

# Redmond 2050 Comprehensive Plan Periodic Review SEPA Analysis & Documentation

## Understanding

Redmond is embarking on its 2050 Comprehensive Plan Periodic Review due in 2024 under Growth Management Act (GMA) together with a Transportation Management Plan (TMP) update and other functional plans. Over two decades of growth and change, Redmond has evaluated its long-range planning proposals with a variety of State Environmental Policy Act (SEPA) documents, including a planned action for Overlake. Redmond wants to conduct a thorough review and update of its Comprehensive Plan SEPA documents with an innovative and integrated community engagement and planning process.

To achieve Redmond's goals for an integrated SEPA and GMA process, this scope presents tasks that are intentionally coordinated between two consultant teams:

- **The Visioning & Land Use Scenario Development Team** led by IBI under a separate contract (“Vision Team”), and
- **The SEPA Analysis & Documentation Team** led by BERK Consulting, Inc. and supported by technical experts. Collectively, BERK and subconsultants are called the “SEPA Team.” The SEPA Team roles include:
  - BERK will serve as prime and lead SEPA document development and associated Planned Action or other SEPA Ordinances. BERK will integrate the Vision Team’s existing conditions evaluation on market and land use conditions into the EIS. BERK will collaborate with IBI on the creation of alternatives that can be evaluated under SEPA, and evaluate the alternatives related to land use and public services impacts.
  - MAKERS Architecture + Urban Design will prepare an aesthetics impacts analysis, providing a SEPA evaluation of aesthetics impacts using the Vision Team’s model outputs,
  - Perteet will prepare stormwater and utilities analyses,
  - The Watershed Company will prepare the natural environment analyses, and
  - Fehr & Peers will prepare the transportation analysis integrating TMP modeling efforts and developing an evaluation of each alternative in the EIS.

The SEPA Team tasks are detailed on remaining pages below:

Task 1 - Project Management

Task 2 - Existing Conditions

Task 3 - Community Engagement

Task 4 - Land Use Alternatives

Task 5 - Team Integration

Task 6 - SEPA Documents

Task 7 - Implementation

Through regular invoicing and progress reports, other tasks may be defined, e.g. expenses.

**ASSUMPTIONS:** The Vision Team will lead engagement activities, and vision and land use alternatives in collaboration with the SEPA Team. The City of Redmond communications staff will lead development of outreach and engagement materials. The City of Redmond GIS staff will provide spatial analysis and data to support the SEPA Team's preparation of existing conditions and EIS analysis; and the City GIS staff will develop online mapping efforts such as existing conditions report and sharing of the Draft EIS evaluation.

## Scope of Work

### Task 1. Project Management

#### 1.1 Bi-weekly Meetings.

The SEPA Team will conduct regular check-in meetings with key project staff to address emergent issues, surface potential obstacles early, and employ strategies to meet project goals and schedule. These could be conducted on the phone or in-person.

#### 1.2 Redmond 2050 Team Coordination Meetings

The SEPA Team will participate in team coordination meetings to address the multiple components of this project.

#### 1.3 Council and Planning Commission Meetings

The SEPA Team will assist with Planning Commission and City Council briefings. Potential topics could include scoping and EIS performance measures, Draft EIS results and implications for a Preferred Alternative, and SEPA ordinances.

#### Deliverables

- Project Management Plan
- Schedule and Monthly Progress Reports

- Bi-weekly Check-ins
- Redmond 2050 Team Coordination (approx. 4)
- Planning Commission and City Council Meetings (approx. six)

## Task 2. Existing Conditions Report

### 2.1 Environmental Baseline Data Analysis

The environmental baseline data analysis will include:

- Evaluation of existing GIS layers, reports, and studies, as well as identification of potential gaps in the baseline data that require updates.
- Summary of existing environmental conditions at different geographic scales including: citywide, subareas of interest (e.g. Overlake), and systems (e.g. transportation, surface water, etc.). The full report writing is included in Task 2.4.
- Cross-references to the Community Visioning & Land Use Scenario Existing Conditions Report to minimize repetition of land use information.
- Summary of existing conditions findings. The full report writing is included in Task 2.4.

### 2.2 Updates to BAS and Recommendations

Led by TWC, the SEPA Team will prepare a synthesis of Best Available Science (BAS) utilizing scientific literature, existing reports, and gray literature, following the hierarchy of approved BAS listed in WAC 365-195. This analysis could cover regulated critical areas and the latest science regarding trends and effects of climate change as they relate to this long-range planning effort. Existing plan policies subject to the scope of work will be evaluated against the findings of the BAS review to determine the need for additional policies.

