

# City of Redmond



## Agenda Study Session

**Tuesday, June 22, 2021  
7:00 PM**

**Remote Viewing: [Redmond.gov/rctlive](http://Redmond.gov/rctlive), Facebook (@CityofRedmond),  
Comcast Channel 21, Ziply Channel 34, or listen at 510-335-7371**

## **City Council**

*Mayor  
Angela Birney*

*Councilmembers  
Tanika Kumar Padhye, President  
Jeralee Anderson, Vice-President  
David Carson  
Steve Fields  
Jessica Forsythe  
Varisha Khan  
Vanessa Kritzer*

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Please contact the City Clerk's office at (425) 556-2194 one week in advance of the meeting.**

**Redmond City Council Study Session**

1. Redmond Senior and Community Center Update

*(60 minutes)*

[Attachment A: Community and Stakeholder Outreach and Involvement](#)

[Attachment B: Council Review Previous Contacts](#)

[Attachment C: Community Involvement Report](#)

[Attachment D: Community Involvement Executive Summary](#)

[Attachment E: Presentation](#)

2. Redmond 2050 Quarterly Update - Second Quarter 2021

*(60 minutes)*

[Attachment A: Redmond 2050 Overview](#)

[Attachment B: Community Involvement Summary - Q1 2021](#)

[Attachment C: Presentation](#)

[Attachment D: Land Use Alternatives Report](#)

[Attachment E: Council Questions](#)

**Legislative History**

6/15/21

City Council

referred to the City Council Study Session

3. Council Talk Time

*(10 minutes)*



## Memorandum

**Date:** 6/22/2021  
**Meeting of:** City Council Study Session

**File No.** SS 21-048  
**Type:** Study Session

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

Parks	Carrie Hite	425-556-2326
Public Works	Dave Juarez	425-556-2733

**DEPARTMENT STAFF:**

Parks	Loreen Hamilton	Deputy Director
Public Works	Eric Dawson	Senior Engineer

**TITLE:**

Redmond Senior and Community Center Update

**OVERVIEW STATEMENT:**

Staff will provide an update on the Redmond Senior and Community Center project. The update will include: site plan, schematic design, preliminary cost estimate, funding package, and a completion update on all contracts for the current phase.

On July 20, 2021, City Council will be asked to approve the size, scope, cost estimate, and funding package for this project.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☒ **Receive Information**      ☐ **Provide Direction**      ☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**
  - Envision Redmond Senior Center Building Stakeholders Report March 2020
  - Redmond Community Strategic Plan
  - 2017 Community Priorities for the Future of Redmond's Community Centers Report
  - Redmond Comprehensive Plan
  - Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
  - Redmond Facilities Strategic Management Plan
  - 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**

City Comprehensive Plan: FW-23, CC-12, PR-19, PR-35, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15, Redmond Zoning Code-RZC 21.10.070B

- **Council Request:**

On October 22, 2020, Council provided direction to utilize the existing \$15,000,000 budget for Senior Center renovations to develop the Senior and Community Center, including design (through schematic) and community involvement.

- **Other Key Facts:**

N/A

**OUTCOMES:**

The desire to build and open a Senior and Community Center by the end of 2023 has been well documented by stakeholders, citizens, and City Council.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

See Attachment A: Community and Stakeholder Outreach and Involvement

- **Outreach Methods and Results:**

Outreach Methods: public meetings, email, city newsletters, city website, lunch briefings with seniors, postcard mailers, social media posts, press releases, online surveys, results-gathered by online surveys, paper surveys, monthly Encore updates to seniors, and comment cards

- **Feedback Summary:**

See Attachment C: Community Involvement Report

**BUDGET IMPACT:**

**Total Cost:**

\$41 million

**Approved in current biennial budget:**

☐ Yes

☒ No

☐ N/A

**Budget Offer Number:**

CIP

**Budget Priority:**

Infrastructure, Healthy and Sustainable, Vibrant and Connected

**Other budget impacts or additional costs:**

☒ Yes

☐ No

☐ N/A

***If yes, explain:***

The City has \$19.25M currently set aside for the Senior and Community Center. A State Capital Budget request for \$5 million was submitted and \$1.25 million was included in the adopted Capital Budget. In addition, the City has submitted a \$5 million and a \$2.5 million federal request. The \$5 million request via Representative DelBene was not selected for further consideration. The \$2.5 million request to Senator Murray is still under consideration. Staff is also working on a capital campaign to invite the community to invest in this facility.

**Funding source(s):**

CIP-\$19.25M

State Capital Adopted Budget-\$1.25M

Councilmanic Bonds - \$20.5 million

**Budget/Funding Constraints:**

Councilmanic Bonds are requested to complete this project. Staff has created a funding package to keep this amount below the 50% total project threshold to keep in line with the budget policy adopted by City Council in 2020.

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	See Attachment B: Council Review Previous Contacts	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
7/6/2021	Business Meeting	Receive Information
07/20/2021	Business Meeting	Approve

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A - Community and Stakeholder Outreach and Involvement

Attachment B - Council Review Previous Contacts

Attachment C - Community Involvement Report

Attachment D - Community Involvement Executive Summary

Attachment E - PowerPoint

**Redmond Senior and Community Center Update**  
**Attachment A – Community/Stakeholder Outreach and Involvement**

- **Timeline (previous or planned)**

01/09/2020	Stakeholder Conference Call
01/15/2020	Public Meeting - Facilitated by EnviroIssues and Patano
01/16/2020	Lunch Briefing with Seniors
01/23/2020	Public Meeting - Facilitated by EnviroIssues and Patano
02/06/2020	RYPAC Senior Center Discussion
02/10/2020	Community Centers Open House - Facilitated by Patano
02/24/2020	Stakeholder Meeting #1 - Facilitated by EnviroIssues
03/05/2020	Stakeholder Meeting #2 - Facilitated by EnviroIssues
12/14/2020	Project Update for Stakeholder Group and “Meet and Greet” with Architect Team
01/11/2021	Project Stakeholder Group Meeting #1
01/25/2021	Project Stakeholder Group Meeting #2
02/01/2021	Outreach to Local Businesses, Nonprofits, Partners, Organizations, Community Members, BIPOC Communities, etc., Leading Up to Public Meetings
02/17/2021	First Online Questionnaire Launches (Closed On 03/10/2021)
02/24/2021	Virtual Public Meeting #1 (Senior Focused Daytime & General Public Evening)
03/01/2021	Outreach to Local Businesses, Nonprofits, Partners, Organizations, Community Members, BIPOC Communities, etc., Leading Up to Public Meetings
03/01/2021	Project Stakeholder Group Meeting #3
03/22/2021	Project Stakeholder Group Meeting #4
03/24/2021	Virtual Public Meeting #2 (Senior Focused Daytime & General Public Evening)
03/24/2021	Second Online Questionnaire Launches (Closed on 04/03/2021)
05/24/2021	Project Stakeholder Group Meeting #5
06/14/2021	Project Stakeholder Group Meeting #6
Monthly Briefings	Parks and Trails Commission
Monthly Briefings	Arts and Culture Commission
Monthly Briefings	Senior Advisory Committee

**Redmond Senior and Community Center Update**  
**Attachment B – Council Review Previous Contacts**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
09/17/2019	Business Meeting	Receive Information
12/03/2019	Business Meeting	Receive Information
02/11/2020	Study Session	Receive Information
02/25/2020	Committee of the Whole - Finance, Administration, and Communications	Receive Information
03/03/2020	Committee of the Whole - Parks and Human Services	Receive Information
06/02/2020	Committee of the Whole - Parks and Human Services	Receive Information
06/23/2020	Study Session	Receive Information
07/07/2020	Committee of the Whole - Parks and Human Services	Receive Information
07/28/2020	Study Session	Receive Information
08/04/2020	Committee of the Whole - Parks and Human Services	Receive Information
08/11/2020	Committee of the Whole - Planning and Public Works	Provide Direction
09/01/2020	Committee of the Whole - Parks and Human Services	Provide Direction
09/15/2020	Business Meeting	Approve
10/22/2020	Special Meeting	Approve
12/01/2020	Committee of the Whole - Parks and Human Services	Receive Information
01/05/2021	Committee of the Whole - Parks and Human Services	Approve
01/19/2021	Business Meeting	Approve
02/09/2021	Committee of the Whole - Planning and Public Works	Approve
02/16/2021	Business Meeting	Approve
03/09/2021	Study Session	Receive Information
04/06/2021	Committee of the Whole - Parks and Human Services	Receive Information
04/20/2021	Business Meeting	Approve
05/04/2021	Committee of the Whole - Parks and Human Services	Receive Information
06/01/2021	Committee of the Whole - Parks and Human Services	Receive Information



**Redmond**  
**SENIOR & COMMUNITY CENTER**  
Building our future **TOGETHER**



## Community Involvement Report: Outreach Activity and Feedback Summary

January 2021 – June 2021

June 22, 2021

# Acknowledgements

## **Recreation Stakeholder Group**

Alec Weintraub  
Angie Yusuf  
Arnie Tomac  
Brian Baker  
Byron Shutz  
Carlos Jimenez  
Dean Tyler  
Deanna Francis  
Dennis Anderson  
Gerri Tyler  
Greg Gottgetreu  
James Terwilliger  
Jamie Hickson  
Jessica Forsythe  
Jessica Kravitz  
Jodi Richey  
John Oftebro  
Kari Tai  
Latha Sambamurti  
Linda Timmons  
Lizette Hedberg  
Lorraine Masse  
LouAnn Ballew  
Margie Meyer  
Mariana Gomez  
Michael Montgomery  
Ojus John  
Pat Vache  
Risa Coleman  
Sam Faghieh

Seema Chaudhary  
Shelly Bowman  
Tanzil Hussain  
Tim Nappen  
Vanessa Kritzer

## **Mayor**

Angela Birney

## **Parks and Trails Commission**

Gary Smith  
Gregg Gottgetreu  
James Kleppe  
James Terwilliger  
Jennifer Brun  
Kristina Wayland  
Shelly Bowman  
Stuart Hargreaves

## **Arts & Culture Commission**

Angie Hinojos Yusuf  
Bobby Ives  
Cheri Fowler  
Kari Tai  
Lynn Trinh  
Risa Coleman  
Savita Krishnamoorthy  
Tifa Tomb

## **Senior Advisory Committee**

Deanna Francis  
Eileen Englehart  
Jan Montgomery  
Joan Schnebele

LouAnn Ballew  
Linda McCrystal  
Margie Meyer  
Pam Madison  
Sadra Kachra  
Sandy Marion  
Patti Trepanier  
Shirin Velji

## **Staff Liaisons**

Bethany Kennedy  
Carrie Hite  
Eric Dawson  
Jeff Aken  
Jill Smith  
Loreen Hamilton  
Sara Bouwman

## **Opsis Architecture, Outreach & Design Team Members**

Alison Peters  
Andrew Littleton  
Chris Jones  
Chris Roberts  
Gary Blackwell  
Jim Kalvelage  
Ken Ballard

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## Executive Summary

The need for community space in Redmond has been well-documented since 2016. This need grew more urgent following the 2019 closure of the Redmond Senior Center and the loss of the Old Redmond Schoolhouse Community Center in 2018. The Redmond Senior & Community Center became a high priority project due to [a shortage of community space](#), the rising demand for affordable health and wellness programs, the need for community gathering space, and loss of dedicated space for senior programs to promote healthy aging.

In December 2020, the City chose Opsi Architecture through a competitive process to design the new facility around the programs desired by the community. Community involvement activities were embedded in the scope between January and June 2021. Thousands of individuals offered insights and suggestions to inform the program and schematic design phase.

The types of community involvement activities offered reflected the limitations of in-person engagement during the global pandemic and built on extensive outreach completed in 2016-2017 (when recreation programs moved from the Old Redmond Schoolhouse to the Redmond Community Center at Marymoor Village) and in 2019-2020 (when the City considered a larger community center facility). In these phases, the Redmond Recreation Stakeholders Group made recommendations to the City Council ([2017 report](#), [2020 report](#)).

This summary highlights what the community shared with the project team during the program, concept, and schematic design phase:

- **Seniors have unique health and wellness needs** that are well-served by friendly and comfortable places to be together. This facility must meet the growing demand for a daily nutrition program and more senior recreation programs.
- **Redmond is growing rapidly.** A larger facility will support the changing needs and growing demand for affordable recreation and community spaces into the future.
- **Redmond's diversity and opportunities to build relationships** across cultures, neighborhoods, and generations make Redmond a highly desirable place to live, work, play, and invest.
- **Flexible spaces** inside the facility help the City adapt to the changing social and recreation needs of users.
- **Universal design principles** give all users a positive experience using the facility and adjacent outdoor spaces.

## Background & Introduction

The 2019-2020 community involvement phase produced a [Stakeholder Group Report](#) recommending that a larger Senior & Community Center be built on the existing [Redmond Senior Center site](#) within three years. In October 2020, City Council approved the existing \$15 million in Capital Improvement Program (CIP) funds for Redmond Senior Center improvements to be used for the design and community involvement process for the new Redmond Senior & Community Center. City staff went through a competitive process to hire a project architect and design team. Included was the need to develop an extensive outreach strategy empowering the community to stay involved and offer feedback throughout the process.

In January 2021, the City of Redmond hired Opsis Architecture and launched a comprehensive [project website](#) and dedicated project email inbox to invite the Redmond community to review and contribute to the programs and initial designs of the proposed Redmond Senior & Community Center. Additional channels for input will be discussed at length in the coming summary and included:

- Two rounds of public meetings
- Two online questionnaires
- Written comment cards collected at the curbside senior lunch program
- Monthly briefings to commissions, committees, and City Council

The Recreation Stakeholder Group is a group of 40 citizens representing various community organizations, commissions, and interests. This group met six times to guide the city and design team staff and give recommendations representing the diversity of Redmond.

Opsis Architecture and its design team partners collaborated closely with members of the public, seniors, and the Recreation Stakeholder Group between January and June 2021. Opsis project managers also facilitated 15 design workshops with City of Redmond staff to design the new facility and incorporate community input and priorities.

At the conclusion of this phase of community involvement, input has translated into dozens of new features and design changes since the start of the design phase. The most current building concept and cost estimate will be shared with the City Council in July. City Council will be asked to provide direction to allow the project to move into design development and final design to begin construction in early 2022.

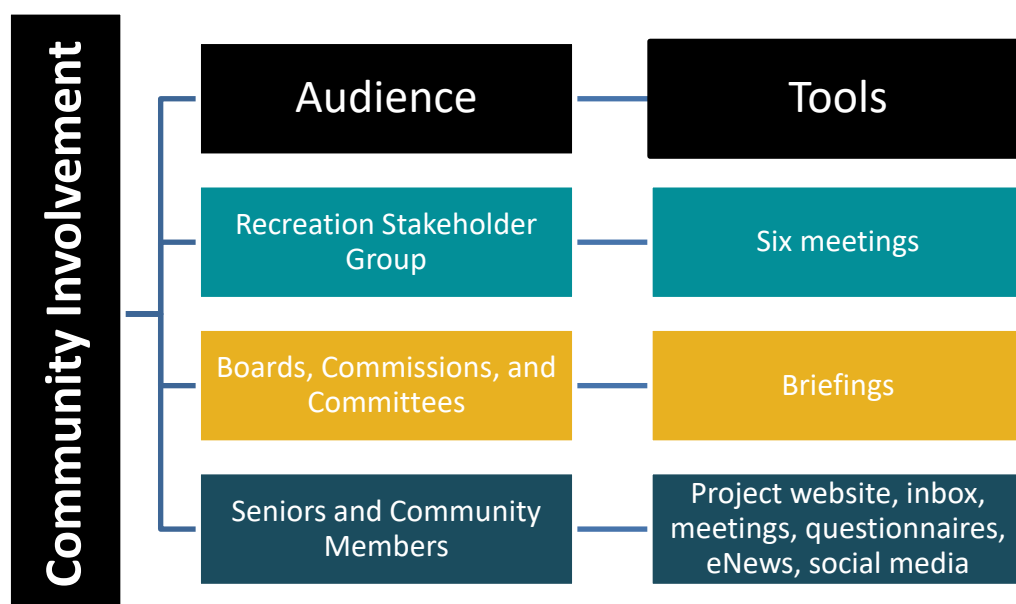
## Community Involvement: Purpose and Objectives

Community involvement is a critical component to moving public projects in Redmond from planning to design to construction. Projects that are committed to robust and inclusive community involvement produce better outcomes with deeper buy-in from the whole community. This project also engaged seniors in specific ways to ensure that their needs and voices were being heard at all phases.

In addition to seniors, three distinct audiences were invited to participate in community involvement activities for this initiative:

- Recreation Stakeholder Group
- Boards, Commissions, and Committees
- Seniors and Community Members

Activities were planned with convenience in mind, as well as adherence to community health and safety guidelines.

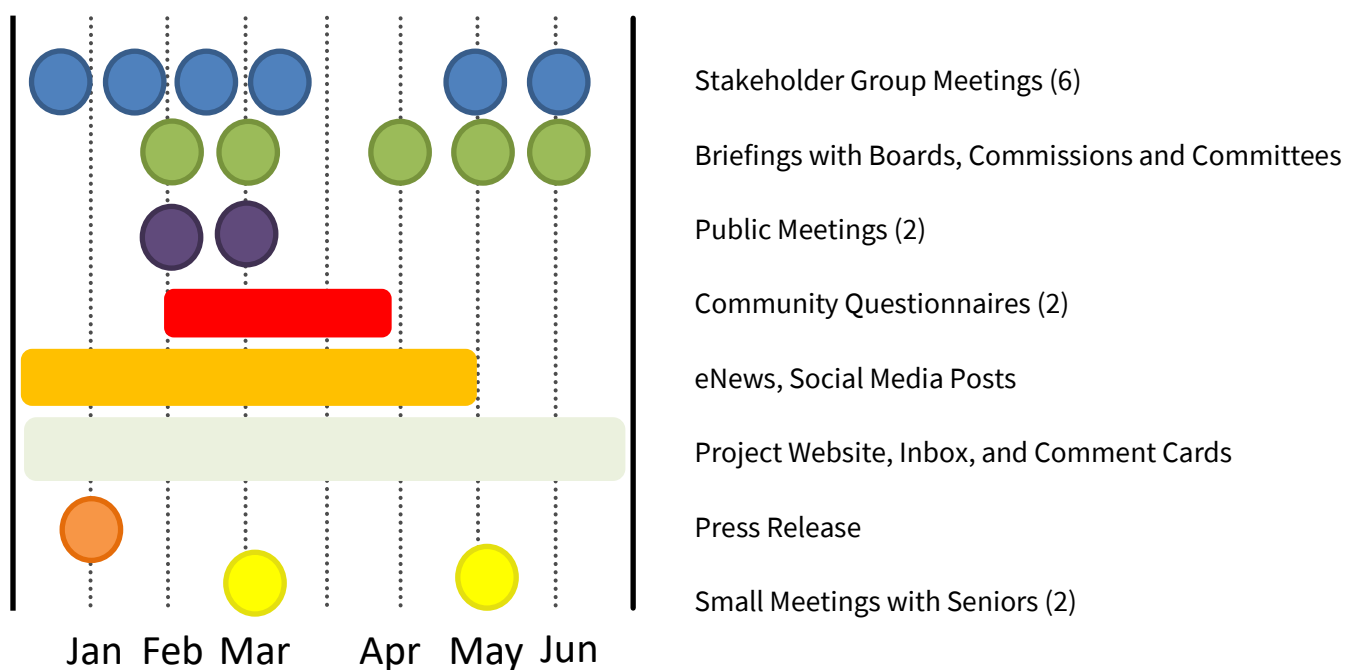


1. [Recreation Stakeholder Group](#): Convened in December 2020, this group participated in six substantive meetings between January and June 2021. The group's work dates to 2016-2017 when they advised the City Council through a comprehensive report on the community's recreation priorities. The purpose of this group was focused on sharing ideas from the broader community, reviewing initial program and concept ideas from the design team, and bringing awareness of the project to the broader Redmond community. The group added several new members from the senior, youth, and active recreation communities to ensure their needs were included in programming and design of the new building. This group reflects the diversity of the city and brought valuable input to create a space in which all members of the community find accessible spaces.

2. Boards, Commissions, & Committees: Redmond has several standing [boards, commissions, and committees](#) that give insights, feedback, and provide direction to city staff and City Council on various topics. Inviting the commissions and Senior Advisory Committee to be involved in the Senior & Community Center was vital as each group represents different interests in the community and are collaborative partners on key elements of design such as the integration of public art in the new building, universal design and accessibility goals, and sustainable building design and operations. Monthly briefings to the Redmond Arts & Culture Commission, the Parks & Trails Commission, and the Senior Advisory Committee occurred between February and June. Additional community briefings were held with other organizations as requested. These briefings will continue throughout construction. At each briefing, staff presented a project update and took questions from the membership.
3. Seniors and Community members: members of the public were asked to participate in several outreach activities which included a mix of personal and online engagement so that residents could access information, read project background, and give input in ways that were accessible for them. Inclusivity and removing barriers at all stages of community involvement has built trust, promoted transparent communications, and will ultimately produce a community-based and collaborative design for the new Senior & Community Center. In February, the [community priorities](#) for the project were created collaboratively with all groups and added to the project website and to monthly briefing documents as a testament to how diverse groups can work together to produce a collective vision.

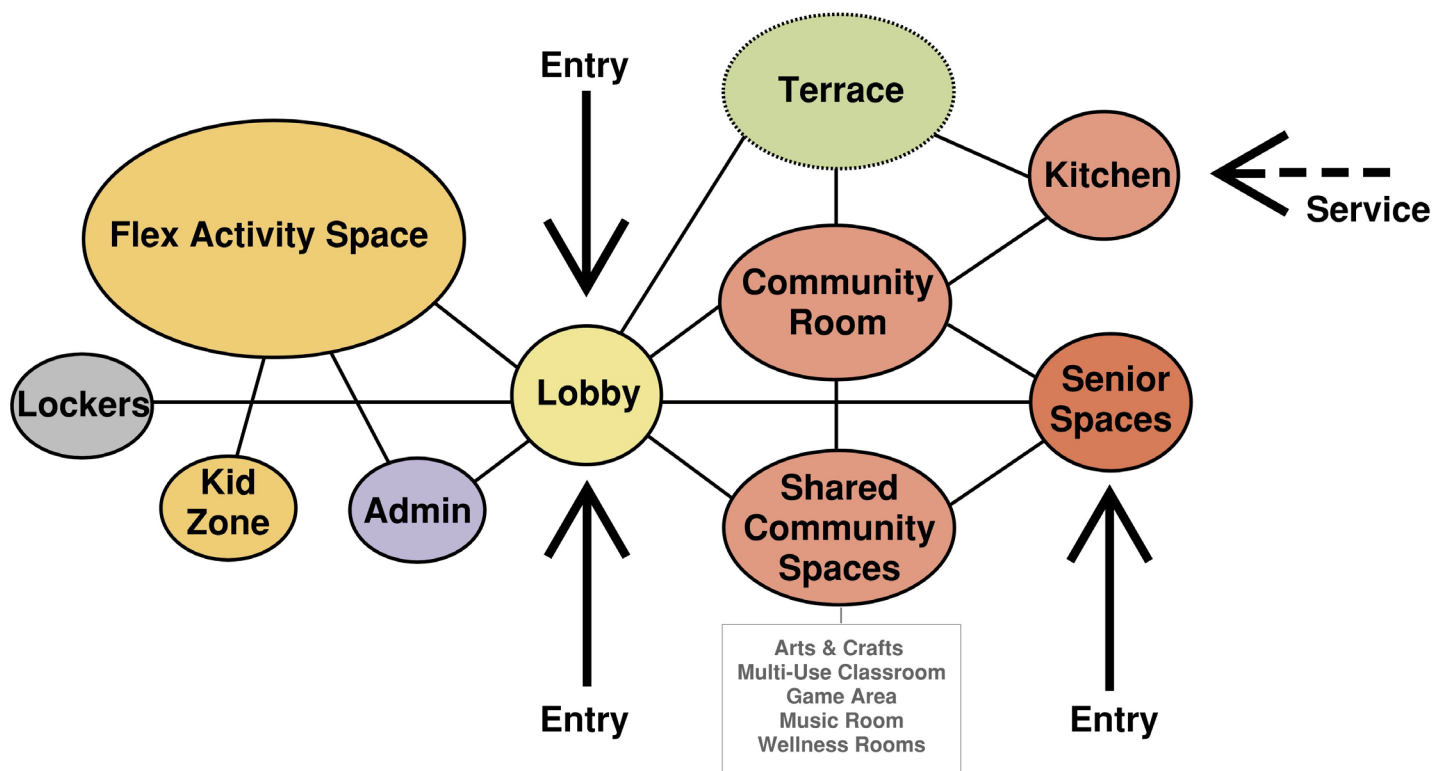
## Community Involvement: Timeline and Activities

Community involvement began in January 2021 and continued with opportunities for engagement through June 2021. In July, the City Council is expected to give direction on the project. Following this direction, the project will enter the design development and final design phases. The City will continue to share information, seek input, and incorporate feedback at various stages of the project.

