

City of Redmond

**STATE ENVIRONMENTAL POLICY ACT (SEPA)
NOTICE OF AVAILABILITY
SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT (SDEIS)
AND
NOTICE OF SEPA INFILL EXEMPTION**

Name of Proposal/File Number: Redmond Comprehensive Plan Update (Redmond 2050), SEPA-2020-00934

Location of Proposal: Redmond city limits and potential annexation area (citywide)
Applicant/Lead Agency: City of Redmond

Description of Proposal: The City of Redmond is updating its Comprehensive Plan to plan for growth through 2050 as the City transitions from a suburb to a city. This includes accommodating new growth targets and focusing most growth near high-capacity transit service. The updated plan will refine the community vision, values, and objectives considering key themes of equity and inclusion, sustainability, and resiliency.

- A Draft Environmental Impact Statement (DEIS) was issued June 16, 2022.
- Per WAC 197-11-620(1) and WAC 197-11-455 the City of Redmond is issuing a Supplemental Draft Environmental Impact Statement (SDEIS). The SDEIS studies a preferred growth alternative that responds to public input on the 2022 Draft EIS and addresses recent state legislation concerning affordable housing.
- Per RCW 43.21C.229 (3) (b) (ii), the City of Redmond is providing 60 days' notice to affected tribes, relevant state agencies, other jurisdictions that may be impacted, and the public that the City intends to adopt a citywide infill exemption and apply comprehensive plans, subarea plans, development regulations, or other applicable local ordinances and regulations to developments for residential housing units or middle housing.
- The City also anticipates infill exemptions for Downtown and Marymoor Village where transit-oriented development is proposed, per RCW 43.21C.229.

The Supplemental Draft Environmental Impact Statement was issued September 20, 2023, and is available to the public on the City's website at www.redmond.gov/Redmond2050.

Comment Period: Comments must be submitted by 5:00 p.m. on Friday October 20, 2023.

Community Engagement Opportunities:

- The Planning Commission meeting on Wednesday, September 27 will include a study session on the SDEIS. Planning Commission meetings begin at 7:00 p.m.
- A virtual workshop will be held online only on Thursday, October 5, from 6:00 to 7:00 p.m. Email Redmond2050@redmond.gov to RSVP for a link to join the virtual workshop.
- The City Council meeting on October 17 will include a staff report on the SDEIS. The Council meeting will begin at 7:00 p.m.
- A public hearing will be held from 6:00 – 7:00 p.m. on Wednesday, October 18, at Redmond City Hall 15670 N.E. 85th Street, Redmond, WA 98052. Participation is available in person or remotely via Teams.

Submittal of written comments on the SDEIS is preferred via email to Redmond2050@Redmond.gov. Please include in the subject line "Redmond 2050 Supplemental Draft EIS Comments".

SEPA Responsible Officials/Titles: *Carol V. Helland, Planning Director & Aaron Bert, Public Works Director*

The Supplemental Draft EIS is available for review (purchase may be made upon request at cost of materials) in person at:

- City of Redmond City Hall, Long Range Planning Division

15670 NE 85th St, Redmond, WA 98052

- Redmond Library, 15990 NE 85th St, Redmond, WA 98052

For more information about the project or SEPA procedures, please contact the project planner, Beckye Frey at 425-556-2750 or email Redmond2050@Redmond.gov or visit www.redmond.gov/Redmond2050.



DATE: September 20, 2023
SUBJECT: *Supplemental* 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 as well as for citywide infill housing development particularly for middle housing per recent legislation amending RCW 43.21C.229.

The Supplemental Draft EIS (SDEIS) examines a Preferred Alternative that is in the range of the three alternatives examined in the Draft EIS 2022:

- **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 90th & Willows Road, and a proposal for housing in SE Redmond.

- **Preferred Alternative:** Addresses a new plan horizon and growth targets. Like Alternative 3 it focuses growth within urban centers, station areas, and along select arterials. It proposes zoning consolidations and rezoning. It adjusts mixed use and multifamily zones as well as allows more middle housing in lower density zones. It meets legislative requirements to provide for housing targets at all income levels. This Preferred Alternative has evolved from Alternatives 1-3 and has been informed by public comments.

The Supplemental Draft EIS does not repeat the information about the affected environment or Alternatives 2 and 3 that is contained in the Draft EIS 2022. The SDEIS compares the Preferred Alternative and Alternative 1 No Action – for a range of 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. It compares the alternatives and provides mitigation measures for identified impacts and evaluates the proposed related plan and regulatory updates. The SDEIS also responds to comments on the Draft EIS 2022.

The key issues facing decision makers include creation of a Comprehensive Plan and associated development regulations that:

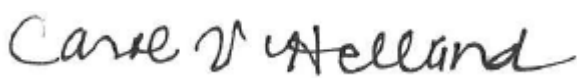
- Maximizes opportunities for transit-oriented development near planned stations.
- Offers more affordable housing opportunities, places to retain and grow businesses, and places for social and cultural connections.
- Addresses equity and inclusion and supports sustainability and resiliency.
- Fulfills Redmond’s vision and meets state and regional requirements.
- Identifies performance metrics and investments that improve mobility and resilience.
- Results in a quality urban design, and integrates best available science to protect critical areas.
- Helps incentivize desired employment and housing opportunities while mitigating impacts through approval of a Planned Action Ordinance and Infill Exemptions.