### 2.3 Report

**General Report:** The SEPA Team will use the data and evaluation in Task 2.1 and the outline and template created in Task 6.2 to share existing conditions and trends. The City of Redmond will develop a GIS portal or ESRI StoryMap, or other interactive tools that are easy for the community to access and understand.

The SEPA Team will coordinate the report development and cross reference important trends and findings with the Vision Team Existing Conditions Report that will address market information, a policy and regulatory review, and outreach results review.

As part of the Existing Conditions Report, the SEPA Team will also address:

**Planned Action Implementation Review:** The Overlake Planned Action is based on a series of SEPA documents (such as EISs, SEIS, Addenda) from about 1999-2018, addressing most recently the redevelopment of the old Sears campus. This SEPA effort for Redmond 2050 is an opportunity to review successes and roadblocks to achieving the desired growth and environmental mitigation. It is also an opportunity to clean up and simplify the requirements under the multiple documents through a unified

process. The SEPA Team will review permit trends and interview staff and developers on the usefulness and concerns about the current planned action.

### **Deliverables**

- Existing Conditions Report

## **Task 3. Community Engagement**

The Vision Team will lead engagement. The City communications team will develop messaging and materials. The SEPA Team will participate in events and activities, including:

- **Vision and Alternatives Engagement:** The SEPA Team will support digital and in-person outreach. This could include providing summary communication materials regarding scoping (e.g. fact sheet, review City-prepared web material) and participate in virtual or in-person meetings such as the Typologies Workshop.
- **Draft EIS Engagement:** The SEPA Team will support outreach during comment period of Draft EIS such as development of a preferred alternative if one is already not designated as preferred in the draft EIS. During the comment period, the SEPA Team has set aside a block of time to:
  - Review City-provided digital mapping or engagement materials.
  - Develop summary content regarding Draft EIS conclusions and alternatives that can be developed into a communication piece by City communications staff for posting online or turning it into a StoryMap by City GIS staff.
  - Attend one virtual or in-person meeting during the comment period to help develop a preferred alternative for evaluation in the Final EIS.

### **Deliverables**

- **Support content development:** Prepare text or materials that supports the City-prepared communication materials, maps, and virtual webtools including interactive mapping.
- **Attend virtual or in-person meetings:** During visioning/scoping period and during the Draft EIS comment period attend two meetings.

## **Task 4. Land Use Alternatives**

The Vision Team will be developing:

- Market analysis report (growth targets, building prototypes, proforma analysis)
- Land use analysis interim report (baseline, boundaries, and scenarios)
- Land use alternatives final report (preferred scenario, urban form, and typologies)
- Parametric 3D model

The City desires that the SEPA Team provide guidance and recommendations on how to utilize one process/outcomes for both teams/tasks as much as possible to minimize duplication of work and avoid community confusion. This scope includes a collaborative process to:

- 1) **Build a foundation of shared information** through existing conditions information and scoping (see Tasks 2, 3, and 5),
- 2) **Create scenarios** in a clear and linear process (this Task 4), and
- 3) **Test scenarios** through an integrated EIS/planning process (Task 6): The potential impacts, benefits, and feasibility of the scenarios will be tested and evaluated through the integrated planning/SEPA process.

Task 4 focuses on the interface of the Vision and SEPA team in Step 2 to develop preliminary scenarios. To develop the preliminary scenarios, the SEPA Team will design and conduct an alternative scenarios workshop with Redmond 2050 Team staff and the Vision Team. This workshop will be designed to identify common themes, consider and evaluate areas of difference, and sort and group concepts to arrive at preliminary scenarios. This will lead to scenarios that are ready for continued testing during the EIS and planning process. Supportive outreach efforts are described in Task 3. Subsequent Visioning engagement activities, as well as review by the Planning Commission and City Council will provide opportunities for further refinements.

## Task 5. Team Integration

### 5.1 Visioning Team Coordination

The Vision Team will develop land use and urban design strategies and engage the community around the future of Redmond in 2050, and develop existing conditions information on market trends and land use policies. A team meeting to develop/adapt preliminary scenarios is part of Task 4. In Task 5, the SEPA Team will review the Vision Team products on existing conditions, and review Vision Team prepared scenarios to ensure they are designed appropriately for testing in the SEPA document.

