

PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION

THE CITY OF REDMOND COMPREHENSIVE PLAN

SEPTEMBER 24, 2012



BACKGROUND

A major emphasis of the Washington State Growth Management Act (GMA) is the need to coordinate local, regional, and state planning efforts. Within the central Puget Sound region, local governments and the Puget Sound Regional Council (PSRC) have worked together to develop an overall process for reviewing local, countywide, regional, and transit agency policies and plans for compatibility and consistency.¹ This process also provides an opportunity to coordinate and share information related to local and regional planning.

Conformity with the Growth Management Act requirements for transportation planning requires that local comprehensive plans conform to: (1) established regional guidelines and principles, (2) the adopted long-range regional transportation plan, and (3) transportation planning requirements in the Growth Management Act. Within the central Puget Sound region, the multicounty planning policies have been established as the guidelines and principles to guide regional, countywide, and local planning. The adopted Plan Review process also calls for PSRC to review and certify subarea planning efforts of jurisdictions with designated regional growth centers. The following report is divided into three sections that address these planning requirements and expectations.

DISCUSSION

In 2010, the City of Redmond began work on a major update to its comprehensive plan. City staff worked with PSRC staff during the plan development process to ensure consistency with VISION 2040 and Transportation 2040. In December of 2011, the city adopted its City of Redmond 2011 Comprehensive Plan update. An update to the Natural Environment element was adopted in September 2012. This material was submitted to PSRC, along with a completed PSRC Reporting Tool. Included in the plan are elements addressing the city's designated regional growth centers, demonstrating the city's subarea planning efforts for its regionally designated centers. PSRC staff reviewed the city's updated comprehensive plan and coordinated with city staff in the development of this report.

CERTIFICATION RECOMMENDATION

Based on the review of the City of Redmond's comprehensive plan, the following recommendation is proposed for action.

The Puget Sound Regional Council certifies that the transportation-related provisions in the City of Redmond 2011 Comprehensive Plan and 2012 amendments conform to the Growth Management Act, are consistent with multicounty planning policies and the regional transportation plan, and address planning expectations for subarea planning for its regional growth centers.

¹ The certification requirement in the Growth Management Act is described Chapter 47.80, Revised Code of Washington (RCW). The specific requirements for transportation elements in local comprehensive plans are spelled out in Chapter 36.70A.070, RCW. The Puget Sound Regional Council's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in VISION 2040, Part IV: Implementation.

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PART I: Conformity with Growth Management Act Requirements

OVERVIEW

The Growth Management Act (RCW 36.70A.030) includes the following requirements for transportation elements in local comprehensive plans: (1) use of land use assumptions to estimate travel, (2) estimated traffic impacts to state-owned transportation facilities, (3) identification of facility and service needs, including an inventory of facilities and established level-of-service standards, (4) identification of a financing plan for transportation facilities and services, (5) a description of intergovernmental coordination efforts, (6) demand management strategies, and (7) a pedestrian and bicycle component.

Air quality is largely an interjurisdictional issue in which each jurisdiction's travel behaviors, measured through vehicle emissions, affect the regional airshed. The Washington Administrative Code (WAC) requires local transportation elements and plans to include "policies and provisions that promote the reduction of criteria pollutants" for mobile sources (WAC 173-420-080). In 2003, the PSRC Executive Board took action to require local jurisdictions to include policies and provisions in their comprehensive plans that commit the jurisdictions to meeting the requirements of applicable federal and state air quality legislation. When PSRC reviews plans, it also certifies that the comprehensive plans include air quality policies and provisions.

FINDINGS

The city meets the transportation planning requirements of the GMA and includes air quality policies and provisions. Redmond addresses several requirements through its adopted Transportation Master Plan, which will be updated in 2013. The Transportation Master Plan is the city's functional plan for transportation and identifies programs, projects and services necessary to serve the city's planned land uses, particularly employment and population uses in the two urban centers. The Transportation Master Plan includes established level-of-service standards and concurrency requirements, a bicycle and pedestrian component, transportation funding principles and priorities (including a reassessment strategy in case of funding shortfalls), and policies and programs to support transportation demand management. The city maintains ongoing coordination with other jurisdictions for transportation planning. For example, the transportation element includes a policy to work with neighboring jurisdictions to anticipate and mitigate cross-jurisdiction transportation impacts, including truck traffic, pass-through traffic, impacts to concurrency and level of service standards, along with other transportation projects and issues.

