



DATE: June 16, 2022

SUBJECT: Draft Environmental Impact Statement (EIS)  
Redmond Comprehensive Plan Update for 2050



Dear Community Members,

The City of Redmond is updating its Comprehensive Plan to plan for growth through 2050.

The updated Comprehensive Plan will refine the community vision, values, and objectives considering key themes of equity and inclusion, sustainability, and resiliency. The Redmond 2050 Plan will address requirements of the Growth Management Act (GMA), Puget Sound Regional Council (PSRC) VISION 2050 plan, and Countywide Planning Policies (CPPs). This includes accommodating new growth targets and focusing most growth near high-capacity transit (HCT) service.

As part of Redmond 2050, the City proposes to update related plans and codes such as: Overlake Neighborhood Plan and associated infrastructure and park plans; Transportation Master Plan (TMP); Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan; Utilities Plans (Water, Wastewater, Stormwater); Emergency Management Plan and Public Safety Master Plan; and the Redmond Zoning Code and other development regulations in the Redmond Municipal Code.

In addition to an areawide analysis, the EIS provides a more detailed environmental review for areas of focus. The City anticipates a Planned Action Update for Overlake under RCW 43.21C.440. The City also anticipates infill exemptions (RCW 43.21C.229) for Downtown and Marymoor where transit-oriented development is proposed.

Three alternatives are examined in the Draft EIS:

- **Alternative 1 | No Action:** Continues Redmond’s current Comprehensive Plan and implementing plans and regulations. This is a required alternative under the State Environmental Policy Act (SEPA).
- **Alternative 2 | Centers:** Addresses a new plan horizon and growth targets and focuses growth within urban centers and station areas. This alternative studies an option for additional employment in SE Redmond in the industrial/manufacturing area and the potential for a Countywide Industrial Growth Center in SE Redmond.
- **Alternative 3 | Centers and Corridors:** Addresses a new plan horizon and growth targets and focuses growth within urban centers, station areas, and along select arterials with frequent transit service. This alternative studies an option for additional employment along Willows Road, a Local Center at 90<sup>th</sup> & Willows Road, and a proposal for housing in SE Redmond.

For each alternative, the Draft EIS evaluates natural and built environment topics: Earth, Water Resources, Plants and Animals, Air Quality/Greenhouse Gas, Land Use and Socioeconomics, Relationship to Plans and Policies, Transportation, Public Services, Stormwater, and Water and Sewer. The Draft EIS compares the alternatives and provides mitigation measures for identified impacts.

The key issues facing decision makers include:

- Creation of a growth concept carried forward in plans and regulations that:
  - Maximizes opportunities for transit-oriented development near the four light rail stations opening in 2023 and 2024.
  - Offers more affordable housing opportunities, places to retain and grow businesses, and places for social and cultural connections.
  - Addresses equity and inclusion and supports sustainability and resiliency.
- Approval of a Comprehensive Plan that fulfills Redmond’s vision and meets state and regional requirements.
- Identification of the performance metrics and mix of infrastructure and transportation demand management investments to be included in the TMP that improve mobility and resilience.
- Approval of development regulations that implement the Comprehensive Plan, resulting in a quality urban design, and integrating the best available science to protect critical areas.
- Approval of a Planned Action Ordinance and Infill Exemptions to help incentivize growth while mitigating impacts.

Please see the Draft EIS **Fact Sheet** for the comment period and ways to provide your comments. The release of this Draft EIS is an opportunity for the public to review work undertaken so far and suggest improvements to the analysis or things that may have been missed. A Final EIS will be prepared following the comment period and will include responses to comments.

If you have questions, please contact: Beckye Frey, Principal Planner, City of Redmond 425-556-2750, or email [Redmond2050@Redmond.gov](mailto:Redmond2050@Redmond.gov).

For more information, please see the project website: [www.redmond.gov/Redmond-2050](http://www.redmond.gov/Redmond-2050).

Thank you for your interest in the future of Redmond.

Sincerely,



---

**Carol V. Helland**  
Planning Director



---

**Aaron L. Bert**  
Public Works Director