### 5.2 Transportation Modeling and Cost Estimating Team Coordination

The City will select a Transportation consulting team to update the City's transportation model, model the land use scenarios, and ultimately identify multimodal improvements that will be included in the TMP. The modeling results of the draft scenarios and preferred scenario will be evaluated by the SEPA Team, led by Fehr & Peers.

#### *Deliverables*

- Vision Team Existing Conditions and Scenarios for adaptation into the SEPA document.
- Critical Path and Performance Standards for Model Update and Model Outputs

## Task 6. SEPA Documents

The City desires a unified SEPA process for the Redmond 2050 Updates, including the Comprehensive Plan, TMP, and other functional plans, as well as strategies to facilitate growth through SEPA tools such as a planned action update for Overlake or a potential planned action for Downtown and/or Marymoor. Planned actions may involve a standard Environmental Impact Statement (EIS) or Supplemental EIS with an ordinance or the use of a Threshold Determination with a Planned Action as allowed through RCW 43.21C.440 (amended in 2017). The City also wishes to consider use of an Infill Exemption (RCW

43.21C.229) for other growth centers. The City desires an innovative and integrated process that must also be effective and compliant with SEPA.

## 6.1 Scoping

The SEPA Team will prepare a determination of significance and scoping notice with a supporting document (scoping document or SEPA checklist) indicating what topics are identified for inclusion. The scoping notice will initiate a 21-day comment period, which can be coordinated with subarea plan engagement efforts. Alternatives will be developed under Task 4. For purposes of the SEPA document evaluation, EIS alternatives will include the SEPA-required No Action Alternative and two Action Alternatives. Under the Final EIS a preferred alternative would be evaluated. After scoping, the SEPA Team will draft a Preliminary Draft EIS alternatives description for City review and concurrence.

## 6.2 Document Design and Outline

The SEPA Team will prepare a document template/format for use by the project team that is reader friendly and graphic-rich while conveying the essential analysis of the existing conditions and SEPA analysis. Developing an early outline of the Existing Conditions Report and SEPA documents will allow the City and the SEPA Team to finalize SEPA options early and create a common structure for all authors. This approach improves efficiency and SEPA compliance.

## 6.3 Preliminary Draft EIS

This scope anticipates a unified SEPA process consisting of a single EIS that is organized to share citywide, subarea, and transportation system conditions and environmental implications. The outline would have sub-headings for each geography or separate chapters for each (e.g. common summary and alternatives chapter and individual chapters for citywide, subareas, and transportation system conditions and impacts). The EIS would be areawide and programmatic for the most part and more detailed for the Planned Action areas to support more specific mitigation measures and implementation.

The Preliminary Draft EIS will contain the following elements required in WAC 197-11:

- Cover Letter
- Fact Sheet
- Table of Contents
- Chapter 1–Environmental Summary
- Chapter 2–Proposal and Alternatives
- Chapter 3–Affected Environment, Significant Impacts, and Mitigation Measures
- Chapter 4–References
- Chapter 5–Distribution List
- Appendices

The SEPA Team will prepare a preliminary draft EIS for City review and comment. Natural and built environment scope topics and approaches are included in the table below.

The EIS will be areawide and comparative in nature, but will identify enough information to consider appropriate mitigation measures for the Overlake Planned Action. The impact analysis will include quantitative and qualitative approaches such as models (e.g. transportation) or adopted standards (e.g. stormwater LID practices, public service levels of service, etc.) to determine the effect of the alternatives.

### Natural and built Environment Topics for EIS

#### Assumed Environmental Topics for SEPA Document

**Natural Environment (Earth, Water, Plants and Animals) (TWC):** The SEPA Team will provide thorough and comprehensive review of potential impacts and opportunities related to the natural environment within the identified study area(s). With strong and often first-hand experience working in the ecological systems that span Eastside communities, the SEPA Team will focus identification of mitigation opportunities to those that best serve the ecological functions affected by plan updates using an approach consistent with BAS. The SEPA Team will also explore ways to streamline mitigation activities, through development of an advanced mitigation program, for example. The SEPA Team will also note ways to strengthen the community's connection to the natural environment through interpretive or other educational opportunities.

**Air Quality/Greenhouse Gas (GHG) (Fehr & Peers):** The SEPA Team will use the best available sources of regional and national data to evaluate greenhouse gas emissions. Baseline conditions would be described using the City's Climate Action Implementation Plan and Puget Sound Clean Air Agency's most recent regional inventory. Transportation emissions would be evaluated using VMT and average trip length outputs from the City's travel demand model by alternative. The SEPA Team will work with the City's modeling consultant to post-process the results to account for factors that reduce GHG emissions, such as mixed-use development, higher densities, and greater transit usage. The King County SEPA GHG emissions worksheet will be used to estimate embodied and energy emissions associated with the construction and ongoing operation of land use development.

