

REDMOND »»» 2050

Study Session: Growth Scenarios

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Agenda

- Growth scenarios
- Model considerations
 - Performance metrics
- Housing Types
- SEPA Evaluation

Objective:

Obtain Council input on metrics to evaluate as part of environmental analysis

What metrics are you interested in?

Growth Scenarios: **Where Should Growth Go?**



Community Vision

- Sustainability
- Equity & Inclusion
- Resilient




From recent outreach.
Full results & reports at
Redmond.gov/Redmond2050

Regional Requirements

- 65% housing growth & 75% of jobs to urban centers
- Growth targets
- Market feasibility

*A parametric model can help us **create & evaluate** our choices.*

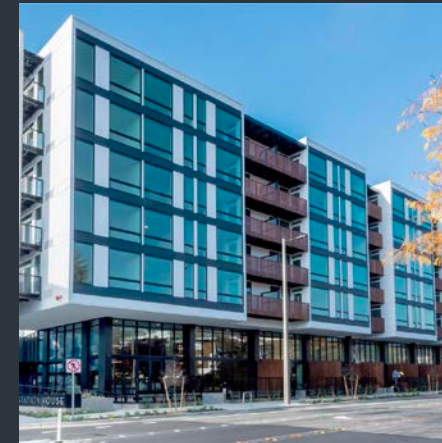
Model Considerations

Desired Outcome (Community Priority)	Metric	Weighting (parcel selection)	Centers + Corridors	Centers
SUSTAINABILITY 	Access to transit	High	+	
	VMT		=	=
	Impervious surface		=	=
	Walkability	Highest		+
EQUITY & INCLUSION 	Displacement Risk	High		++
	Ownership v. Rent			+
	Affordable Units		+	
	Public Opinion		+	
RESILIENCE 	Access to Jobs	High		+
	Cost to Service	Medium	=	=
	Diversity of Buildings		=	=

Both scenarios achieved relatively high scores, with minor differences between their performance against selected metrics

Housing Types

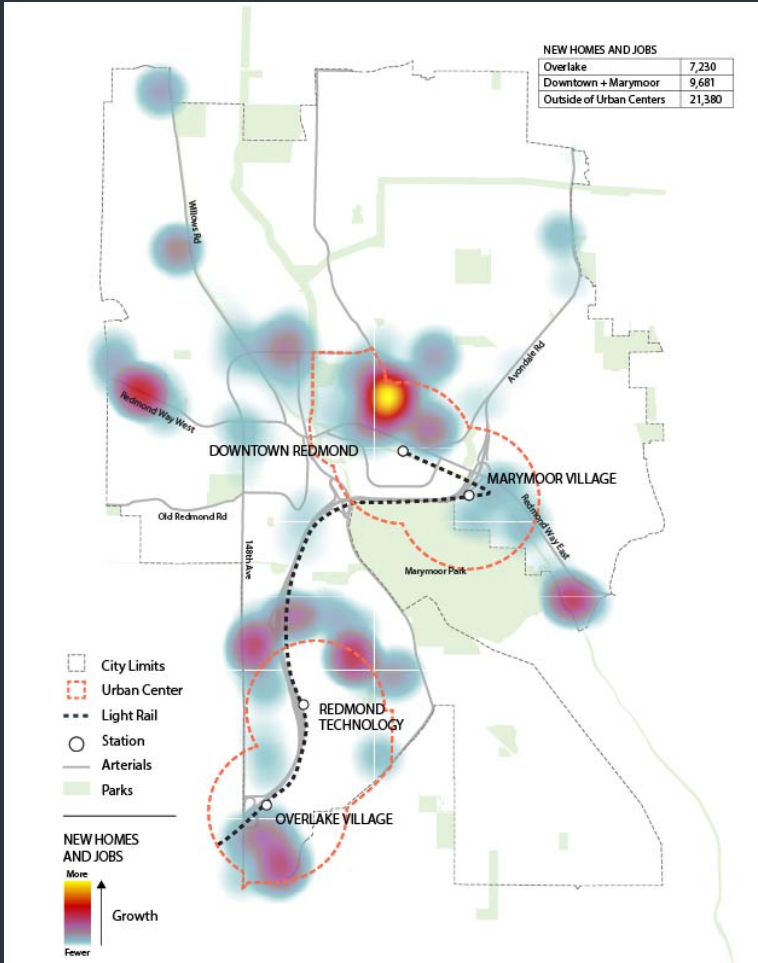
	Ownership v. Rental	Centers + Corridors	Centers
		% parcels used	% parcels used
Townhouse 3 23.5 units/acre	90% ownership 10% rental	15%	19%
Stacked Flats 3 49 units/acre	100% rental	15%	16%
Stacked Flats 4 54 units/acre	100% rental	2%	2%
Podium 5 62 units/acre	100% rental	2%	2%
Podium 6 110 units/acre	100% rental	37%	33%
High Rise 10 167 units/acre	50% ownership 50% rental	29%	16%
High Rise 19 346 units/acre	50% ownership 50% rental	0%	14%
TOTAL PARCELS USED		125	64
TOTAL HOUSING UNITS		28% of new units owned (~7,700)	35% of new units owned (~8,450)