The plan includes several policies specific to air quality that address achieving criteria air pollutant reductions and reducing the amount of air-borne particulates. Framework and other transportation policies emphasize maintaining or improving protection of air and water quality, including observing federal and state clean air acts by maintaining conformity with VISION 2040 and Transportation 2040. Air quality policies strive to maintain high air quality through land use and transportation planning and management, commute trip reduction programs to limit or reduce vehicle miles traveled, promoting compliance with state and federal pollution control laws, and reducing air-borne particulates through street sweeping, dust abatement, covered loads and other methods.

COMMENTS AND GUIDANCE

The following comments provide an overview of city's transportation planning in relation to the local transportation planning requirements under the GMA. This information should be reviewed by the city and guide the city's planning when it next amends or updates its plan.

- GMA requires technical supporting information for the transportation element, such as the forecast assumptions and travel impacts on state-owned facilities. The City of Redmond provides this information in its functional Transportation Master Plan, incorporated by reference in the Transportation element, and expects to update this document in 2013. The city should ensure that the Transportation Master Plan update maintains internal consistency with growth

assumptions used in the land use element and continues to include all technical requirements established in 36.70A.070(6)(a). PSRC staff are available to review drafts of the Transportation Master Plan update when available.

PART II: Consistency with Regional Policy

OVERVIEW

This section discusses consistency with the multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2040 and with Transportation 2040, the region's long-range transportation plan. The section is divided into sections covering the policy body of the multicounty planning policies, including the environment, development patterns, housing, public services, economic development, and transportation. In addition to the multicounty planning policies, VISION 2040 provides a Regional Growth Strategy with numeric allocations for residential and employment growth for the year 2040, as well as a number of implementation actions and a request for a local context statement geared to local jurisdictions. These are also discussed below.

VISION 2040 CONTEXT STATEMENT

The City of Redmond's 2011 Comprehensive Plan update includes a thorough VISION 2040 context statement. It clearly spells out how the plan addresses and advances VISION 2040. The following excerpt provides an example of the city's context statement:

VISION 2040 policies are addressed throughout all Comprehensive Plan elements. The Urban Centers Element includes specific plans for Downtown and Overlake that provide for concentrated residential, employment, and transportation activity and support sustainable growth over the 20-year planning horizon and beyond. Our Natural Environment Element includes policies regarding climate change, as well as conservation of Redmond's unique natural setting and protection of air and water quality and fish and wildlife habitat. The policies encourage low-impact development techniques and the use of related building certification programs whenever feasible. Our Transportation Element calls for a transportation system that embodies the City's sustainability principles: a system that includes a variety of convenient travel modes, provides complete streets, enhances the character of the community, encourages physical activity, and helps to reduce greenhouse gas emissions.

TRANSPORTATION²

The city's plan addresses the major transportation topics in VISION 2040 and Transportation 2040, including maintenance and preservation, supporting the Regional Growth Strategy, providing greater options and mobility, and linking land use and transportation.

Maintenance, Management, and Safety. The city addresses maintenance, management, and safety in a manner consistent with the multicounty planning policies and Transportation 2040. The plan directs the city to maintain and preserve the transportation system for the safety of users and long-term cost savings. The city will protect its transportation system against disasters by maintaining prevention and recovery strategies that are coordinated locally and regionally, as called for by the multicounty planning policies. The plan commits to regularly maintaining and updating a sustainable financial strategy to fund ongoing maintenance, operation and delivery of the transportation system.

The plan incorporates environmental factors into transportation decision-making. For example, it calls for the city to design and construct the transportation system in a manner that uses green construction techniques, including landscaping, art, and natural stormwater treatment methods, to ensure that transportation facilities protect natural resources. In addition, the utilities element calls for the city to implement electric vehicle charging stations infrastructure to help encourage the deployment of

² The city's demand management strategies, air quality provisions, and transportation financing approach are addressed in Part I of this report (p. 3).

electric vehicles and to transition the city's fleet away from fossil fuels to alternatives such as electric and hybrid vehicles.

