



Draft Environmental Impact Statement and Draft Growth Alternatives

August 9, 2022



Agenda

- DEIS Study Areas: 90th-Willows & SE Redmond
- Council Questions and Discussion

Objective:

- Obtain Council input on 90th-Willows and SE Redmond study areas
- Discuss topics and questions requested by Council

Study Area: SE Redmond Industrial Growth Center

- Protect and maintain manufacturing and industrial businesses, jobs

Countywide industrial centers serve as important local industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county's manufacturing/industrial economy. (King County CPPs, Appendix 6)



Study Area: SE Redmond Industrial Growth Center

Benefits	Drawbacks
<ul style="list-style-type: none">• Strong policy protection for manufacturing and industrial uses• Economic diversity• Meet community needs for the types of jobs and businesses that locate in these areas• Reduced pressure to convert land to other uses	<ul style="list-style-type: none">• Countywide designation takes land use policy decisions out of City's hands, at least in part• Reduced flexibility to respond to changes in the economy• Overlaps with critical aquifer recharge area• Impacts like heavy vehicle traffic and noise



Study Area: SE Redmond Industrial Growth Center

Contributes to the following outcomes in Alternative 2:

- Increased job growth in SE Redmond
- Meeting 2050 job growth targets (Alternative 3 falls just short)



Study Area: SE Redmond Industrial Center

Let's Connect and Community Workshop Respondents	Planning Commission	Community Advisory Committee
<ul style="list-style-type: none">• 50% support, 26% oppose Industrial Center• Keeping these kinds of jobs and services in Redmond• Maintain business diversity• Some support for additional housing• Two workshop tables modified boundaries to accommodate housing• Will future jobs need industry/ manufacturing zoning• Focus on clean industry• Need better transit to this area to support commuters if adding jobs• Concerns about environmental impacts and noise/smells on residential near there	<ul style="list-style-type: none">• Environmental protection• Impacts to existing businesses• Consider a local designation	<ul style="list-style-type: none">• Current uses are more distribution than manufacturing• Consider excluding corner of Redmond Way/180th• Consider reverse commuting

