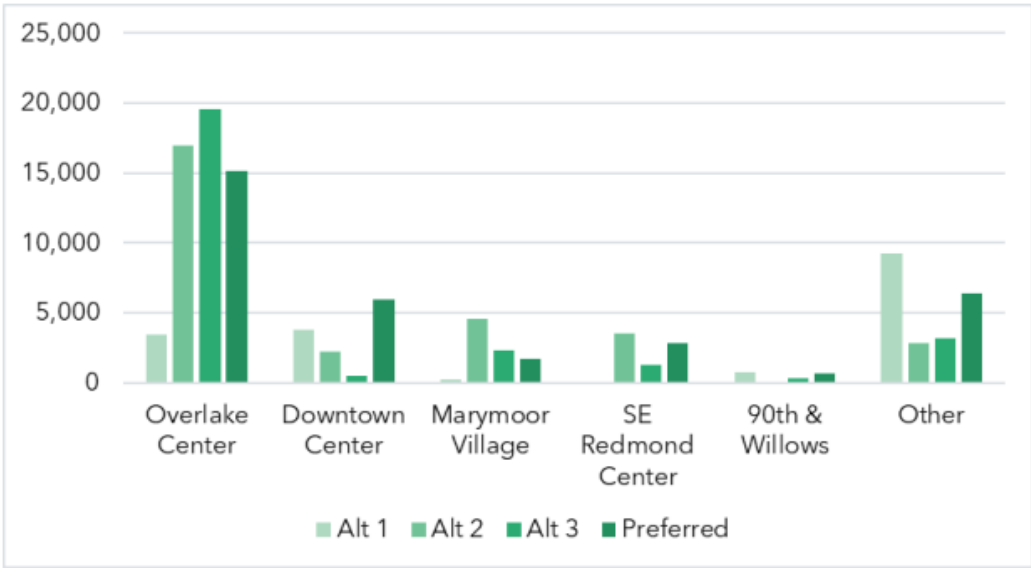


Attachment A: Council Questions and Input for Supplemental Draft EIS (SDEIS)

October 17, 2023

Council Question or Input	Initial Staff Response	Further Discussion
Please explain the process that was used to determine the distribution of growth to different areas, with more information about jobs in Downtown. (Carson)	<p>Preferred Alternative Summary</p> <p>Staff provided a report to the City Council on July 18th on the preferred alternative. The recording of the presentation is available and might be of help to understand how the preferred alternative was built and changes made (including to Downtown job allocations adjustment).</p> <ul style="list-style-type: none"> Presentation Video (discussion start at time mark 26:40) <p>The StoryMap we created for the environmental review process provides an overview of the alternatives studied and has interactive maps - https://storymaps.arcgis.com/stories/c54dd73333b3497295a675a599e0be98.</p> <p>The preferred alternative distributes growth in a pattern similar to the Centers and Corridors alternative studied, but also includes elements of the No Action alternative related to higher allocations Downtown and the taller buildings in Overlake studied in the Centers alternative. It would also establish a new future land use map and consolidated zoning districts as well as rezones, in order to promote a housing unit mix that meets affordable housing targets and improves mixed-use outcomes.</p> <p>Growth Distribution - General Process Overview</p> <p>The process to develop the Preferred Alternative was one that sought to balance our requirements, Council direction, community comments, and environmental constraints and impacts. Wherever possible we used assumptions that were based on known data, such as actual project submittals, and was focused on parcels that are vacant or were flagged as re-developable.</p>	

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	<ul style="list-style-type: none"> • To determine the distribution of growth for the Preferred Alternative we began with a review of comment submitted on the alternatives studied. We received a request to re-evaluate the existing capacity and staff spent several months doing a review of parcels and applications in Downtown and Overlake to update the assumptions on achievable densities under the existing code. This analysis concluded that there is more capacity (seeing higher densities achieved) than originally assumed in the countywide Buildable Lands process. We used the data gathered in the research phase to assign known data to the exact location for those projects that are in the pipeline, under a Development Agreement, etc. • Next staff assigned growth to areas with capacity that were in the locations where the capacity matched community preferences (avoiding areas where capacity is not in ideal locations). • The remaining growth was assigned to areas and in building types that best balanced the input and requirements. The affordable housing requirements, and the building types needed to fill that requirement, did have an impact on both job and housing allocations (mixed-use building types containing both activity types). Staff considered the zoning consolidations and code updates that are planned. <p>Downtown Jobs Adjustment For Downtown we received two opposing types of comments, one side wanting to limit change and building heights and one wanting to maximize building heights and development potential. We responded to both.</p> <ul style="list-style-type: none"> • Planning staff spent several months reviewing recent development proposals and projects under construction up update the baseline capacity information to ensure we don't increase capacity above what is needed to meet our goals. 	