Supporting the Regional Growth Strategy. The city has adopted policies that support VISION 2040's Regional Growth Strategy. The land use element includes direction for the city to prioritize capital investment funds to build transportation, utilities, stormwater management and parks infrastructure for its two regional growth centers. In addition, the capital facilities element states that the city will attract growth to centers by prioritizing funding for public facilities and services within centers, providing ongoing capital funds, and prioritizing projects that will improve mobility to centers. The urban centers element also promotes convenient access to goods and services in centers through mixed-use development and multimodal investments.

The plan provides for all users of the transportation system, as called for in VISION 2040 and Transportation 2040. It includes a policy to maintain standards for the design, construction, and safe and efficient operation of streets in Redmond, including requiring that all streets be complete streets that safely and conveniently accommodate all travel modes. Policies call for preserving the character of distinct areas of the city and for the city to design and construct the transportation system using context-sensitive design.

Greater Options & Mobility. The city's updated plan includes policies that support the emphasis in the multicounty planning policies on providing greater transportation options and mobility. The plan includes a specific commitment to provide mobility choices by supporting programs, projects and services that advance a walkable community, complete the bicycle network, and make transit appealing. The plan calls for implementation of the Bicycle and Pedestrian Plans included in the Transportation Master Plan and includes several strategies to support transit access and construction of East Link light rail. The plan also includes a policy to emphasize design that encourages access by transit or nonmotorized modes, as well as ensuring accessibilities for those with special needs.

ENVIRONMENT³

The City of Redmond's comprehensive plan addresses the body of multicounty planning policies related to the environment. Redmond's policies support sustainable transportation programs, projects and services that protect and enhance community character and promote sustainability by encouraging mixed land uses, multimodal travel choices and the safe, environmentally sound use of the system.

Stewardship. VISION 2040's call for a commitment to environmental stewardship is reflected throughout the city's comprehensive plan. The natural environment element includes a specific policy committing the city to incorporate a systems perspective into decision-making in recognition that people, nature and the economy are interrelated. In its update, the city strengthened and/or added policies regarding sustainable development and operations in several elements, including natural environment, land use, economic vitality, and housing, along with policies on wise use of resources in the transportation and utilities elements. The plan emphasizes that the city should lead by example by encouraging resource conservation and minimizing adverse environmental impacts. Policies promote environmental stewardship education, support sustainable development, and encourage environmentally friendly construction, such as low-impact development and the build green program. Policies also recognize the city's regional role in restoring and protecting Water Resource Inventory Area 8.

Earth & Habitat. The plan addresses earth and habitat in a manner that is supportive of the multicounty planning policies. The natural environment element includes a stewardship section that encourages use of renewable natural resources and conservation of non-renewable resources while accommodating growth, including promoting greater preservation, restoration, and maintenance of vegetation and green space. Policies in the natural environment element address conserving and

³ Air quality is addressed in Part I of this report on page 3.

protecting critical areas from loss or degradation, encouraging use of creative site design and housing types to balance environmental protection and density, preserving wetlands to achieve no net loss of function and value, and working cooperatively with other jurisdictions to develop and implement critical area regulations and education programs. The plan also addresses attractive and usable public places and open space, preserving tree canopy and protecting native vegetation.

Particularly impressive is the new section in the land use element devoted to "green infrastructure," which includes such structures as constructed wetlands, rain gardens, and green roofs. The plan calls for the city to recognize green infrastructure as an asset, and to monitor and regularly report on the city's progress in preserving and enhancing its inventory of green infrastructure.

Water Quality. The city takes an integrated approach to ensuring water quality is protected, as called for by VISION 2040. The natural environment element addresses the need to restore, protect and support the biological health and diversity of Water Resource Inventory Area 8 within the city. Other policies in this section address maintaining surface water quality, supporting watershed management, protecting and enhancing riparian systems, and cooperating with other agencies to develop and implement watershed action plans.

Climate Change. The city includes a framework policy to improve the response and resiliency of the city to climate change impacts with an emphasis on public health. As described in the city's Reporting Tool, a section on climate change is included that calls for the development of a climate action plan and greenhouse gas emissions (GHG) reduction. The city also strengthened policies related to the reduction of GHG in the transportation element. These call for the city to support and coordinate with federal, state and regional actions to facilitate the transition toward alternative transportation energy sources and reduce greenhouse gases from transportation sources.