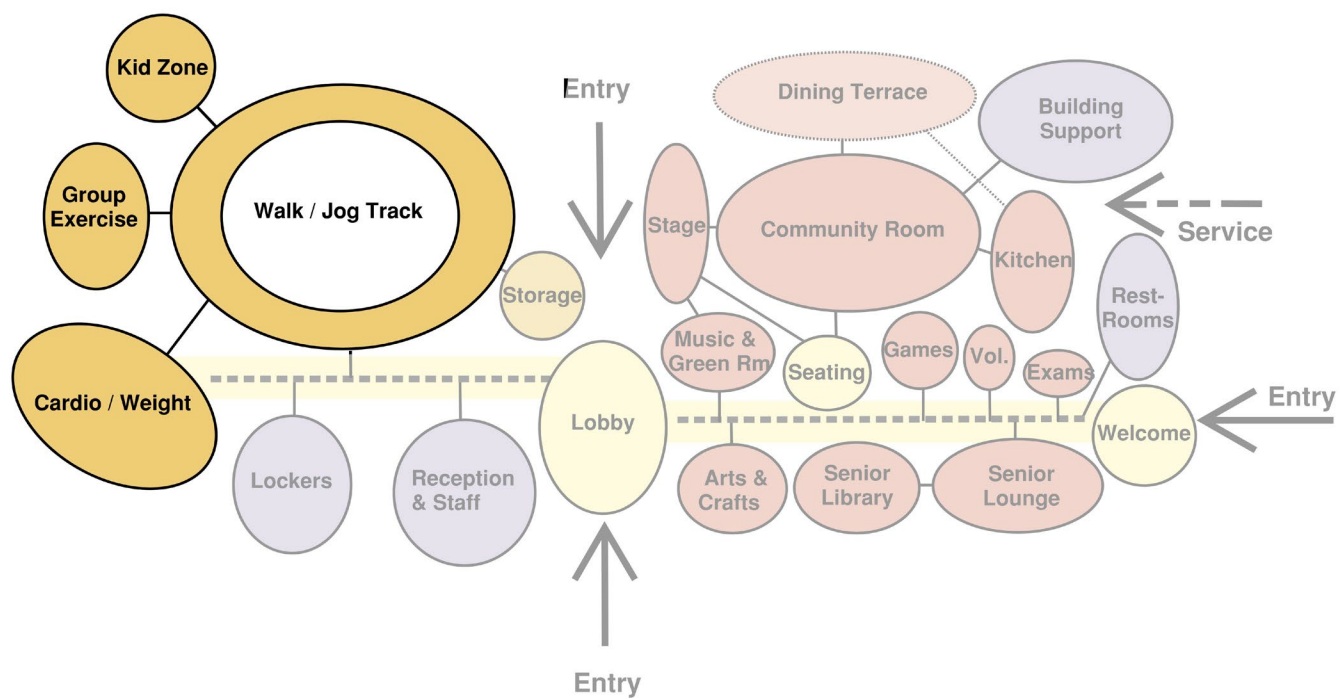
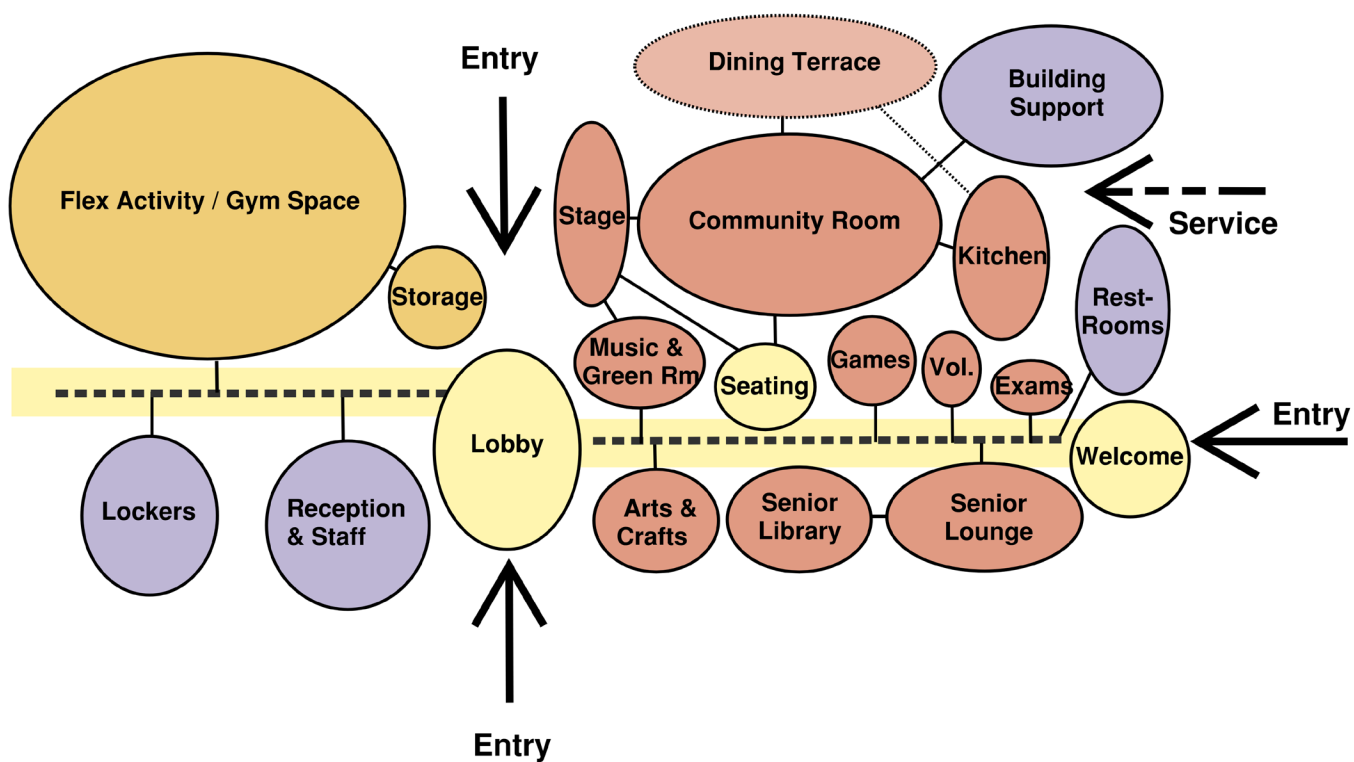


February and March 2021 were the busiest months for community involvement with four public meetings and two separate community questionnaires open during this time frame, in addition to the regular briefings and workshops.

- February's activities centered on community priorities, recreation programs desired, and community spaces needed. The following diagram was created in February with community and Stakeholder Group input and built on the priorities that had been heard from prior community involvement in 2016-2017 and 2019-2020.



- March's activities requested input from the entire community on the first and second floor program adjacency diagrams (next page) so that the design team could create a design concept incorporating the needs of the seniors and community.



## Community Involvement: February 2021

Prior to February's public meetings, the outreach team focused on raising awareness of the project and creating various opportunities to give input. Activities to generate awareness and interest in the project included:

- A project launch [press release](#)
- Launch of the [project website](#)
- Launch of the project email inbox
- Two meetings with the Stakeholder Group (January 11 and January 25)
- Monthly briefings with community organizations, commissions, and committees
- Monthly City Council updates at Parks and Human Services Committee of the Whole
- Publishing a [phone number and mailing address](#) for the public to use if unable to attend the public meetings or view materials on the project website
- Short project updates in the city e-Newsletter and the Parks e-Newsletter
- A mailed postcard and [posters](#) to seniors to promote the public meetings and questionnaires
- Social media posts to promote the public meetings and questionnaires (example below from January 26, 2021)



A community online questionnaire opened for input on February 15 and closed on March 10 with 746 completed responses. Paper copies of the questionnaire were also available upon request. Two public meetings were held during this time on February 24. Over 120 participants attended the two public meeting sessions.

The activities in February gave the design team timely and valuable input from senior and community members.

- Seniors were passionate about the senior entrance and providing a welcoming, friendly environment. Priorities included: design and room amenities such as the Senior Lounge and coffee bar area, senior-dedicated spaces, and programs that had been popular in the former Senior Center, space for puzzles, games,

1:1 conversation, and group activities like cards or quilting, and a larger Community Room for senior lunch, dance classes, and stage performances.

- Community input from the questionnaire and public meetings showed passion about utilizing outdoor space, increasing active recreation spaces and opportunities, celebrating Redmond's diverse cultures through performances, programs and events, and opportunities for potential capital partners and sustainability elements in construction and operations.

### **Community Involvement: March 2021**

Community involvement in March included ongoing activities to receive community input (e.g., commission and community briefings, Stakeholder Group meetings, email inbox, project website, phone and physical mail comment cards). It also included public meetings on March 24 and a second online community questionnaire open between March 24 and April 14. A seniors-only meeting with City of Redmond Parks and Recreation staff and the design team was also held in March.

The public meetings and second questionnaire sustained the early momentum from February with over 100 meeting participants and 414 questionnaires submitted.

Senior participants continued to show priority for:

- Senior-dedicated spaces such as the lounge and library areas
- Increased square footage from the former Redmond Senior Center
- Larger Community Room for daily lunch programs, to accommodate multiple programs at once, and provide access to the proposed outdoor dining terrace
- Accessibility needs such as entrance ramps, ADA restrooms, and wide hallways and walkways for all seniors and community members, but especially users in walkers and wheelchairs

Community members showed priority for:

- Reservable community space for a variety of needs (e.g., for book clubs, HOA meetings, etc.)
- Active recreation space including fitness classes, cardio/weight space for fitness, and a gymnasium that could be used for pickleball, jazzercise, and other active recreation needs
- Community event space for performances, celebrations, and cultural events

Participants were interested in the programming and operational schedules that would be in place for such a diverse facility. City staff shared that operational and programming decisions would be made with community input and best practices later in the project.

### **Community Involvement: April to June 2021**

After the public meetings and online questionnaires were completed, the public continued to receive information and give input through these channels:

- Project website
- Project email inbox
- Small meetings with seniors

Additionally, social media posts and eNews updates were sent during April. In early May, a revised project website introduced the first [design images](#) and high-level information about the preliminary cost estimate. Encore, Redmond's senior newsletter and the Focus (the citywide newsletter) gave project updates into June.

City Council received [updated floor plans](#) and a cost estimate, with community and Stakeholder Group comments integrated on May 4. On June 1, City Council received additional information including the first exterior images of the project. City Council will continue being briefed on the schematic design and preliminary costs as they are refined between June and July. City staff will request direction from City Council on July 20 for the schematic design and preliminary project cost to allow the design development and final design phases to follow.

### Summary of Stakeholder Involvement

The Recreation Stakeholder Group met six times between January and June with approximately 25 members participating each meeting. The table below displays the major topics discussed and high-level feedback received at each meeting. Additional updates were given at each meeting including consistent community involvement summaries, partnership updates, and City Council touchpoints.

Meeting Dates	Topics	Feedback Themes
<b>January 11, 2021</b>	<ul style="list-style-type: none"> <li>- Review space program.</li> <li>- Discuss senior and community program areas.</li> <li>- Review outdoor program and active recreation program areas.</li> <li>- Hear opportunities for cost recovery.</li> </ul>	<ul style="list-style-type: none"> <li>- Cost recovery is a priority.</li> <li>- Excited to see planning in place.</li> <li>- Senior program is a priority.</li> <li>- High need for community space to function similar to former Redmond Senior Center.</li> </ul>
<b>January 25, 2021</b>	<ul style="list-style-type: none"> <li>- Discuss site opportunities.</li> <li>- Review of indoor and outdoor program spaces and draft area adjacencies.</li> </ul>	<ul style="list-style-type: none"> <li>- Flexible design is a priority.</li> <li>- Noise, acoustics important in program adjacencies.</li> <li>- Seniors need as much dedicated program space as they had before, if not more.</li> <li>- Facility should operate similarly to Redmond Senior Center for community use.</li> </ul>
<b>March 1, 2021</b>	<ul style="list-style-type: none"> <li>- Review updated program adjacencies and outdoor site plan.</li> </ul>	<ul style="list-style-type: none"> <li>- Extensive outdoor site improvements can be considered in a later phase.</li> </ul>

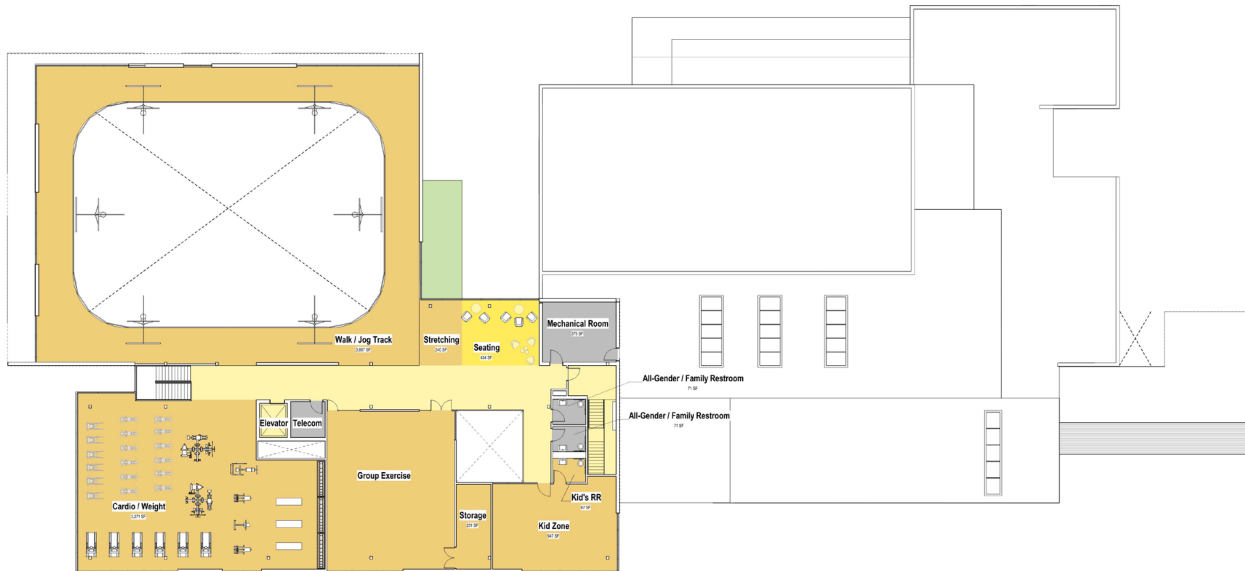
	<ul style="list-style-type: none"> <li>- Review early results of the first community questionnaire.</li> <li>- Give input from first public meetings on February 24.</li> </ul>	<ul style="list-style-type: none"> <li>- Larger facility is needed to meet growing demand and population in Redmond.</li> <li>- Intergenerational spaces are exciting and need to be well thought out.</li> <li>- Urgency to keep the project moving on the timeline.</li> </ul>
<b>March 22, 2021</b>	<ul style="list-style-type: none"> <li>- Review of overall design process.</li> <li>- Reveal of senior and community priorities.</li> <li>- Preliminary design concept reviewed, with discussion around senior program areas, Community Room, and active recreation spaces.</li> <li>- Preparation for second public meeting on March 24.</li> </ul>	<ul style="list-style-type: none"> <li>- Growing interest in sustainability elements.</li> <li>- Desire to better understand scale and size of spaces.</li> <li>- Recognition of the amount of work that has been done.</li> <li>- Expressed appreciation for design team listening to how the areas need to function.</li> </ul>
<b>May 24, 2021</b>	<ul style="list-style-type: none"> <li>- Partnership recommendation shared.</li> <li>- Summary of community involvement to date.</li> <li>- Updated floor plans reviewed.</li> <li>- Preliminary exterior views and materials shared.</li> <li>- Overview of sustainability charrette.</li> </ul>	<ul style="list-style-type: none"> <li>- Excitement about the changes made to the indoor spaces.</li> <li>- Mixed opinions on exterior materials and concept.</li> <li>- Excitement about opportunities ahead for LEED certification.</li> </ul>
<b>June 14, 2021</b>	<ul style="list-style-type: none"> <li>- Preparation for City Council meetings in June and July.</li> <li>- Review of updated cost estimate</li> <li>- Exterior building alternatives.</li> </ul>	-TBD

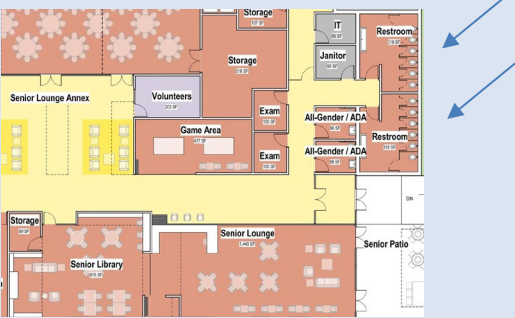
## Community Feedback and Suggestions

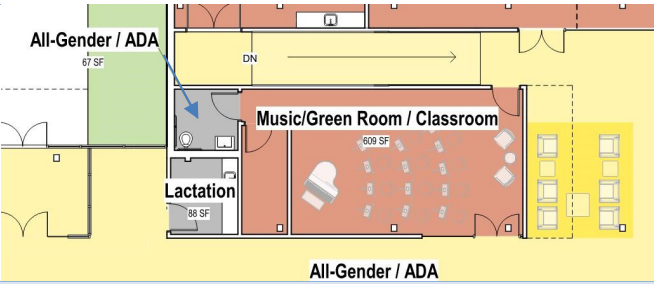
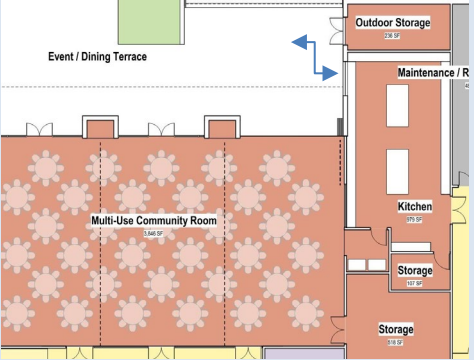
Community involvement in a mutually beneficial process in the design and construction of a new facility for both the public agency and the community. The foundation of good public participation rests on implementation of [core values](#). The last of the core values states “Public participation communicates to participants how their input affected the decision.” This chapter will highlight what the community asked for and how that input was brought forward into the current design concept.

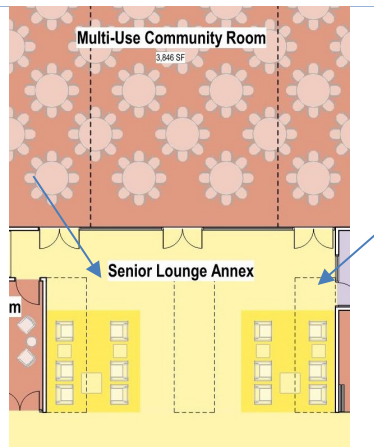
The City of Redmond is dedicated to incorporating input from this robust and inclusive community involvement process. The Redmond community desires to be heard and have their needs met by the new Senior & Community Center. The table on the next page shows extensive improvements and changes made that are tied directly back to senior and community member input. Not all decisions are made due to community input as many elements are long-standing best practices in community center design (e.g. universal design, flexible spaces, energy efficiency).





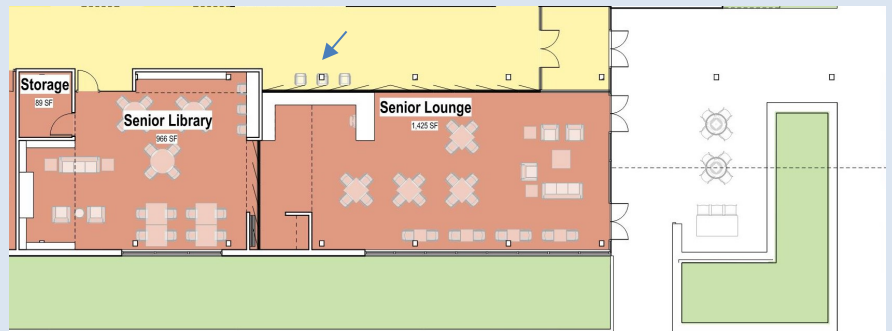
Senior & Community Feedback	Improvement or Change Made:
<p>1. Restrooms close to senior wing for safety and accessibility</p>	<p>Rather than place one central set of restrooms in the middle of the first floor design, a set of restrooms were placed on the north side closest to the senior and community program areas, with another set on the south side near the active recreation space (which will also function as locker rooms)</p> 
<p>2. Restrooms near the Green Room and Stage</p>	<p>People and groups using the Community Room as a performance and event venue need easy access to restrooms during a performance or during a large event. An extra restroom was added at the back of the Green Room to fill this need.</p>

	
<p><b>3. Pass-through window between Kitchen and Outdoor Dining Terrace</b></p>	<p>Volunteers who help in the kitchen and serve seniors lunch in the Community Room asked for an efficiency improvement to support access between the Kitchen and the Outdoor Dining Terrace. A pass-through window between the Kitchen and outdoor space will help with getting lunches to guests quickly and help with foot traffic flow in and around the Kitchen. This will also serve events such as weddings and quinceañeras.</p> 
<p><b>4. Sensitivity to noise from spaces in an all-ages facility</b></p>	<p>There were many concerns about reducing noise in an all-ages facility. To address and reduce noise, the Kids Zone program area was located to the second floor, away from the senior program areas. Additional acoustical improvements will be made throughout the facility to ensure noise is minimized between spaces.</p>
<p><b>5. Permanent, raised stage</b></p>	<p>The community and residents who participate in cultural and performing arts and dance requested a permanent, raised stage similar to the Redmond Senior Center. After discussions with users, the height of the stage was raised to 30 inches.</p>
<p><b>6. Lounge and Gathering Areas</b></p>	<p>The former Senior Center had many casual seating areas where small groups could gather for conversation. These areas helped support a welcoming and friendly environment for seniors. In early iterations of the design concept, seniors commented that they wanted more places for groups of 2-4 people. The Senior Lounge Annex was created to help with this and to be used before and after the daily lunch program.</p>



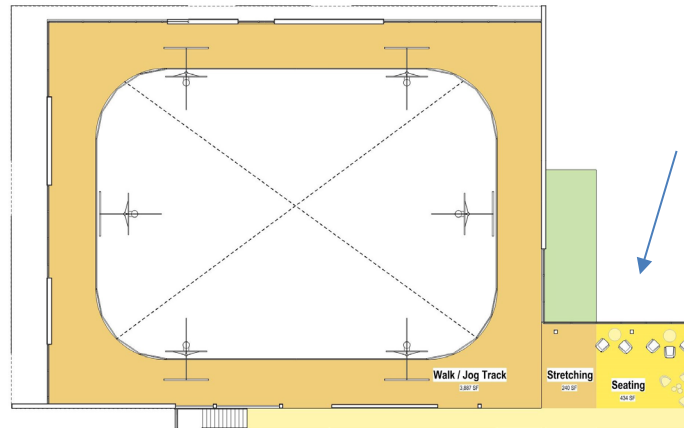
**7. Larger, permanent coffee bar (not a short cart)**

Seniors loved the coffee bar in the former Senior Center and asked for the Senior Lounge to feature a large bar area that is visible from the entrance with bar stools that open up the space into the hallway. The bar and welcome desk will be one of the first things seniors see as they enter from the dedicated senior entrance on the north end of the building.



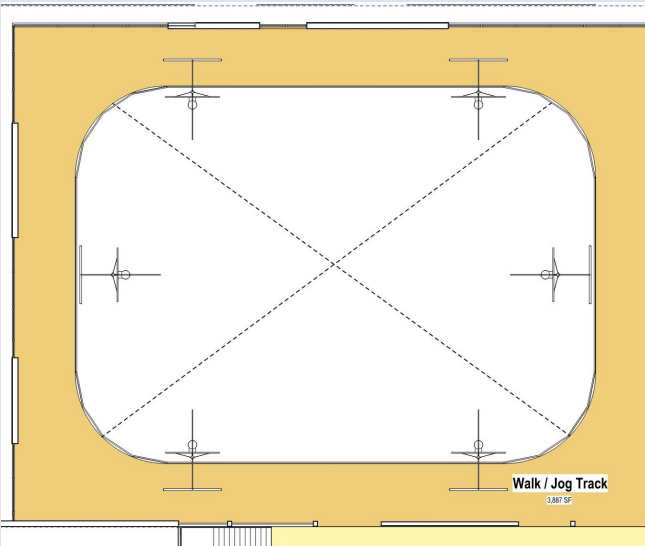
**8. Areas to stretch before a fitness class**

The second floor includes the walk/jog track, a cardio/weight area plus a group fitness studio. Community feedback included a request for a small common area where people could stretch, work on balance exercises, or sit down near the cardio and class areas.



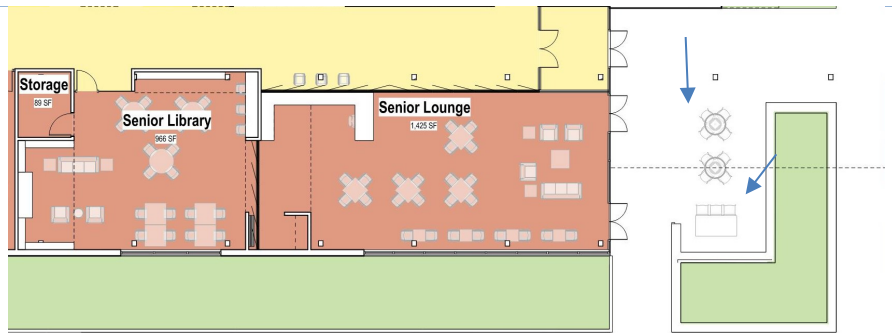
## 9. Walk/jog track

Redmond residents prioritized an indoor walking track where they could exercise even in cold or wet weather.



