

DATE: February 11, 2019
TO: Project Advisory Committee
CC: Deborah McMahon, City of Redmond
FROM: Beth Goodman, ECONorthwest
SUBJECT: PAC 2: MEETING NOTES

The City of Redmond is developing a Housing Needs Analysis (HNA). The purpose of the HNA is to provide information to the City about Redmond's housing market and provide a basis for updating the city's Comprehensive Plans' Housing Element and housing policies. The geographic focus of the HNA is the Redmond Urban Growth Boundary (UGB).

This memorandum presents notes from the second Project Advisory Committee (PAC) meeting that occurred on February 11, 2019.

Attendees

The PAC is composed of the Redmond Planning Commission. The PAC members in attendance were: Nelson Rivers, Heather DeWolf, David Allen, Cat Zwicker.

Also present at the meeting were Deborah McMahon (Planning Manager for the City of Redmond), Beth Goodman (consultant from ECONorthwest), and Denise Chin (ECONorthwest).

Discussion

The focus of the meeting was a presentation of Redmond's Buildable Land Inventory (BLI) and a preliminary discussion of housing policies.

The following summarizes key issues and areas of discussion among the PAC member about the BLI.

- The following had not been captured:
 - There is a land constraint in SW quadrant of Redmond (Forked Horn Butte). It does not show as steep slopes but ECO will check to make sure this butte is in the data and confirm that there are no steep slopes (or correct the analysis if there are steep slopes) there.
 - Staff will send ECO information about construction currently underway, including construction high density residential development.
- At a high-level, PAC members agreed the BLI looks largely correct. ECO will send staff PDF maps to distribute to PAC members for further comments. Staff will return comments on the BLI to ECO by Feb 19.

The following summarizes key issues and areas of discussion among the PAC member about existing and future policies.

- PAC members noted that they wanted to ensure the comprehensive plan does not lead to a concentration of poverty, or any fair housing issues.
- PAC members expressed concern about the redundancy in Comprehensive Plan i.e. phrasing, intent. PAC members agreed that throughout this process, a more concise document should be developed and brought to City Council for approval.
- PAC members discussed the importance of the Comprehensive Plan as an aspirational document to manage growth in the next few decades, while also recognizing the need for actionable decisions in order to move forward with housing priorities.
- Garages: Concern for faceless buildings with prominent garages—PAC members noted the need to seek design standards around housing with garages and if this should be an issue for zoning instead of comprehensive plan.
- PAC members expressed concern for how the outcome of current legislative session on housing policies could affect Redmond’s housing priorities.
- Some PAC members discussed the involvement of developers and other real estate stakeholders in housing policies and development code. PAC members discussed having an open house with stakeholders.
- The meeting concluded with a discussion of next steps, including the upcoming PAC meeting on March 18.