DEVELOPMENT PATTERNS—INCLUDING THE REGIONAL GROWTH STRATEGY

Redmond's comprehensive plan is consistent with regional policy regarding development patterns. The policies provide a balanced approach for accommodating its projected growth, using urban land efficiently, annexing unincorporated urban areas, and improving people's health and well-being.

Regional Growth Strategy. The comprehensive plan documents the city's population, housing, and employment targets for the 2030 planning horizon in the land use element. By the year 2030, Redmond expects to grow to 78,000 people and an employment base of 119,000 jobs. These targets were developed through the countywide targeting process in King County to align with the Regional Growth Strategy and reflect the city's "core city" regional geography. Residential and employment targets are the basis for planning reflected in the capital facilities element and the transportation element.

Compact Communities. The city has adopted a strategy to accommodate growth that clearly supports VISION 2040's call for the creation of compact, central places that offer mixed-use development. It addresses the multicounty planning policies that call for the development of centers and central places and the efficient use of land.

Centers and Central Places: The Redmond Comprehensive Plan emphasizes Redmond's two urban centers as the location for the largest part of Redmond's future residential and employment growth. The plan encourages, and in some cases requires, developments in the urban centers to include a residential component. The urban centers element encourages increased density in its regionally designated Downtown and Overlake centers, and policies are included to prioritize necessary infrastructure for its urban centers, including transportation, utilities, stormwater management and parks.

Efficient Use of Land: Many provisions (as described above) illustrate the city's commitment to the efficient use of land. The city encourages infill development on suitable vacant parcels and redevelopment of underutilized parcels. Redmond also tracks land that has potential to develop or redevelop within the current planning horizon to inform growth target projections for the comprehensive plan and other planning projections related to transportation and other utilities. In addition to compact development within the city, the plan includes a goal and framework policy to

support preservation of rural and agricultural lands outside of the existing city boundaries, reflecting regional policy regarding efficient use of land.

Unincorporated Urban Areas. The plan includes an element addressing annexation and regional planning to achieve an orderly transition of unincorporated areas to city governance. The element discusses collaboration with other jurisdictions to plan for public facilities, infrastructure or services in areas that will become the city's responsibility upon annexation. The Reporting Tool states that the King County Countywide Planning Policies require cities to designate Potential Annexation Areas (PAAs) in collaboration with King County and adjacent cities, and in consultation with the residents and property owners in the affected areas. This has been accomplished and no major revision is expected in the near future. Redmond has established pre-annexation zoning for all of the PAA and adopted policy that calls for working cooperatively with residents and property owners to annex all land within the designated PAA.

Regional Design. Policies throughout the plan address design in a way that supports the multicounty planning policies. A chapter of the plan is devoted to community character and historic preservation. It describes steps the city has taken to create distinctive streets and public gathering places and enhance the comfort, safety, and usability of public places. The element establishes policies to preserve and enhance public view corridors and entryways and provides a design framework and supportive policies for new development and construction, as well as natural features and historic preservation. For example, policy calls for public buildings that enhance their function as community gathering places, along with incorporating art and design features in public facilities. The plan also supports environmentally friendly and energy efficient buildings.

Health & Active Living. The city has adopted specific policies and provisions for the health and well-being of its residents. The city's policies clearly reflect regional policy by encouraging safe and convenient bicycle and pedestrian access and circulation, and by including policies to encourage opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, work places, and other gathering places. The city encourages the use of Crime Prevention through Environmental Design principles to enhance safety and usability of public spaces. Additionally, the city supports access to healthy food by allowing city's parks and open space designation to include community gardens, produce stands, farmers markets and agriculture as allowable uses.

HOUSING

The city has an approach to planning for its housing needs that is consistent with multicounty planning policies and advances these policies in robust and innovative ways.

