

# REDMOND »»» 2050

## Draft Environmental Impact Statement Preview

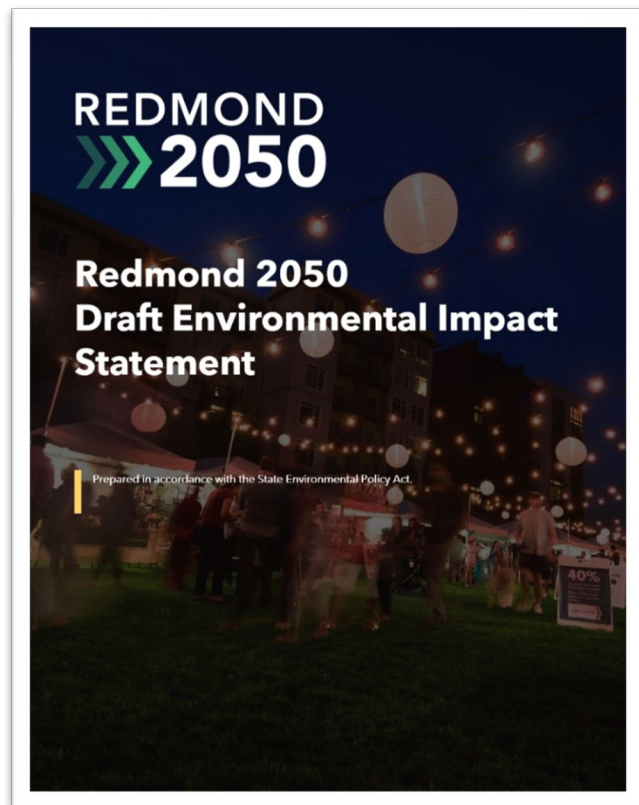
### Background Information

The City will publish the Redmond 2050 Draft Environmental Impact Statement (DEIS) in early June. City staff introduced the Redmond 2050 DEIS to the Council on February 15, 2022. Those materials provide background information about the State Environmental Policy Act (SEPA) and environmental impact statements. They begin on page 766 of the [Council's agenda packet](#) for that meeting.

### Planning for Growth

The Redmond 2050 DEIS will provide information to the public and decision-makers about the environmental effects of anticipated growth between 2019 and 2050 on the natural and built environments. **The DEIS assumes that Redmond will accommodate 24,800 new homes and 29,800 new jobs between 2019 and 2050.** These capacity figures are based on Redmond's growth targets as contained in the King County Countywide Planning Policies.

Accommodating planned growth will require Redmond to add growth capacity because the City's existing capacity, as estimated through an analysis of buildable lands and existing zoning regulations, leaves a **gap of approximately 5,300 homes and 12,300 jobs.**