**Land Use and Socio Economics (BERK):** The SEPA Team will evaluate growth alternatives on compatibility and consistency with state GMA goals, VISION 2050, and elements of the Redmond 2050 Update Vision. The SEPA Team will review the ability of alternatives to meet the City's growth allocations. The SEPA Team will also analyze the potential relative effects of growth alternatives on affordable housing conditions and economic development strategies and job mix. The analysis will be based on the Vision Team existing conditions report related to policies. For the Final EIS, it is assumed the City will develop a policy summary of the proposed draft Comprehensive Plan to support the analysis of the Preferred Alternative.

**Aesthetics (MAKERS):** The SEPA Team will prepare the aesthetics and urban design analysis to address potential changes to physical conditions and views. The SEPA Team will integrate the Vision Team's modeling or typology work. The SEPA Team will illustrate future study area conditions, both from an overview perspective, as well as from the perspective of a street-level pedestrian in particular centers. Locations to be analyzed will be targeted to provide views of important public open spaces, high-traffic corridors, and well-known landmarks based on mutual agreement with the City.

**Transportation (Fehr & Peers):** The SEPA Team will coordinate with the Transportation Modeling and Cost Estimating Team on approach and methodology early on. It is assumed that the TMP Update includes both modeling and operational analysis to a degree appropriate for both the citywide and planned action SEPA evaluation areas, and the SEPA Team will review, interpret, and translate the results into a SEPA-compliant evaluation.

**Public Services (BERK):** Growth under the alternatives will affect a wide variety of public services, including police protection, fire and emergency medical services, parks, and schools. The SEPA Team will evaluate each alternative with regard to the level of demand anticipated for each of these public services based on available system plan and service delivery studies and adopted level of service standards.

**Stormwater (Perteet):** The SEPA Team will analyze impacts and mitigation requirements for surface water and water resource improvements under each alternative while ensuring that public and private stormwater systems are planned, developed, and maintained to prevent flooding, protect water quality, and preserve natural stormwater systems. The City of Redmond's Regional Stormwater facilities are a key component of the City's projected growth that require substantial planning, financing, and permitting ahead of the growth to take advantage the reduced construction, operation, and maintenance costs typically realized with regional facilities

**Water/Sewer (Perteet):** The SEPA Team will analyze each alternative for impacts, mitigation requirements, and public-private funding options for utility improvements for each alternative. The SEPA Team will consider anticipated or needed improvements to accommodate growth and development projections.

### 6.4 Draft EIS

Based on one round of consolidated City comments on the Preliminary Draft EIS, the SEPA Team will prepare a print-check document and a Draft EIS for posting and public review. The SEPA Team will prepare the notice of availability for City publication. The City will publish the Draft EIS.

### 6.5 Final EIS

The SEPA Team will prepare the final EIS including a fact sheet, table of contents, draft EIS analysis corrections as needed, description of the preferred alternative, and responses to comments. The SEPA Team will prepare a preliminary final EIS for City review and comment. Based on City comments, the SEPA Team will prepare a final EIS for public issuance. One round of comments is anticipated. The SEPA Team will prepare the notice of availability for City publication.

### Deliverables

- Scoping Notice and Support Scoping Document or SEPA Checklist
- Document Design and Outline
- SEPA Document Development: Preliminary, Draft, and Final

## Task 7. Implementation

The SEPA Team will prepare the ordinances that designate amended or new Planned Actions for Overlake, Downtown, and Marymoor Village. The ordinance(s) will address all legal requirements as outlined in WAC 197-11-168. The SEPA Team can also prepare the ordinance establishing the Infill Exemption for other centers consistent with RCW 43.21C.229. The SEPA Team will identify clear growth thresholds and mitigation measures.

The SEPA Team will develop SEPA Ordinance Implementation Plans which could include measurable objectives and monitoring, as well as an administration guide, and planned action application form and consistency evaluation form. The SEPA Team will also prepare a SEPA implementation memo to support the City in next steps related to SEPA review for future functional plans, SEPA permit facilitation tools and related technical tasks, such as future adoption and addenda or other forms as appropriate.

### *Deliverables*

- SEPA Ordinances and Implementation Plans
- SEPA implementation memo for future related actions