## 10. Outdoor sitting area for seniors

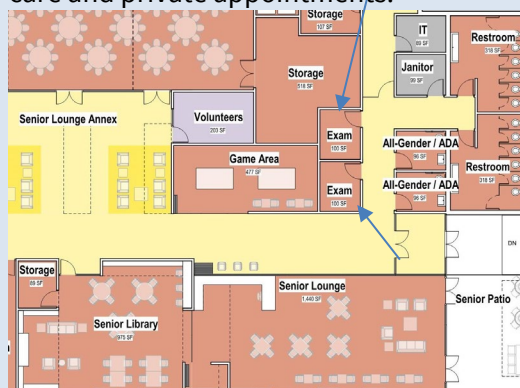
Seniors asked for a small outdoor seating area that was closer to their program areas. The design team added an outdoor patio near the senior entrance and lounge.



Senior Patio

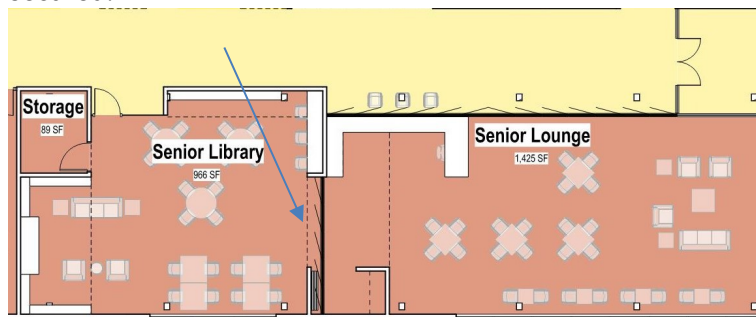
### 11. Wellness Rooms near senior activities

Two exam rooms were placed on the first floor near the senior program areas so seniors would have easy access to these services such as foot care and private appointments.



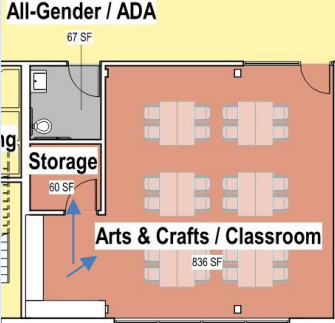
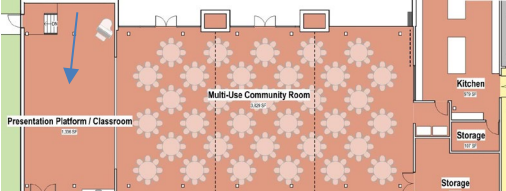

### 12. Flexible layout of Senior Lounge and Library, with ability to lock rooms at night

Seniors asked to be able to move furniture around in the Lounge and Library and expand the room if needed. They also suggested a movable wall in between the rooms and the ability to lock one or both areas at night if games, puzzles, or a specific seating set-up needed to be secured.



### 13. More efficient layout of Arts and Crafts room

The former Seniors Center utilized two separate spaces for arts and crafts depending on the class type. Users requested a combined room for both wet crafts / dry crafts, with adjoining storage.

	
<p><b>14. More class space/meeting space</b></p>	<p>Public comments about wanting more meeting room space prompted the design team to consider how the stage area in the Community Room could serve as meeting space or classroom space.</p> 
<p><b>15. Food options on-site</b></p>	<p>A vending area was located on the first floor after hearing comments that seniors want snacks and beverages available on days when they spend more than a few hours at the facility. Users who come into the building from the trail and recreation class participants will also benefit from having healthy snacks available on-site. The vending area is centrally located to the main entrance and the welcome desk.</p> 
<p><b>16. Expansion of the Senior Nutrition Program</b></p>	<p>The multi-purpose Community Room can serve 2-3 times the lunch capacity compared to the former Senior Center.</p>
<p><b>17. Covered parking at drop-off and more ADA parking</b></p>	<p>Many seniors arrived at the former Senior Center in a carpool, vanpool, or shuttle. In bad weather, limited ADA parking and walking to the main entrance was frustrating. Seniors asked for more ADA parking, and more spots that were close to a covered entrance.</p>
<p><b>18. Retain outdoor pickleball</b></p>	<p>Redmond's active pickleball community asked that the two outdoor courts remain where they are.</p>
<p><b>19. Natural light and windows, skylights</b></p>	<p>Natural light and windows were a popular request. Window features are prominent in the Group Exercise Studio, Community Room, around the walk/jog track on the second floor, and in the active recreation gym space. There are a few skylights for additional natural light.</p>

**20. Durable and sustainably sourced building materials**

Residents felt strongly that durable building materials should be a high priority, sourced sustainably and locally where possible.

**21. Full locker rooms with showers**

Active recreation program users requested locker rooms with shower facilities. They are located across from the Flexible Active Space/gym.



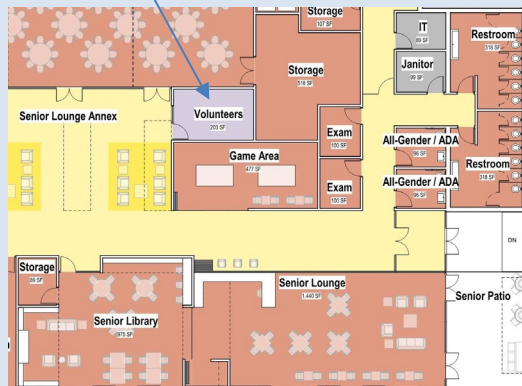
**22. Raised, outdoor vegetable garden**

The vegetable gardening program is a high-impact program that donates thousands of pounds of fresh produce to the food bank each year. Residents wanted to keep the garden and the design team located ideal space for it near the senior program areas and after examining sun exposure in that location.



**23. Location of the Volunteer Room**

Volunteers often work near the Community Room. The Volunteer Room was initially placed closer to the main building entrance, but feedback from volunteers about their duties (e.g. taking lunch tickets, helping in the kitchen) caused the design team to move the room closer to where the volunteers spend more of their time.



#### 24. Green rooftop, gray water harvesting, solar project(s)

Stakeholders and the community reported strong interest in sustainability projects such as rooftop solar, harvesting gray water, and making rooftop space for plantings and landscaping.

## Next Steps for Community Involvement

As the Redmond Senior & Community Center project moves into schematic design, the community can continue receiving updates and providing input through several existing channels:

- [Project website](#)
- Email inbox, 24/7
- Following progress and discussion at [City Council meetings](#)

Comments submitted from the project website and emails received to the inbox are rolled-up twice a month and delivered to the design team and City of Redmond Parks and Recreation staff. Suggestions made by commenters are aggregated into topics (e.g., Accessibility, Parking) so staff can track which topics receive the most mentions.

The Recreation Stakeholder Group will continue to be engaged during the second half of 2021. Dates for upcoming meetings and agendas will continue to be posted on the project website.

Monthly briefings to Redmond's standing commissions and the Senior Advisory Committee will continue. Notes from the presentations are archived with the project team receiving summaries of each meeting and the trending questions from each group.

## Appendix

### Community Involvement Metrics

Outreach Activity or Tool	Audience(s) Served	Notes and Other Metrics
<b>Project Website</b>	Seniors and Community	<ul style="list-style-type: none"> <li>➤ Over 5,000 visits to the project website between January 11 and June 15</li> <li>➤ Over 6,000 page views</li> <li>➤ Most visits occurred between 9 a.m. and 12 p.m.</li> <li>➤ 70% of visitors accessed the site via desktop, 29% mobile, 1% tablet</li> <li>➤ The most viewed content was the public involvement project schedule, followed by two PDF documents in the Document Library (“The Need for Community Space” and “Project Background”)</li> </ul>
<b>Public Meetings</b>	Seniors and Community	<ul style="list-style-type: none"> <li>➤ Approximately 120 people attended the first public meetings in February</li> <li>➤ Approximately 100 people attended the second public meeting in March</li> </ul>
<b>Parks eNews and City eNews</b>	Seniors and Community	<ul style="list-style-type: none"> <li>➤ 10,000 opens and 600 clicks on each project blurb from each Parks eNews (average)</li> <li>➤ 3,500 opens and 100 clicks on each project blurb from each City eNews (average)</li> </ul>
<b>Community Questionnaires (2)</b>	Seniors and Community	<ul style="list-style-type: none"> <li>➤ 746 responses to Questionnaire #1</li> <li>➤ 414 responses Questionnaire #2</li> </ul>

<b>Recreation Stakeholder Group Meetings (6)</b>	Recreation Stakeholder Group members	➤ Six meetings with approximately 25 members attending each meeting
<b>Project Inbox, Comments Cards</b>	Seniors and Community	<ul style="list-style-type: none"> <li>➤ 100+ emails to the project inbox</li> <li>➤ Top three topics to the inbox included: Senior Lounge &amp; Library, Outdoor Dining Terrace, and Accessibility</li> </ul>
<b>Small Meetings with Seniors</b>	Seniors	➤ Approximately 20 Seniors attended senior-only meetings with Parks staff in March and May
<b>Community Briefings</b>	Boards, Commissions & Committees	➤ Approximately 20 briefings with community organizations, commissions, and committees
<b>Encore Newsletter</b>	Seniors	➤ Three Encore articles, reaching 1,200 seniors each month
<b>Focus on Redmond</b>	Seniors and Community	➤ One Focus on Redmond article, reaching all Redmond residents

## EXECUTIVE SUMMARY: OUTREACH ACTIVITIES AND COMMUNITY FEEDBACK

Public review and input are essential components of the planning and design of the proposed Redmond Senior & Community Center. The objective of public outreach is to promote awareness, listen to community input, gain feedback on design elements that are high priorities, and collect questions and comments from seniors and the community. Members of the community have been invited to participate at key points in the project to ensure alignment with the senior and community priorities.

### Community Involvement Activities

---

Outreach efforts to promote broad community involvement included:

- *Project Website:* Over 5,000 people have visited the project website, and over 100 emails to the inbox have been analyzed and shared with staff and the design team.
- *Public Meetings:* Over 100 attendees across two series of meetings in February and March.
- *Community Questionnaires:* 1,160 completed questionnaires from February and March
- *eNews and Social Media:* Regular posts regarding the Senior & Community Center generated thousands of opens and clicks to learn about the project and strong participation in meetings and questionnaires
- *Briefings:* Approximately 20 briefings with boards, commissions, and committees
- *Outreach to Seniors:* Seniors have received project flyers, opportunities for small meetings with the Parks staff, and monthly updates have been made in the Encore Newsletter mailed to over 1,200 seniors each month.

### Community Feedback

---

At the conclusion of this phase of community involvement, input from seniors and the community has translated into dozens of new features and design changes:

- **Accessibility improvements** to restrooms, entryways, parking, and popular program areas
- A package of **sustainability elements** that will support the building's LEED application
- Floor plans that maximize how **many programs and people will be served** by this new facility
- Design features that ensure this facility is **welcoming and responsive to senior needs** and the needs of Redmond's diverse community
- Design changes to **expand outdoor space** for seniors, community members, and large events

Other outcomes from the community involvement activities include:

- ✓ **Outreach Impact:** Over 85% of questionnaire respondents agreed that the proposed concept for the Community Center, senior areas, and recreation spaces meet the defined project need.
- ✓ **Outreach Impact:** Participation in outreach activities has been extremely high among Redmond seniors. Seniors represented the highest proportion of questionnaire participants and public meeting participants. Most of the emailed inbox comments were from seniors.
- ✓ **Outreach Impact:** During the pandemic when in-person outreach was limited, thousands of citizens were able to safely engage with the design team and city staff in a variety of ways.
- ✓ **Outreach Impact:** The design concept and cost estimate align with what was developed in the 2016/2017 Community Priorities report—emphasizing flexible and universal design principles, the need for community-building across ages and cultures, and the need for more community and active recreation spaces.



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# City Council Study Session

## Redmond Senior and Community Center

June 22, 2021



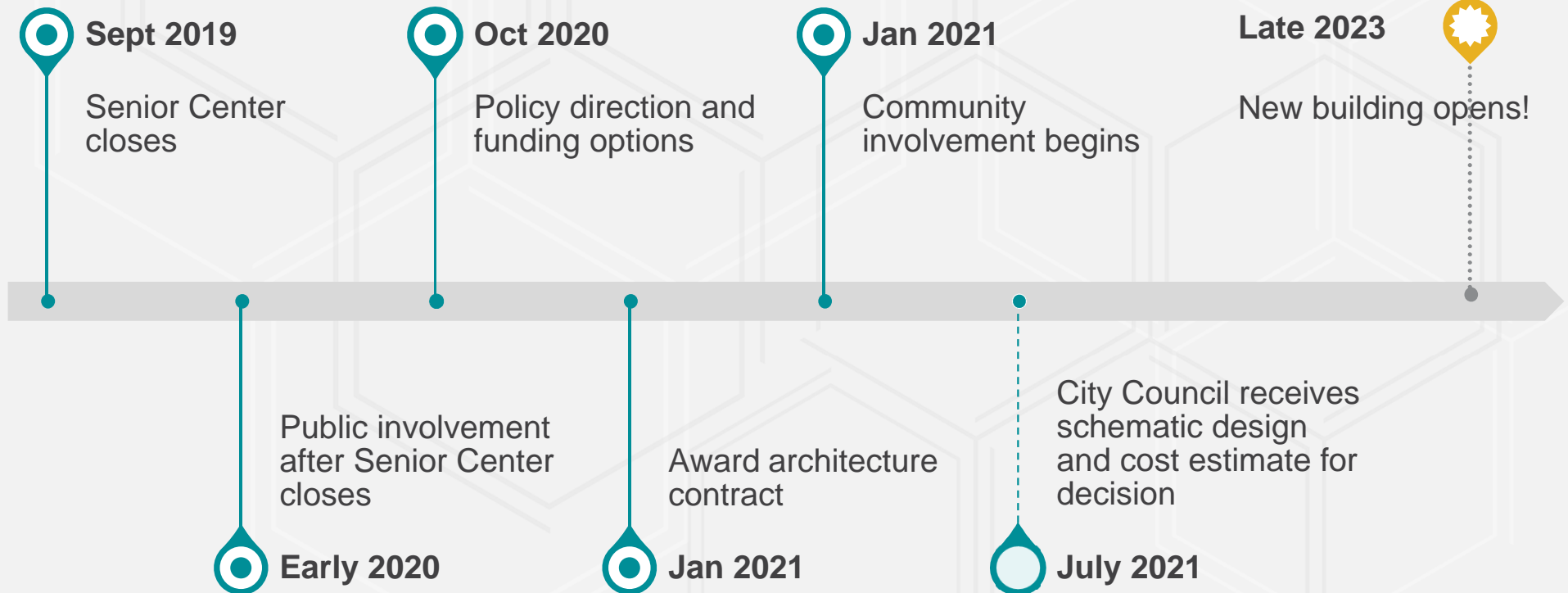


# Project Timeline

# Overall Project Timeline



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# City Council Touchpoints



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- ☒ 3/9/2021 – Study Session – Program Information & Preliminary Public Feedback
- ☒ 5/4/2021 – PHS Committee of the Whole– Preliminary Cost Estimates & Building Size
- ☐ 6/22/2021 – Study Session – Rough Schematic Design & Cost
- ☐ 7/6/2021 – Update on Building Design & Cost Estimate
- ☐ **7/20/2021 – Approve Schematic Design & Project Budget**



# Upcoming City Council Decisions



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- ☒ 1/19/2021 – Approve Architect Agreement
- ☒ 2/16/2021 – Approve Owner's Rep Agreement
- ☒ April/May 2021 - Approve GCCM Pre-Construction Agreement
- ☐ **July 20, 2021 – Approve Schematic Design & Project Budget**
- ☐ Early 2022 – Approve Early Construction Package
- ☐ April 2022 – Approve MACC, Architect, and Owner's Representative Amendments for Construction





# The Need For Community Space

# The Need For More Community Space

Redmond's Community Centers	2000-2017	2018-2019	2020	2021
	Old Redmond Schoolhouse, Redmond Senior Center, and OFH Teen Center <small>*The Old Redmond Schoolhouse closed in December 2017.</small>	Redmond Community Center, Redmond Senior Center, and OFH Teen Center <small>*The Senior Center closed in September 2019</small>	Redmond Community Center and OFH Teen Center <small>*The Old Redmond Schoolhouse reopens in a limited capacity in December 2020</small>	Redmond Community Center, OFH Teen Center and Old Redmond Schoolhouse
Total Square Feet	<b>72,300 sf</b>	<b>50,600 sf</b>	<b>28,600 sf</b>	<b>38,300 sf</b>
Small Meeting/Program Space (1-15 people)	9	5	1	1
Medium Meeting/Program Space (15-34 people)	9	8	4	4
Large Meeting/Program Space (35-70 people)	6	4	2	2
Event Space	ORSH Auditorium (250 people) RSC Social Hall (200 people) OFH Showroom (100 people)	RSC Social Hall (200 people) OFH Showroom (100 people)	OFH Showroom (100 people) No performance stage	OFH Showroom (100 people) No performance stage
Commercial Kitchen	2	2		
Specialty Spaces	Clay Studio with kiln Recording Studio Library	Lecture Hall Drop-in Fitness Studio Recording Studio Library	Lecture Hall Drop-in Fitness Studio Recording Studio	Lecture Hall Drop-in Fitness Studio Recording Studio Clay Studio with kiln
Dance Studio	1			1
Gymnasium	1			1

# Completion Update on Contracts for Current Phase

# Earned Value Report



Vendor	Contract Scope	Original Budget	Spent to Date*	% Spent	% Complete	Projected Cost to Complete	Cost at Complete	Comment
RVLA	Demolition Contract Documents	\$49,000	\$39,000	80%	100%	\$0	\$39,000	Project is complete
Dickson Company	Building demolition	\$197,000	\$186,000	94%	100%	\$0	\$186,000	Project is complete
Dbecker	Lead City through CPARB approval GC/CM procurement GC/CM contract preparation and execution	\$86,000	\$66,000	77%	100%	\$0	\$66,000	Phase is complete This was an "early work" contract to get the GC/CM process approved and underway
Dbecker	Pre-construction (design) management MACC Negotiation	\$495,000	\$50,000	10%	15%	\$420,000	\$470,000	Includes owner's rep services through design and MACC
Opsis	Design services through schematic	\$1,437,000	\$850,000	59%	60%	\$575,000	\$1,425,000	Includes approx. 33% of total design services
Absher	Pre-construction services	\$361,000	\$10,000	3%	3%	\$350,000	\$360,000	
	<b>Total</b>	<b>\$2,625,000</b>	<b>\$961,000</b>	<b>37%</b>		<b>\$1,345,000</b>	<b>\$2,306,000</b>	

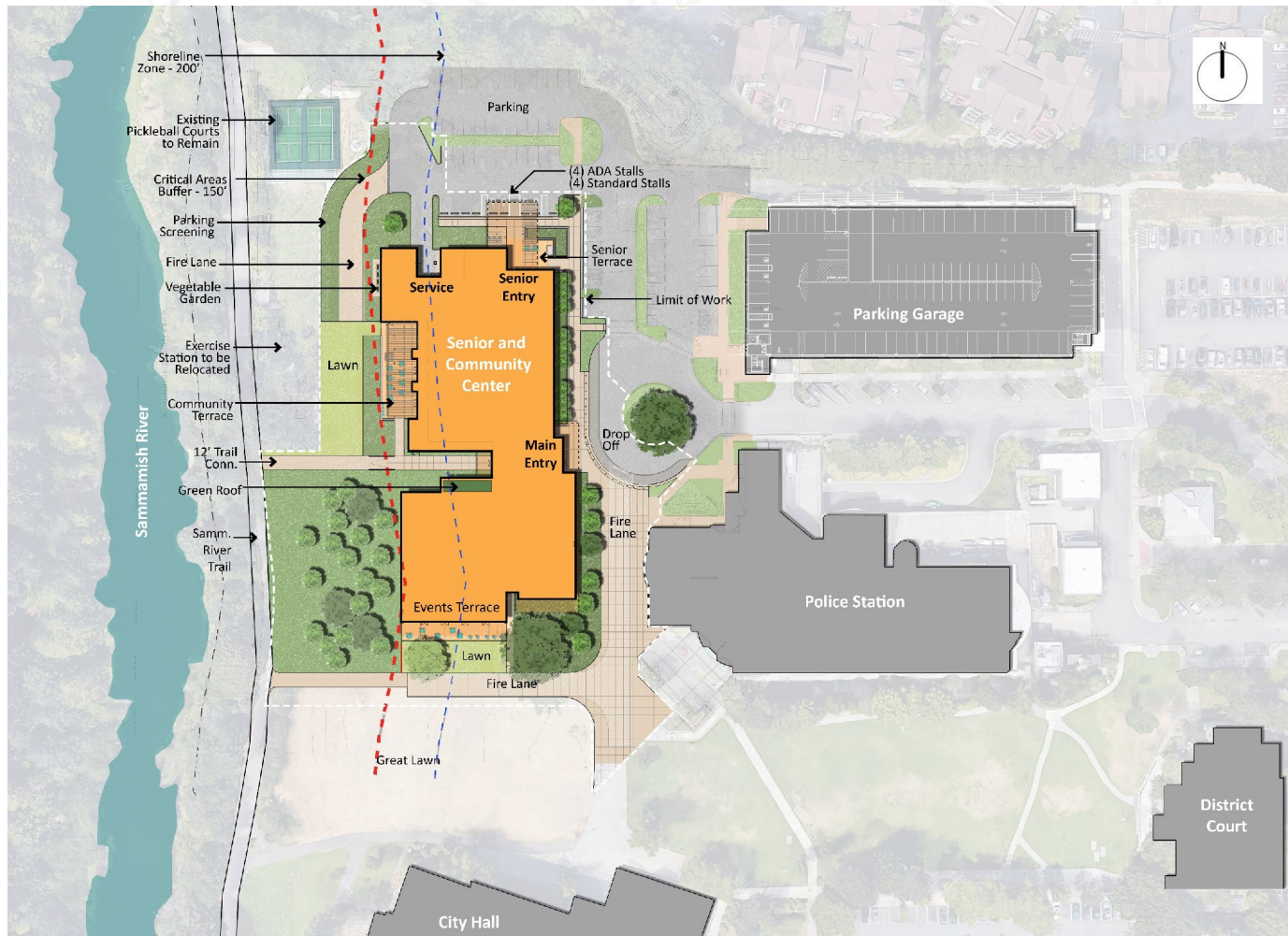


# Final Site Plan

# Site Plan



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# Final Floor Plans

# Floor Plan – Level 1



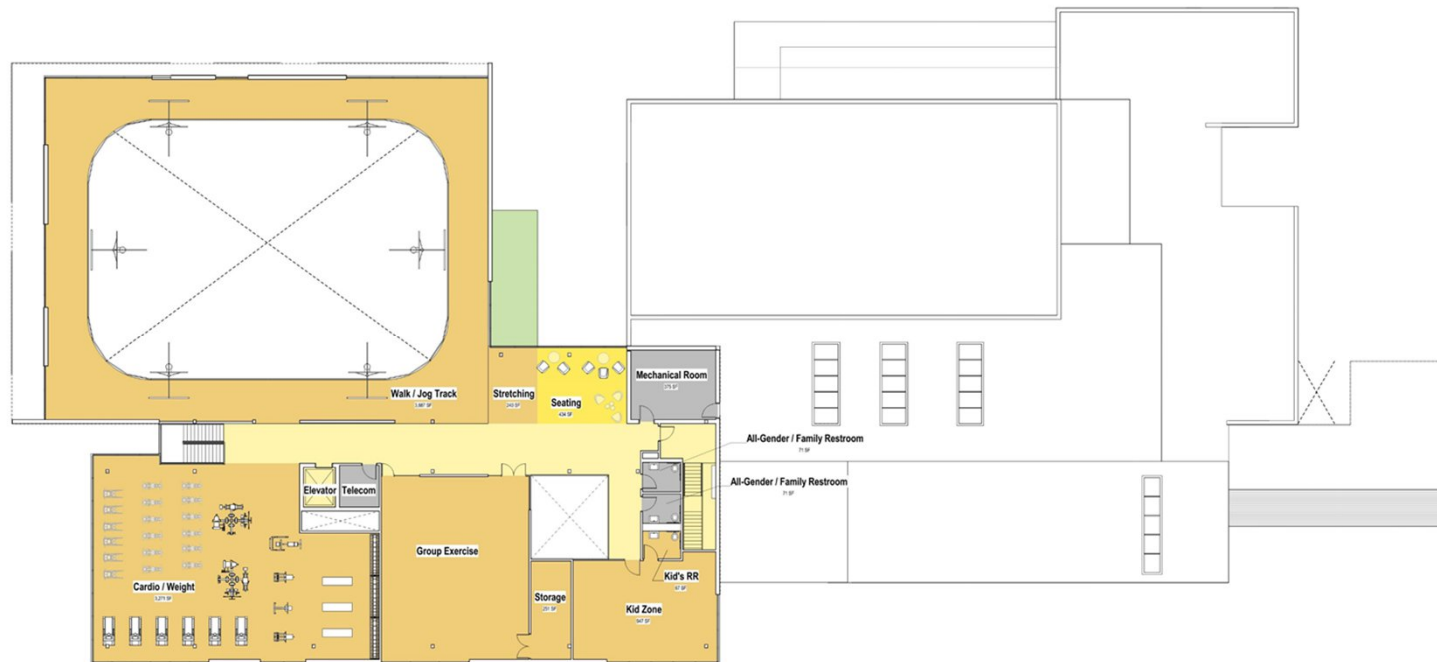
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# Floor Plan – Level 2



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# Preliminary Cost Estimate & Funding Package

# Preliminary Cost Estimate



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Preliminary Cost in May = \$41 million  
Currently = \$44 million

Increased cost due to:

- Increased market process for materials and labor (especially lumber)
- Durability of materials
- Aesthetics (wood finishing on ceilings, glazing on interior, floor to ceiling external windows)
- Sustainability costs (including solar)

# Trade-offs to Reduce Cost to \$41 Million



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Potential reductions fall into four categories.

