

# REDMOND »»» 2050

## SEPA Environmental Review & Analysis Beginning

---

Planning Commission  
June 30, 2021



# Integrated Plan & EIS Timeline

The EIS will be prepared in tandem with the Redmond 2050 Phase 1 plan documents, from fall 2020 to fall 2022.



# Creating Growth Alternatives

## Alternatives we will develop/study:

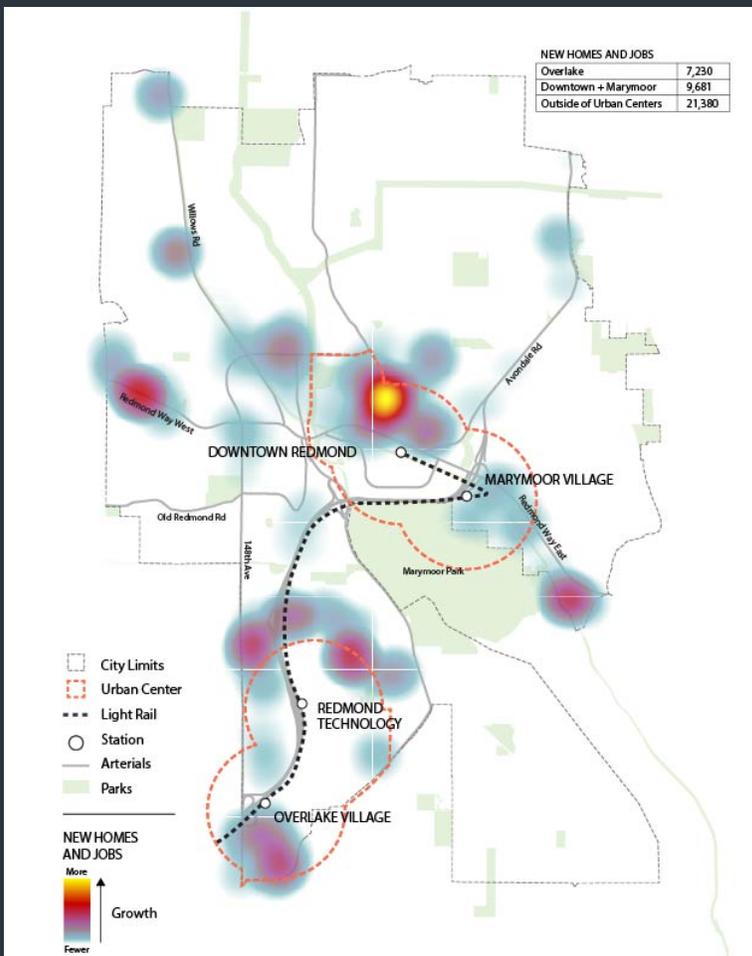
- ✓ **(No Action) Alternative 1** | Current Comprehensive Plan land use designations & zoning densities/uses
- ✓ **Alternative 2 - Centers & Corridors** | Exploring options for growth distributed in centers and along major roads outside of Overlake, Downtown, and Marymoor
- ✓ **Action Alternative 3 - Centers** | Most growth focused into Overlake, Downtown, & around the light-rail stations

- An alternative describes a different means of achieving a proposal.
- Alternatives could vary:
  - **Growth** - where and how distributed
  - **Land Use** - building types, building heights, job types, etc.
  - **Transportation** type and location of improvements needed
  - **Parks & Capital Facilities** - where new facilities might be needed based on growth distribution
  - **Utilities** - type and location of infrastructure needed

# Growth Scenarios

## Baseline

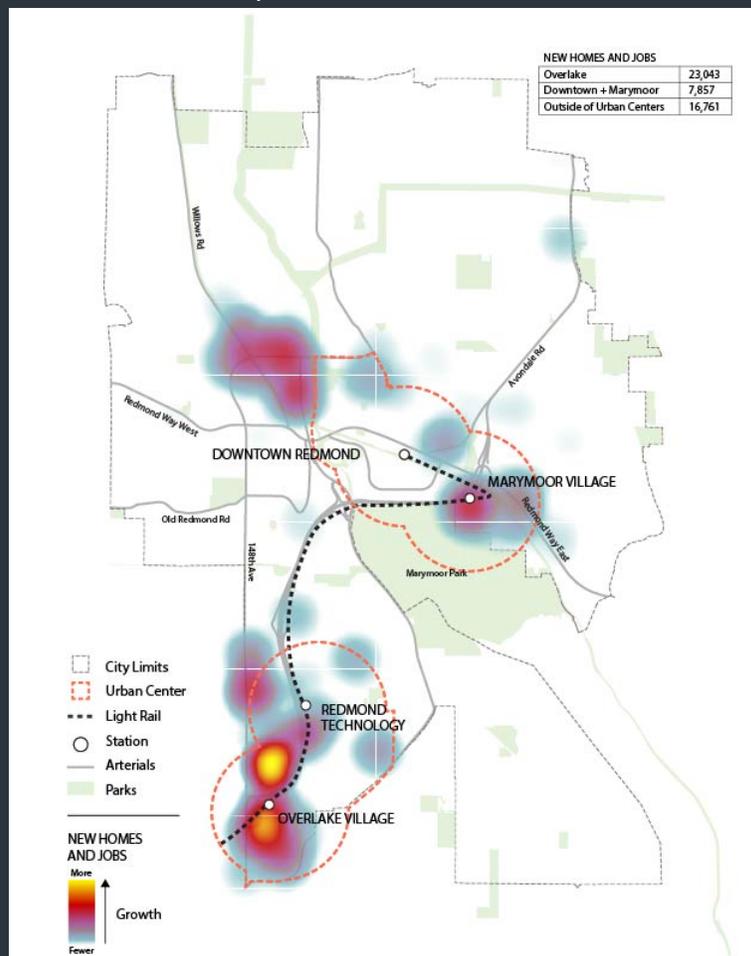
What does it look like if we change nothing in current zoning