Study Area: 90th & Willows

- Accommodates some jobs and housing growth outside of existing centers

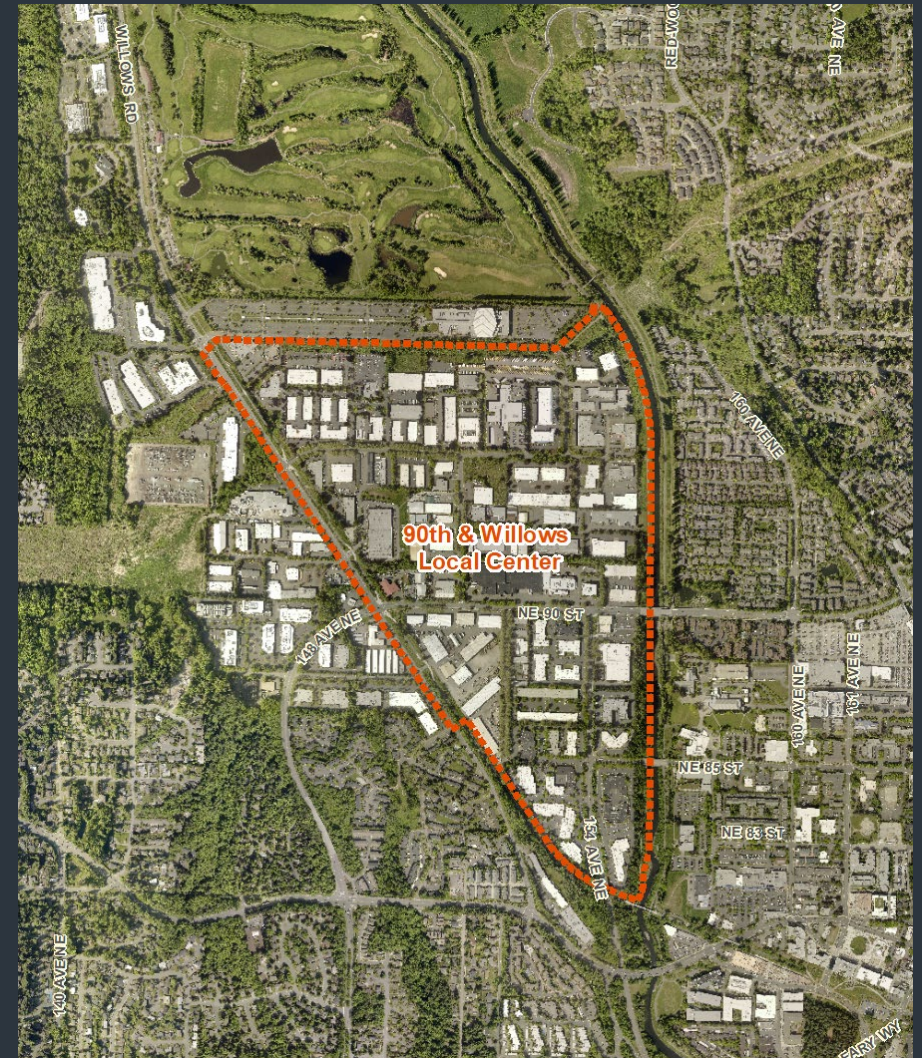
Local Centers

Activity nodes where employment, services, and housing are accommodated in a compact manner and at sufficient densities to make efficient use of urban land, and support transit and other multimodal access.

(Redmond Comprehensive Plan)

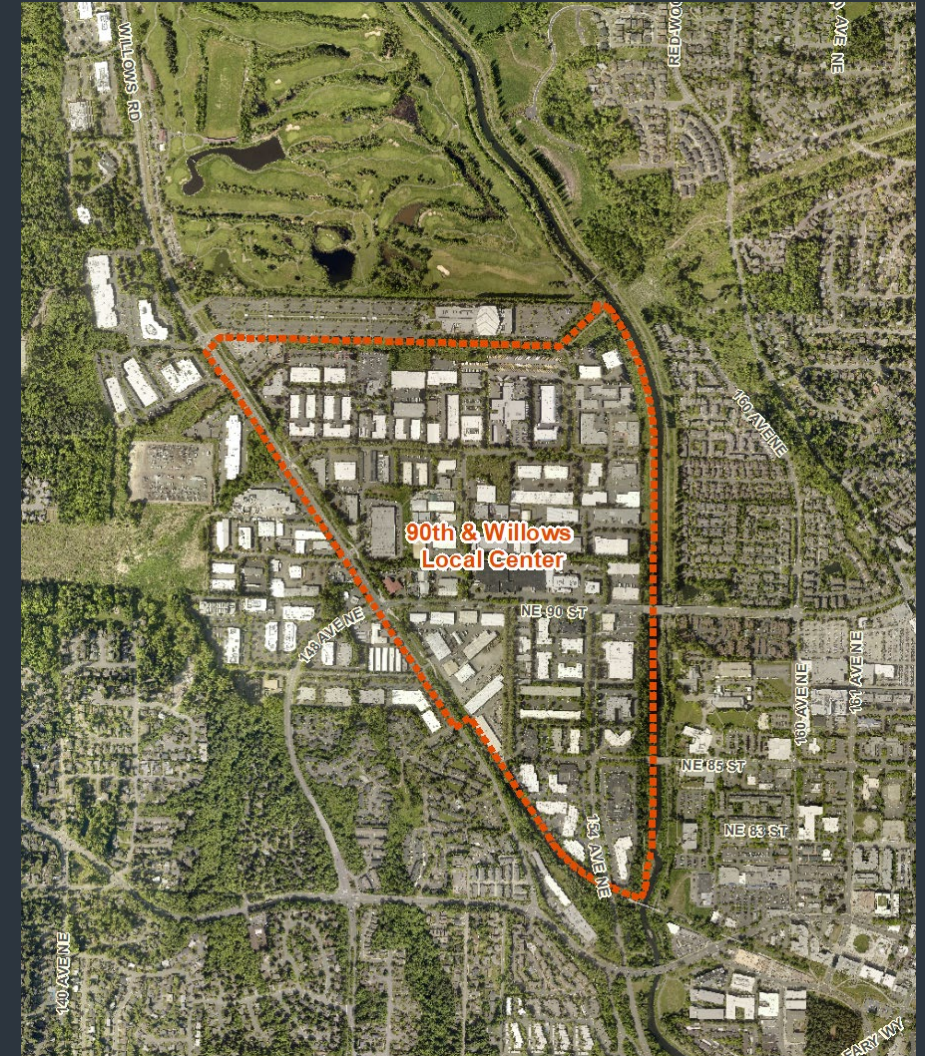
City or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land.