Housing Diversity and Affordability. The housing element includes specific policies addressing the provision of a diverse housing stock, affordable housing, and special needs. Policies affirm the city's commitment to be a regional partner in providing affordable housing along with neighboring jurisdictions and A Regional Coalition for Housing (ARCH). The plan calls for the city to encourage the development of a variety of housing types, sizes, and densities throughout the city to accommodate the diverse needs of Redmond residents. The city has adopted a no net loss provision for residential capacity to support this. The plan also encourages the city to create opportunities for ownership housing in a variety of settings, styles, sizes, and affordability levels throughout the city. Policies also address special needs housing and encourage preservation and maintenance of lower-cost housing, particularly in centers. Strategies to encourage affordable housing production include incentives, an inclusionary housing program, and prioritizing surplus public land for affordable housing. Particularly impressive is the city's policy to adopt and update a Strategic Housing Plan every three to five years to identify specific implementation strategies that address the city's housing needs, goals and policies.

Jobs-housing Balance and Housing in Centers. The updated plan includes a section of the housing element devoted to jobs-housing balance. It states that much of the city's strategy focuses on development in the urban centers. The city has also adopted housing targets for its centers, illustrating

its commitment to increasing housing in these locations. Policies call for ensuring an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers.

Innovations & Best Housing Practices. The plan identifies many tools and incentives that the city will use to support the housing objectives in VISION 2040. The plan includes policies to provide incentives and bonuses intended to minimize additional costs to the developer associated with providing affordable housing. It also directs the city to offer exemptions or reduced impact fees for construction of affordable housing units in qualifying developments. Policies also encourage the use of strategies to increase residential density, such as cottage housing, cohousing, accessory dwelling units, and attached units.

ECONOMIC DEVELOPMENT

The city's economic development element clearly supports VISION 2040's focus on business, people, and places and the integration of economic development with growth management, environmental, and transportation objectives.

Business, People, Places. The economic development element describes that the city must take the lead in ensuring that economic growth is balanced with other community values of environmental quality and social equity. This is reflected throughout the element by including policies that support businesses and job creation as well as investing in and supporting people. The economic vitality element calls for preserving existing and recruiting new jobs within the Target Industry Clusters as identified in the Strategic Plan. The plan also recognizes the important regional employment role of its regional growth centers. The plan calls for actively supporting economic development measures that retain and promote existing businesses and attract new businesses, particularly those that provide family-wage jobs, export services or goods, or help diversify the regional economy. The urban centers element also addresses provision of housing in centers, which will ensure adequate available workforce housing for planned concentrations of economic activity.

PUBLIC SERVICES

The city's plan is consistent with the multicounty planning policies in VISION 2040 that focus on supporting development with adequate public facilities and services in a coordinated, efficient, and cost-effective manner that supports local and regional growth management planning objectives. It also addresses the emphasis on conservation measures in providing services, as well as the use of alternative and renewable energy. Redmond's policies also provide direction for developing and maintaining a strategic plan for capital investments that identifies improvement needs, costs and strategic actions through 2030.

Efficient Use of Existing Services. The city's growth strategy encourages development where adequate public facilities and services exist. The capital facilities and utilities elements emphasize the provision of services and design of facilities to provide efficient and reliable service. One of the plan's framework policies emphasizes the city's role as an environmental steward by conducting city business in a manner that leads by example in the conservation of natural resources through recycling, water conservation, energy conservation, and low-impact development whenever possible. The plan further includes policies to educate residents and business owners on energy and water conservation strategies and measures.

Energy. The city's plan addresses energy in a manner that supports VISION 2040. Policies addressing energy are found throughout the plan. Of particular note is a new section that addresses alternative energy and energy efficiency. Policies in this section promote and support the increased use of clean, alternative energy by: (1) advocating for the development of renewable energy sources, (2) facilitating the development and use of innovative technologies such as of alternative fuels and on-site renewable energy, and (3) providing incentives for development incorporating renewable energy. The plan also calls for promoting decreased energy consumption and enhanced energy efficiency throughout the city's building stock.

Long-Term Water Needs. The city's planning efforts support VISION 2040's call for meeting the region's long-term water needs. The city has adopted a number of policies that clearly work to ensure its water needs are met, both in the short-term and long-term. The city will: (1) continue to utilize and sustain the Redmond well system to maximize the efficiency of the system, (2) protect groundwater sources by maintaining and monitoring a Wellhead Protection Program, and (3) participate with the Cascade Water Alliance to acquire additional sources of supply for future needs, as well as reduce average annual and peak day water use by participating in Cascade Water Alliance's conservation programs.