19,901 Housing Units  
18,390 Jobs

## Centers + Corridors

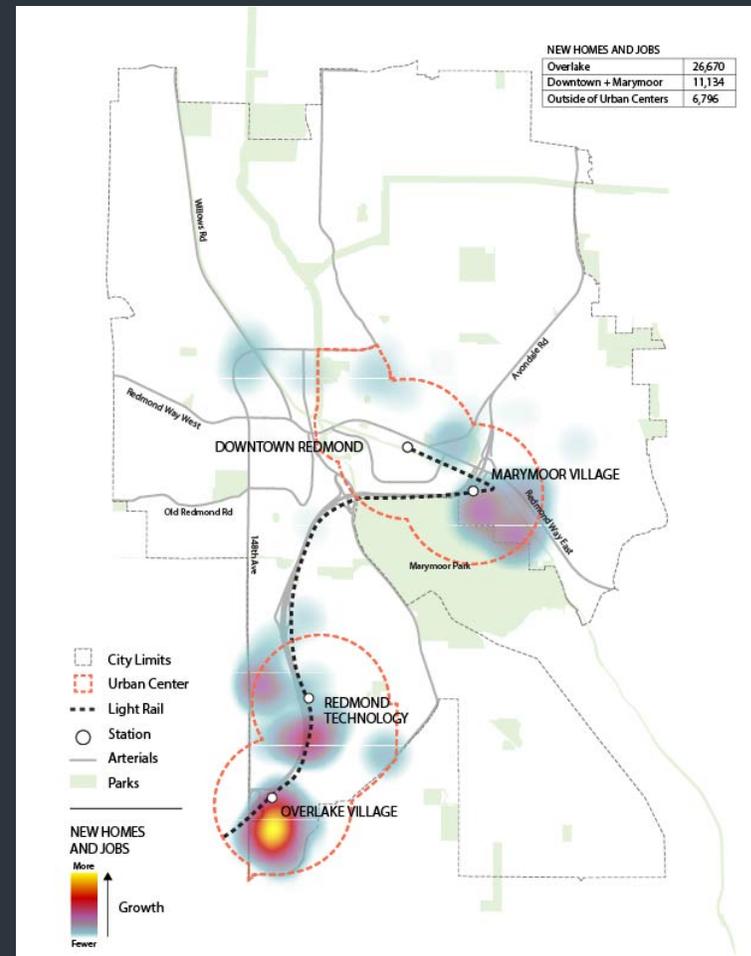
Focus growth to urban centers, station areas, and select arterials



27,481 Housing Units  
20,480 Jobs

## Centers

Focus growth to urban centers & station areas



24,142 Housing Units  
20,458 Jobs

# SEPA: Growth Scenarios will be developed into full **Growth Alternatives for EIS**

- Folding in data that wasn't in the parametric model
  - Growth from 2045-2050
  - Housing Action Plan (HAP) items,
  - Overlake Center boundary revisions
  - Countywide Centers proposals,
  - More growth for Downtown (?), and
  - Other projects (docket applications, CIP projects, etc.)
  - Growth outside the parcels used in the model (single-family in neighborhoods, etc.)