Growth Scenarios

Baseline

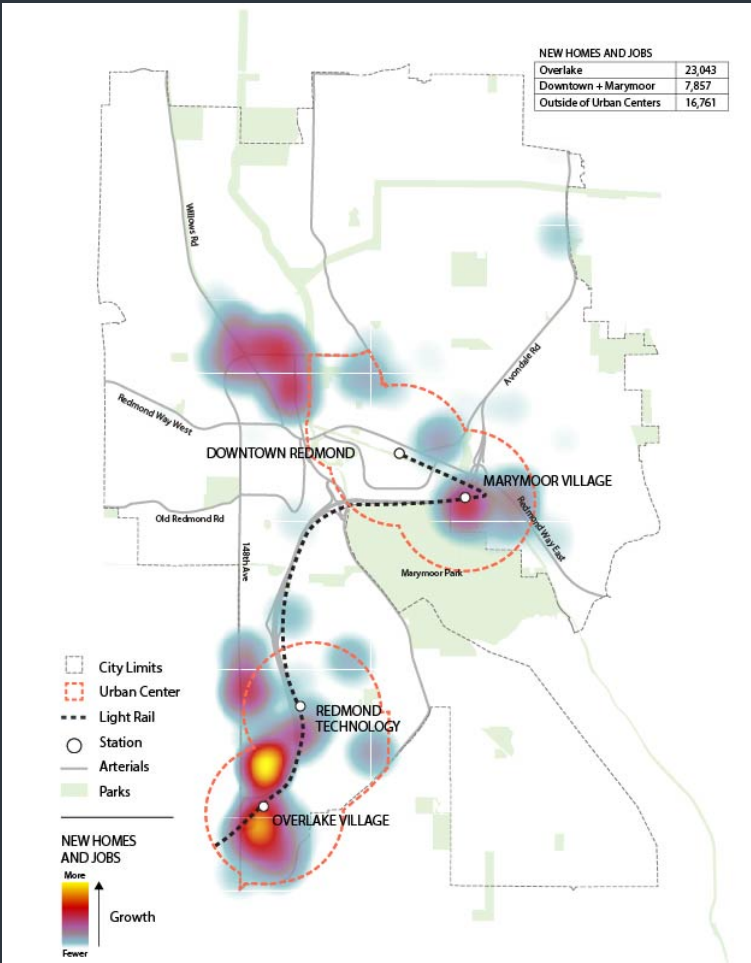
What does it look like if we change nothing in current zoning