Each reduction will significantly impact the community's identified priorities.

1. Aesthetics
2. Structural Modifications
3. Reductions of Spaces & Features
4. Sustainability

# Funding Package Options



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Funding Source	Option 1	Option 2	Difference
General Fund Transfer	2,411,824	3,143,824	732,000
Real Estate Excise Tax (REET)	7,843,611	8,083,611	240,000
Park Impact Fees	8,994,565	10,022,565	1,028,000
State Grant	1,250,000	1,250,000	-
2021 General Fund Beginning Fund Balance	-	8,500,000	8,500,000
Bond	20,500,000	10,000,000	(10,500,000)
Total	41,000,000	41,000,000	-
Annual Debit Payments and Interest on Options			
Annual Debt Payments	1,364,000	672,157	(691,843)
	771,000	372,157	(398,843)

# Updated Exterior Building Character

# Senior Entry



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# East Entry



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# View From East



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# View From Southeast



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# West View From River Trail



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# View Towards West Dining Terrace



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# View at West Dining Terrace



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# Preliminary Interior Building Character

# Senior Lounge



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# Senior Lounge Annex



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# Multi-Purpose Community Room



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# Community Wing Entry Lobby



# Elevated Walk / Jog Track



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# Thank you

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[lharrison@Redmond.gov](mailto:lharrison@Redmond.gov) | 425-556-2336

Eric Dawson, Project Manager

[ecdawson@redmond.gov](mailto:ecdawson@redmond.gov) | 425-556-2867





## Memorandum

**Date:** 6/22/2021

**Meeting of:** City Council Study Session

**File No.** SS 21-049

**Type:** Study Session

**TO:** Members of the City Council

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Planning and Community Development	Carol Helland	425-556-2107
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**DEPARTMENT STAFF:**

Planning and Community Development	Beverly Mesa-Zendt	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Beckye Frey	Principal Planner
Planning and Community Development	Caroline Chapman	Senior Planner
Planning and Community Development	Ian Lefcourte	Planner

**TITLE:**

Redmond 2050 Quarterly Update - Second Quarter 2021

**OVERVIEW STATEMENT:**

Staff provided a quarterly update on the Redmond 2050 periodic review of the Comprehensive Plan at the City Council's June 15, 2021, business meeting. The main topics covered were growth scenarios and a recap of first quarter 2021 community involvement. Council questions about the growth scenarios and initial staff responses can be found in Attachment E.

At the Council's June 22 study session, staff will share additional detail about the growth scenarios, including metrics by which the scenarios will be evaluated during review under the State Environmental Policy Act (SEPA). Staff will seek Council input on the proposed metrics.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Redmond Comprehensive Plan, Redmond Transportation Master Plan, implementing functional and strategic plans, and Redmond Zoning Code.

- **Required:**  
The Growth Management Act requires that Washington cities and counties periodically review and, if needed, revise their comprehensive plans and development regulations every eight years. For King County cities the periodic review must be completed by June 30, 2024, per WAC 365-196-610.
- **Council Request:**  
The City Council requested quarterly reports on project milestones, staff progress, and public involvement.
- **Other Key Facts:**

#### Second and Third Quarter Activities and Initiatives

Second Quarter Activities	Third Quarter Activities
<ul style="list-style-type: none"><li>• Completion of Existing Conditions Report</li><li>• Monthly CAC meetings</li><li>• Monthly Planning Commission meetings</li><li>• Review growth scenario modeling outputs</li><li>• Continued public input on Redmond 2050 themes</li><li>• Technical Advisory Committee kick-off</li><li>• Stakeholder outreach for Overlake Plan update</li><li>• Council authorization of contract amendment to initiate Climate Vulnerability Assessment</li><li>• Council authorization of travel demand modeling contract and kick-off of modeling</li><li>• Identification and review of required updates (state, regional, county mandates) to Phase 1 Comprehensive Plan elements</li><li>• Beginning to identify policy options and alternatives for Phase 1 Comprehensive Plan elements</li></ul>	<ul style="list-style-type: none"><li>• Growth scenarios further analyzed as part of environmental review</li><li>• Continued review of required updates to Phase 1 Comprehensive Plan elements</li><li>• Continued identification of policy options and alternatives</li><li>• Climate Vulnerability Assessment begins</li><li>• Begin drafting updated Phase 1 Comprehensive Plan elements</li><li>• Travel demand modeling</li><li>• Development of draft transportation project recommendations</li><li>• Community input on themes, Overlake, transit-oriented development, and policy options and alternatives</li></ul>

#### OUTCOMES:

The key outcome from work conducted over the last quarter is a preliminary understanding of how distinct growth scenarios perform relative to community priorities and anticipated growth targets. These scenarios were developed and modeled to help staff, Council, and community better understand the tradeoffs associated with directing future growth to different parts of Redmond. Three scenarios were developed to provide:

1. A baseline or “no change” scenario that assumes existing zoning regulations remain in place;
2. A “Centers” scenario that directs most of the anticipated growth to Redmond’s urban centers and light rail station areas; and
3. A “Centers + Corridors” scenario that still directs most growth to the urban centers and light rail station areas but distributes more growth to selected arterial corridors.

What these growth scenarios might look like and how they perform relative to community priorities are included in Attachment D. Growth scenarios and modeling provide preliminary level of analysis. The outputs of this preliminary work will be further analyzed by City’s environmental consultant. At the conclusion of the environmental analysis City staff will develop “report cards” for each scenario to share with Council and the community. Staff will seek input from Council on proposed metrics for those report cards at the Council’s June 22 study session.

Completion of periodic review of the Comprehensive Plan, Redmond 2050, on schedule with state mandated deadlines will result in compliance with Growth Management Act requirements. Additionally, second and third quarter work, identified here, will contribute greatly to ensuring updates to the Comprehensive Plan reflect the community’s vision for

the future of Redmond.

#### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

Previous and Current (Q2 2021)

- Themes (continued)
- Growth scenarios
- Overlake Plan update needs
- Policy options and alternatives

Planned (Q3 2021) - methods to be determined

- Policy options and alternatives (continued)
- Overlake planned action alternatives
- Transit-oriented development
- Climate Vulnerability Assessment stakeholders

- **Outreach Methods and Results:**

Outreach methods have included or will include:

- Press release
- Social media
- Posters & yard signs
- Emails to City eNews, Redmond 2050, and Parks & Recreation lists
- Emails to partner organizations
- Virtual Lobby (3D & alternative versions)
- Let's Connect questionnaires
- Community Advisory Committee input
- Technical Advisory Committee input
- Community and small group workshops, focus groups, and interviews

- **Feedback Summary:**

See Attachment B for a summary of Q1 2021 community involvement. Summaries of specific engagement activities can be found online at [Redmond.gov/1495/Engagement-Summaries](http://www.redmond.gov/1495/Engagement-Summaries)  
<<http://www.redmond.gov/1495/Engagement-Summaries>>.

#### **BUDGET IMPACT:**

**Total Cost:**

\$4,535,222 is the total appropriation to the Community and Economic Development offer and is where most staff expenses related to Redmond 2050 are budgeted. A portion of this budget offer is for consultant contracts that the Council authorized with IBI Group for visioning (\$190,000) and BERK for State Environmental Policy Act analysis (\$290,000).

Approved in current biennial budget:

☒ Yes

☐ No

☐ N/A

**Budget Offer Number:**

000250 Community and Economic Development

**Budget Priority:**

Vibrant and Connected

**Other budget impacts or additional costs:** ☐ Yes ☒ No ☐ N/A

*If yes, explain:*

None

**Funding source(s):**

General Fund

**Budget/Funding Constraints:**

N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
10/6/2020	Business Meeting	Approve
11/17/2020	Business Meeting	Receive Information
3/16/2020	Business Meeting	Receive Information
3/23/2020	Study Session	Provide Direction
6/15/2020	Business Meeting	Receive Information

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

All Phase I and Phase II updates to the Comprehensive Plan must be completed no later than June 30, 2024.

**ANTICIPATED RESULT IF NOT APPROVED:**

Staff is not requesting action at this time.

**ATTACHMENTS:**

Attachment A: Redmond 2050 Overview

Attachment B: Community Involvement Summary - Q1 2021

Attachment C: Presentation Slides

Attachment D: Land Use Alternatives Report

Attachment E: Council Questions about Growth Scenarios

## Comprehensive Plan - Adopts Vision for the City



PHASE ONE

PHASE TWO

Continual Support:



Community Involvement



Environmental Review

## Functional & Strategic Plans - Defines How Vision will be Implemented



PHASE ONE

PHASE TWO

## Financing & Implementation



BOTH PHASES

› REDMOND 2050

2021

## Council Review Topics



- Existing Conditions reports, policy considerations
- Growth Targets



- Growth Scenarios

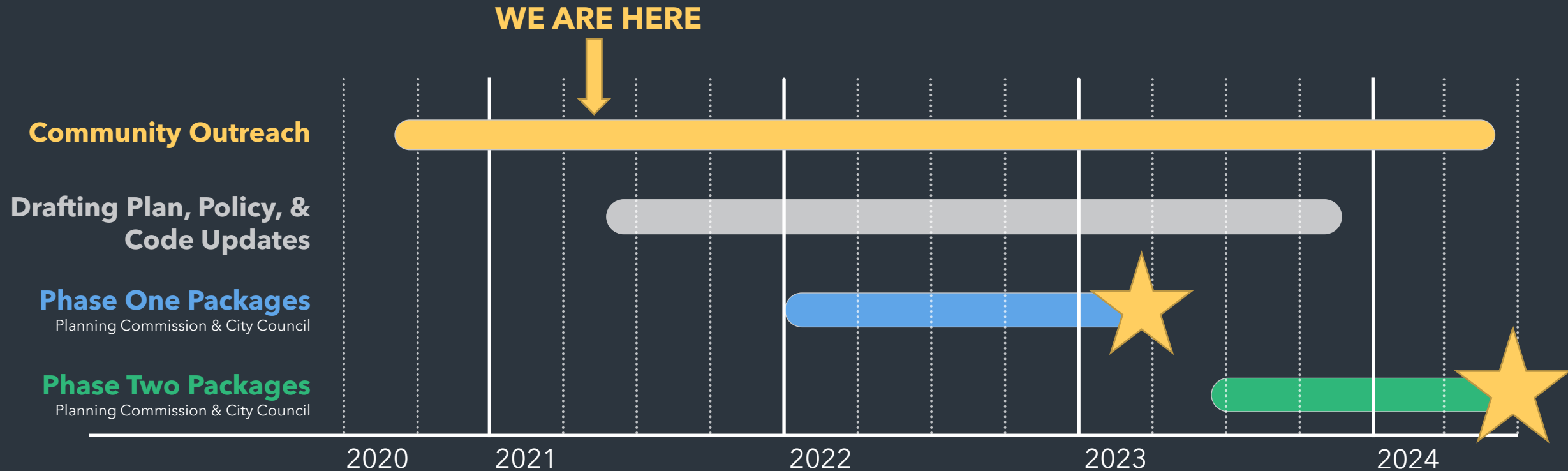


- Required Update (State, Regional, County)
- Policy Options and Alternatives (most Phase 1 topics)



- Parks Options and Alternatives
- Overlake Options and Alternatives
- GMA and PSRC Checklist Options and Alternatives

# Redmond 2050 Timeline



Phase 1 addresses critical needs, expiring programs, etc.

Plan update must be completed by June 30, 2024

## ATTACHMENT B

### Redmond 2050 First Quarter 2021 Community Involvement Summary

---

#### **OVERVIEW**

Community involvement increased and broadened in the first quarter of 2021 as we focused on ensuring reaching historically underrepresented groups in our visioning phase.

In the first quarter of 2021 we had almost 1,000 visitors to our Redmond 2050 web page and 420 visits to our virtual lobby, with 250 hits to our main Documents page and over 100 visitors to the alternative lobby site.

In addition to online engagement, our consulting team conducted stakeholder interviews and focus groups, as well as connected with Redmond High School students to capture voices that we hadn't heard from. We specifically reached out to cultural, religious, and social organizations and have assembled a disabilities stakeholder group that will begin meeting soon, to ensure broad participation for historically underrepresented groups.

As we near the end of our visioning tasks, community priorities are becoming clear and we can move into the next tasks with clarity. Staff will begin to evaluate growth scenarios and develop policy options and alternatives with community priorities in mind.

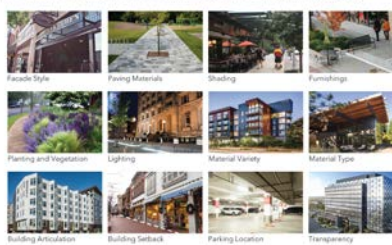
#### **LET'S CONNECT: ONLINE QUESTIONNAIRES**

We recently concluded two visioning questionnaires for Redmond 2050, with 375 responses in total. These questionnaires focused on design elements and will help us evaluate what changes we might want to make to our design guidelines and if and how we might create different character elements for different areas of our city.

##### **12 DESIGN PRINCIPLES**



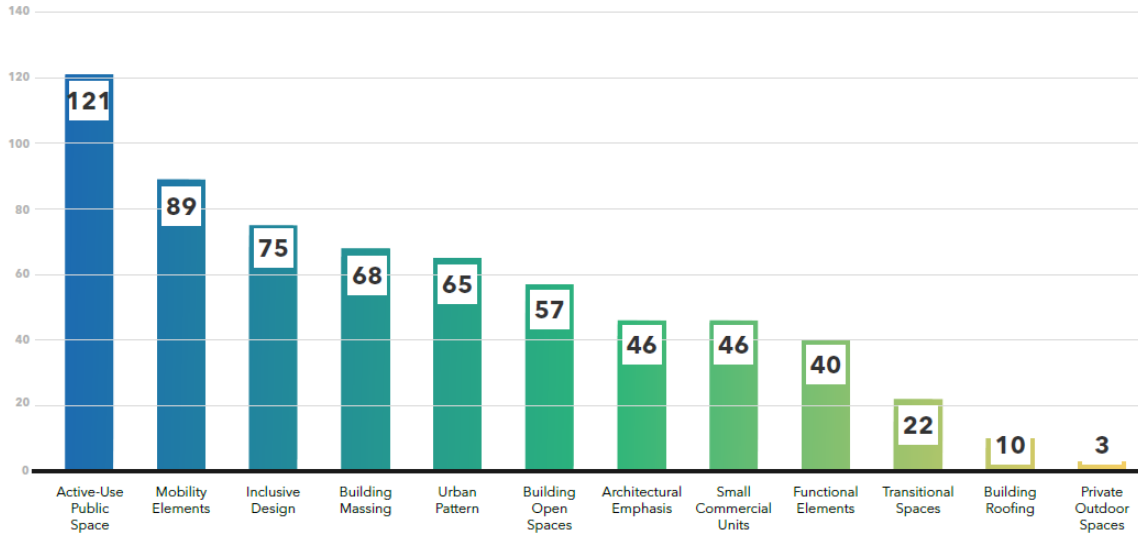
##### **12 LOOK AND FEEL ELEMENTS**



The top three most important design principles to the community were active-use public space, mobility, and inclusive design. Many community members expressed a desire to see different designs for Overlake than Downtown. For design elements, facades and vegetation had a much higher priority than other elements.

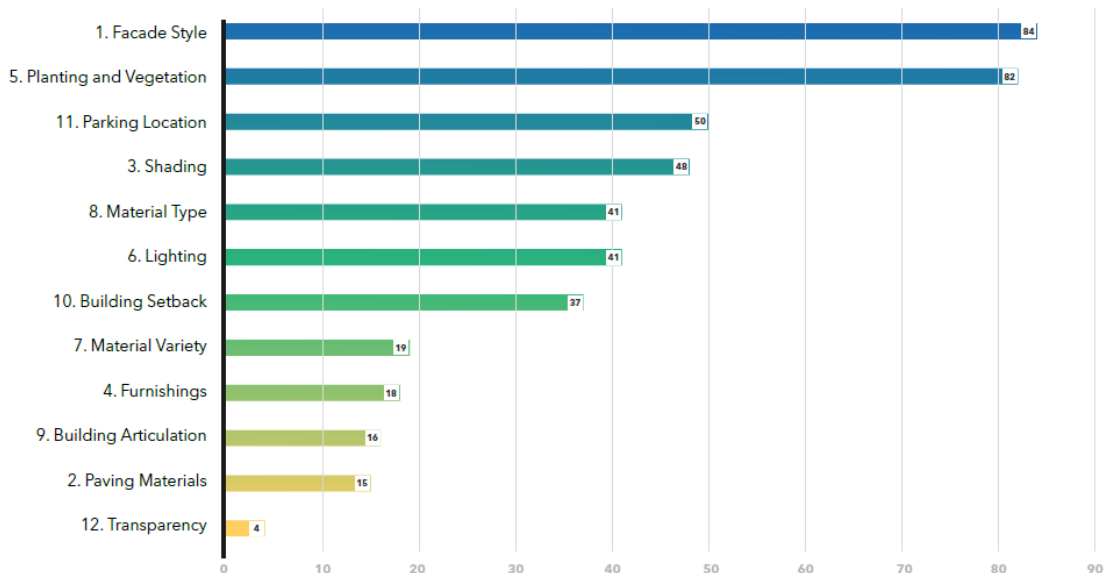
## DESIGN PRINCIPLES PRIORITIES

SURVEY RESPONDANTS WERE ASKED TO SELECT THE 3 DESIGN PRINCIPLES THAT ARE MOST IMPORTANT TO THEIR EXPERIENCE LIVING, WORKING, OR VISITING THE CITY OF REDMOND. **ACTIVE-USE PUBLIC SPACE, MOBILITY ELEMENTS, AND INCLUSIVE DESIGN** ARE THE MOST IMPORTANT PRINCIPLES.



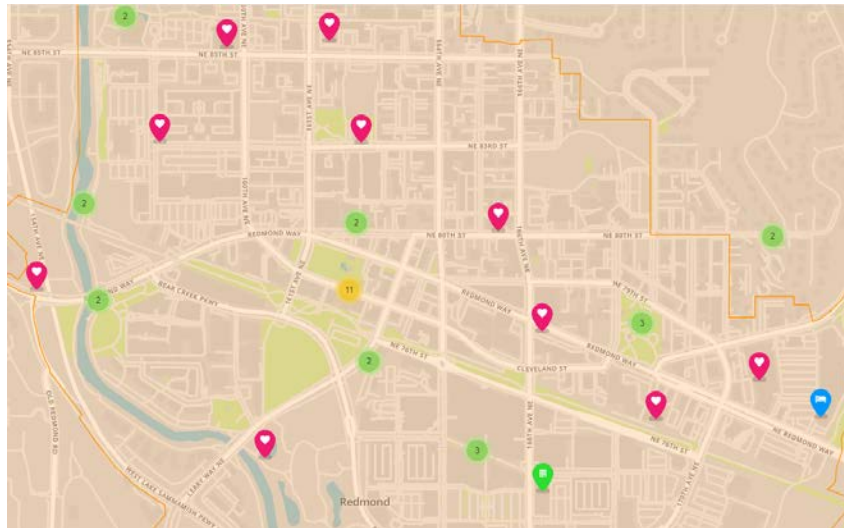
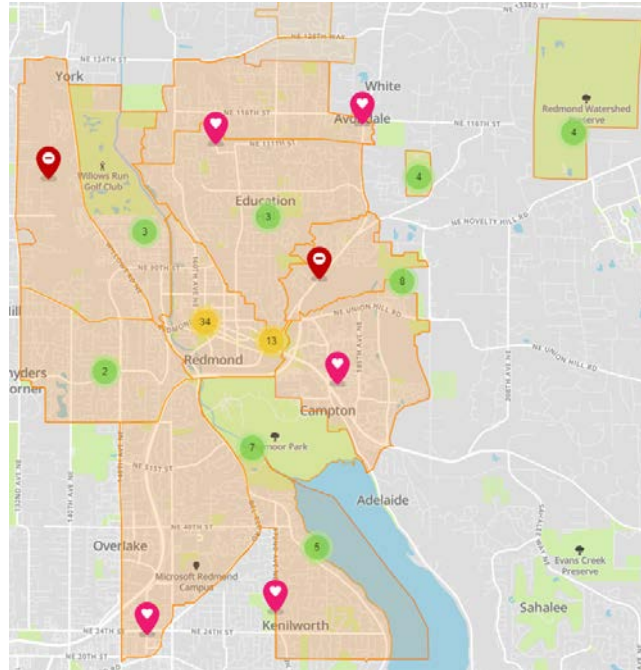
## LOOK & FEEL PRIORITIES

SURVEY RESPONDANTS WERE ASKED TO SELECT THE 3 LOOK & FEEL ELEMENTS THAT ARE MOST IMPORTANT TO THEIR EXPERIENCE LIVING, WORKING, OR VISITING THE CITY OF REDMOND. **FACADE STYLE** AND **PLANTING & VEGETATION** ARE THE MOST IMPORTANT PRINCIPLES.



## Redmond 2050 Community Engagement Summary: Q1 2021

We also have an interactive map for residents and visitors to share what places they love in Redmond, and areas that need work. This exercise will help staff better understand the places and things that are treasured in Redmond and that give the city its character. Many comments were placed in Downtown, with the Downtown Park area in particular receiving lots of comments.



We also have a questionnaire live now for small businesses, particularly small businesses in Overlake, to supplement focus groups and interviews that were held in February. The questionnaire was translated into several languages and personal invitations were sent out in multiple languages to encourage broad participation.

## **STAKEHOLDER INTERVIEWS**

Recognizing that different stakeholder groups have different engagement needs, the City facilitated a series of interviews with groups that were underrepresented in prior engagement opportunities. Interviews were held with leaders from community-based organizations that serve Redmond's communities of color, individuals and families with low and moderate incomes, people living with disabilities, small and BIPOC-owned businesses, and the Redmond Youth Partnership Advisory Committee (RYPAC). Key issues that emerged as priorities include diversity and inclusion, housing opportunities, supporting small business & living wage jobs, mobility, and cultural spaces in Redmond.

Staff has begun meeting with Microsoft to share information about the Overlake Plan Update and better understand Microsoft's interests. We will be working with them to ensure we understand their perspectives and goals as we work to update the Overlake Plan and prepare a new SEPA Planned Action for Overlake.

Our SEPA consulting team has also been conducting stakeholder interviews with developers with projects in Overlake to determine if there are any lessons learned and to identify needs as we prepare to create a new SEPA Planned Action for Overlake. Interviews will continue, but early feedback has been that the process is extremely helpful but little known, as most developers learned about the planned action after they started a project. The process itself has been satisfactory, but additional advertisement of the Planned Action might be helpful for property owners and developers.

## **THEMES**



Equity & Inclusion



Sustainability



Resiliency



Technology Forward

Conversations around the themes have continued and include conversations with the Parks and Trails Commission, the Human Services Commission, and the Community Advisory Committee, as well as city staff from multiple departments. Staff has been seeking input on the following questions:

- What does this theme/concept mean to you? Does our working definition need any adjustment?
- What does [theme] mean to your daily experiences in our community?

## Redmond 2050 Community Engagement Summary: Q1 2021

- What stories would you like to share that would help us understand your thoughts on this theme?
- How does/should [theme] impact our built and natural environment?

The working definitions will be refined based on these comments and staff will add statements of intent to help clarify the goals for these themes with more details than can be captured in the definition. Additional community engagement will occur for a few months after the revised definitions and intent statements have been developed.

Staff is also working on a review “lens” for each theme that will be used to evaluate Comprehensive Plan policies to see what changes can be made to support the advancement of these themes. Staff review of the element will determine:

- Strengths and deficiencies of the element regarding advancement of the theme; and
- Identifying if there is anything missing, or any changes needed, to support these themes.

Staff will then draft revisions, where the update is clear and simple, or will research options and alternatives where additional policy discussion is needed. Before taking options and alternatives and draft language forward for review, policies will be evaluated based on:

- Whether the policy option/alternative/draft language advances or hinders the theme; and
- Alignment with the reoccurring community themes and community priorities.

### **NEXT STEPS / COMING SOON**

- A questionnaire is currently live for businesses in Redmond.
- Stakeholder groups and a Technical Advisory Group will start meeting.
- Community engagement on themes will continue.
- Overlake urban center boundary revision options will be developed and discussed with the community and stakeholders.
- Discussions are beginning on defining transit-oriented development (TOD) for Redmond.
- Staff is working with our subject matter experts to review comments on the working definitions for themes to develop revised definitions.