### Growth Alternatives

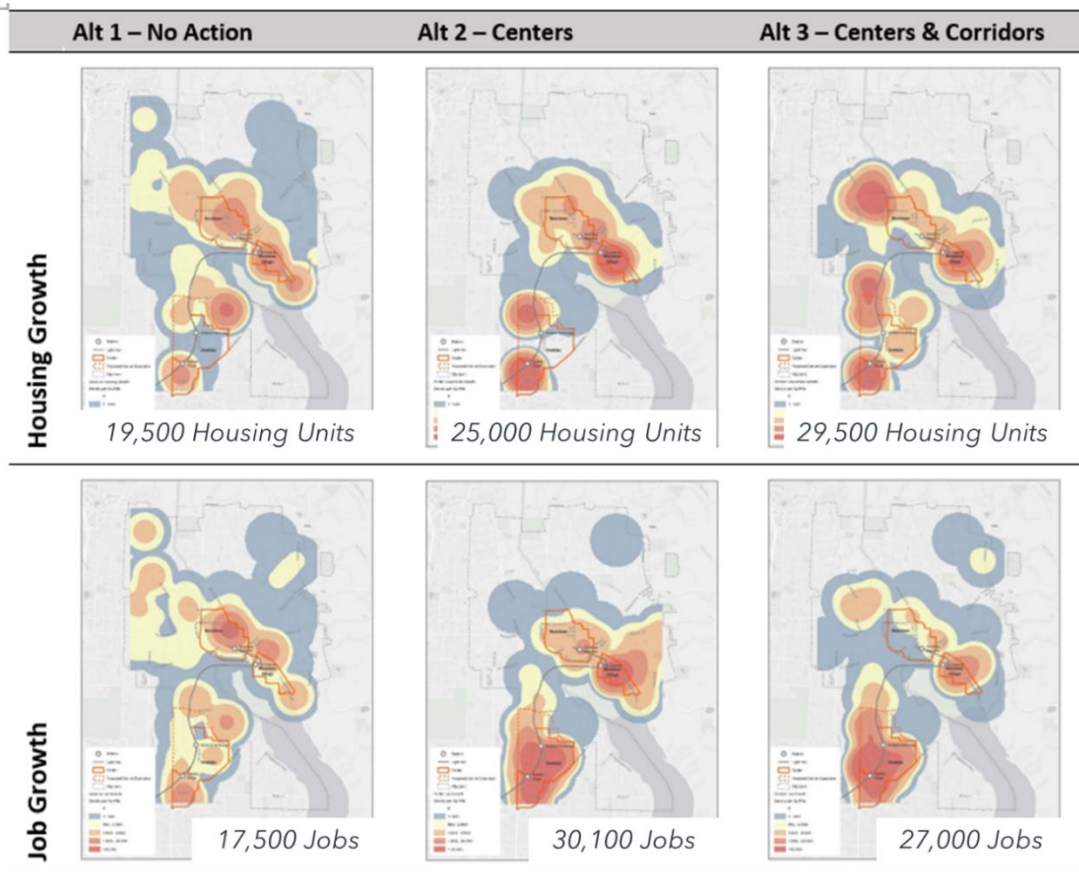
The DEIS contains three alternatives for accommodating growth. The first is Redmond's existing plan, or No Action alternative. This is required under SEPA. It also tests two "action" alternatives: Centers, and Centers and Corridors. The alternatives look at options for where growth will go.

Both alternatives focus growth in centers and transit-oriented development (TOD) areas such as Overlake, Downtown, and Marymoor Village. The Centers and Corridors alternative considers expanding opportunities for growth along major corridors as well.

The scenarios were developed to provide “bookends” for concepts being tested, and the community input over the summer will help us fine-tune ideas and develop and model a preferred growth alternative. The preferred alternative will provide the basis for the bulk of the Redmond 2050 updates to the City’s Comprehensive Plan, related functional plans, and regulations and standards that implement the policies in the plans.

Redmond 2050 DEIS Growth Alternatives		
Alt. 1: No Action	Alt. 2: Centers	Alt. 3: Centers and Corridors
Continues Redmond’s current Comprehensive Plan and implementing plans and regulations. This is a required alternative under SEPA.	Focuses growth within centers and station areas. Also studies an option for additional employment in Southeast Redmond in the industrial/manufacturing area and the potential for a Countywide Industrial Growth Center in Southeast Redmond.	Focuses growth within centers, station areas, and along select arterials. This alternative also studies an option for additional employment along Willows Road, a Local Center at 90th & Willows Road, and a proposal for housing in Southeast Redmond.

