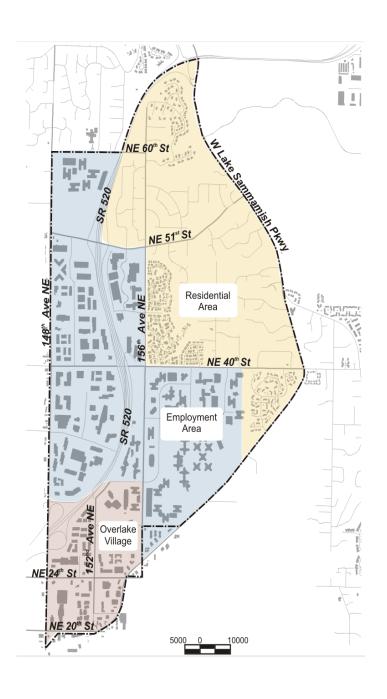
Overlake Neighborhood Plan Update and Implementation Project

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT





Mixed-Use Developmen



Pedestrian-Oriented Streets



Parks and Open Spaces



Transit Service



August 30, 2007

Final Supplemental Environmental Impact Statement for the

Overlake Neighborhood Plan Update and Implementation Project

Prepared in compliance with The State Environmental Policy Act Chapter 43.21 of the Revised Code of Washington

SEPA Rules Chapter 197.11 of the Washington Administrative Code

and

Redmond Community Development Guide Chapter 20F.20.40, Environmental Review

Date of Issue of Draft SEIS: March 23, 2007

Deadline for Comments: 5:00 p.m., April 23, 2007 Date of Issue of Final SEIS: August 30, 2007

Robert G. Odle

EDR City of Redmond

SEPA Responsible Official

William J. Campbell

City of Redmond

SEPA Responsible Official



August 30, 2007

Dear SEIS Recipient,

This letter is to inform you that the City of Redmond has issued a Final Supplemental Environmental Impact Statement (SEIS) on Redmond's Overlake Neighborhood Plan (ONP) Update and Implementation Project. The Overlake study area is bounded on the west by 148th Avenue NE, on the north by NE 60th Street and State Route (SR) 520, and on the east by West Lake Sammamish Parkway and Bellevue-Redmond Road, which also forms the southern boundary with NE 20th Street.

In March 2007, a Draft SEIS was issued which analyzed impacts associated with the No Action Alternative and the Action Alternative for potential future land use changes and public investments for Overlake through 2030. The two alternatives largely maintain the vision adopted in 1999 as part of the Overlake Neighborhood Plan, but differ in describing how the vision is achieved by 2030. These differences include the amount and character of residential and commercial development and the level of public action and investment taken, such as investment in transportation, parks and open space, and stormwater management improvements. The proposed Action Alternative includes the adoption of updates to the ONP, related portions of Redmond's Comprehensive Plan, the Redmond Community Development Guide (RCDG), and other implementation documents, such as the Redmond Transportation Master Plan.

The Final SEIS includes an analysis of the environmental impacts and a compilation of public comments on the Draft SEIS, and responses to those comments. Redmond city staff prepared the Final SEIS responses, with assistance from the consulting firm of David Evans and Associates, Inc. These are contained in Chapter 4 of the Final SEIS.

Paper copies of the Final SEIS may be purchased for \$10 at the Permit Center at Redmond City Hall (2nd floor), 15670 NE 85th Street, Redmond, WA. Compact discs with the Final SEIS in electronic form are also available at no charge. Electronic copies may be downloaded from the web at http://www.redmond.gov/intheworks/Overlake/finalSEIS.asp.

This update is an important step in continuing to shape Overlake's future. If you would like more information, please contact Lori Peckol at 425/556-2411 or lpeckol@redmond.gov.

Sincerely,

For Robert G. Odle City of Redmond

SEPA Responsible Official

ed Blash

William J. Campbell City of Redmond

SEPA Responsible Official

Fact Sheet

Project:

Overlake Neighborhood Plan Update and Implementation Project

Location:

The Overlake Neighborhood is in the southwest corner of Redmond. The western boundary is 148^{th} Avenue NE; the northern boundary is NE 60^{th} Street and State Route 520; the eastern boundary is West Lake Sammamish Parkway and Bellevue-Redmond Road, the latter of which also serves as a southern boundary to NE 20^{th} Street.

Description of Proposal:

The proposed action is the adoption of updates to the Overlake Neighborhood Plan (ONP), related portions of Redmond's Comprehensive Plan, the Redmond Community Development Guide (RCDG), and other implementation documents, such as the Redmond Transportation Master Plan. The proposed action also includes adoption of the Overlake Master Plan and Implementation Strategy. The purpose of the update is to refine the adopted vision for Overlake, reflect changes in the area since adoption of the plan in 1999, and promote implementation of the plan.