### **DETAILED ENGAGEMENT SUMMARIES**

Detailed summary reports can be found online at [www.Redmond.gov/1495/Engagement-Summaries](http://www.Redmond.gov/1495/Engagement-Summaries). First quarter 2021 elements included:

- [Visioning Design Elements](#)
- Stakeholder & Working Groups
  - [Minority & Small Businesses](#)
  - [Business Roundtable](#)
- [Themes](#) - working definitions feedback and general comments on themes
- [Transportation](#) (round two)

# REDMOND »»» 2050

## Study Session: Growth Scenarios

---

June 22, 2021

Caroline Chapman & Beckye Frey



# 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](https://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.*

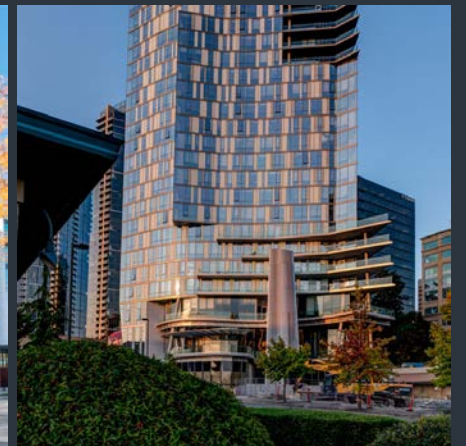
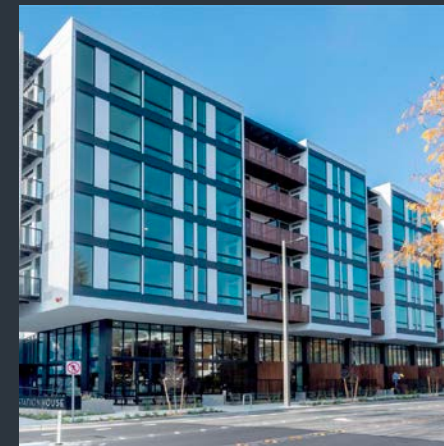
# Model Considerations

Desired Outcome (Community Priority)	Metric	Weighting (parcel selection)	Centers + Corridors	Centers
<b>SUSTAINABILITY</b> 	Access to transit	High	+	
	VMT		=	=
	Impervious surface		=	=
	Walkability	Highest		+
<b>EQUITY &amp; INCLUSION</b> 	Displacement Risk	High		++
	Ownership v. Rent			+
	Affordable Units		+	
	Public Opinion		+	
<b>RESILIENCE</b> 	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

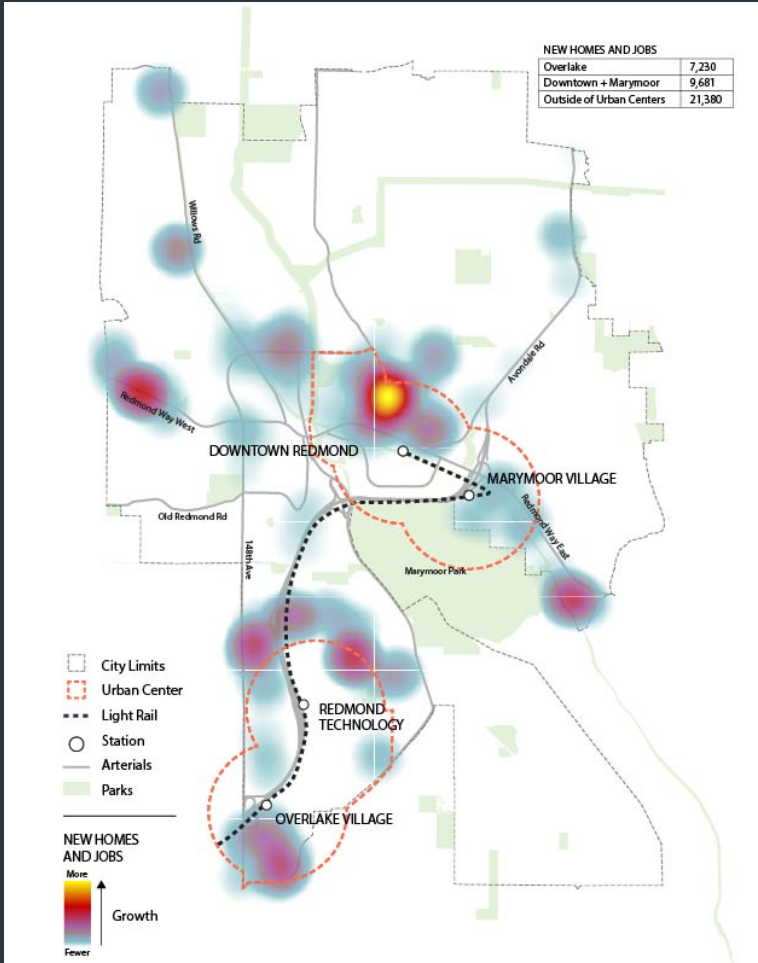
	Ownership v. Rental	Centers + Corridors	Centers
		% parcels used	% parcels used
<b>Townhouse 3</b> 23.5 units/acre	90% ownership 10% rental	15%	19%
<b>Stacked Flats 3</b> 49 units/acre	100% rental	15%	16%
<b>Stacked Flats 4</b> 54 units/acre	100% rental	2%	2%
<b>Podium 5</b> 62 units/acre	100% rental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



# Growth Scenarios

## Baseline

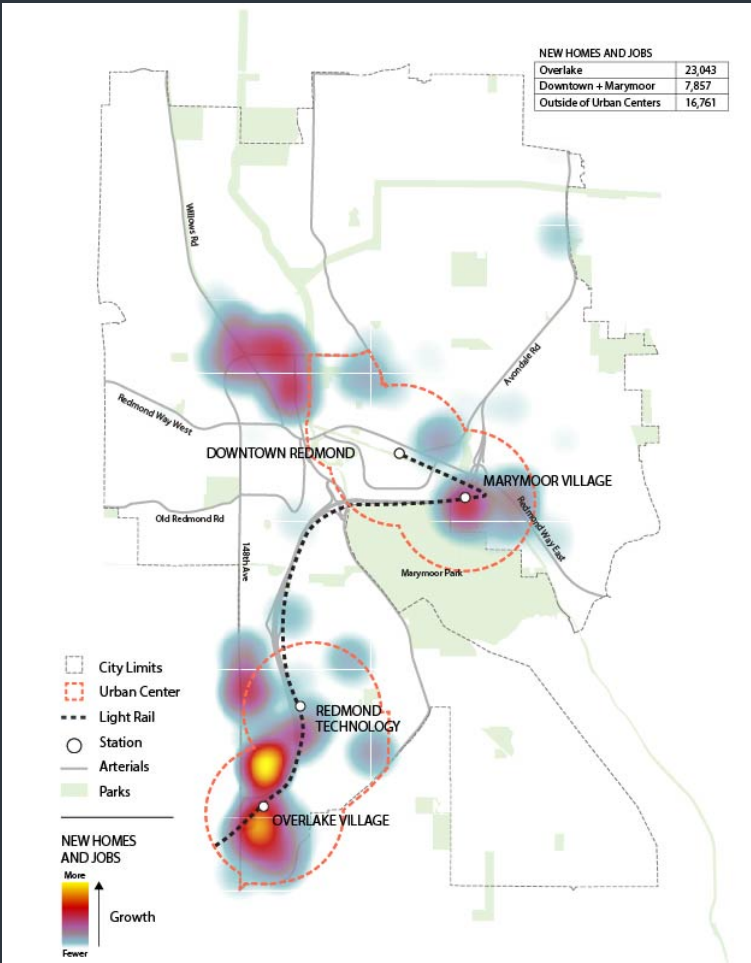
What does it look like if we change nothing in current zoning



19,901 Housing Units  
18,390 Jobs

## Centers + Corridors

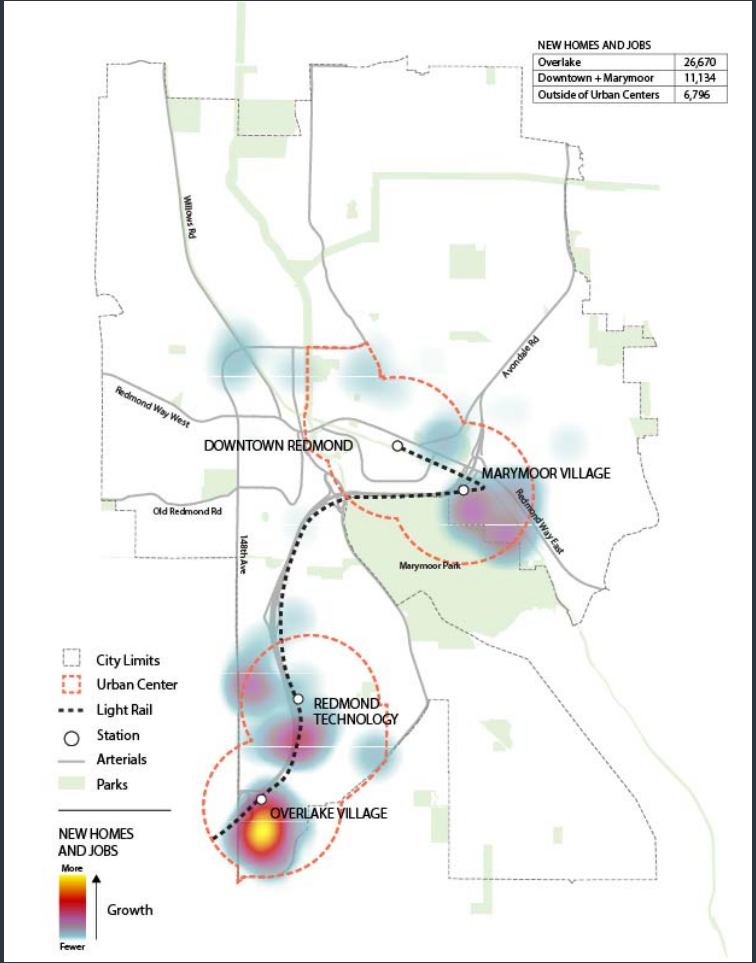
Focus growth to urban centers, station areas, and select arterials



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 1<sup>st</sup> 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.



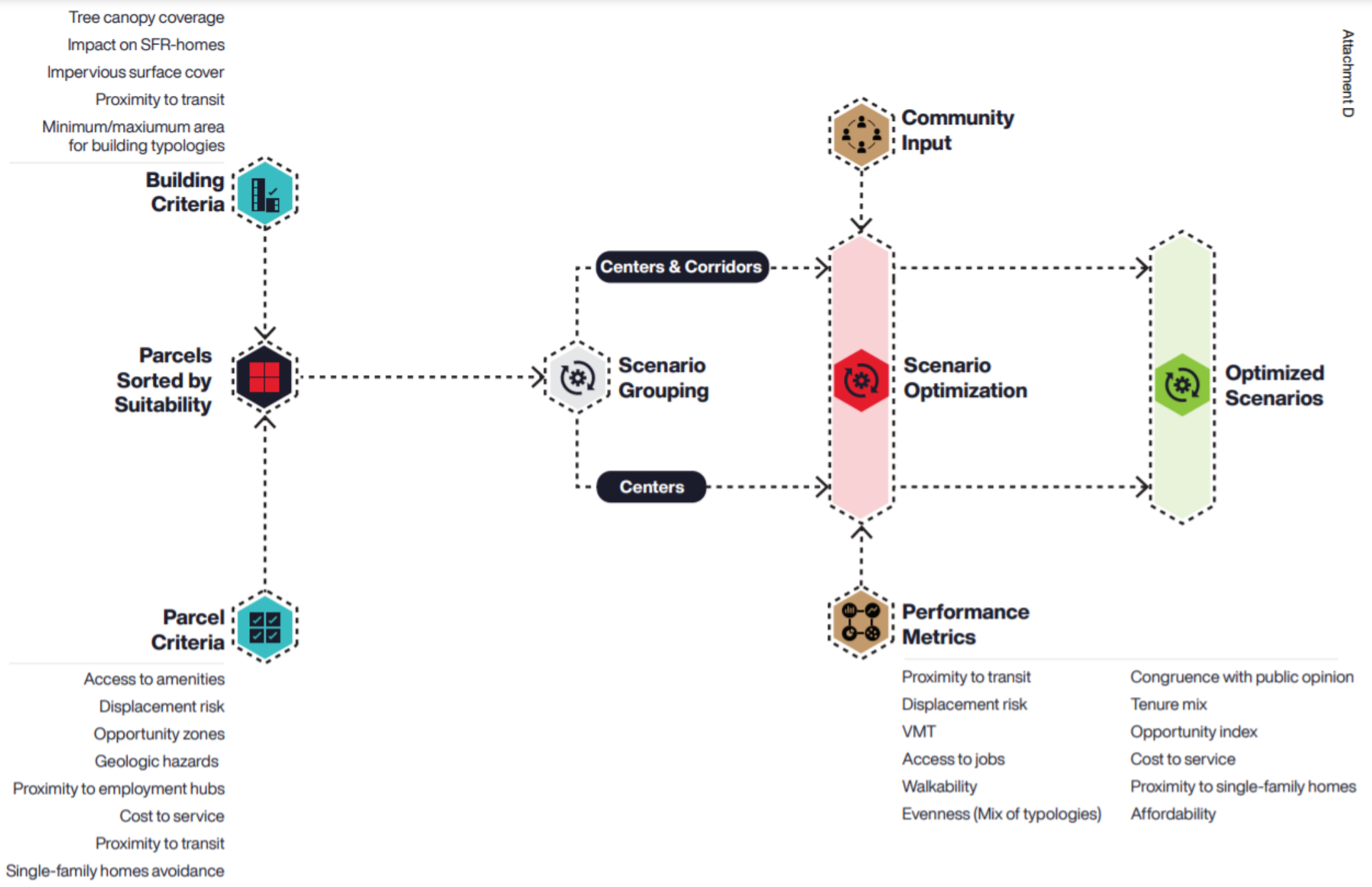


# Thank You

.....



# 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**

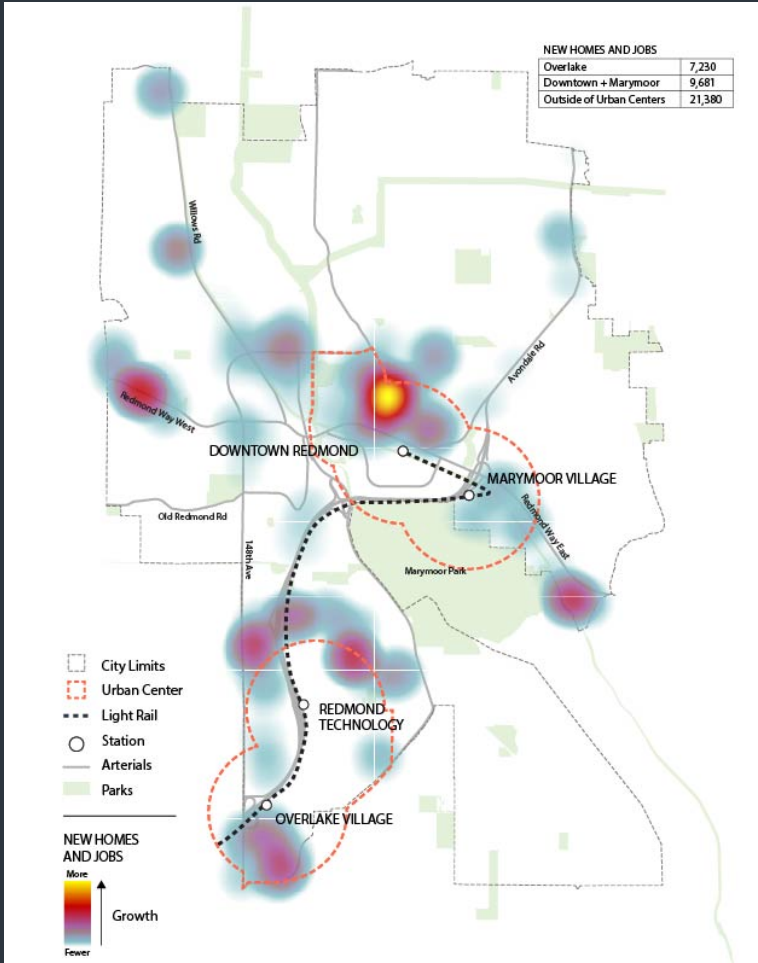
Growth  
Scenario 2

**Centers**

# Growth Scenarios

## Baseline

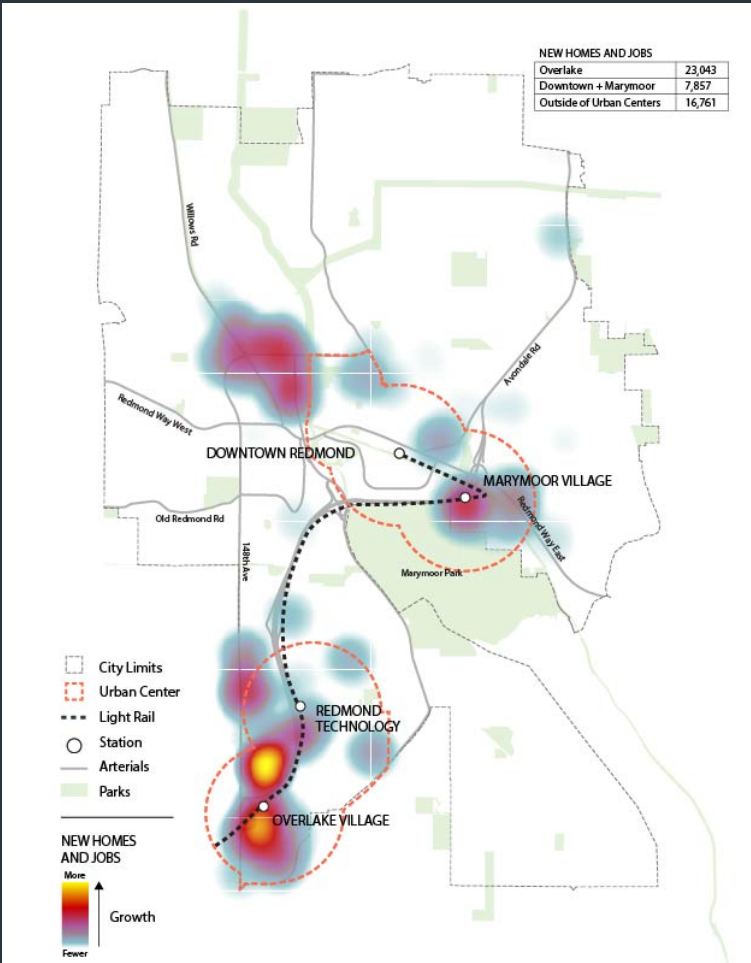
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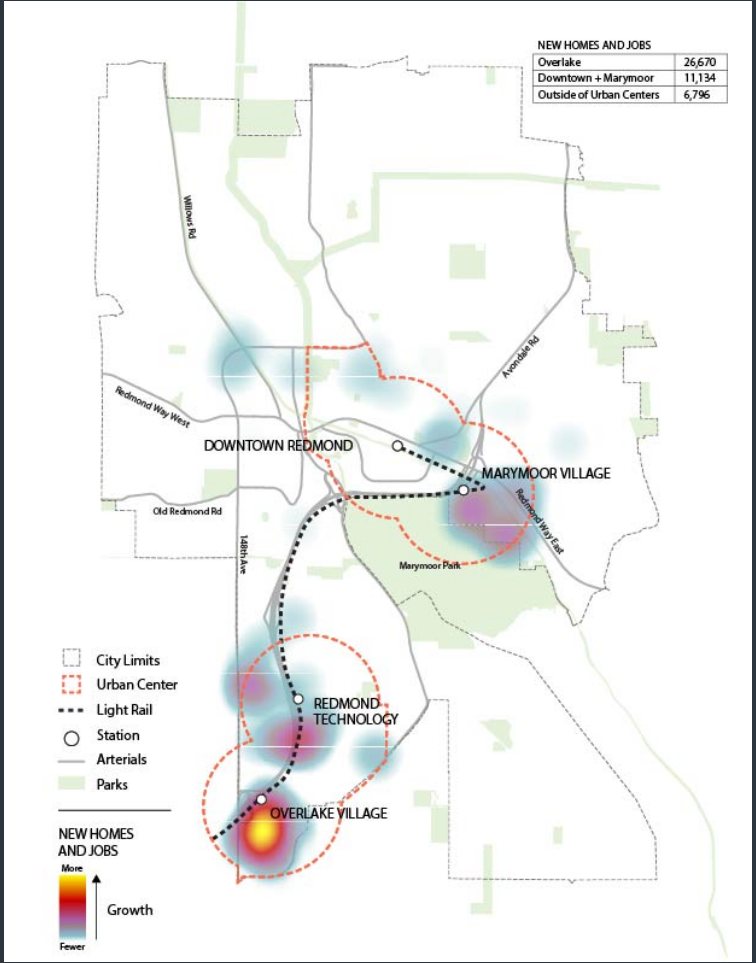
Focus growth to urban centers, station areas, and select arterials



27,481 Housing Units  
20,480 Jobs

## Centers

Focus growth to urban centers & station areas



24,142 Housing Units  
20,458 Jobs

# 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%	<b>69%</b>	<b>53%</b>	<b>66%</b>
Corridors/ Elsewhere	<b>51%</b>	12%	24%	6%
<b>TOTAL</b>	<b>27,481*</b>	<b>20,480</b>	<b>24,142*</b>	<b>20,458</b>
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:

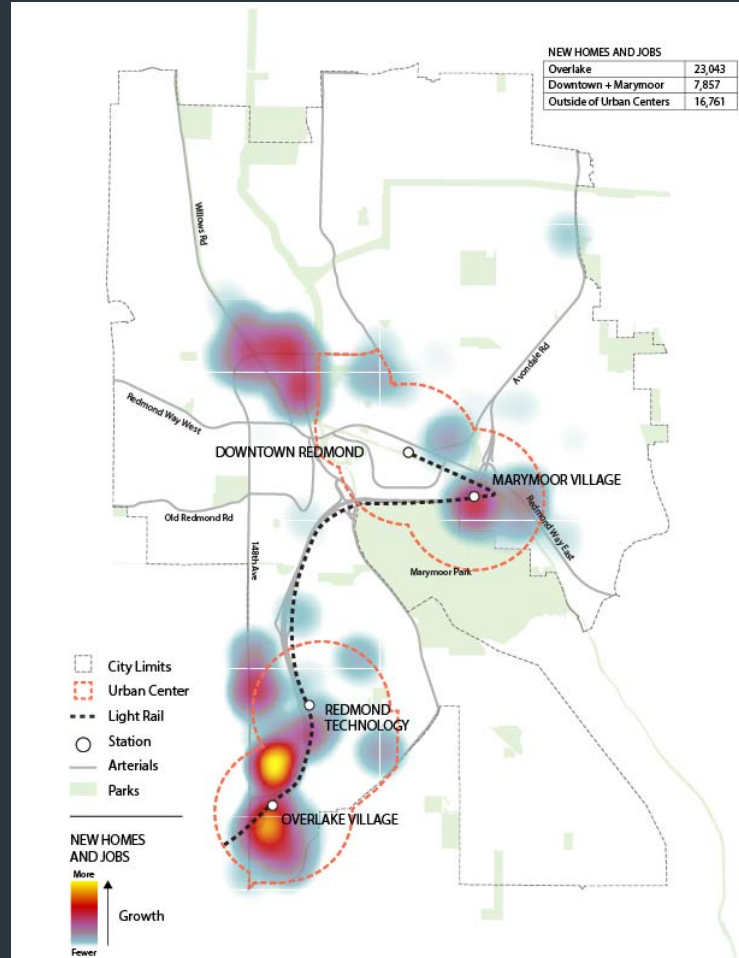
- Further evaluate environmental impact, transportation, land use & socioeconomics, public services & utilities, aesthetics
- Develop a preferred alternative

*What metrics are you interested in?*

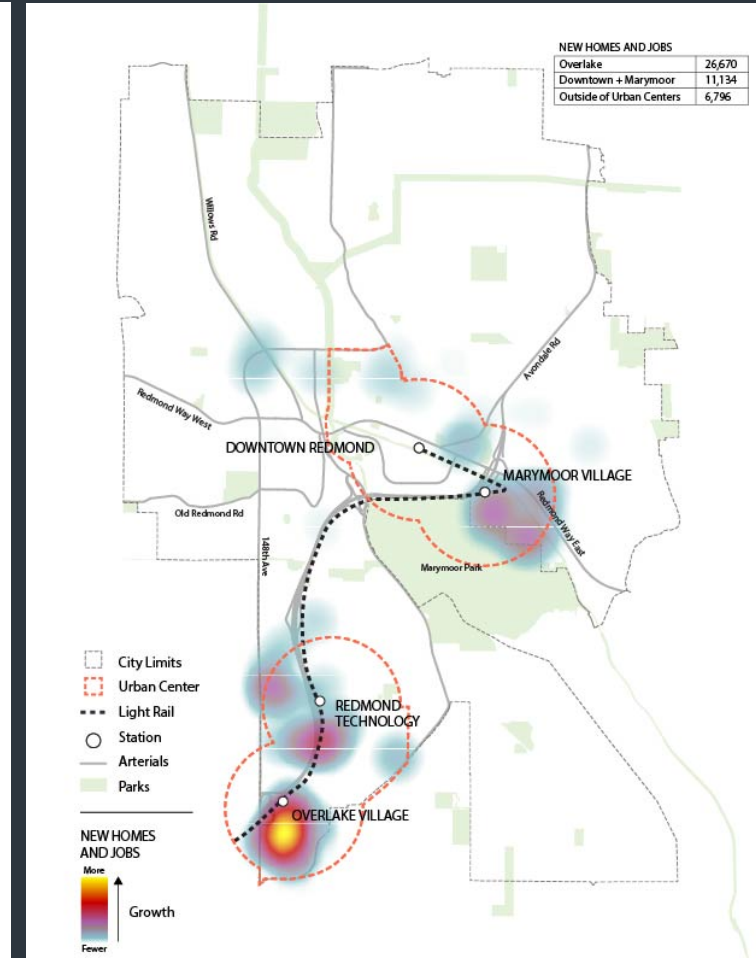
Share scenario options with the public

Discuss the form this growth can take

## Centers + Corridors



## Centers



# CITY OF REDMOND

## TASK 4 - LAND USE ALTERNATIVES

MAY 26, 2020

VERSION 4

# TABLE OF CONTENTS

3		Executive Summary
4	1.0	Introduction
7	2.0	Land Use Scenario Overview
10	3.0	Baseline Development Feasibility Analysis
13	4.0	Parametric Analysis Overview and Methodology
24	5.0	Growth Scenarios
32	6.0	Scenario Comparison and Final Results
36	7.0	Next Steps

# EXECUTIVE SUMMARY

## PROCESS OVERVIEW

The City of Redmond is currently undertaking a periodic update of the Redmond Comprehensive Plan. A technical team, led by IBI Group, conducted a community visioning process designed to determine where growth should go and what growth should look like. This work was completed through the production of two models: A baseline model that assessed and development potential under current regulations; and a parametric model that created an infinite number of possible growth scenarios to test the optimal results under two distinct land use conditions. The baseline model may or may not have met the minimum growth targets set by the City of Redmond, whereas development potential under the two parametric scenarios was required to be compatible with planned growth. The parametric scenario led to two distinct scenarios: a more centralized Centers Scenario and a more decentralized Centers and Corridors Scenario. These scenarios were assessed to meet a series of performance metrics built into the model, providing a numeric score, as well as an overall land use trend.