Please see the Supplemental Draft EIS **Fact Sheet** for the comment period and ways to provide your comments. A Final EIS will be prepared following the comment period and will include responses to comments on the Supplemental Draft EIS.

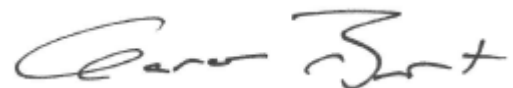
If you have questions, please contact: Beckye Frey, Principal Planner, City of Redmond 425-556-2750, or email Redmond2050@Redmond.gov. For more information, please see the project website: www.redmond.gov/Redmond-2050.

Thank you for your interest in the future of Redmond.

Sincerely,



Carol V. Helland
Planning Director



Aaron L. Bert
Public Works Director



**Notice of Availability and 30-Day Comment Period for a
Supplemental Draft Environmental Impact Statement
and
60-Day Notice of SEPA Infill Exemption
Redmond Comprehensive Plan Update for 2050**

Date of Issuance: September 20, 2023
Lead Agency: City of Redmond
Agency File Number: SEPA-2020-00934



A Draft Environmental Impact Statement (DEIS) was issued June 16, 2022.

Per WAC 197-11-620(1) and WAC 197-11-455 the City of Redmond is issuing a **Supplemental Draft Environmental Impact Statement (EIS)**.

Per RCW 43.21C.229 (3) (b) (ii), the City of Redmond is providing 60 days' notice to affected tribes, relevant state agencies, other jurisdictions that may be impacted, and the public that **the City intends to adopt a citywide infill exemption** and apply comprehensive plans, subarea plans, development regulations, or other applicable local ordinances and regulations to developments for residential housing units or middle housing.

The City also **anticipates infill exemptions for Downtown and Marymoor Village** where transit-oriented development is proposed, per RCW 43.21C.229.

The City also anticipates a **Planned Action Update for Overlake** under RCW 43.21C.440.

Description of Proposal and Alternatives

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
- Stormwater Comprehensive Plan
- General Wastewater Plan
- Water System Plan
- Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan
- Utilities Strategic Plan
- Emergency Management Plan and Public Safety Master Plan
- Zoning and other development regulations and procedural updates in the Redmond Zoning Code and 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 as well as for citywide infill housing development particularly for middle housing per recent legislation amending RCW 43.21C.229.

The Supplemental Draft EIS examines a Preferred Alternative that is in the range of the three alternatives are examined in the Draft EIS 2022:

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- Preferred Alternative: Addresses a new plan horizon and growth targets. Like Alternative 3 it focuses growth within urban centers, station areas, and along select arterials. It proposes zoning consolidations and rezoning. It adjusts mixed use and multifamily zones as well as allows more middle housing in lower density zones. It meets requirements to meet estimated needs for housing at all income levels. This Preferred Alternative has evolved from Alternatives 1-3 informed by public comments.

The Supplemental Draft EIS compares the Preferred Alternative and Alternative 1 No Action - the for a range of natural and built environment topics. The Supplemental Draft EIS does not repeat the information about the affected environment or Alternatives 2 and 3 that is contained in the Draft EIS 2022. The Supplemental Draft EIS also responds to comments on the Draft EIS 2022.

Location of Proposal

Redmond city limits and potential annexation area

Proponent

City of Redmond

Comment Period

The City of Redmond is requesting comments from citizens, agencies, tribes, and all interested parties on the Supplemental Draft EIS from September 20, 2023 to October 20, 2023. Comments are due by **5:00 PM, October 20, 2023**.

All written comments should be directed to:

Becky Frey
Principal Planner, City of Redmond
425-556-2750
Redmond2050@Redmond.gov
PO Box 97010
MS 4SPL
15670 NE 85th St
Redmond, WA 98073-9710

Submittal of comments by email is preferred. Please include in the subject line "Redmond 2050 Supplemental Draft EIS Comments."

Public Comment Opportunities

The following Planning Commission, City Council, and special public hearing dates have been scheduled and are open to the public.

- A Planning Commission briefing will be held on Wednesday, September 27, 2023.
- A City Council committee briefing will be held on Tuesday, October 3, 2023.
- A community workshop on Thursday, October 5, 2023 (virtual only).
- A staff report will be made to the City Council on Tuesday, October 17, 2023.
- A public hearing will be held on Wednesday, October 18, 2023.

All meetings will be held in person at the Redmond City Hall in the Council Chambers. The public may attend in person or online (contact bfrey@redmond.gov to request additional information on how to attend remotely).

Public Comment will also be accepted through online opportunities that will include:

- The Redmond 2050 LetsConnect Project site at <https://www.letsconnectredmond.com/redmond2050>

Purchase/Availability of Draft EIS

The Supplemental Draft EIS is posted on the City's website at www.redmond.gov/Redmond2050.

This Supplemental Draft EIS is available for review in person at:


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- Redmond Library
15990 NE 85th St, Redmond, WA 98052

Copies for purchase may be made upon request at cost of material.

Responsible Official



Responsible Official: Carol V. Helland
Title: Planning Director
Date: September 20, 2023



Responsible Official: Aaron L. Bert
Title: Public Works Director
Date: September 20, 2023