Figure 1: Growth Maps by Alternative



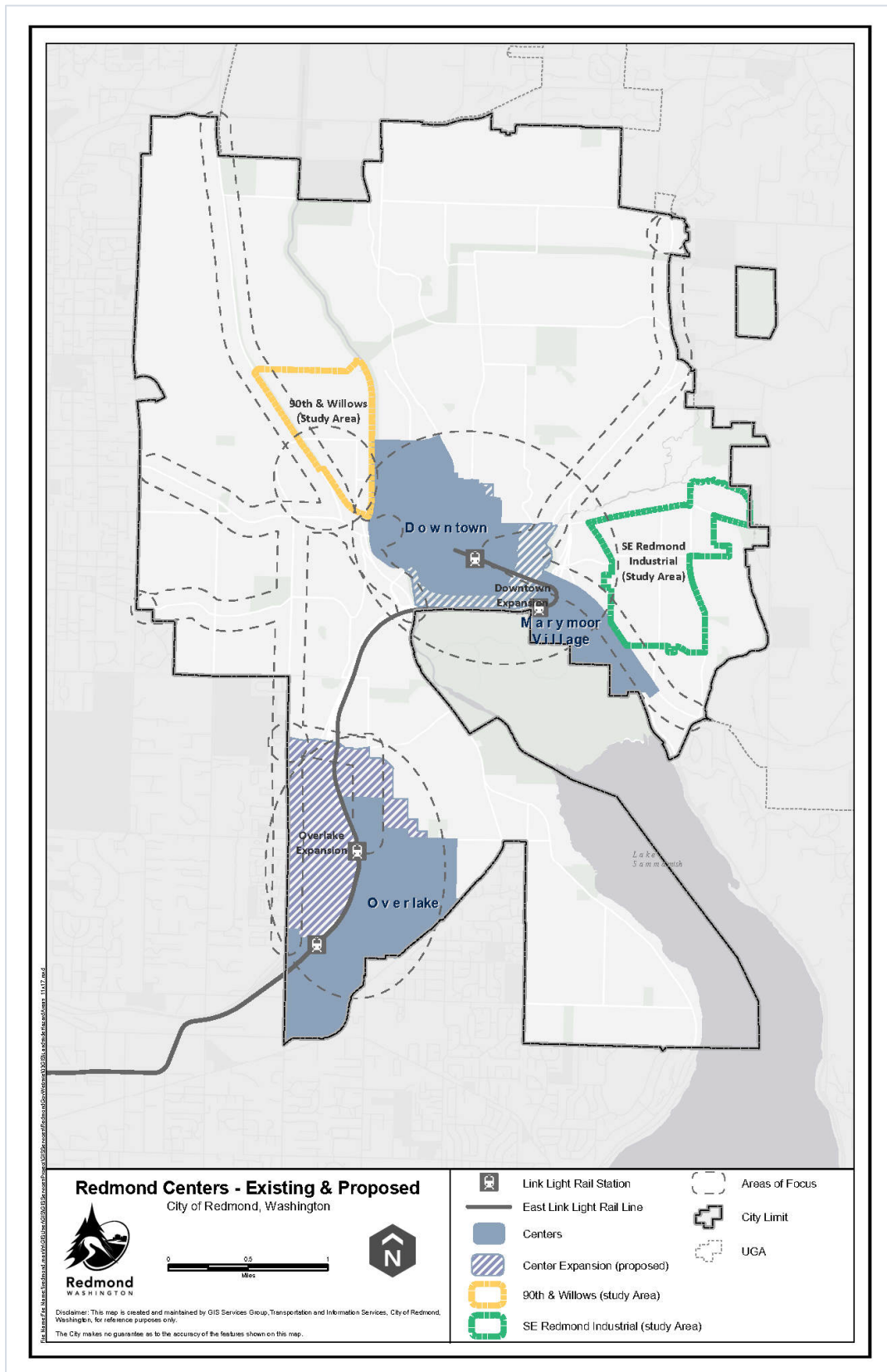
The figure above illustrates the approximate location of housing and jobs growth between 2019 and 2050 for the three alternatives studied in the Redmond 2050 DEIS. The table below shows how growth is distributed by geography for the two “action” alternatives. The maps on the next page illustrate the location of existing and proposed centers studied in the DEIS.

Figure 2: Growth by Alternative

2019 - 2020 Growth Distribution	Alt. 2: Centers % of new growth		Alt. 3: Centers + Corridors % of new growth	
	Housing Units	Jobs	Housing Units	Jobs
Overlake Metro Center	44%	56%	31%	72%
Downtown Urban Center	8%	7%	3%	2%
Marymoor Countywide Growth Center	23%	15%	10%	8%
SE Redmond IGC study area*	2%	12%	6%	5%
Willows & 90 <sup>th</sup> study area*	4%	0%	19%	1%
Elsewhere	19%	9%	30%	12%
<b>TOTAL GROWTH</b>	<b>25,000</b>	<b>30,100</b>	<b>29,500</b>	<b>27,000</b>
<b>2050 Target</b>	<b>24,800</b>	<b>29,760</b>	<b>24,800</b>	<b>29,760</b>

\*These areas are being studied as potential targeted growth areas. The Centers scenario includes the SE Redmond Industrial Growth Center study area and the Centers and Corridors alternatives includes the 90<sup>th</sup> & Willows Local Center study area.