(King County CPPs, policy DP-38)



Study Area: 90th & Willows

Benefits	Drawbacks
<ul style="list-style-type: none"> Increases housing supply and affordability More housing and jobs within convenient access of frequent transit like the B Line Improved walking and bicycling environment and stormwater management with redevelopment 	<ul style="list-style-type: none"> Increases business displacement risk Existing centers have better transit access Potential for increased traffic congestion Cost of redevelopment greater than in existing centers



Study Area: 90th & Willows

Contributes to the following outcomes in Alternative 3:

- Meets 2050 housing growth targets
- Achieving the most affordable housing and most types of housing
- Increased business displacement risk



Study Area: 90th & Willows Local Center

Let's Connect and Community Workshop Respondents	Planning Commission	Community Advisory Committee
<ul style="list-style-type: none"> • 52% support, 35% oppose <p>Why?</p> <ul style="list-style-type: none"> • Improving walking and biking infrastructure • Housing supply and affordability • Unique opportunity, diversity of options in housing types/locations is important for future <p>Why not?</p> <ul style="list-style-type: none"> • Business displacement risk • Traffic congestion <p>Consider jobs-only local center Consider housing near there - along river or west of 180th, north of 68th (not zoned industrial/manufacturing)</p>	<ul style="list-style-type: none"> • Consider need for schools • Concern about business displacement • Prime for arts-industrial activities • Consider "activity zone" for activities with large footprints 	<ul style="list-style-type: none"> • Opportunities to advance employment and affordable housing • Consider need for schools • Mitigate business displacement • Incubate small businesses

Council Discussion Topics

See Attachment A in packet



Next Steps

- Develop preliminary preferred alternative based on input received
- Return to Council September 20 to confirm direction for preferred alternative





