

**TO:** Mayor Marchione and City Council

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**SUBJECT: STAFF REPORT: 2010-11 COMPREHENSIVE PLAN UPDATE:  
PROPOSED 2030 GROWTH TARGETS**

The 2010-11 Comprehensive Plan and Transportation Master Plan (TMP) updates will extend the horizon year for these plans from 2022 to 2030, with corresponding updates to the City's growth targets and Transportation Facilities Plan. Transportation modeling using the draft 2030 growth targets is one of the early tasks in the project work plan since it will inform potential updates to the Transportation Master Plan.

The purpose of the staff briefing on December 7, 2010, is to update City Council on the draft proposed 2030 growth targets for Redmond and to confirm with the Council that the draft proposed 2030 growth targets are consistent with Redmond's long range vision and appropriate for use in transportation modeling. Official action on the 2030 growth targets will take place next year as part of the approval of the 2010-2011 Comprehensive Plan Update.

On November 17, 2010, staff briefed the Planning Commission on the draft proposed 2030 growth targets. Planning Commission confirmed that the targets are consistent with Redmond's long range vision for growth and endorsed their use in transportation modeling.

Staff briefed the Planning and Public Works Committee of the City Council on December 2, 2010, on the draft proposed growth targets. Staff will update City Council regarding the outcome of this briefing as part of the staff report.

#### **BACKGROUND**

The City of Redmond amends its Comprehensive Plan on an annual basis as permitted by state law. In addition to these regular amendments, the Washington State Growth Management Act (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. City policy also calls for a major review of the Comprehensive Plan at least every five years. Redmond last completed a "periodic update" in 2004.

Redmond adopted the original 2022 growth targets as part of the last major update of the Comprehensive Plan in 2004. In 2008 adoption of the Overlake Neighborhood Plan and updates

to the City's concurrency system, as well as a re-examination of development trends in the Downtown, SE Redmond and North Redmond, prompted an update to the 2022 growth targets. Staff briefed the Planning Commission and Council on the draft proposed 2022 growth targets for modeling for the concurrency system and TMP update in April 2008. Council adopted the updated growth targets and TMP amendments in August 2009.

The existing 2022 growth targets occur as policy FW-11 in the Goals, Vision and Framework Element of the Comprehensive Plan and in Table LU-1 of the Land Use Element. Policy FW-11 reads:

*Plan to accommodate a future population of 72,000 people and an employment base of 118,000 jobs in the City of Redmond by the year 2022.*

In early 2011 staff will bring recommended amendments to the Goals, Vision, and Framework Element and the Land Use Element to the Planning Commission in the regular course of Commission's review of Elements for the Comprehensive Plan Update. The draft proposed 2030 targets will be included in these amendments. The Planning Commission will transmit recommendations regarding these and other Comprehensive Plan Elements to the City Council for consideration. Staff proposes to use a two-phase approach, similar to the zoning code rewrite, for Council review and action. The first Council action would express intent to adopt the first group of Plan Elements and is scheduled for May 2011. Staff will bring the second group of Plan Elements to Council for review in fall 2011 with final Council action on the entire update scheduled for late 2011.

### **PROPOSED 2030 GROWTH TARGETS**

Based on a land use capacity analysis of the urban centers in Overlake and Downtown, as well as all other neighborhoods, the draft proposed 2030 growth targets would accommodate 78,000 people and an employment base of 126,600 jobs. This is an approximately eight percent increase in population and seven percent increase in employment from the existing growth targets. The proposed update would slightly improve the City's jobs/population balance from 1.64 jobs/resident (based on 2022 growth targets) to 1.62 jobs/resident (based on proposed 2030 growth targets).

- Existing 2022 Growth Targets (2022)
  - 72,000 population
  - 118,000 employees
  
- Proposed 2030 Growth Targets (2030)
  - 78,000 population (8.3 percent increase from 2022)
  - 126,600 employees (7.3 percent increase from 2022)

- Jobs/Population Balance
  - 2022: 1.64 jobs per resident
  - 2030: 1.62 jobs per resident

## **METHOD**

The draft proposed 2030 growth targets build upon recent updates for Redmond's urban centers, namely the 2022 growth targets updated for Downtown in 2009 and the 2030 growth targets in the Overlake Neighborhood Plan approved in December 2007.

The method used to calculate capacity for growth assumed no change to Redmond's current zoning. In general, staff applied density (dwelling units/acre) and floor area ratio (FAR) based on current zoning to find residential and commercial capacity, respectively.

The draft proposed 2030 growth targets do not represent full build-out. Redmond's current zoning allows for more growth than is represented in the draft proposed 2030 growth targets.

## **PROJECTIONS**

The draft proposed 2030 growth targets, based upon current zoning and consistent with Redmond's Comprehensive Plan Vision, reflect these trends in the urban center neighborhoods:

- The proportion of Redmond's growth that is expected to occur in Downtown and Overlake will continue to increase. Through 2022, just over two-thirds of new housing and 60 percent of new commercial floor area was planned to occur in Overlake and Downtown. Through 2030, these proportions are expected to increase to three-quarters of new dwellings and two-thirds of new commercial floor area, respectively.
- Downtown and Overlake will continue to be priority locations for residential development to help create economically healthy neighborhoods during the day and evening and to provide additional housing opportunities near jobs and transit.
- The majority of mixed use in these locations will be residential and commercial (retail/office).
- Focused growth in these locations will continue to support a more sustainable community through efficient use of land and opportunities to increase the proportion of trips people can make by transit, walking or bicycling.

Outside of the urban centers, the draft proposed 2030 growth targets derive from these expectations and observations:

- Southeast Redmond will be the primary location for employment capacity outside of the urban centers.
- Redmond's remaining single-family residential capacity is mostly located in North Redmond and Willows/Rose Hill.
- Infill development and redevelopment of residential neighborhoods will decrease toward 2030 as remaining land is developed.

### **OTHER GROWTH TARGETS/AGREEMENTS**

The draft proposed growth targets represent Redmond's willingness to plan for and accommodate growth through the 2030 planning horizon. The draft proposed 2030 growth targets exceed the 2031 growth targets per the Countywide Planning Policies (CPP) because the CPP targets represent Redmond's minimum regional commitment for growth within the time horizon. The draft proposed 2030 growth targets are generally consistent with those of the Puget Sound Regional Council (PSRC) for the same time horizon.

The draft proposed 2030 growth targets take into account the retirement at the end of 2012 of the commercial growth cap specified in the Bellevue-Redmond Overlake Transportation Study (BROTS).

### **2030 GROWTH TARGETS SCHEDULE**

- November 2010: Staff completes technical work for 2030 growth targets in support of Transportation Master Plan Update
- November 17, 2010: Staff reports to Planning Commission
- December 2, 2010: Staff reports to Planning and Public Works Committee
- December 7, 2010: Staff reports to City Council
- Early 2011: Planning Commission review of Goals, Vision and Framework Element and Land Use Element for Update to Comprehensive Plan
- May 2011: Council action on intent to adopt 2010-2011 Comprehensive Plan Update, Package I Amendments
- Late 2011: Council approval of 2030 growth targets as part of final action on 2010-2011 Comprehensive Plan Update

### **LIST OF ATTACHMENTS**

**Attachment A:** Dwellings, Population, Employment 1980 to 2022 and 2030 Growth Targets

# Attachment A