Figure 3: Existing and Proposed Centers Studied in the DEIS



The alternatives are designed to allow the City to test different options for answering the following questions:

- How do we want to **distribute growth** among our centers?
- Do we want to include growth opportunities along some of our major **corridors** (near centers)?
- How much growth should be accommodated by growing “up” (increasing allowed building heights)?
- Do we want to **protect and preserve the industrial and manufacturing** lands in Redmond **or change direction** and allow a broader range of uses in those zones?
- Do we want to create a **new local center** at 90<sup>th</sup> & Willows?

### Growth Alternative Report Cards

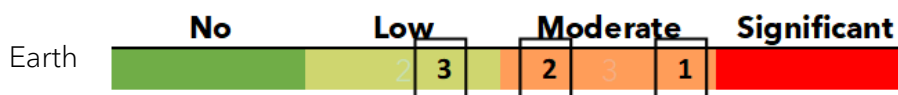
The DEIS will contain report cards for each growth alternative. These will summarize growth alternative performance using metrics important to the community, as understood through Council-adopted policy and outreach in 2020 and 2021. Tools for comparing alternatives will include maps, charts, and tables.

Figure 4: Impacts Evaluated for Each Alternative

Natural Environment	Built Environment: Development	Built Environment: Transportation, Services, Utilities
<ul style="list-style-type: none"> <li>• Earth</li> <li>• Water</li> <li>• Plants and animals</li> <li>• Air quality/greenhouse gas emissions</li> </ul>	<ul style="list-style-type: none"> <li>• Land use and socioeconomics</li> <li>• Plans and policies</li> <li>• Aesthetics: vibrancy, livability, social wellbeing</li> <li>• Aesthetics: shade and shadow, views</li> </ul>	<ul style="list-style-type: none"> <li>• Transportation</li> <li>• Police and Fire/EMS Services</li> <li>• School</li> <li>• Parks</li> <li>• Stormwater quality &amp; facilities</li> <li>• Water and Wastewater utility</li> </ul>

Below is an example of a tool that illustrates the level of impact for each alternative on a specific element of the environment. In this example, Alternatives 1 and 2 have moderate impacts on the Earth element of the environment, while Alternative 3 has a low impact.

Figure 5: Level of Impact Example



### Overall Growth Alternative Performance

The Redmond 2050 DEIS assesses each growth alternative on more than a dozen metrics. The high-level finding of the DEIS is that **the Centers and Centers and Corridors alternatives both perform well relative to the metrics established in the DEIS.**

- These alternatives meet more objectives because they were designed to meet state and regional policy requirements such as those found in VISION 2050.
- They also assume updated capital plans and other system plans and implementing regulations to be consistent with the growth strategy and incorporation of Redmond 2050 themes: equity and inclusion, sustainability, and resiliency.
- These alternatives provide more natural environment conservation even though they allow more growth because they concentrate that growth to a greater degree and update policies and codes to reflect sustainability and best available science.

The Centers alternative is slightly more consistent with the objectives since it meets housing and job growth targets at both 2044 and 2050 whereas Centers and Corridors meets housing targets but is slightly below 2050 job targets.

Because the Centers and Centers and Corridors alternatives both perform well, the City Council and community's discussion of alternatives will revolve around community preferences.

### **Getting to a Preferred Alternative**

Once the DEIS is published, staff will begin an intensive public comment period to obtain community input on the findings of the DEIS. This will include Council and community input on the ideas being tested, their impacts, and Council and community preferences. This input will feed into development of a preferred alternative. **The preferred alternative can, and probably will, be a hybrid of the alternatives studied in the DEIS.** The benefit of studying multiple alternatives that meet most SEPA objectives is that the City Council and community can choose elements from among the alternatives to create a preferred alternative.

The preferred alternative will be modeled and studied in preparation for publishing a Final EIS in Q4 2022 or Q1 2023. It will identify growth capacity needs for each center so that staff can develop zoning changes and changes to regulations and standards that would be required to accommodate the growth. These are likely to include changes to allowed building heights, building types, incentive packages, and more.