COMMENTS AND GUIDANCE

The City of Redmond's comprehensive plan addresses all of the major policy areas covered in VISION 2040. The city has adopted a number of outstanding policies and provisions that support protecting the environment, supporting and creating a vibrant, livable and healthy community, offering economic opportunities for all, providing safe and efficient mobility, and making wise and efficient use of resources. The city's plan serves as an excellent example of how regional policy can be applied in a comprehensive plan update to advance a city's local vision.

The plan supports VISION 2040 and Transportation 2040's focus on preservation, maintenance, and operation of the city's and region's transportation system. The city's growth strategy reinforces the efficient use of urban land and supports the Regional Growth Strategy, providing opportunities for compact growth and increased options and mobility. It supports VISION 2040's focus on concentrating population and employment growth in its two regionally designated growth centers, and the plan's new commitment to climate change and environmentally friendly and energy-efficient buildings balances the environment with people and prosperity, as called for by the multicounty planning policies.

PSRC has resources that may be useful as the city considers future plan amendments and updates. Resources can be accessed online here: <http://psrc.org/growth/planreview>. PSRC staff is also available to assist with future plan updates.

PART III: Review of Regional Growth Center Planning

BACKGROUND

This section includes a review of subarea planning efforts for designated regional growth centers. The success of regional centers lies at the heart of VISION 2040 and the Regional Growth Strategy, and jurisdictions with regionally designated centers are expected to conduct subarea planning for these areas. This expectation has been in place since the PSRC Executive Board adopted its Plan Review Process in 2003 and is also called for in VISION 2040, adopted in April 2008 (DP-Action-17 and p. 98).

Subarea planning efforts are reviewed for consistency with the Regional Center Plans Checklist. The review contained in this section follows the format and content established in this checklist, covering the seven major categories (center plan concept, environment, land use, housing, economy, public services, and transportation). Physical design guidelines have also been established in Transportation 2040 to articulate the relationship between land use and transportation. These serve as guidelines for regional growth centers and high-capacity transit areas. They are discussed throughout the seven major categories in which they apply.

OVERVIEW

The City of Redmond's comprehensive plan includes an element devoted to its two designated regional growth centers titled "Urban Centers." This element focuses on the city's regionally designated centers: Downtown Center and Overlake Center. The element includes common policies that apply for both of the regional growth centers. These address the issues of: (1) compliance with regional requirements, (2) air pollution and climate change, (3) land use, (4) character and design, (5) parks, arts, recreation, conservation and culture, and (6) transportation. The element is then divided into two

sections that address each of the regional growth centers separately, with provisions that apply uniquely to the Downtown and Overlake neighborhoods.

The element notes that some items in the Regional Center Plans Checklist are addressed in other comprehensive plan elements. A table is provided that cross-references plan elements that address center plan requirements on a citywide basis. Topics addressed in other elements include several topics relating to the environment, transportation, public services and housing.

CENTER CONCEPT

Vision. The city has adopted clear vision statements for its regional growth centers that support VISION 2040 and the Regional Growth Strategy. The urban centers element includes vision statements that describe both centers at the end of the comprehensive plan's 2030 planning horizon as thriving locations of residential and commercial activity that provide housing options, employment, and multimodal travel options. Vision statements are also included that address the centers individually.

Context. The urban centers element provides an overview of the city's centers in the context of King County Countywide Planning Policies and PSRC's designated regional growth centers. This section describes the purpose of these centers, along with regional expectations.

Market Analysis. The city conducted a residential market study of the Overlake center in 2005. The updated urban centers element includes new policies to carry out an economic development and marketing strategy for its regional growth centers. As part of the strategy, the plan calls for periodically monitoring the economic conditions and trends affecting the regional growth centers.

ENVIRONMENT

Critical Areas. The element notes that some aspects of the centers planning checklist are addressed in other comprehensive plan elements. The city addresses the protection of environmentally critical areas on a citywide basis in the natural environment element. Key provisions of this element are discussed earlier in this report (p. 5 – 6). The natural environment element includes robust policies to protect the natural environment, and these policies apply to the city center.