19,901 Housing Units
18,390 Jobs

Centers + Corridors

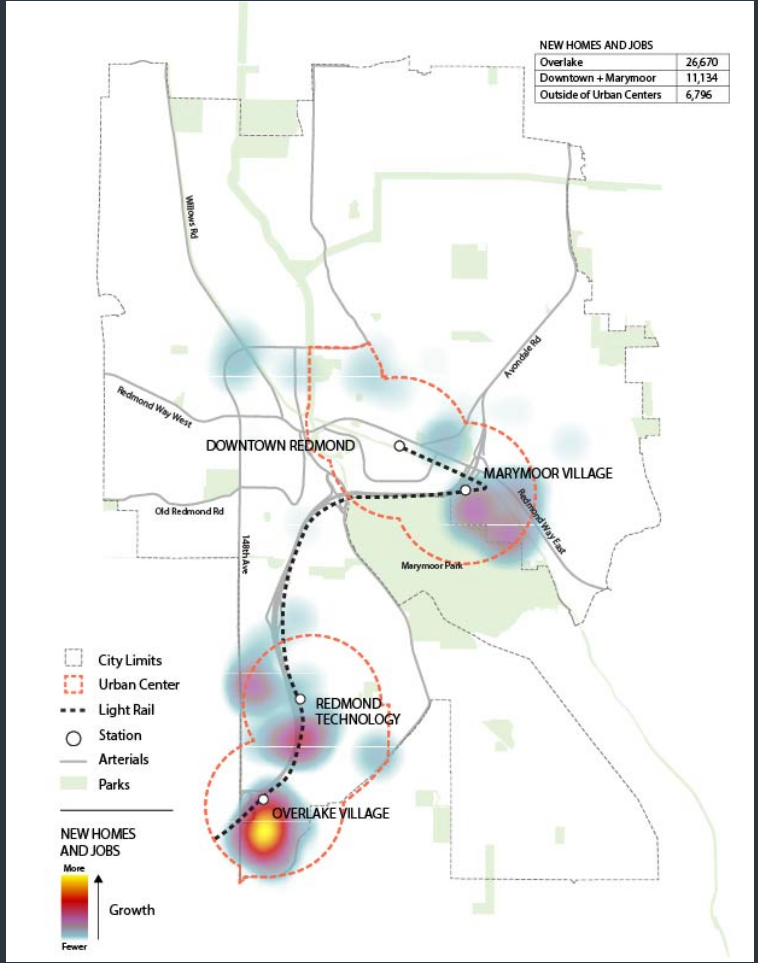
Focus growth to urban centers, station areas, and select arterials



27,481 Housing Units
20,480 Jobs

Centers

Focus growth to urban centers & station areas



24,142 Housing Units
20,458 Jobs

SEPA: Growth Scenarios will be developed into full **Growth Alternatives for EIS**

- Folding in data that wasn't in the parametric model
 - Countywide Centers proposals,
 - Housing Action Plan items,
 - Other projects planned (CIP etc.)
- Overlake Center boundary revisions to incorporate TOD

SEPA: **Environmental Analysis** of Growth Alternatives

The environmental impact statement (EIS) will identify environmental conditions, potential impacts on the natural and built environment, and measures to reduce or mitigate any significant, unavoidable adverse impacts.



Air Quality/GHG

Land Use &
Socioeconomics



Natural
Environment

Aesthetics



Transportation

Public Services &
Utilities



SEPA: **Environmental Analysis**

The analysis includes:

- performance metrics (levels of service, etc),
 - methods of measuring impacts,
 - linkages to Redmond priorities,
 - thresholds of significance, and
 - best practices for alternatives and mitigation measure options
- Examples of what will be reviewed:
 - Consistency with Best Available Science
 - Impacts to meeting the Levels of Service standards
 - Impacts on water quality, tree cover, impervious surface, congestion, etc.

SEPA: Community Involvement

Fall 2021

- Review of Growth Scenario Report Cards with public
- Comments will be used to finalize growth alternatives

Winter 2022

- Draft EIS released 1st Quarter of 2022
- Extended public comment period for DEIS
- Comments will be utilized to develop a “preferred alternative” for the Final EIS
 - *Final EIS published Summer of 2022*

Integrated Plan & EIS Timeline

The EIS will be prepared in tandem with the Redmond 2050 Phase 1 plan documents, from fall 2020 to fall 2022.