## SCENARIO CONCLUSIONS

The two scenarios resulted in relatively comparable scores in the end. This was not intentional, but does show that whether the growth is contained to the urban centers, or whether it is created along some or all of the studied arterials, the desired measurable outcomes can be reached. The Centers Scenario has a slightly greater overall score, due to greater amounts of home ownership potential, improved walkability, lower displacement risk, and reduced distance to bike lanes.

However, the score of the Centers and Corridors Scenario is very close. The Centers and Corridors Scenario also better matches the results obtained during the public engagement activity. In the Centers and Corridors Scenario, we see that there is a much greater use of residential-only typologies, which have fewer stories. Given this, the number of overall parcels used is greater, as these typologies do not contribute as many units given their lower FAR.

The Centers and Corridors Scenario uses 162 parcels, whereas the Centers Scenario uses only 96. There are no uses of the two new high-rise typologies in the Centers and Corridors Scenario - all development is 10 stories or less in this scenario model. In the Centers Scenario, there are multiple uses of the two new high-rise typologies.

The challenge across both models was meeting the jobs goal of 20,000. Both required ample use of the mixed-use typology to meet this goal, but in the Centers scenario, the model did not have to go as far over the housing target to meet the job goals. Overlake holds much of the development in both scenarios, and particularly much of the job

# 1.0 INTRODUCTION

## 1.1 REDMOND VISIONING PROCESS AND PROJECT SUMMARY

The City of Redmond is currently undertaking a periodic update of the Redmond Comprehensive Plan. A significant focus of this update is accommodating growth, and in particular planning for urban centers and light rail station areas. The goal of the Redmond Comprehensive Plan Visioning Process is to direct the location and form of future growth in a way that best meets the community vision and regional policy goals. To that end, the City of Redmond and the technical team, IBI Group with ECONorthwest and 3Si, are conducting a community visioning process designed to determine where growth should go and what growth should look like. Outcomes from this visioning process will inform the planning process and ultimately the location and form of growth over the next three decades.

## 1.2 LAND USE ALTERNATIVES ANALYSIS PURPOSE AND GOALS

A critical part of the Redmond Comprehensive Plan update are the components that fall within the “Task 4 Land Use Alternatives” effort of IBI Group’s work. This task included a range of quantitative and qualitative analysis to answer questions about the location and form of growth. The analysis included the following:

- Market analysis of real estate conditions
- Analysis of land use under current zoning
- Development of potential land use scenarios for future growth

The combined work is designed to answer two questions:

- Where should future development occur?
- What form should that development take?

The City of Redmond anticipates needing to accommodate 20,000 new units of housing and 20,000 new jobs between 2019 and 2044. To be consistent with the Regional Growth Strategy in VISION 2050, 65% of new residential growth and 75% of new job growth must occur within urban centers and light rail station areas.



During the “Task 2 Existing Conditions” analysis, the technical team gathered relevant information to inform the process for answering those questions. That information included an evaluation of current real estate conditions, a review of policies and regulations that set requirements for development, and a review of recent and relevant public outreach from other related planning initiatives.

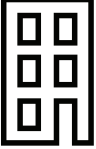


Policies that guide the analysis include the Redmond Comprehensive Plan, Marymoor

Village Design Standards, the Southeast Redmond Neighborhood Plan, Sound Transit's East Link Environmental Impact Statement, and the Overlake Neighborhood Plan Update and Implementation Project EIS. These documents set the standards for development in and around the city's urban centers. Understanding the existing conditions played an important role in establishing the metrics and goals used to evaluate the land use alternative scenarios.

*Table 1.0: Growth Metrics* lists the original, high-level metrics chosen to evaluate the growth scenarios, and provides rationales for why they were used. These metrics were used to begin the model creation process from our earlier technical studies, and evolved into the performance metrics described in *Table 4.3: Performance Metrics for Growth Assignment Criteria*.

TABLE 1.0: GROWTH METRICS

METRIC	RATIONALE	REFERENCE DOCUMENT	COMMUNITY SUPPORT
<p><i>Housing Affordability and Diversity</i></p> 	<p>By planning for a diversity of housing types, the Redmond 2050 plan will improve access to housing for people of all income levels, particularly focused on the need for housing for households with lower incomes identified in the Housing Action Plan.</p> <p>A mix of housing forms and tenures is preferred.</p>	Housing Needs Assessment, Housing Action Plan, Community Strategic Plan	High
<p><i>Vehicle Miles Traveled (VMT)</i></p> 	<p>According to the City of Redmond's 2020 Environmental Sustainability Action Plan, the transportation sector accounts for about one quarter of all greenhouse gas emissions in Redmond and is therefore a significant contributor to climate change.</p> <p>Housing typology and location can be used to model VMT. Outcomes that allow people to drive less, thereby reducing VMT, are preferred.</p>	Sustainability Action Plan, Community Strategic Plan	High

<p><i>Density</i></p> 	<p>Density is the primary metric by which residential growth is measured. The land use alternatives analyzed will include building typologies of different densities, as well as different distributions across the study area.</p> <p>Context-appropriate density that maintains existing character, preserves open space, reduces sprawl, and concentrates development near transit is preferred.</p>	<p>Regional Centers Framework Update (PSRC), Comprehensive Plan – Urban Centers, Overlake, and Downtown</p>	<p>Medium</p>
<p><i>Station Area Floor Area Ratio (FAR)</i></p> 	<p>FAR measures the density of an individual building and is calculated by dividing the combined total area of each floor of a building by the land area of the site.</p> <p>Station Area FAR will be used to analyze development potential in the areas immediately surrounding planned light rail stations. Increased FAR in station areas is preferred.</p>	<p>Comprehensive Plan – Overlake and Downtown, Overlake Neighborhood EIR</p>	<p>Medium</p>
<p><i>Walkability</i></p> 	<p>Cities that are designed to provide higher concentrations of amenities (such as shopping, childcare, or health and wellness services) within walking distance of where people live are better able to support sustainability goals.</p> <p>Walkability can be quantified through land use type and metrics like intersection density.</p>	<p>Comprehensive Plan – Overlake and Downtown, Overlake Village Street Design Guidelines, Downtown East-West Corridor Study Master Plan</p>	<p>High</p>

## 2.0 LAND USE SCENARIO OVERVIEW

### 2.1 BASELINE MODEL VS. PARAMETRIC MODEL

There were two separate analysis performed by the IBI Group team:

1. **BASELINE MODEL** - A baseline development feasibility analysis was performed to understand development potential under current regulations and whether those regulations are compatible with expected and planned growth.  
This model was constructed separately from our parametric analysis and does not come with a scorecard of performance metrics. It does, however, use the same parcel criteria to select considered growth locations, for consistency with the parametric model.
2. **PARAMETRIC MODEL** - A parametric analysis was developed to create an infinite number of possible growth scenarios and test the optimal results under two conditions – a Centers Scenario and a Centers and Corridors Scenario. Development potential under these two scenarios is intentionally required to be compatible with expected and planned growth per the constraints constructed in the model.

Both the baseline model and the parametric model are considering 95% of the total growth in Redmond. The goals of 20,000 units of housing and 20,000 jobs are indicative of 95% of total growth in the City of Redmond. It is anticipated and unmodelled that 5% of growth would happen beyond the boundaries of the selected parcels throughout the remainder of Redmond neighborhoods. Throughout the report, and reference to growth targets and goals is speaking of this 95% of growth and an additional 5% of growth should be assumed elsewhere in the city.

### 2.2 PARCEL SELECTION

For consistency, both models began with a data set of parcels that the city categorized as likely to redevelop in its King County Buildable Lands Analysis. From this data set of parcels, the model only included those that met at least one of the following conditions:

1. Within ¼ mile of urban centers as defined by the Puget Sound Regional Council (PSRC),
2. Within 300 feet of the following arterials: Willows Road, Avondale Road, 148th Avenue NE, Old Redmond Road, and Redmond Way,
3. Within 1,000 feet of bus stops for routes planned to operate with 15-minute or

better headways in the year 2040 according to the Metro Connects long-range service plan.

The total amount of developable land and number of parcels for the Downtown and Overlake neighborhoods are shown in *Table 2.0: Developable Area*. These are parcels

TABLE 2.0: DEVELOPABLE AREA

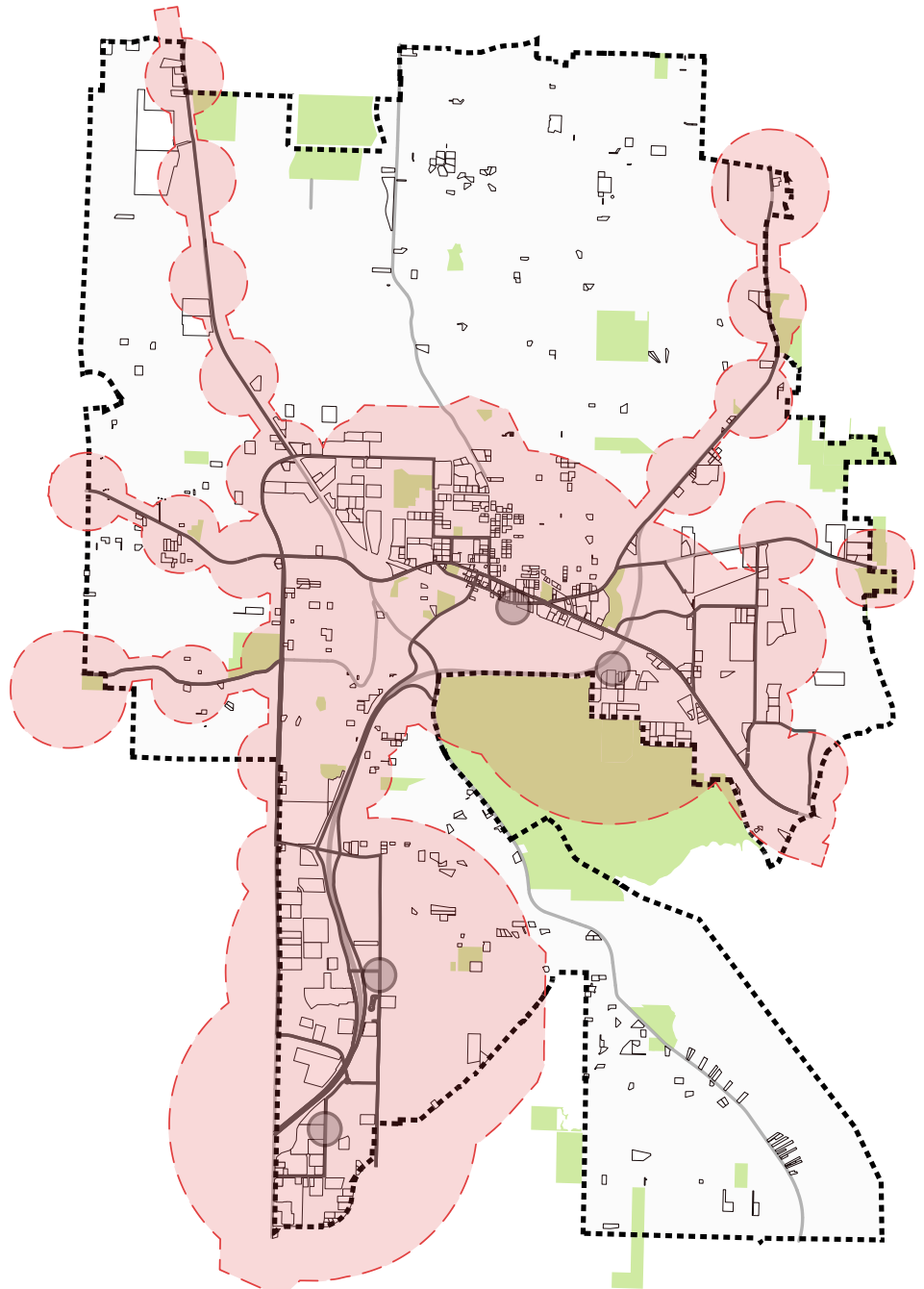
NEIGHBORHOOD	TOTAL PARCEL AREA (SQ. FT.)	NUMBER OF PARCELS
Downtown (Urban Center)	7,505,406	249
Overlake (Urban Center)	5,772,889	59
Outside of Urban Centers	14,211,705	211
TOTAL	27,500,000	519

## 2.3 URBAN CENTER BOUNDARIES

For calculating the amount of growth in urban centers, both models defined the boundaries of these areas in the same way:

1. "Downtown" is the Regional Center area defined by the Puget Sound Regional Council (PSRC) combined with a ¼ mile radius from both the Downtown Redmond and SE Redmond / Marymoor Village stations
2. "Overlake" is the Regional Center area defined by the Puget Sound Regional Council (PSRC) combined with a ¼ mile radius from both the Overlake Village and Redmond Technology stations

FIGURE 2.1: PARCEL SELECTION CRITERIA



Red area corresponds to the three combined conditions in 2.2 Parcel Criteria.

### 3.0 BASELINE DEVELOPMENT FEASIBILITY ANALYSIS

The technical team completed a baseline analysis to quantify how much residential and employment growth could be realistically absorbed under current regulations and within the current area boundaries. This allowed the team to have a “no action” scenario against which to measure future development scenarios. This is a separate analysis than the parametric analysis (see *2.1 Baseline Model vs. Parametric model*) and thus did not allow for the same assessment criteria from the parametric model to be applied. This model is purely a theoretical mathematical assessment of the available density under current regulations. This model used the parcel selection criteria as described in *2.2 Parcel Selection*, which is consistent throughout the baseline and parametric scenarios.

The output from the model indicates the upper threshold of developability per the current zoning of each parcel. However, the model does not capture some common barriers to redevelopment such as unforeseen economic disruption, inertia, public opposition, or other specific market factors. The model did incorporate a standard 85% market factor to account for this uncertainty, meaning we anticipated 85% of the available parcels would be available for build-out and development.

#### 3.1 BASELINE DEVELOPMENT POTENTIAL

The model identified the total amount of housing and jobs that could be accommodated under current zoning. The results are illustrated in *Table 3.0: Baseline Development Potential - Output Data* and *Figure 3.1: Baseline Scenario Parcel Map*, which indicates the current land-use of each parcel.

For reference, the City of Redmond conducted a similar analysis based on the King County Buildable Lands and calculated a current capacity of approximately 14,000 jobs and 17,000 housing units. Our outputs are within the same general range as these results, with different market factor assumptions accounting for most of the difference.

TABLE 3.0: BASELINE DEVELOPMENT POTENTIAL - OUTPUT DATA

	# OF UNITS			% IN URBAN CENTERS		
	IN MODEL	GOAL	DIFFERENCE	IN MODEL	REQUIRED	DIFFERENCE
Units of Housing	19,901	20,000	- 99	79.4%	65.0%	+ 14.4%
Jobs	18,390	20,000	- 610	59.0%	75.0%	- 16%

FIGURE 3.2: BASELINE SCENARIO - LAND USE TRENDS

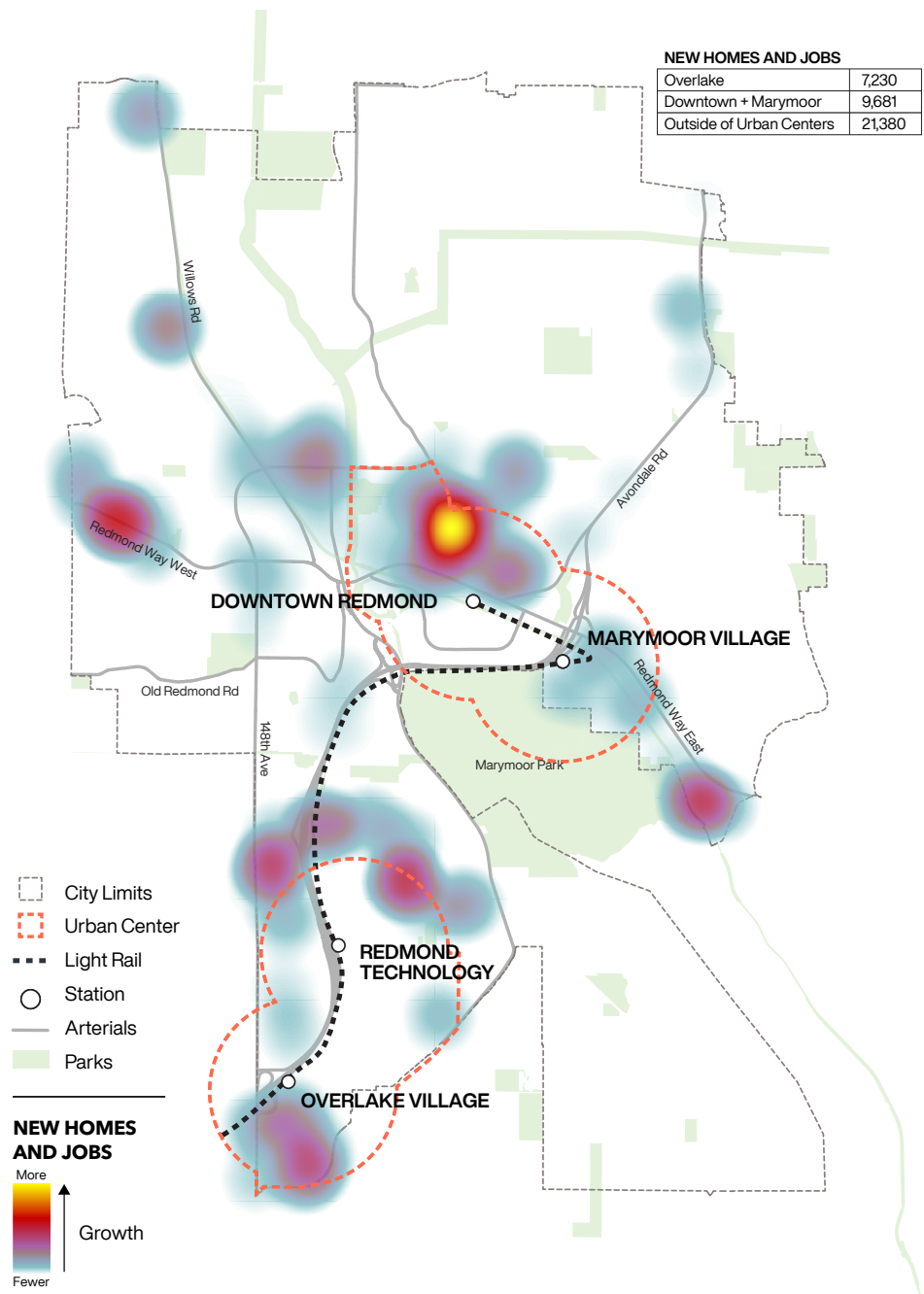


TABLE 3.3: BASELINE DEVELOPMENT POTENTIAL - DEVELOPMENT SUMMARY

	# OF UNITS		% IN URBAN CENTERS (OF 20,000 GOAL)			
	HOUSING	JOB	HOUSING		JOB	
Overlake Urban Center	7,920	6,468	39.6%	68.9%	32.4%	55.2%
Downtown Urban Center	5,850	4,557	29.3%		22.8%	
Outside of Urban Centers	6,131	7,365	20.1%		33.0%	
TOTAL	19,901	18,390	99.5%		92.0%	

In the baseline model, Redmond comes close to, but narrowly misses, the growth goals of 20,000 units of housing and 20,000 jobs. Additionally, job growth would not come close to the required 75% in the urban centers. The baseline model does meet the units of housing goal for the urban centers. Note that this calculation is estimated by treating all identified buildable lands equally, and it does not consider future changes to development that would encourage policy priorities, such as affordability and access to transit. In other words, while the growth model scenarios presented in the following sections optimize policy objectives, the baseline model does not and treats all parcels identified as equally available.

### 3.2 BASELINE DEVELOPMENT CONCLUSIONS

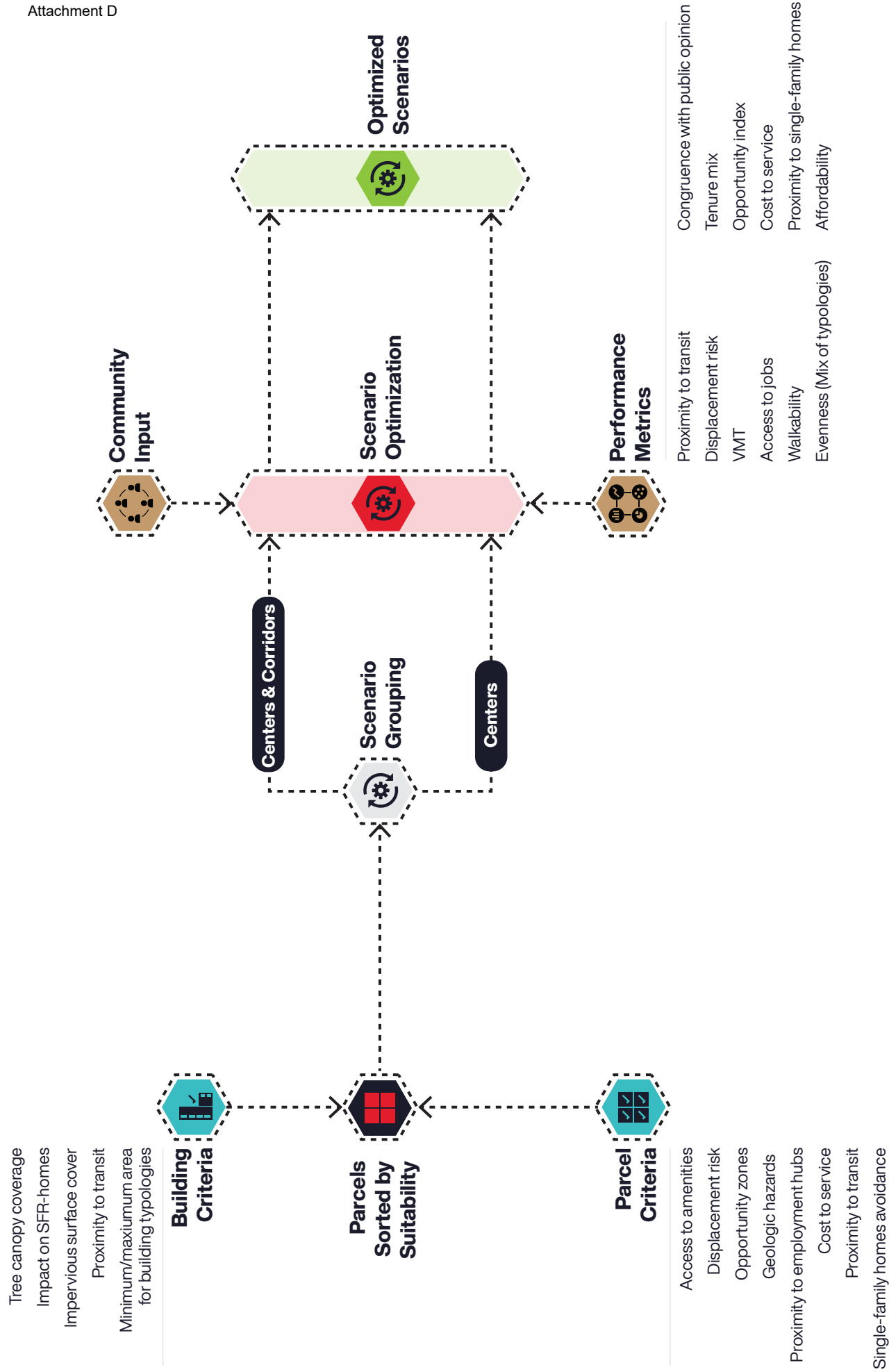
Although current zoning and development patterns could accommodate approximately the aggregate amount of growth projected, current regulations do not accommodate sufficient job growth within the urban centers and light rail station areas to meet VISION 2050 requirements. The baseline scenario projects widely dispersed growth that may create significant impacts on less-densely developed single-family neighborhoods. The growth that occurs may also not be close enough to high-quality transit to encourage mode shift from private autos to transit, which in turn decreases transit ridership potential and increases VMT and emissions. By contrast, the modeled growth scenarios are designed to mitigate these impacts through parcel and typology criteria, as well as use performance metrics to measure the success against policy goals. Our parametric scenarios allocate growth to meet city policy objectives related to affordability, sustainability, and community character, whereas the baseline model only considers those community priorities and goals in place when the zoning regulations were adopted.