Parks and Open Space. Parks, open spaces, and civic places are addressed at a citywide level in the parks, art, recreation, culture and conservation element. These provisions also apply to the regional growth centers. While the plan addresses these policies on a city-wide basis, the urban centers element does include a section devoted to parks, arts, recreation, culture, and conservation. This section includes policies supporting development of facilities and services in both regional growth centers. Policies promote the vision of open space, civic and recreational uses as a system of public spaces, developing linkages, and encouraging new development to incorporate recreational areas and open space. The urban centers element encourages pedestrian-friendly open space, retention of significant tree concentrations, and green building techniques. The plan describes existing parks and open space and calls for retention and expansion of parks.

Stormwater Management. Provisions and programs addressing the treatment of stormwater and drainage are addressed on a citywide basis in the utilities element. Some of these policies are reiterated in the Overlake center policies. Innovative policies are included, such as pursuing development of street standards that incorporate natural systems into street design, encouraging incorporation of natural building design such as sod roofs or rainwater capture to minimize runoff, and allowing stormwater facilities to qualify towards fulfilling open space requirements. The urban centers element specifically identifies managing stormwater runoff into Lake Sammamish, Kelsey Creek, the Sammamish River and other creeks.

Air Quality & Climate Change. The city's 2011 update included a new section and policies in the urban centers element addressing air pollution and climate change. Redmond addresses these topics through a set of integrated land use and transportation policies that provide people options for living and working that result in fewer pollutant and greenhouse gas emissions. Policies in this section address mixed-use development and access to goods and services, the provision of a multimodal transportation

system, and continued promotion of commute trip reduction strategies to reduce greenhouse gas emissions.

LAND USE

Boundaries & Shape. The urban centers element includes maps that depict boundaries for each of its regional growth centers. The Downtown regional growth center is divided into districts to create distinctive, pedestrian-oriented places. The element calls for retaining the existing Downtown boundaries and encouraging redevelopment and infill within these boundaries. Overlake boundaries are clearly defined, including the Overlake Village, Residential Area, and Employment Area sub-districts.

Residential and Employment Growth Targets. Residential and employment growth targets have been established for both the Downtown and Overlake Regional Growth Centers. Downtown is planning for 11,350 residents, 6,170 dwelling units, and 10,800 employees by 2030, while Overlake Regional Growth Center is planning for 10,550 residents, 5,730 dwelling units, and 36,650 employees by 2030. Combined, this represents about 75% of new housing growth and 40% of new employment growth expected by 2030.

Mix, Distribution & Location of Uses. The urban centers element describes the mix and distribution of residential, commercial, civic and public uses. Joint policies applying to both centers encourage a mix of uses to create active streets in the day and evening and commit to apply flexible regulations to encourage innovative development. Overlake includes policies to provide opportunities for small-scale commercial activity in the business and advanced technology zone to provide services for employees. Land use mix and distribution is reflected in the downtown zones.

Design Standards. The urban centers element emphasizes high quality design for both Overlake and Downtown. Policies call for applying neighborhood design standards to define the character of Overlake and encourage pedestrian-friendly development. The element calls for preservation of historic structures to reinforce sense of place and promotes mixed-use buildings and sites.

HOUSING

Housing Units. The element includes both existing and planned housing units for each center based on adopted growth targets.

Housing Diversity. The housing element includes policies to address housing on a citywide basis, including both centers. The urban centers element includes additional housing policies and provisions that apply to the regional growth centers. A key component of the city's housing strategy is to accommodate most of its residential growth over the planning horizon within the centers. The plan calls for the city to encourage mixed-use and residential development in the center, while new development in Overlake Village is required incorporate housing. The urban center element also includes a requirement that 10% of units be affordable for multifamily development greater than 10 units. The element encourages a mix of housing types and costs, and includes a commitment to establish incentives to encourage housing development in a variety of styles, size and cost.

Implementation & Monitoring. The housing element outlines a robust performance monitoring program to address housing targets and goals. The approach includes coordination with King County and A Regional Coalition for Housing (ARCH) to assess housing needs, evaluating the effectiveness of housing policies and regulations every five years, adopting a Strategic Housing Plan, and monitoring housing development trends. In 2009, the city updated its SEPA Planned Action for the Overlake area, which will help to advance development by providing greater certainty to potential developers, city decision-makers and the general public regarding the future development pattern and likely impacts of future development in the city center area.