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	<ul style="list-style-type: none"> The Centers and the Centers and Corridors scenarios allocated 2% and 7% to Downtown and the Preferred Alternative increased Downtown jobs to 18%. Additional details are below. <p>Percentage of Jobs in Downtown:</p> <ul style="list-style-type: none"> Center: 7% 2,235 Centers & Corridors: 2% 467 Preferred Alternative: 18% 5,940 <p>EXHIBIT 20 - EMPLOYMENT GROWTH DISTRIBUTION BY ALTERNATIVE</p>  <p>If we compare the 2050 conditions under the preferred alternative to conditions in 2018, we can see the impact of growth during the planning period:</p>	

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	<div data-bbox="531 358 1014 1128"> </div> <div data-bbox="1052 354 1589 415"> <p>EXHIBIT 1 – PREFERRED ALTERNATIVE JOB GROWTH DISTRIBUTION: 2019-2050</p> </div> <div data-bbox="1052 581 1577 959"> <ul style="list-style-type: none"> • Additional Resources <p>SDEIS Cover Letter – Provides a brief overview of the different alternatives that were studied</p> <p>SDEIS Report Card (12-page summary) – a quick look at outcomes</p> <p>Full SDEIS Document (620 pages, 42MB) – See sections 1.4.5, exhibit 18, and a detailed description of the Preferred Alternative that begins on page 2-22</p> </div>	
<p>What “futureproofing” or other future focused discussions were a part of this process (Forsythe)</p>	<p>While the focus of this work has been on focused on how we can meet our 2044 requirement and our 2050 goals, there were some conversations and processes that do acknowledge future planning processes and needs.</p> <ul style="list-style-type: none"> • Redmond is the first city in the state to complete a climate vulnerability assessment as part of their periodic review cycle and integrate that into not only study of our growth alternatives. 	

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	<ul style="list-style-type: none"> ○ The climate vulnerability study provided key information on which areas of the city can better absorb growth that others, but also indicates where vulnerable communities are and indicated areas where additional study and updates might be needed in the future. ○ Additional work is needed in the future to determine how we can pull this level of analysis into infrastructure modeling. ● The periodic review cycle is every 10 years, and staff began thinking of the implications of being assigned more growth every 10 years early on in this process, including the regional and county planning policies that focus growth into our centers. While we are planning for 2050, we know that in 10 years our centers will need to accommodate that growth, so we need to make sure we don't underutilize the spaces and places that will develop in the next decade. This impacted a few different areas: <ul style="list-style-type: none"> ○ Study areas for two new centers were included in the DEIS – one at 90th and Willows and the jobs-focused SE Redmond Industrial Growth Center. ○ We did have some community discussions, based on property owner requests, to expand Marymoor Village across Redmond Way. One of the reasons for not proposing that expansion now is to keep a focus on the potential inside the existing boundary. This is a conversation that is likely to be brought back up in the future due to the infrastructure and environmental constraints that will limit the ability to add growth in the future to the core area of the Village. ○ Policy language has been added to address the need to do corridor planning after Redmond 2050 completes, with the SE Redmond Way, Avondale Road, and Willows Road areas all flagged for potential future study. ○ Policy language has been added to lay the foundation for future neighborhood plan updates. The SE Redmond neighborhood will 	

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	<p>need additional planning to fully implement the change from commercial big box to mixed use in the Regional Retail zone.</p> <ul style="list-style-type: none"> ○ TOD Focus Areas are being introduced in Overlake and possibly Downtown to maximize the potential for development closest to the light rail stations. The language for this section of code will also allow us to do TOD planning along other high-capacity transit routes in the future if needed. The TOD Focus Areas allow for additional FAR and building height through the incentive program and ensure that the building typology is subject to pedestrian-oriented design standards in those key areas. 	
<p>What changed between the DEIS and SDIES - adjustment made to assumptions that went into the modeling? (Kritzer)</p>	<p>Section 4.3 of the SDEIS includes a list of changes and corrections from the DEIS.</p> <p>The biggest changes are:</p> <ul style="list-style-type: none"> • Staff completed a parcel level review of Overlake and Downtown to update the existing capacity assumptions and bring them up to date. Two years had elapsed between the time of the initial buildable lands process, and additional projects provided more data to pull for assumed densities (showing higher than original projections) and the countywide assumptions that went into the process were found to be not able to capture the specific conditions that we see in Downtown and Overlake. The result of this study showed that the level of change needed to accommodate growth is less than initially anticipated - which will mean fewer changes are needed. • Due to resource limitations the DEIS did not include full sewer modeling of all alternatives and was limited to a high-level review of impacts. The SDEIS included this modeling and shows specific details on infrastructure upgrades and improvements needed. This did highlight the limitations of existing sewer infrastructure. • We were able to add updated information from the Lake Washington School District in the SDEIS. 	

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	<ul style="list-style-type: none"> • The SDEIS was able to incorporate detailed zoning code and policy changes, including zoning map changes, and was able to more comprehensively look at the outcomes of the changes. • Adding in the affordable housing requirements in line to the development of the preferred alternative had some significant impacts on where growth will go and what it will look like. Following Commerce guidance in this process indicated that we need more apartments and low- and mid-rise mixed-use buildings than we originally projected a need for. This impacted the zoning changes proposed and the growth allocations both inside and outside of centers. 	