RESOLUTION NO. 1166

A RESOLUTION SELECTING MODIFIED DRAFT ALTERNATIVE 3 AS THE PRELIMINARY PREFERRED GROWTH STRATEGY AND DIRECTING STAFF AND THE PLANNING COMMISSION TO PREPARE AND CARRY OUT A WORK PLAN.

WHEREAS, through Ordinance 1997 (which restricted new applications for nonresidential development), the City Council established a work plan with several tasks to address the needs of rapid growth, including updating the City's employment targets, Capital Facility Plan, and Transportation Facility Plan; and

WHEREAS, in 1999, the City Council approved a scope of work for the Transportation Facility Plan update and for the first phase of the Five-Year Comprehensive Plan Update, including preparation of preliminary employment and residential growth targets; and

WHEREAS, in 2000, the City Council endorsed three of four draft growth alternatives for further evaluation as part of updating the City's Transportation Facility Plan and Comprehensive Plan; and

WHEREAS, further work on the draft growth alternatives was delayed to allow integration of the growth alternatives work with an update of the City's Transportation Facility Plan; and

WHEREAS, pursuant to the Growth Management Act, the City of Redmond must demonstrate capacity to accommodate targeted population growth through 2022; and

WHEREAS, in October 2002, the Planning Commission, consistent with City Council direction, resumed work with the next step in the process: further evaluation of the draft growth alternatives in order to select one as a preliminary preferred growth strategy; and

WHEREAS, the preliminary preferred growth strategy will be the basis for and focus of further work during the 2003 Comprehensive Plan update; and

WHEREAS, selection of a preliminary preferred growth strategy enables work to be focused on identification and evaluation of alternative approaches for implementing a preferred land use strategy, reducing the cost and complexity of the Comprehensive Plan update and encouraging greater public interest; and

WHEREAS, the City sought public comments on the draft growth alternatives through a survey in June 2002, a public hearing and workshop in October 2002, and through meetings with community groups; and

WHEREAS, the Planning Commission evaluated the draft growth alternatives over the course of six study sessions and the majority recommended Modified Draft Alternative 3 as the preliminary preferred strategy for accommodating growth while maintaining the City's quality of life; and

WHEREAS, the City Council has conducted two study sessions to evaluate the draft growth alternatives and the Planning Commission's recommendation; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby recognizes the analysis and conclusions in the Planning Commission Report dated November 20, 2002.

Section 2. The City Council of the City of Redmond hereby selects Modified Draft Alternative 3 as described in Exhibit 1 as the preliminary preferred growth strategy and

basis for further work to update Redmond's Comprehensive Plan and the Redmond Community Development Guide.

Section 3. The City Council of the City of Redmond directs staff and the Planning Commission to develop and carry out a work plan to further evaluate and implement the preliminary preferred growth strategy as soon as practicable. The City Council also directs staff to include a highest growth scenario as part of environmental review for comparison purposes.

Section 4. The City Council of the City of Redmond directs that, on or before January 31, 2008, staff begin re-evaluation of the current 15.4 million square foot commercial growth limit for Overlake.

RESOLVED this 21st day of January 2003.

CITY OF REDMOND

RICHARD G. COLE, MAYOR PRO TEM

ATTEST/AUTHENTICATED:

Bonei Matte

BONNIE MATTSON, CITY CLERK

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR PRO TEM

EFFECTIVE DATE

January 17, 2003

January 21, 2003

January 21, 2003

January 21, 2003

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Exhibit 1: Planning Commission Recommendation: Modified Draft Alternative 3

Summary of Growth Concept

Residential Development

- Look for, emphasize and encourage opportunities to improve the supply and diversity of new housing in Redmond. Improvements in housing supply are needed to enable more people to live near work, thereby reducing traffic volumes, trip lengths and commuting, and to better address the needs of households of various sizes, ages and incomes. Seek more ownership opportunities in both single-family and multi-family housing.
- Recognizing that land supply in Redmond is finite, consider City employment centers as leading potential
 locations for more housing opportunities. However, also recognize that the employment centers will likely vary
 in their suitability for more housing and vary in terms of timing. For example, Downtown or Overlake might
 offer more opportunities in the near-term, while a location like SE Redmond might be a longer term option that
 could require more consideration of strategies to minimize conflicts with industrial uses.

Promoting use of land in employment centers for housing can help to improve the balance between the amount of housing and jobs added to the City, reducing upward pressure on housing prices. The addition of more housing at these centers can also contribute to the likelihood of successful transit use in the area.

Overall, new single-family homes would likely continue to be developed on the remaining vacant and underused
parcels in residential zones, similar to trends during the past few years. However, also pursue opportunities to
increase choices in new housing in residential zones, such as cottages and other smaller detached single-family
homes, attached homes, and accessory dwelling units.

Retail, Office and Industrial Development

- Develop a strategy in collaboration with businesses and developers to reduce the traffic impacts associated with the amount of commercial development expected under this Alternative. Potential elements in a strategy could include:
 - o Emphasize retail or office development Downtown where employees have less need to use a car for errands during the day.
 - O Consider creating incentives for other employment centers to reduce travel demand by linking office or light industrial development with provision of convenience businesses to serve employees day-to-day needs.
 - Emphasize opportunities for office or light industrial development that includes or is preceded by housing development.
 - o Consider creating an incentive package that would link office or light industrial development with transportation improvements or reductions in travel demand.
 - Consider what is needed to retain existing businesses since some businesses may have chosen to locate or remain in Redmond due to proximity to where managers or other employees live.
- Maintain the current limit of 15.4 million square feet of commercial floor area for Overlake for now and re
 evaluate this limit as part of the next 5-year Comprehensive Plan update in 2008-2009. However, proceed with
 consideration of designating Overlake center as an "urban center" as part of the 2002 Comprehensive Plan
 Updates.

Rationale for this Alternative

- Provide more opportunities for people to live closer to work and better the needs of people of various ages and incomes, from young adults to seniors.
- Support continued economic growth and job vitality, while increasing opportunities for people who work in Redmond also to live and shop here, and to be part of the overall community.
- Emphasize land use and transportation strategies to reduce traffic impacts associated with more growth. This is particularly important in light of recent transportation funding trends and ballot initiative outcomes.
- Reduce concern about implications for environmental quality and the City's ability to assure facilities and services needed for growth.
- Meet the City's regionally allocated targets for housing and job growth through 2022.

Estimated	2001/2002 Existing	Increase	2022 Total
Number of People and Residences	46,040 people 20,847 residences	19,706 people 9,495 residences	65,746 people 30,342 residences
Estimated	2001/2002 Existing	Increase	<u>2022 Total</u>
Number of Jobs and Amount of Commercial Floor Area	72,247 jobs 26.7 million sq. ft.	21,840 jobs 6.7 million sq. ft.	94,088 jobs 33.5 million sq. ft.