## 4.0 PARAMETRIC ANALYSIS OVERVIEW AND METHODOLOGY

Parametric analysis uses the power of computers to analyze large datasets to answer design questions. This section provides an overview of our construction for the parametric model and the methodology used to answer the questions of where and in what form development should occur.

To create optimized growth scenarios, the model incorporated both parcel criteria and building criteria. Together these criteria were applied to the parcels selected as described in *2.2 Parcel Selection* to create an infinite number of possible growth solutions that meet the growth goals of 20,000 units of housing and 20,000 jobs (with the required amount of growth in the urban centers). These scenarios were then evaluated using a series of performance metrics, as well as community input, to provide two optimized scenarios: one Centers and Corridors Scenario and one Centers Scenario. This process is diagrammed in *Figure 4.0: Parametric Analysis Methodology* and described throughout the rest of this section in more detail.

FIGURE 4.0: PARAMETRIC ANALYSIS METHODOLOGY



## 4.1 PARCEL AND BUILDING CRITERIA

Parcel criteria are those datasets used in evaluation that are specific to a particular location. For example, a parcel scores higher on walkability when it is in an area with shorter blocks and greater concentrations of higher-density, mixed-use development. When evaluating which parcels are best for redevelopment, the model evaluated the parcel against the criteria in *Table 4.1: Parcel Criteria Descriptions*. Inputs were selectively weighted to prioritize some of these variables used in the model over others in consideration of community input. The total weight of all variables is equal to 100, with each weight indicating a percentage of prioritization. If each variable were weighted equally, it would have a weight of 12.5, so variables less than 12.5 are a low priority, while those above 12.5 are a high priority.

The alignment with community priorities, as indicated in *Table 4.1: Parcel Criteria Descriptions*, comes from our preliminary engagement on “Gains and Pains” seeking feedback on the priorities and concerns of Redmond residents as well as those that work, shop, and play in Redmond.

TABLE 4.1: PARCEL CRITERIA DESCRIPTIONS

PARCEL CRITERIA	DESCRIPTION	ALIGNMENT WITH COMMUNITY PRIORITIES	WEIGHTING
Walkability	Measures how easily residents or tenants of a particular parcel can access nearby amenities (such as shopping or key activity centers) on foot.	Walkability is a top priority of things currently working well in Redmond that should be maintained (Gains: Now)	19 - Highest
Displacement Risk	Measures how vulnerable residents of a parcel may be to displacement, based on housing affordability metrics.	Improving housing affordability is the top future goal for Redmond (Gains: Future)	16 - High
Opportunity	Measures whether a parcel falls within an economic opportunity zone (as defined by the Puget Sound Regional Council), potentially making it eligible for government incentives.	Not discussed in community engagement, but considered under equity goals	9 - Low

Hazards	Measures whether a parcel falls within geological hazard zones (landslide, flood, erosion, seismic risk).	Not discussed in community engagement, but considered under sustainability goals	8 - Low
Employment	Measures distance to higher concentrations of jobs.	Community feedback prioritized maintaining small local businesses (Pains: Now)	15 - High
Cost to Service	Measures the cost of providing infrastructure and services, such as new police or fire coverage or new storm water/sewer treatments.	Community feedback wants to see infrastructure be maintained at the rate of growth (Gains: Now)	14 - Medium
Transit	Measures distance to public transit, with proximity to light rail ranking higher than bus.	A strong transportation system is the second-highest ranked priority for the future (Gains: Future)	15 - High
Single Family Homes	Measures whether the parcel avoids low-density, single-family home neighborhoods.	Community feedback wants to see existing neighborhood character preserved (Gains: Future)	4 - Low

In contrast to the parcel criteria, building criteria are those datasets that are specific to the types of buildings, ranging from lower-density development such as townhouses, to higher-density mixed-use development encompassing both residential and commercial uses within multi-story buildings.

During the “Task 2 Existing Conditions” effort, the technical team, led by ECONorthwest, evaluated current market opportunities for development in Redmond. The team identified 12 building typologies that range from townhomes to high rise office buildings. The range of building typologies were selected because they represent a reasonable range of potential typologies that would be needed to accommodate growth, acceptable to the community, and financially feasible. Two of these typologies exceed maximum height limits in the City’s zoning code – High Rise 19 (Mixed-use) and Office High Rise 13 (Commercial). However, they are supported by the current market conditions.

Full typology information is organized in *Table 4.2: Typology Criteria*, which assigns characteristics to each building typology such as maximum permitted height, minimum/maximum lot size required, and average number of residents or jobs that are typically found in each type. More details on this typology work can be found in a separate report compiled by ECONorthwest.

Together, the parcel criteria and building criteria create profiles in the model that are a function of their characteristics. For example, a taller building with a relatively small floor plate may generate potentially greater impacts on the surrounding area (due to building height or the amount of traffic generated by the project), but also have lower impervious surface cover and protect greater amounts of green space due to its height. The parcel on which it is located would have the same access to nature/parks or proximity to transit regardless of which building type is located there, but the density of development on the parcel would dictate how many residents, tenants, or visitors of the building would have access to nearby amenities. These combinations of parcel criteria and building criteria are referred to as growth assignment criteria.

TABLE 4.2: TYPOLOGY CRITERIA

	RESIDENTIAL TYPOLOGIES				
	Townhouse 3	Stacked Flats 3	Stacked Flats 4	Podium 5	Attachment D
Short Name	TH Own	Stacked Flats A	Stacked Flats B	4 Over 1	
Parking	Garage	Surface	Surface	Podium	
Height (Stories)	3	3	4	5	
Minimum Lot Size	11,100	26,700	32,000	18,800	
Maximum Lot Size	11,100	60,000	60,000	60,000	
Impervious Coverage	80%	80%	80%	85%	
Residential FAR	1.2	0.9	1.0	1.2	
Office FAR	0.0	0.0	0.0	0.0	
Retail FAR	0.0	0.0	0.0	0.0	
Average Residential Unit Size (sf)	2,000	785	785	865	
Average Office per Employee (sf)	0	0	0	0	
Average Retail per Employee (sf)	0	0	0	0	
Residual Land Value	\$32	\$20	\$31	\$29	
Residual Land Value (TOD Area)	\$32	\$31	\$44	\$50	
Can this occur in aquifer?	Yes	Yes	Yes	Yes	
Tenure Split (% Ownership)	90%	0%	0%	0%	
Affordability %	0%	10%	10%	5%	

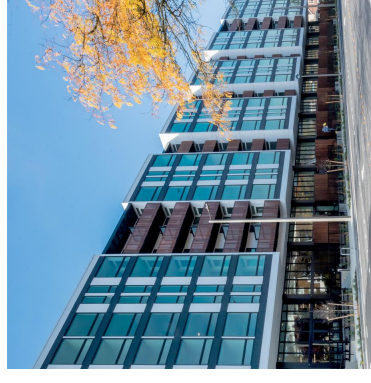
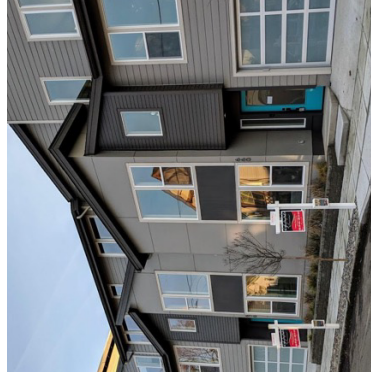


TABLE 4.2b: TYPOLOGY CRITERIA

	MIXED-USE TYPOLOGIES		
	Podium 6	High Rise 10	High Rise 19
Short Name	4 over 2	7 over 3	16 over 3 + 3
Parking	Podium	Podium	Underground / Podium
Height (Stories)	6	10	19
Minimum Lot Size	180,000	18,000	18,000
Maximum Lot Size	49,300	41,000	44,400
Impervious Coverage	85%	85%	85%
Residential FAR	2.2	3.7	7.7
Office FAR	0.0	0.0	0.0
Retail FAR	0.14	0.21	0.20
Average Residential Unit Size (sf)	865	965	965
Average Office per Employee (sf)	0	0	0
Average Retail per Employee (sf)	470	470	470
Residual Land Value	\$86	\$93	\$130
Residual Land Value (TOD Area)	\$126	\$178	\$310
Can this occur in aquifer?	Yes	Yes	No
Tenure Split (% Ownership)	0%	50%	50%
Affordability %	5%	0%	0%

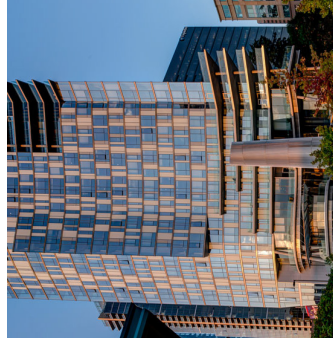
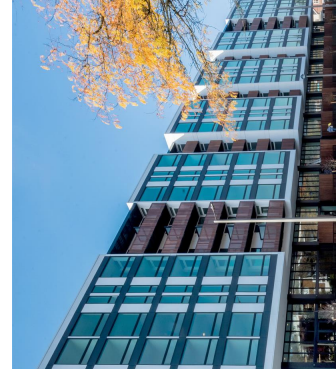


TABLE 4.2c: TYPOLOGY CRITERIA

Attachment D

COMMERCIAL TYPOLOGIES				
	Office Low Rise 4	Office Mid Rise 6*	Office Mid Rise Campus 6	Office High Rise 8
Short Name	Short Box	3 over 3	3 over 3	10 over 3 + 3
Parking	Surface	Podium	Podium	Underground / Podium
Height (Stories)	4	6	6	8
Minimum Lot Size	40,000	10,700	10,700	13,000
Maximum Lot Size	60,000	40,000	40,000	30,600
Impervious Coverage	80%	85%	85%	85%
Residential FAR	0.0	0.0	0.0	0.0
Office FAR	0.8	2.5	2.5	3.6
Retail FAR	0.0	0.16	0.16	0.26
Average Residential Unit Size (sf)	0	0	0	0
Average Office per Employee (sf)	350	350	350	350
Average Retail per Employee (sf)	0	470	470	470
Residual Land Value	\$13	(\$79)	(\$9)	(\$9)
Residual Land Value (TOD Area)	\$36	(\$1)	\$146	\$122
Can this occur in aquifer?	Yes	Yes	Yes	Yes
Tenure Split (% Ownership)	-	-	-	-
Affordability %	-	-	-	-

\* Typology currently not financially viable



## 4.2 GROWTH ASSIGNMENT CRITERIA AND PERFORMANCE METRICS

The parametric model analyzes every parcel of land within the project study area (as determined in *2.2 Parcel Selection*) and simulates thousands of development scenarios by allocating different combinations of the building typologies to parcels to generate a growth assignment criteria score. This score is measured using a series of performance metrics that are output with each variation of the model, allowing us to choose the most highly scoring scenario. The original metrics are discussed in *1.2 Land Use Alternatives Analysis Purpose and Goals*, but also include new metrics that were developed during the construction of the model. These include:

- Evenness: how much of a mixture between housing typologies is found in each scenario,
- Congruence with public opinion: measured from the growth scenarios submitted by community members,
- Renter/owner mix: the balance between households that own vs. rent their homes in an area.

As the model runs and creates combinations of buildings and parcels, it works by:

1. Comparing how well each scenario scores on the performance metrics for the growth assignment criteria,
2. Preserving scenarios that better meet these growth assignment criteria as the model runs, and comparing them to other combinations,
3. Discarding poorer-performing scenarios: the model excludes any combinations that are impractical or infeasible, as well as those scoring poorly on the performance metrics,
4. Refining each iteration of the large number of possible combinations, preserving those output scenarios that best meet the project goals while scoring as highly as possible on the performance metrics

To meet the project goals, the model ensures that all scenarios it is choosing meet the requirement of allocating at least 65% of residential growth and 75% of job growth in urban centers. The model measures this requirement based on the 20,000 units of housing and 20,000 jobs goals. 65% of total residential growth may not fall in the Urban Center if the model reaches a higher number of overall housing units (which is possible due to the strong market characteristics of mixed-use typologies), but 65% of the required growth is met within the centers.

The outputs from the model are ranked according to how well they satisfy the performance criteria and optimized so that stakeholders can compare two distinct but feasible alternatives. These two alternatives will provide the Redmond community two options, each with their own trade-offs to consider. The two optimized outputs can generally be described as a more decentralized Centers and Corridors Scenario that consumes a greater amount of overall land area in the city, and a Centers Scenario that centralizes the overall land area of parcels used to include higher density growth in the urban centers.

The way the model was constructed, a higher score is always preferred in order to compare and rank the scenarios. This is sometimes counterintuitive, such as how a higher displacement score represents a lower displacement risk. The below rationale explains how all performance metrics were used in the model.

TABLE 4.3: PERFORMANCE METRICS FOR GROWTH ASSIGNMENT CRITERIA

PERFORMANCE METRIC	RATIONALE
Renter/Owner Mix	Also known as tenure mix. Looks at the balance between renters and owners in housing. A relatively equal balance was preferred, and this is represented in the model by a higher score.
Housing Affordability	Percentage of housing units designated as affordable, with a higher percentage preferred.
Displacement Risk	Measures how vulnerable residents of a parcel may be to displacement, with a higher score representing less overall displacement.
VMT Score	A composite Vehicle Miles Travelled (VMT) score constructed from a series of metrics: the number of adults per household near transit, access to bike and pedestrian ways, as well as the number of affordable housing units with access to transit. Typically, greater density and more affordable units near transit can reduce VMT. In our constructed score, a high score correlates to overall lower vehicle miles traveled.

Walkability	Intersection of density and access to transit, retail, and grocery (including proposed mixed-use). A higher score is preferred and indicates greater walkability. The metric prioritized transit stations over bus stops (75%-25%), rather than treating them with equal weighting (50%-50%).
Average Distance to Transit (Unscored, but measured and used to define parcel selection)	A measure of walkability. Average distance of units and jobs to a train station or high-frequency bus stop, with lower distances preferred.
Average Distance to Bike Lane (Unscored, but measured and used to define parcel selection)	A measure of walkability. Average distance of units and jobs to a bike lane, with lower distances preferred.
Jobs Access	Access and proximity to existing and potential new employment in the scenarios is preferred, and greater proximity is indicated by a higher score.
Impervious Surface Coverage	A higher impervious surface score indicates a lower percent of ground covered by buildings, thus a higher score is preferred. Impervious surface coverage has a relationship with the tree canopy, as lower impervious surface coverage could allow for more tree coverage, but it not a direct proxy measurement.
Typology Diversity	A greater number of housing typologies, to provide a diversity of housing options, is preferred.
Public Opinion	The scenario is compared to the input from the public engagement model. A higher number is more aligned with public opinion and is preferred.

## 5.0 GROWTH SCENARIOS

This section discusses the top patterns that came to light in the two scenario options: the Centers and Corridors Scenario and the Centers Scenario. For both, we looked at the patterns and trends that resulted out of the top performing scenarios to provide an overall approach to land use, as well as provided a specific example at the parcel level of a top-performing scenario, with specific output metrics for analysis related to that parcel level land use plan.

### 5.1 CENTERS AND CORRIDORS SCENARIO RESULTS

The trends in optimal land use for this scenario are presented in *Figure 5.0 Centers and Corridors Scenario - Land Use Trends*.

This scenario uses 162 of the 519, or 31%, of the parcels identified in *Table 2.0: Developable Area*.

This scenario meets the goal development percentage within urban centers, providing 66.3% of housing units of the required 20,000 in the urban centers and 89.7% of the required jobs. This scenario significantly exceeds the units growth target (27,481 units of the required 20,000, or 137.4% of the target) due to its use of the mixed-use typology in order to meet the jobs goal. It provides just over the required amount of jobs. Distribution of the required growth in Overlake, Downtown, and outside of the urban centers is provided in *Table 5.1: Centers and Corridors Scenario - Development Summary*.

In this scenario, the model did not select either of the two new typologies currently not permissible under Redmond zoning (High Rise 19 and Office High Rise 13). This was not an intentional choice of the model, but an interesting outcome worth noting when reviewing the diversity of typologies. This is visible in *Table 5.2: Centers and Corridors Scenario - Typology Distribution*, and this table corresponds with the typologies shown on the map in *Figure 5.3: Centers and Corridors Scenario - Land Use Plan*.

A closer look at what is occurring in both the Overlake and Downtown urban centers is provided in *Figure 5.4: Centers and Corridors Scenario - Overlake* and *Figure 5.5: Centers and Corridors Scenario - Downtown*.

FIGURE 5.0: CENTERS AND CORRIDORS SCENARIO - LAND USE TRENDS

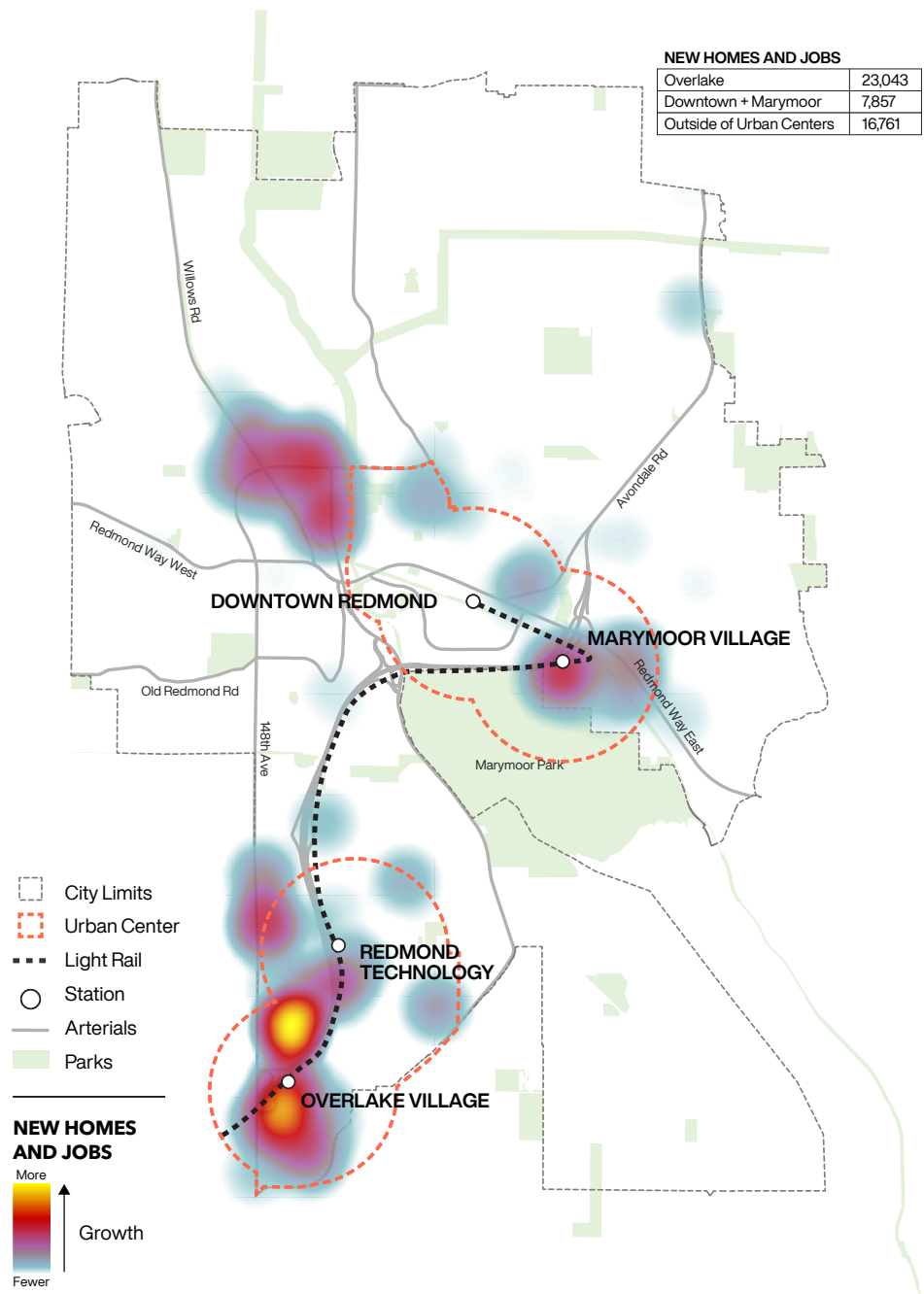


TABLE 5.1: CENTERS AND CORRIDORS SCENARIO - DEVELOPMENT SUMMARY

	# OF UNITS		% IN URBAN CENTERS (OF 20,000 GOAL)			
	HOUSING	JOBS	HOUSING		JOBS	
Overlake Urban Center	9,305	14,038	46.5%	66.3%	70.2%	89.7%
Downtown Urban Center	3,962	3,895	19.8%		19.5%	
Outside of Urban Centers	14,214	2,547	71.1%		12.7%	
TOTAL	27,481	20,480	137.4%		102.4%	

TABLE 5.2: CENTERS AND CORRIDORS SCENARIO - TYPOLOGY DISTRIBUTION

	Typology	Parking	Stories	Parcel Count
	Townhouse 3	Garage	3	19
	Stacked Flats 3	Surface	3	19
	Stacked Flats 4	Surface	4	3
	Podium 5	Podium	5	2
	Podium 6	Podium	6	46
	High Rise 10	Podium	10	36
	High Rise 19	UG/Podium	19	0
	Office Low Rise 4	Surface	4	7
-	Office Mid Rise 6*	Podium	6	0
	Office Mid Rise Campus 6	Podium	6	20
	Office High Rise 8	UG/Podium	8	10
	Office High Rise 13	UG/Podium	13	0
TOTAL PARCELS USED				162

\* Typology currently not financially viable

\*\* "Parcel Count" is number of parcels identified for each typology

TABLE 5.6: CENTERS AND CORRIDORS SCENARIO - SCORECARD

VARIABLE	SCORE	METRIC
Renter/Owner Mix Score	75	A measure out of 100 as defined by the model
Housing Affordability Score	3.67	Equivalent to % of units likely to be affordable
Displacement Risk Score	63	Equivalent to % likelihood of displacement of existing units/jobs
VMT Score	56	A measure out of 100 as defined by the model
Walkability Score	71	A measure out of 100 as defined by the model
Jobs Access Score	11	A measure out of 100 as defined by the model
Impervious Surface Score	16	A measure out of 100 as defined by the model
Alignment with Public Opinion Score	58	Equivalent to % of how well land uses matches with the public engagement model
Typology Diversity Score	64	A measure out of 100 as defined by the model
Points Assigned by Model to Ensure Jobs and Housing Goals Were Met	96.5	Used to prioritize meeting the minimum required units

UNSCORED METRICS	SCORE	METRIC
% Ownership	28%	% of units likely to be owned
Average Distance to Transit	839'	Feet
Average Distance to Bike Lane	406'	Feet
Impervious Surface Coverage	82.9%	% estimated hardscape
Typology Diversity	7	# of typologies with more than 5 occurrences

## 5.2 CENTERS SCENARIO RESULTS

The trends in optimal land use for this scenario are presented in *Figure 5.8 Centers Scenario - Land Use Trends*.

This scenario uses 96 of the 519, or 18%, of the parcels identified in *Table 2.0: Developable Area*.

This scenario meets the goal development percentage within urban centers, providing 93.0% of housing units of the required 20,000 in the urban centers and 96.1% of the required jobs. This scenario once again significantly exceeds the units growth target (24,142 units of the required 20,000, or 120.7% of the target) due to its use of the mixed-use typology in order to meet the jobs goal. It again provides just over the required amount of jobs. Distribution of the required growth in Overlake, Downtown, and outside of the urban centers is provided in *Table 5.9: Centers Scenario - Development Summary*.

In this scenario, the model is using the two new typologies currently not permissible under Redmond zoning (High Rise 19 and Office High Rise 13). They are not considered feasible in either the Downtown or SE Redmond / Marymoor area given the aquifer, and the model did not place any of these typologies in this urban center. They are exclusively used in Overlake. This is visible in *Table 5.10: Centers Scenario - Typology Distribution*, and this table corresponds with the typologies shown on the map in *Figure 5.11: Centers Scenario - Land Use Plan*.

A closer look at what is occurring in both the Overlake and Downtown urban centers is provided in *Figure 5.12: Centers and Corridors Scenario - Overlake* and *Figure 5.13: Centers and Corridors Scenario - Downtown*.