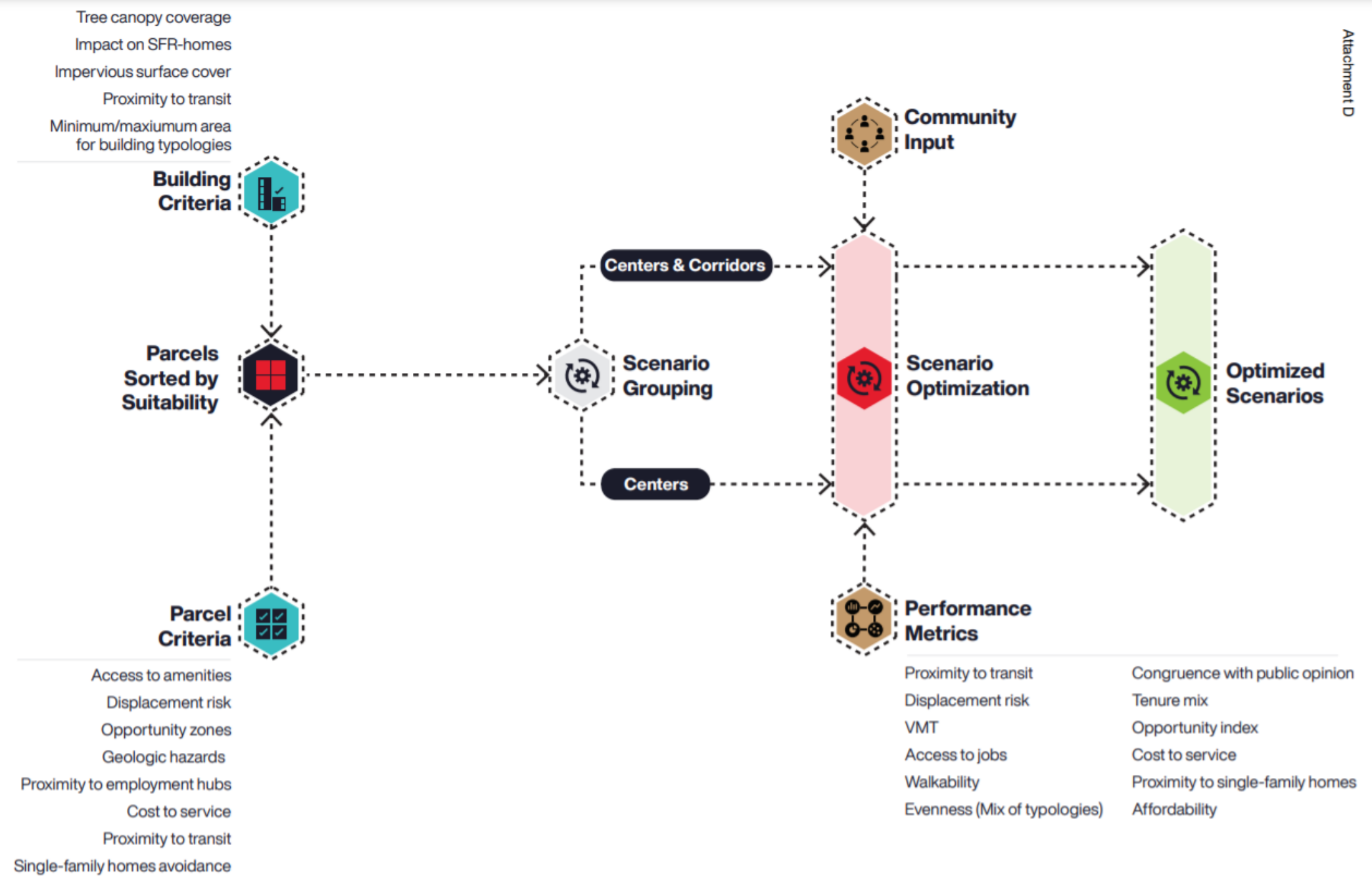


Thank You

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Appendix





Model Considerations



The growth model:

- Shows the best possible building + parcel combination to reach desired outcomes
- Gives a *pattern* for where growth might go
- Follows the rules

The growth model does not:

- Show what buildings *look like*
- Provide parcel-based *certainty of redevelopment*
- Consider developments that are not financially feasible today

Desired Outcomes	Criteria Evaluated By Model
Sustainability	Access to transit VMT Impervious surface Walkability
Equity & Inclusion	Displacement Risk Ownership v. Rent Affordable Units
Resiliency	Access to Jobs Cost to Service Diversity of Types of Buildings % in Urban Centers

Building Criteria: Typologies

- 12 typologies from town homes → high rises
- Selected for evaluation based on:
 - Need to accommodate growth
 - Community accepted
 - Financially feasible
 - Supports desired outcomes



	Typology	Parking	Stories
	Townhouse Own	Garage	3
	Stacked Flats	Surface	3
	Stacked Flats	Surface	4
	Podium	Podium	5
	Podium	Podium	6
	High Rise	Podium	10
	High Rise	UG/Podium	19
	Office Low Rise	Surface	4
-	Office Mid Rise*	Podium	6
	Office Mid Rise Campus	Podium	6
	Office High Rise	UG/Podium	8
	Office High Rise	UG/Podium	13

* Typology currently not financially viable

Parametric Model

Parcel Criteria

(Likelihood of redevelopment,
walkability, access to amenities,
displacement risk)

Building Criteria

(Lot size, impervious surface
coverage,)

Community Feedback

(Preference for location of
growth, priorities)

Scenario Development & Optimization

(Affordability, VMT,
access to transit,
growth targets)