This document is a supplement to the Integrated Growth Management Act (GMA) Document and Final Environmental Impact Statement (FEIS) prepared in 1999 for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study (BROTS) Update. It evaluates an Action and No Action Alternative through the planning horizon of 2030. The two alternatives largely maintain the vision adopted as part of the ONP, but differ in describing how the vision is achieved by 2030. These differences include the amount and character of development and the level of public action and investment taken, such as investment in transportation, parks and open space, and stormwater management improvements.

Under the Action Alternative, the Overlake shopping area would transition to an urban residential/mixed use neighborhood and most of the remaining 1 and 2 story structures in the employment area would be redeveloped. This alternative provides for the addition of approximately 5,800 dwellings and up to 4.5 million square feet of new commercial space in the study area through 2030, over the amount of development existing or in the pipeline. This alternative envisions the extension of Sound Transit light rail transit from Downtown Seattle to the Overlake Transit Center in the study area, terminating in Downtown Redmond. The City of Redmond would take action on proposed amendments in phases, in recognition of anticipated work between the cities of Redmond and Bellevue to jointly update agreements for phasing of growth and investments in Overlake and the Bel-Red Corridor.

The Supplemental Environmental Impact Statement (SEIS) also evaluates a No Action Alternative, which assumes that no significant changes would occur to the existing neighborhood plan, zoning, or planned improvements for Overlake. This alternative anticipates that approximately 2,300 dwellings and 1 million square feet of new commercial space in the study

area would be added to the area through 2030, over the amount of development existing or in the pipeline, and that future development would be primarily suburban in form.

In 1999, the City of Redmond adopted the Overlake SEPA Planned Action in order to efficiently use the investments of time and resources involved in preparing the 1999 FEIS and to make development review more timely and predictable. Redmond intends to use this SEIS to update the Overlake SEPA Planned Action and to provide for phasing of the commercial growth anticipated under the Action Alternative. As provided in WAC 197-11-600, additional environmental review may be needed to update the Planned Action, depending on the nature of the phases and subsequent proposals.

Proponent:

City of Redmond

Lead Agency:

The City of Redmond is Lead Agency for environmental review of the Overlake Neighborhood Plan.

Responsible Officials:

Robert G. Odle, Director, Redmond Planning and Community Development Department William J. Campbell, Director, Redmond Public Works Department

Staff Contact:

Lori Peckol, Policy Planning Manager, Redmond Planning and Community Development PO Box 97010, MS: 4SPL Redmond, WA 98073-9710 425-556-2411

Licenses, Permits and Approvals Required:

Amendments to City of Redmond Comprehensive Plan, Community Development Guide, and functional plans, such as the Redmond Transportation Master Plan

Contributors:

City of Redmond Planning and Community Development Department
City of Redmond Public Works Department
City of Redmond Parks Department
Mirai Transportation Planning and Engineering
Geomatrix
KPG, Inc.
David Evans and Associates

Date of Issuance of Draft SEIS:

March 23, 2007

Date and Location of Open House on the Draft SEIS:

March 29, 2007, at 4:00 p.m. in the North Bellevue Community/Senior Center, 4063 148th Avenue NE, Bellevue, Washington.

Date Comments Due on Draft SEIS:

April 23, 2007.

Date of Issuance of Final SEIS:

August 30, 2007

Date of Final Action by the Lead Agency:

The Redmond City Council adoption of Phase 1 Comprehensive Plan and Community Development Guide Amendments is expected by the end of 2007. Adoption of Phase 2 is anticipated in 2008.

Subsequent Environmental Review:

Redmond intends to phase the commercial growth anticipated under the Action Alternative. The phases would be defined in coordination with the City of Bellevue. Redmond also intends to use this SEIS to update the Overlake SEPA Planned Action in order to efficiently use investments of time and resources in preparing this document and to make development review more timely and predictable. As provided in WAC 197-11-600, additional environmental review may be needed to update the Planned Action, depending on the nature of the subsequent proposal.

Location of Background Reports and Reference Materials:

City of Redmond Planning and Community Development Department 15670 NE 85th Street Fourth Floor South City Hall Redmond, Washington

Background information referenced in this document is also available online at www.redmond.gov/intheworks/overlake.

Copies:

Paper copies may be purchased for \$10 at the Permit Center at Redmond City Hall (2nd floor), 15670 NE 85th Street, Redmond, WA. Compact discs with the Final SEIS in electronic form are also available at no charge. Electronic copies may also be downloaded at www.redmond.gov/intheworks/overlake.

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