# Growth from 2044 to 2050

- King County growth allocations are for 2019 - 2044
- Redmond will extrapolate average annual growth rate to 2050 to account for additional growth in 2045-2050
- 2045-2050 growth will be assigned to growth areas shown in each scenario in the same pattern (where capacity still exists)
- 5% of the total growth will be assigned to “other” – single family in neighborhoods, etc., (based on the HAP Action Items) to complete a citywide growth scenario

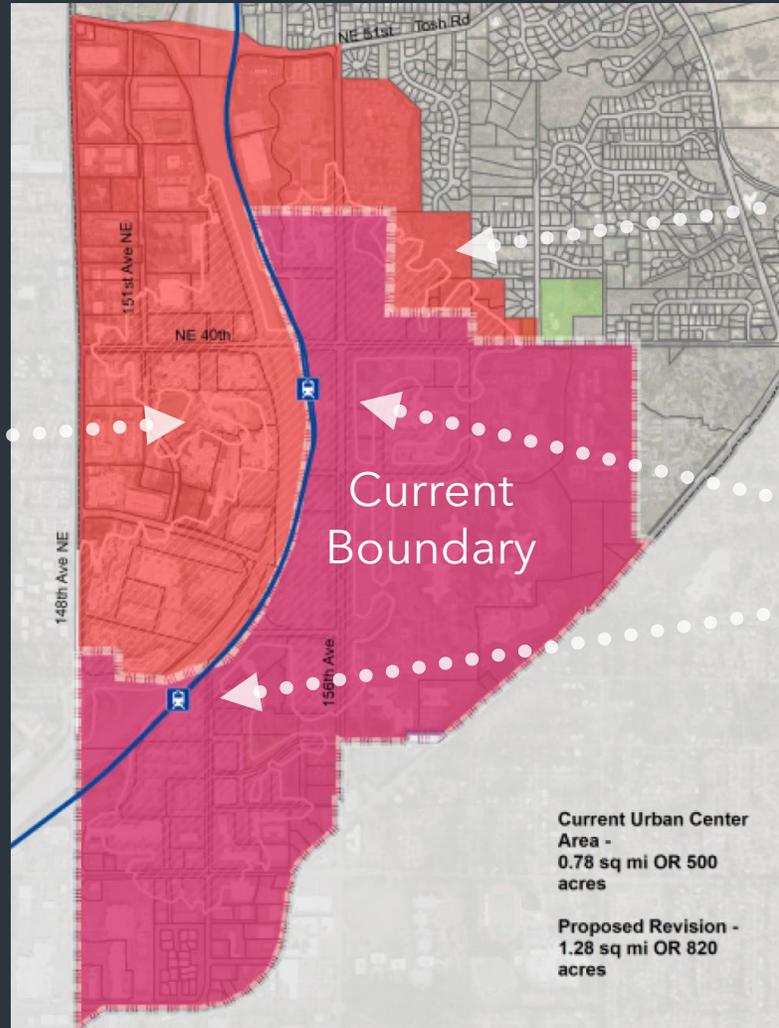
# Other Projects/Considerations

- Some concern that the growth scenarios are under-estimating growth for Downtown
- Annual docket applications (CIM group proposal, etc.)



# Overlake Center Expansion

Preliminary  
Boundary Revision  
(for review and  
public comment)



Rezoning multi-family areas to go into the Center densities

Up-zoning near the stations (TBD)

# Evaluation of Revised Growth Scenarios

- Once we've pulled everything together and created complete city-wide growth scenarios:
  - **SEPA review and analysis begins (high-level)**
  - **Travel demand modeling begins**
  - **"Report Cards" developed for each scenario**
- **Community review of report cards will help finalize growth alternatives for the detailed SEPA Draft Environmental Impact Statement (DEIS)**

# What we need for SEPA review

- **Enough information to understand the relative impacts of each of the three growth scenarios**
- **Capital facilities plans**
- **Any big policy changes that we already know potential options/alternatives**
- Planned updates to **Level of Service** standards/criteria
- **Any special fees needed** for future infrastructure?
- Growth thresholds for the **Planned Action**

# SEPA: **Environmental Analysis** of Growth Alternatives

The environmental impact statement (EIS) will identify environmental conditions, potential impacts on the natural and built environment, and measures to reduce or mitigate any significant, unavoidable adverse impacts.



Air Quality/GHG

Land Use &  
Socioeconomics



Natural  
Environment

Aesthetics



Transportation

Public Services &  
Utilities



# SEPA: Environmental Analysis

The analysis includes:

- performance metrics (levels of service, etc),
  - methods of measuring impacts,
  - linkages to Redmond priorities,
  - thresholds of significance, and
  - best practices for alternatives and mitigation measure options
- Examples of what will be reviewed:
    - Consistency with Best Available Science
    - Impacts to meeting the Levels of Service standards
    - Impacts on water quality, tree cover, impervious surface, congestion, etc.

# SEPA: Community Involvement

## Fall 2021

- Review of Growth Scenario Report Cards with public
- Comments will be used to finalize growth alternatives

## Winter 2022

- Draft EIS released 1<sup>st</sup> Quarter of 2022
- Extended public comment period for DEIS
- Comments will be utilized to develop a “preferred alternative” for the Final EIS
  - *Final EIS published Summer of 2022*

**REDMOND**  
 **2050**



**Thank You**

---



**Redmond**  
WASHINGTON