Highest Scoring
Scenarios

Growth
Scenario 1

**Centers
+ Corridors**

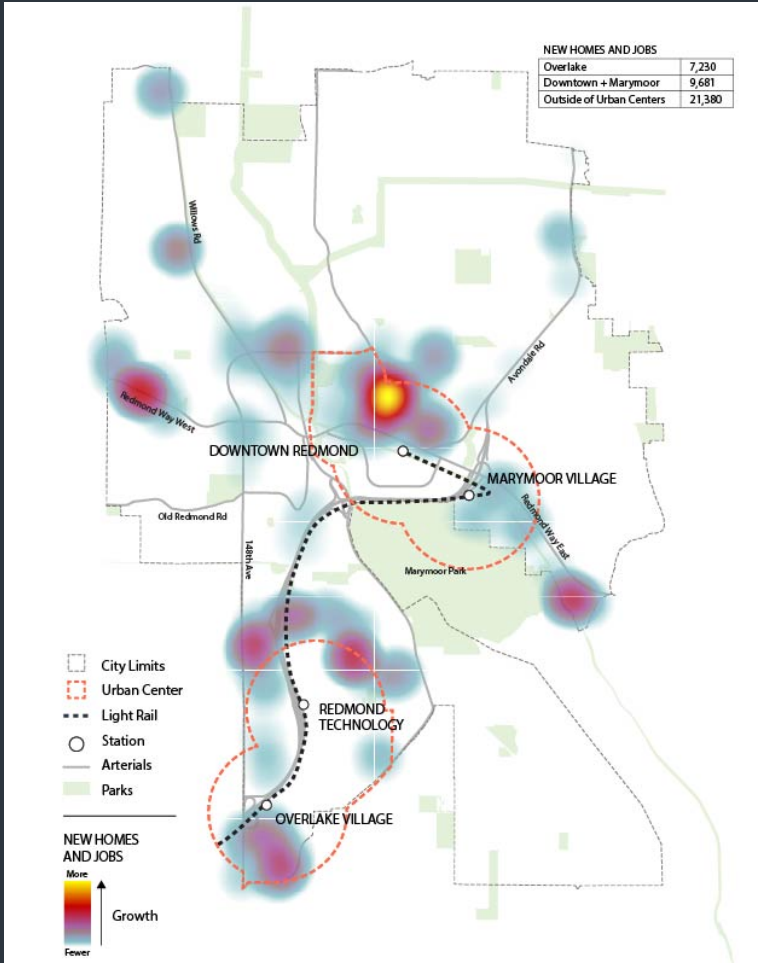
Growth
Scenario 2

Centers

Growth Scenarios

Baseline

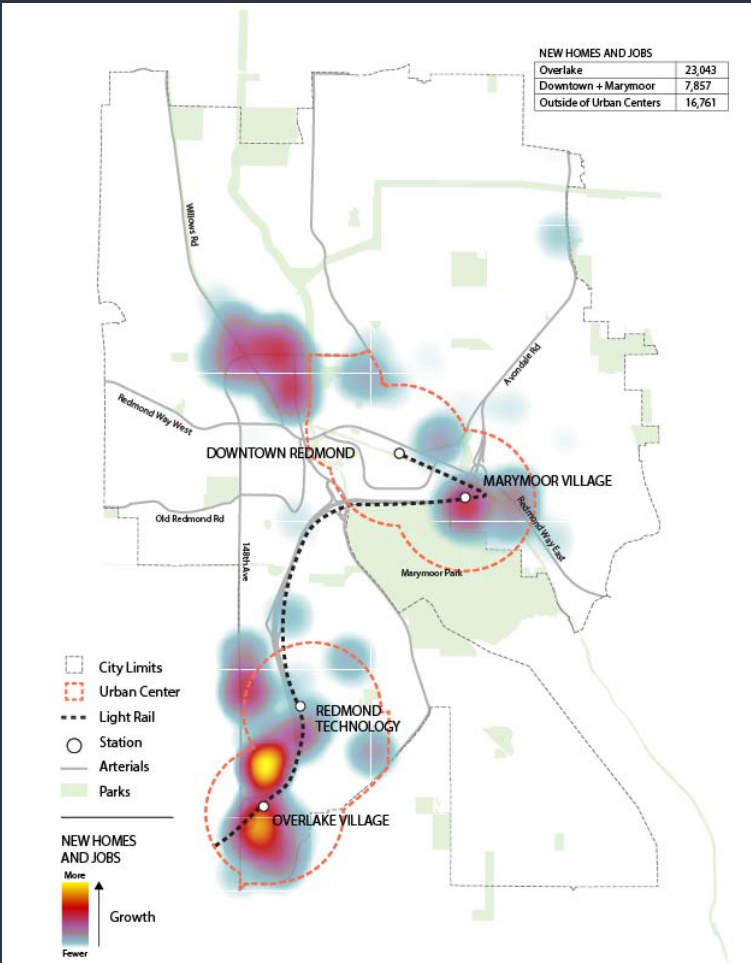
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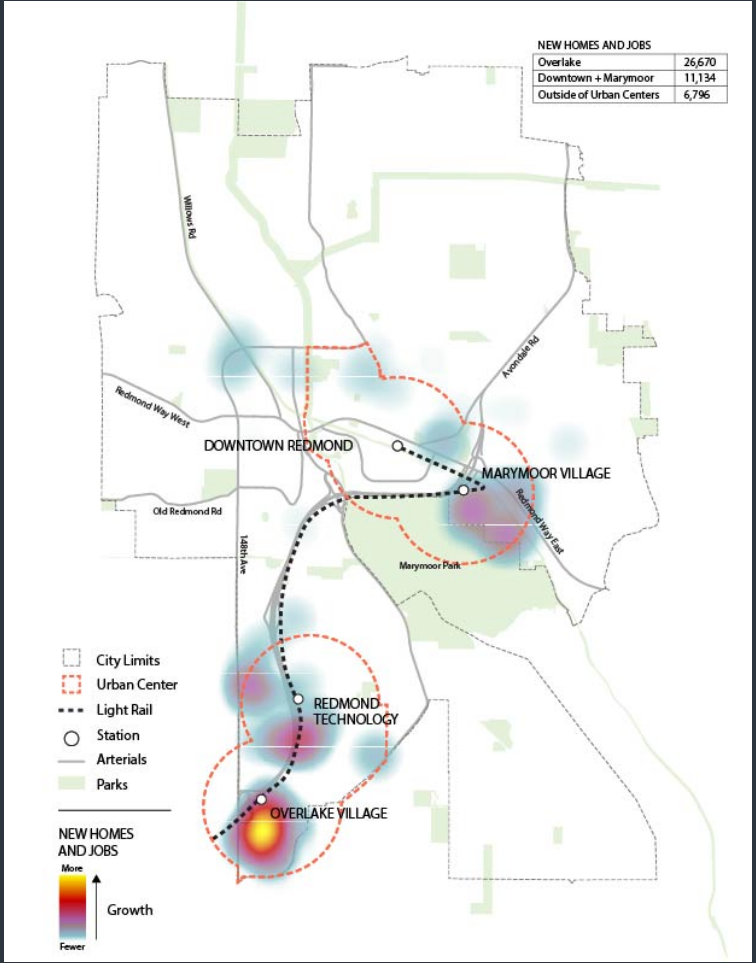
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Location of Growth Comparison