FIGURE 5.8: CENTERS AND CORRIDORS SCENARIO - LAND USE TRENDS

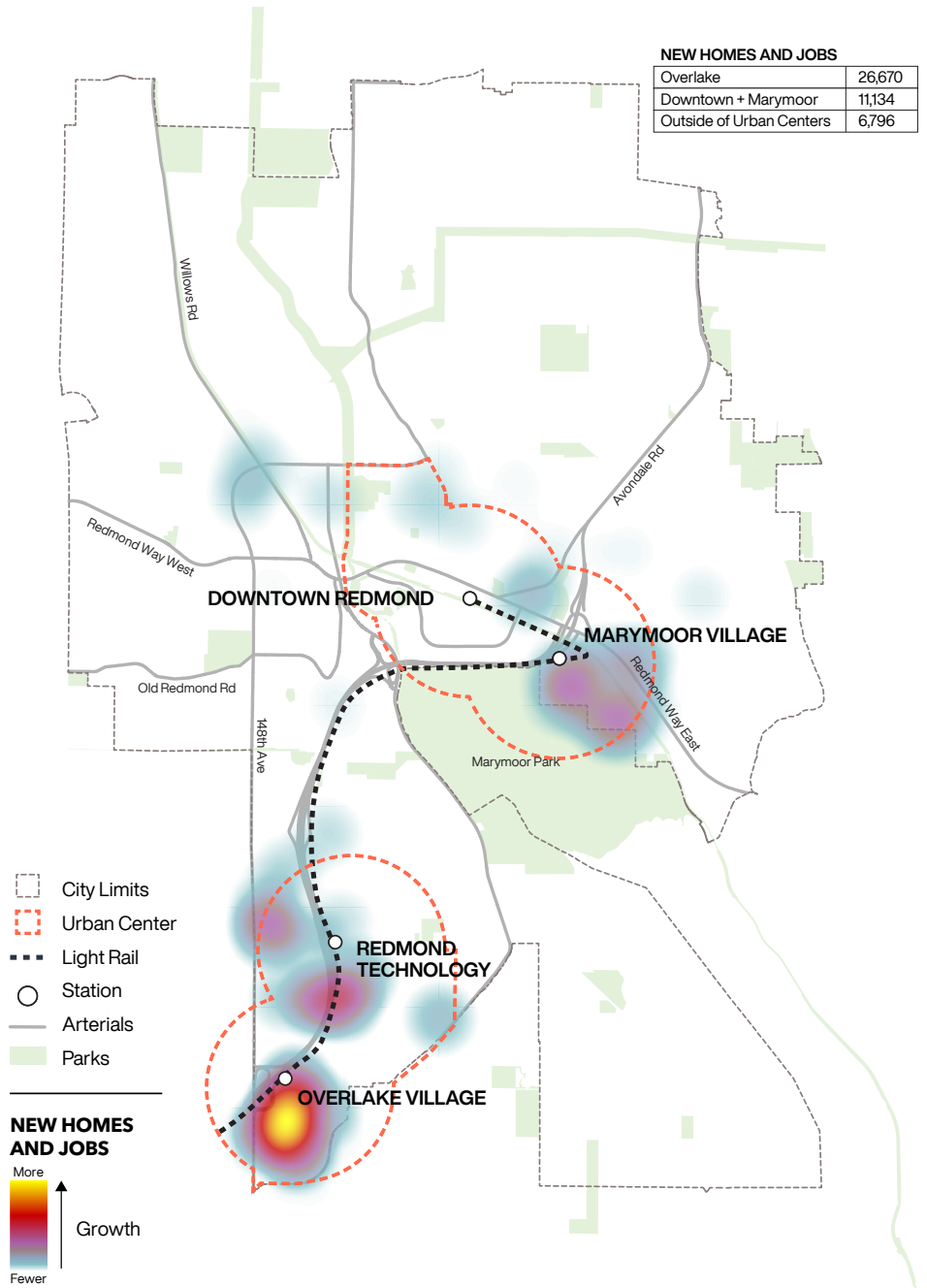


TABLE 5.9: CENTERS SCENARIO - DEVELOPMENT SUMMARY

	# OF UNITS		% IN URBAN CENTERS (OF 20,000 GOAL)			
	HOUSING	JOBS	HOUSING		JOBS	
Overlake Urban Center	12,990	13,680	64.9%	93.0%	68.4%	96.1%
Downtown Urban Center	5,604	5,530	28.0%		27.7%	
Outside of Urban Centers	5,548	1,248	27.7%		6.24%	
TOTAL	24,142	20,458	120.7%		102.3%	

TABLE 5.10: CENTERS SCENARIO - TYPOLOGY DISTRIBUTION

	Typology	Parking	Stories	Parcel Count
	Townhouse 3	Garage	3	12
	Stacked Flats 3	Surface	3	10
	Stacked Flats 4	Surface	4	1
	Podium 5	Podium	5	1
	Podium 6	Podium	6	21
	High Rise 10	Podium	10	10
	High Rise 19	UG/Podium	19	9
	Office Low Rise 4	Surface	4	4
-	Office Mid Rise 6*	Podium	6	0
	Office Mid Rise Campus 6	Podium	6	5
	Office High Rise 8	UG/Podium	8	15
	Office High Rise 13	UG/Podium	13	8
TOTAL PARCELS USED				96

\* Typology currently not financially viable

\*\* "Parcel Count" is number of parcels identified for each typology

TABLE 5.14: CENTERS SCENARIO - SCORECARD

VARIABLE	SCORE	METRIC
Renter/Owner Mix Score	100	A measure out of 100 as defined by the model
Housing Affordability Score	2.8	Equivalent to % of units likely to be affordable
Displacement Risk Score	75	Equivalent to % likelihood of displacement of existing units/jobs
VMТ Score	56	A measure out of 100 as defined by the model
Walkability Score	74	A measure out of 100 as defined by the model
Job Access Score	12	A measure out of 100 as defined by the model
Impervious Surface Score	16	A measure out of 100 as defined by the model
Alignment with Public Opinion Score	50	Equivalent to % of how well land uses matches with the public engagement model
Typology Diversity Score	64	A measure out of 100 as defined by the model
Points Assigned by Model to Ensure Jobs and Housing Goals Were Met	96.5	Used to prioritize meeting the minimum required units

UNSCORED METRICS	SCORE	METRIC
% Ownership	35%	% of units likely to be owned
Average Distance to Transit	880'	Feet
Average Distance to Bike Lane	301'	Feet
Impervious Surface Coverage	83.5%	% estimated hardscape
Typology Diversity	7	# of typologies with more than 5 occurrences

# 6.0 SCENARIO COMPARISON AND FINAL RESULTS

This section compares the baseline model with the parametric model (the Centers and Corridors Scenario and the Centers Scenario) in order to help determine the best land use model for the City of Redmond to meet its growth targets.

## 6.1 REQUIRED GROWTH TARGETS

The baseline model is slightly under the targets for accommodating 20,000 new housing units and 20,000 new jobs. Additionally, the model is significantly under the required 75% of job growth in the urban centers. Both parametric model scenarios meet the required targets.

TABLE 6.0: REQUIRED GROWTH TARGETS

	UNITS OF HOUSING			JOBS		
	IN MODEL	% OF REQUIRED IN CENTERS	REQUIRED	IN MODEL	% OF REQUIRED IN CENTERS	REQUIRED
Baseline Model	19,901	79.4%	65%	18,390	59.0%	75%
Centers and Corridors Scenario	27,481	66.3%		20,480	89.7%	
Centers Scenario	24,142	93.0%		20,458	96.1%	

## 6.2 PERFORMANCE METRICS AND SCORECARD

When compared to the performance metrics, the Centers and Corridors Scenario and Centers Scenario demonstrate trade-offs as illustrated in *Figure 6.1: Scorecard Comparison*. The Centers Scenario has a slightly greater overall score (72 total points out of 100 available), due to greater amounts of home ownership potential, improved walkability, lower displacement risk, and reduced distance to bike lanes.

However, the score of the Centers and Corridors Scenario is very close, at 70 points out of 100 available. This scenario performs better when looking at affordable housing

(producing a slightly higher likelihood of affordable units per ECONorthwests' typology information) and a smaller amount of impervious surface coverage. It also results in a slightly lower average distance to transit, mainly due to development being spread out along arterial streets and therefore located closer to bus service. The Centers and Corridors Scenario also better matches the results obtained during the public engagement activity.

A full comparison of each performance metric is discussed in *Figure 6.1: Scorecard Comparison*.

Generally, the two scores for the Scenarios are relatively comparable. This was not intentional, but does show that whether the growth is contained to the urban centers, or whether it is created along some or all of the studied arterials, the desired measurable outcomes can be reached. This ensures that urban design, community engagement, and the environmental review process can impact the final outcomes of this long-range planning effort as either scenario can meet the high-level goals of the study with approximately the same amount of success.

### 6.3 LOCATION AND HEIGHT OF GROWTH

Looking finally at *Figure 6.2 Typology Comparison* and *Figure 6.3 Land Use Plan Comparison*, there are some key differences to the location and scale of growth presented in each scenario. Across both scenarios, the mixed-use typology plays a large role and is the most prevalent form of development recommend by the model.

In the Centers and Corridors Scenario, we see that there is a much greater use of residential-only typologies, which have fewer stories. Given this, the number of overall parcels used is greater, as these typologies do not contribute as many units given their lower FAR. The Centers and Corridors Scenario uses 162 parcels, whereas the Centers Scenario uses only 96. There are no uses of the two new high-rise typologies in the Centers and Corridors Scenario - all development is 10 stories or less in this scenario model. The primary typologies in this model are Podium 6 (mixed-use) and High Rise 10 (mixed-use).

In the Centers Scenario, we see far fewer residential-only typologies, though there are some of each type. There are multiple uses of the two new high-rise typologies, though they are less prevalent than the similar lower height options. In this scenario, the primary typologies are Podium 6 (mixed-use) and Office High Rise 8 (commercial).

The use of the two Office High Rise typologies explains why there is less overage on the Units of Housing goal in this scenario. The challenge across both models was meeting the jobs goal of 20,000. Both required ample use of the mixed-use typology to meet this goal, but in the Centers scenario, the model did not have to go as far over the housing target to meet the job goals (i.e. ~27,000 units of housing are provided in the Centers and Corridors Scenario, while ~24,000 units of housing are provided in the Centers Scenario, due to the use of the Office High Rise 8 and 13 typologies).

Finally, locationally we can see that where growth is being placed in the two scenarios has many similar trends. Overlake holds much of the development in both scenarios. The development in the Downtown Urban Center in both scenarios clusters near the SE Redmond / Marymoor station. In the Centers and Corridors scenario, mixed-use development along Willows Road is favored by the model, and it finds more opportunities for mixed-use density in the Downtown station area. There are smaller parcels that indicate a trend for some mixed-use growth along Redmond Way and in the 148th Ave NE area.

The Centers model prioritizes the taller typologies (High Rise 10 and 19, Office High Rise 8 and 13) in the previously identified areas - in Overlake and the SE Redmond / Marymoor station area.

FIGURE 6.2: TYPOLOGY COMPARISON

CENTERS AND CORRIDORS SCENARIO

	# OF UNITS		
	HOUSING	JOBS	
Overlake Urban Center	9,305	34%	14,038
Downtown Urban Center	3,962	14%	3,895
Outside of Urban Centers	14,214	52%	2,547
TOTAL	27,481		20,480

	TYPOLGY	PARCEL COUNT	% OF TOTAL PARCELS
	Townhouse 3	19	12%
	Stacked Flats 3	19	12%
	Stacked Flats 4	3	2%
	Podium 5	2	1%
	Podium 6	46	28%
	High Rise 10	36	22%
	High Rise 19	0	0%
	Office Low Rise 4	7	4%
-	Office Mid Rise 6*	0	0%
	Office Mid Rise Campus 6	20	12%
	Office High Rise 8	10	6%
	Office High Rise 13	0	0%
	TOTAL PARCELS USED	162	100%

\* Typology currently not financially viable

\*\* "Parcel Count" is number of parcels identified for each typology

CENTERS SCENARIO

	# OF UNITS		
	HOUSING	JOBS	
Overlake Urban Center	12,990	54%	13,680
Downtown Urban Center	5,604	23%	5,530
Outside of Urban Centers	5,548	23%	1,248
TOTAL	24,142		20,458

	TYPOLGY	PARCEL COUNT	% OF TOTAL PARCELS
	Townhouse 3	12	13%
	Stacked Flats 3	10	10%
	Stacked Flats 4	1	1%
	Podium 5	1	1%
	Podium 6	21	22%
	High Rise 10	10	10%
	High Rise 19	9	9%
	Office Low Rise 4	4	4%
-	Office Mid Rise 6*	0	0%
	Office Mid Rise Campus 6	5	5%
	Office High Rise 8	15	16%
	Office High Rise 13	8	8%
	TOTAL PARCELS USED	96	100%

FIGURE 6.1: SCORECARD COMPARISON

Attachment D

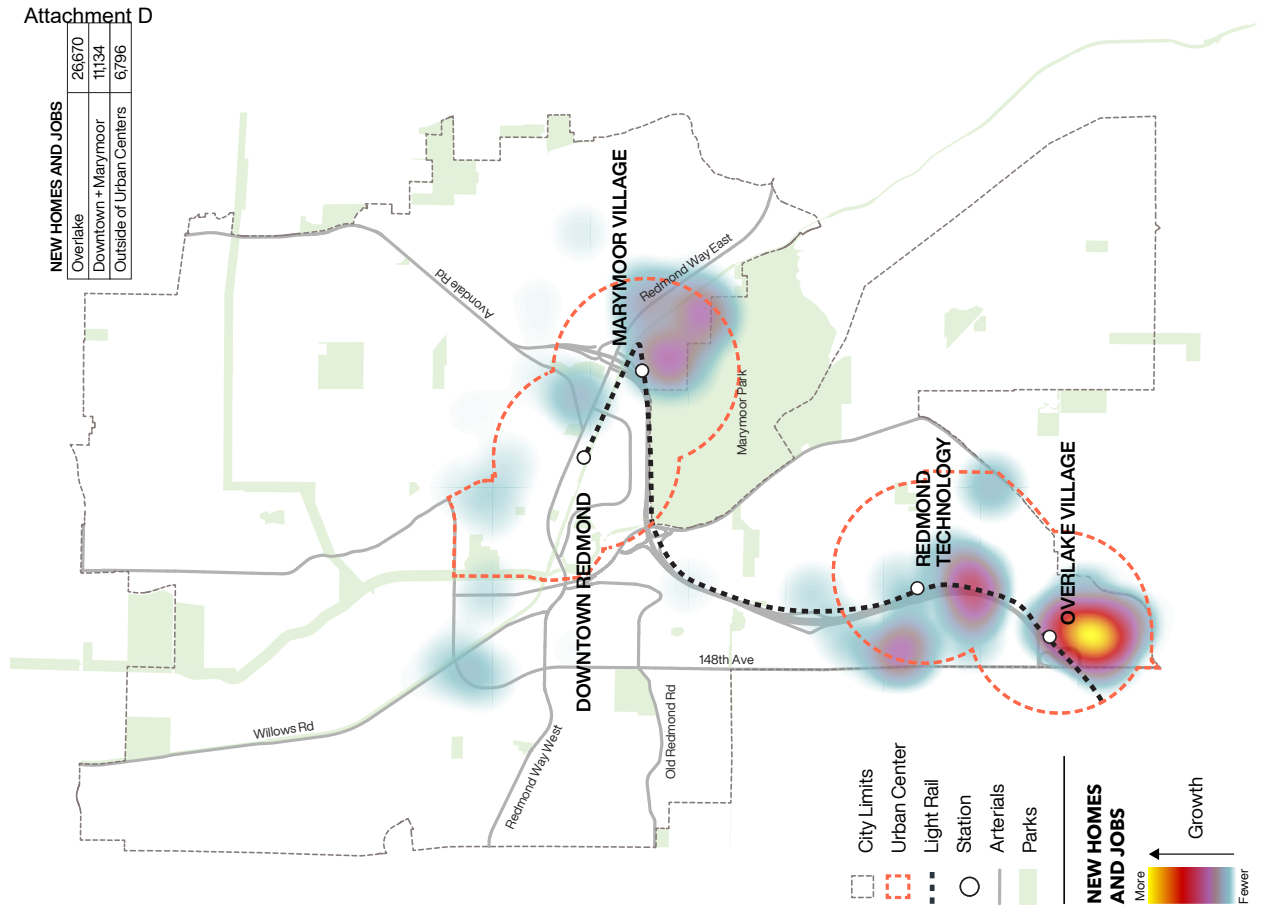
	VARIABLE	CENTERS AND CORRIDORS SCENARIO SCORE	CENTERS SCENARIO SCORE	COMPARISON
RENTER/OWNER MIX	Tenure Score	75	100	The typologies in the Centers Scenario provide a greater likely percentage of new housing units that would be an ownership tenure. This is further illustrated in the unscored metric of “% Ownership”.
	% Ownership	28%	35% ++	
HOUSING AFFORDABILITY	% Affordable	3.67% +	2.8%	The typologies in the Centers and Corridors Scenario provide a slightly higher amount of new housing units that would be a typology likely to be used in affordable housing
DISPLACEMENT RISK	Displacement Risk	63	75 +	The Centers scenario has a lower risk of displacement for existing housing units and jobs.
VMT SCORE	VMT Score	56	56	Both scenarios have very comparable VMT scores.
WALKABILITY	Walkability	71	74 +	Walkability is higher in the Centers Scenario. This is further illustrated in the unscored metrics. Primary transit routes (stations and buses) are slightly more accessible to new development in the Centers and Corridors Scenario by an average of about 40’. Bike lanes are more accessible to new development in the Centers Scenario by over 100’.
	Avg. Distance to Transit	839’ +	880’	
	Avg. Distance to Bike Lane	406’	301’ ++	
JOBS ACCESS	Access to New and Existing Jobs	11	12 +	While the Centers Scenario performs slightly better, the overall access to jobs scores are both low due to the concentration of employment in Overlake, thus not encouraging spread across Redmond.
	Impervious Surface Score	16	16	Both scenarios have very comparable Impervious Surface Scores.
SURFACE COVERAGE	Impervious Surface Coverage	82.9% +	83.5%	When converted back to a percentage of coverage, the Centers and Corridors scenario performs slightly better.
TYPOLOGY DIVERSITY	Typology Diversity Score	64	64	Both scenarios have a comparable diversity of typologies, and both have 7 typologies that occur on more than 5 parcels.
	Typology Diversity	7	7	
PUBLIC OPINION	Alignment with Public Opinion	58% +	50%	The Centers and Corridors Scenario aligns slightly better the public opinion model collected in our public engagement exercise.

FIGURE 6.4: LAND USE TRENDS COMPARISON

CENTERS AND CORRIDORS SCENARIO



CENTERS SCENARIO



## 7.0 NEXT STEPS

IBI Group will be using these results, along with our community engagement work, to assist with Implementation strategies for both of the parametric scenarios. In tandem, the baseline model, Centers and Corridors Scenario, and Centers Scenario will be presented publicly for further community review by the City of Redmond team.

Under a concurrent SEPA review process, the baseline model will help inform the “no action” alternative while the two parametric model scenarios will inform the two bookends in their environmental review. This process will allow the City of Redmond to make their final decisions regarding land use planning as informed by this early scenario work.

## Attachment E: Council Questions about Growth Scenarios

Initial Council Question or Input	Initial Staff Response	Further Discussion
<p>Can we interpret the heat maps as future infrastructure needs? Can we tie asset management information to these heat maps? (Anderson)</p>	<p>The growth scenarios show high-level patterns of growth. While there is likely a relationship between levels of growth and infrastructure needs, we do not have enough information to infer specific infrastructure needs.</p> <p>During the environmental evaluation, which we have just begun, we will review the impacts of each growth scenario to determine, at a high-level, what infrastructure needs would be present for each scenario. In some cases the infrastructure needs will be similar across scenarios but we do expect differences. We will fully model infrastructure needs for the preferred growth alternative to understand specific improvement needs.</p> <p>The heat maps are based in GIS, and we will use that data and other GIS data in the SEPA analysis. We can share asset management information with our consultant team to support the SEPA analysis.</p>	
<p>How can Councilmembers better understand the details of the model: inputs, parameters, etc.? (Fields, Forsythe)</p>	<p>The Land Use Alternatives Report (Attachment D) gives a full overview of how the model was created and the parameters that were used to develop the baseline and Centers + Corridors and Centers growth scenarios. Section 4 provides more information on the criteria for parcel selection, building types, and the performance metrics that were evaluated.</p> <p>City staff will also address at the study session in more detail.</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
How are the concepts of resiliency, sustainability, and technology forward/smart cities incorporated into the model? (Fields)	<p>The model evaluated a series of metrics that relate to these concepts to help the community and Council understand how the scenarios perform relative to them. These metrics include:</p> <ul style="list-style-type: none"> <li>• <u>Sustainability</u>: access to transit, vehicle miles traveled, impervious surface coverage, walkability</li> <li>• <u>Resiliency</u>: access to jobs, cost to service, diversity in building types, percent of growth in urban centers</li> <li>• <u>Equity</u>: displacement risk, ownership vs. rental tenure, housing affordability.</li> </ul> <p>Figure 4.0 in the Report gives an overview of the metrics that were considered, with the resulting scorecards for each scenario listed in Figure 6.1.</p> <p>Since technology forward considerations are not spatially implemented, the model could not evaluate them in a meaningful way.</p>	
Interested in walkability scores. (Forsythe)	<p>The Centers + Corridors scenario had a walkability score of 71 out of 100, while the Centers scenario had a walkability score of 74 out of 100. (This measure does not use the same as the commercial Walk Score, but measures similar characteristics.)</p> <p>Walkability was measured by intersection density and access to transit, retail, and grocery, including proposed mixed-use. A higher score is preferred and indicates greater walkability. The metric prioritized light rail stations over bus stops (75%-25%), rather than treating them with equal weighting (50%-50%).</p>	
When will Council review design standards and	Design and sustainability standards for Overlake will be part of Redmond 2050 Phase 1, which concludes in Q1 2023. Design	

Initial Council Question or Input	Initial Staff Response	Further Discussion
sustainability standards? (Forsythe)	and sustainability standards for other parts of Redmond will be part of Redmond 2050 Phase 2 or the Redmond Zoning Code Rewrite Phase 3, both of which conclude in 2024.	
Interested in breakdown of housing typologies and tenure. (Forsythe, Kritzer)	<p>The breakdown of the housing typologies will be addressed in the study session presentation. Further evaluation of housing will be a part of the SEPA process.</p> <p><u>Tenure by Typologies:</u></p> <ul style="list-style-type: none"> <li>• High Rise 10 &amp; High Rise 19 assumed 50% ownership</li> <li>• Townhouse 3 assumed 90% ownership</li> <li>• The four other residential typologies (stacked flats 3 &amp; 4, podium 5 &amp; 6) were assumed to be 100% rental</li> </ul>	
Concern about growth shown in Willows-90th area in one scenario and related impacts to businesses, displacement. (Carson)	<p>The model used a displacement metric to measure how vulnerable people may be to displacement, based on housing affordability metrics and job loss. A higher score in the analysis represents less overall displacement.</p> <p>The Willows-90th area that is identified includes Business Park, Manufacturing Park, and R-30 zones. The environmental analysis that is just beginning will provide more information on the risk of business displacement.</p> <p>The Redmond 2050 update is also considering policies to reduce business displacement and preserve manufacturing land and jobs. That community conversation is starting now and staff expects to include that in the third quarter 2021 update to the City Council.</p>	
What is the path forward for these scenarios? Is there	Staff and the consultant teams have started to export the growth scenarios into a GIS format that will support	

Initial Council Question or Input	Initial Staff Response	Further Discussion
<p>flexibility in them (height, e.g.)? (Kritzer)</p>	<p>transportation modeling and environmental review. The SEPA analysis will result in “report cards” for each growth alternative so that the community and decision makers can better understand the impacts and trade-offs of each scenario.</p> <p>Staff will undertake extensive community engagement this fall for review and comment. Those comments will then be utilized to finalize the growth alternatives for the Draft Environmental Impact Statement (DEIS) that will be issued in early 2022. A public comment period will take place after the DEIS is published.</p> <p>It is likely that the scenarios as you see today will be modified based on input staff receives during this review process, but we do need to keep them clearly different to meet SEPA review requirements. Ultimately, the preferred alternative may take ideas from multiple scenarios.</p>	
<p>How did staff and model consider traffic concern, such as ease of access? Noticing significant potential growth in already-congested corridors like Willows. (Kritzer)</p>	<p>The City will conduct a full transportation analysis of all growth scenarios as part of the Redmond 2050 environmental analysis. This will result in several multimodal mobility metrics that the community and Council can consider in selecting a preferred growth alternative. Council approved the travel demand modeling contract in April 2021 and the work is underway.</p> <p>The model did consider vehicle miles traveled (VMT) and prioritized parcels with good access to transit, bike facilities, and walkability. In the model, a composite Vehicle Miles Travelled (VMT) score was constructed from a series of metrics: the number of adults per household near transit, access to bike</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
	<p>and pedestrian ways, and the number of affordable housing units with access to transit. Typically, greater density and more affordable units near transit can reduce VMT. In our constructed score, a high score correlates to overall lower vehicle miles traveled. Both scenarios received a score of 56 for VMT.</p>	



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 6/22/2021

**Meeting of:** City Council Study Session

**File No.** SS 21-050

**Type:** Study Session

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Council Talk Time