ECONOMY

Economic Role. The urban centers element describes the economic and residential role of the centers within the city and the region. Both centers are to function as local and regional employment centers, with a variety of businesses and industries.

Sectors & Industry. The plan describes key economic sectors in Overlake and includes policies to encourage family-wage jobs, small, locally owned and ethnically diverse businesses, and marketing of the center. The economic vitality element describes strategies and policies in detail on a citywide basis, and these provisions apply to the centers as areas designated to accommodate significant employment growth. The Downtown section includes policies to encourage growth in the advanced technology sector, and the Overlake subarea plan emphasizes the important role of the high-tech sector in this center.

PUBLIC SERVICES

Existing & Planned Facilities, Including Financing. The city identifies existing and planned capital facilities on a citywide level in the plan's capital facilities and utilities elements, and has included supportive provisions throughout the plan to prioritize necessary infrastructure for its urban centers. The urban centers element includes policies to create and implement facility plans to provide adequate utilities, transportation, parks, beautification, civic and other infrastructure to accommodate anticipated growth. The use of public-private partnerships is emphasized to meet public facilities and service needs. Additionally, the plan reinforces Downtown as the primary location for civic uses, such as community centers, farmers market, municipal and educational facilities.

TRANSPORTATION

Multimodal Network. Transportation policies for Downtown and Overlake emphasize providing a variety of mobility choices in order to increase access to, from, and within the urban centers. While the plan recognizes future reliance on vehicles, investments are emphasized that will enable safer and more attractive opportunities for walking, using transit, and bicycling.

Design Criteria. The element addresses design criteria that advance transit-supportive land uses. Policies are included to encourage nonmotorized transportation and support mixed-use and transit-supportive densities. Detailed design criteria are addressed elsewhere in the plan and through development regulations.

Transit. Redmond commits to working with various regional transit partners, preparing station area plans to guide implementation and policy development around light rail, and preserving opportunities for transit-oriented development. The urban centers element states that the city will consider changes to development regulations adjacent to station areas to encourage transit-supportive development.

Complete Streets. Complete streets standards are addressed at a citywide level through the Transportation element, and these policies apply to the urban centers. Transportation policies for Downtown and Overlake emphasize safe and convenient access for all users to, from, and within the urban centers.

Context-Sensitive Design. Context-sensitive design is addressed on a citywide basis in the transportation element. These provisions apply to the centers as well. Citywide provisions include designing and constructing the transportation system in a manner that integrates facilities within the preferred land use vision, uses context-sensitive design and green-construction techniques, and values community character equally with transportation capacity.

Green Streets. Environmentally friendly street treatments are addressed at the citywide level in the Transportation element. These provisions apply to the center as well. Additional policies in the Downtown and Overlake sections encourage low-impact development, such as green roofs, bioswales and rain gardens.

Concurrency and LOS. The city addresses concurrency in its transportation element and Transportation Master Plan. The city adopts a plan-based approach to concurrency to support the city's preferred land use pattern, along with a citywide person-mile-of-travel-based transportation level of service standard. The transportation element includes policies to ensure this approach has the effect of expanding travel choices and achieving a multimodal travel environment.

Parking Management. The urban centers element addresses parking management. The element includes a commitment to implement a parking management strategy for the urban growth centers that minimizes surface parking, encourages shared parking, incentivizes structured parking, maximizes on-street parking, and manages demand.

Mode-Split Goals. Both centers are to strive to achieve a non-single-occupancy vehicle mode split of 40 percent for peak-period trips by 2030. Policies state that this should be accomplished by providing a pedestrian and transit-supportive environment, expanding transit options, utilizing transportation demand strategies, implementing a parking management plan, and developing supportive land use.

COMMENTS AND GUIDANCE

The city's planning efforts for its regional growth centers are impressive and meet the intent of the certification checklist. The city has adopted many provisions to ensure its centers are successful as places that provide transportation and housing options, parks and open space, and accommodate projected growth. The city successfully incorporates common center policies, while addressing the unique circumstances in each center, and includes many provisions that can serve as an example to other jurisdictions, such as strategies to support development of light rail and address greenhouse gas emissions on the center level.

PSRC has resources that may be useful as the city considers future plan amendments and updates. Resources can be accessed online here: <http://psrc.org/growth/planreview>. PSRC staff is also available to assist with this work.