	Centers + Corridors % of new growth		Centers % of new growth	
	Housing Units	Jobs	Housing Units	Jobs
Downtown + Marymoor	14%	19%	23%	28%
Overlake	33%	69%	53%	66%
Corridors/ Elsewhere	51%	12%	24%	6%
TOTAL	27,481*	20,480	24,142*	20,458
Target	20,000	20,000	20,000	20,000

- Higher % affordable housing
- Improved access to transit
- Better aligned with public opinion
- Max Height: 10 stories

- More ownership opportunities
- Better walkability & access to biking
- More aligned with growth targets
- Max Height: 13 & 19 stories (Overlake only)

Next Steps

SEPA work to:

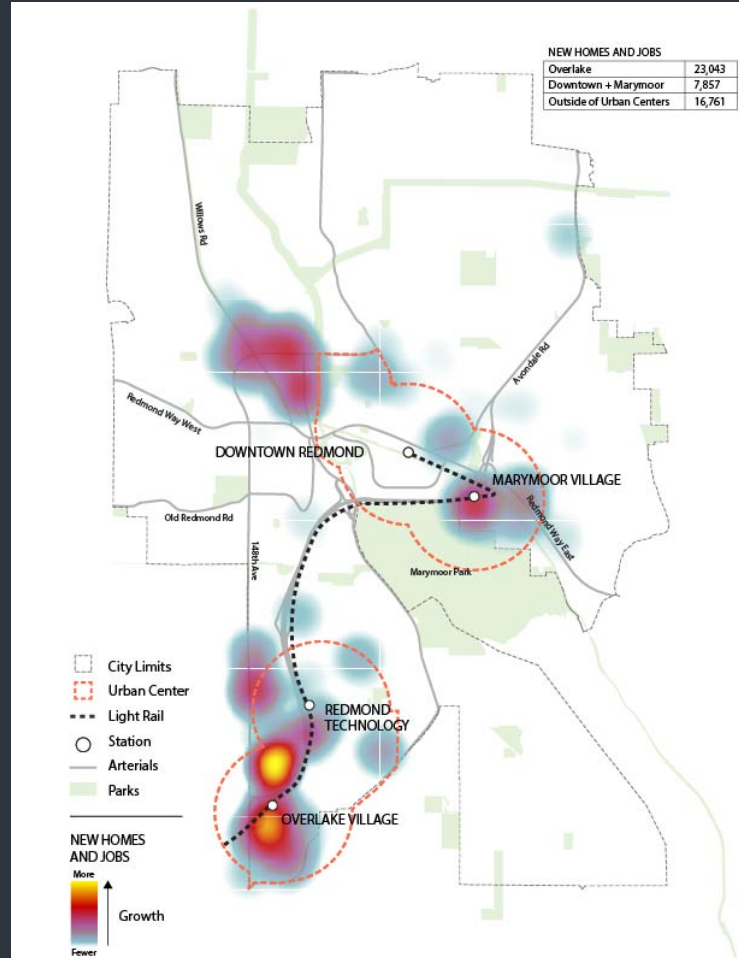
- Further evaluate environmental impact, transportation, land use & socioeconomics, public services & utilities, aesthetics
- Develop a preferred alternative

What metrics are you interested in?

Share scenario options with the public

Discuss the form this growth can take

Centers + Corridors



Centers