DEIS Community Workshop: Wed. 8/17

Online only - RSVP online

DEIS Public Hearing: Thu. 8/25

6:00 p.m., Redmond City Hall or on Teams

Written comments accepted through August 26

redmond.gov/Redmond2050

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Thank You





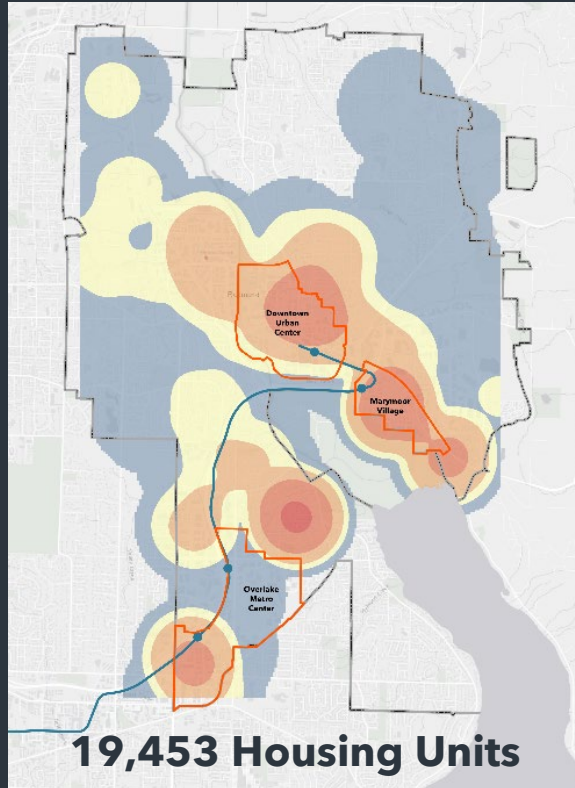
Appendix

Integrated Plan & EIS Timeline



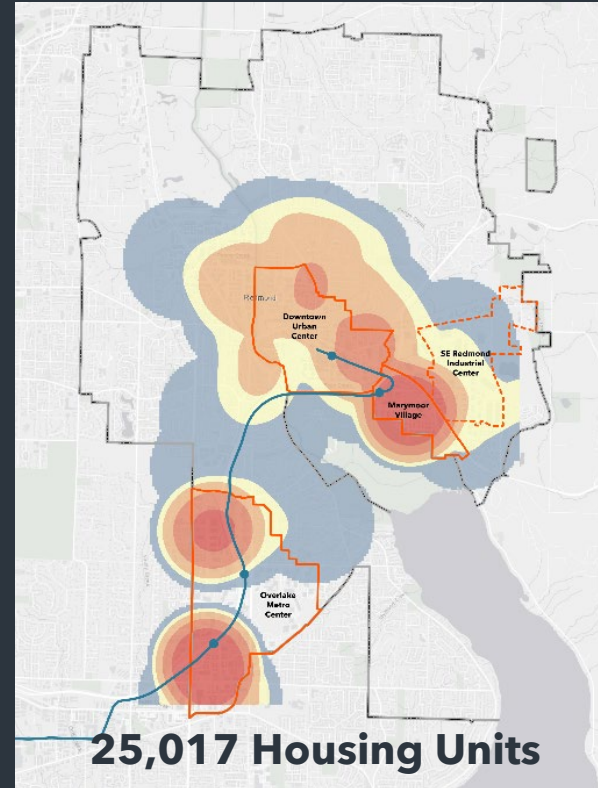
Housing Growth

BASELINE



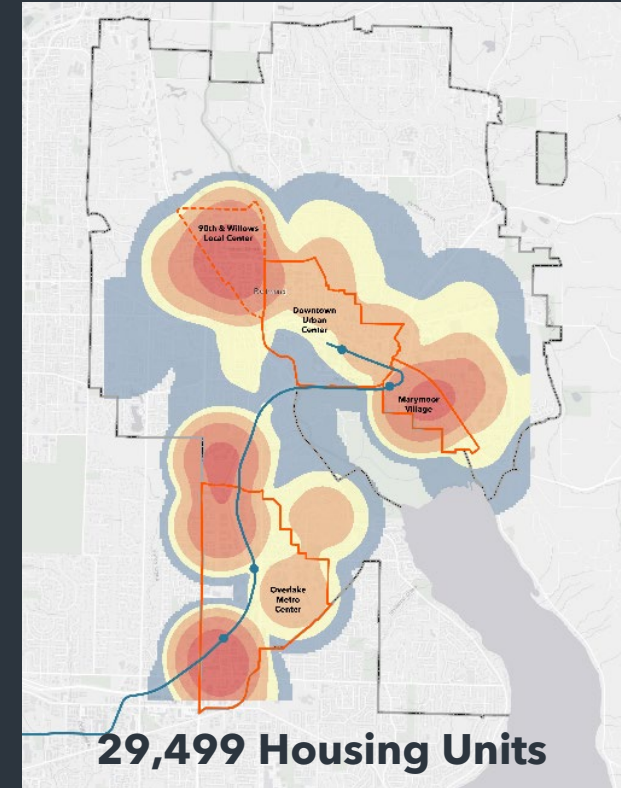
2050 Unit Targets: **NO**
 Affordable Housing
 • Total : **LEAST**
 • Location Options: **SOME**
 Home Ownership: **SOME**
 Missing Middle: **SOME**

CENTERS



2050 Unit Targets: **YES**
 Affordable Housing
 • Total : **MORE**
 • Location Options: **LEAST**
 Home Ownership: **MOST**
 Missing Middle: **SOME**

+ CORRIDORS

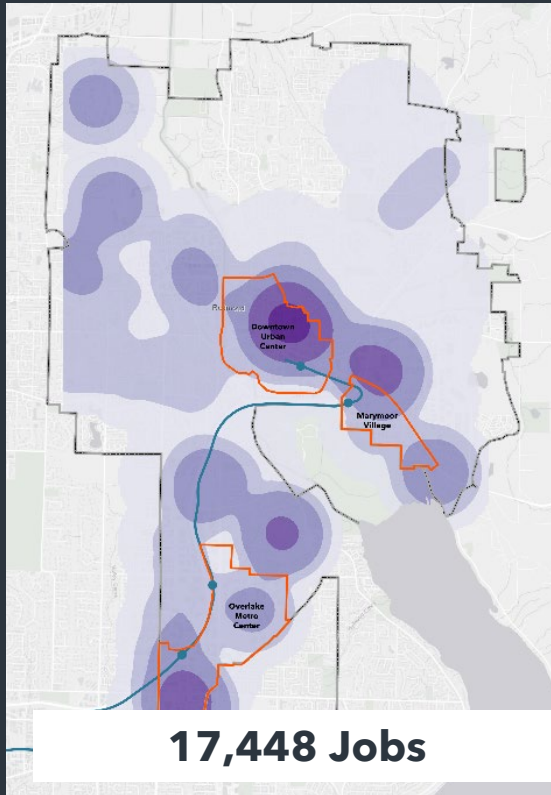


2050 Unit Targets: **YES**
 Affordable Housing
 • Total : **MOST**
 • Location Options: **MOST**
 Home Ownership: **MORE**
 Missing Middle: **MOST**

Job Growth

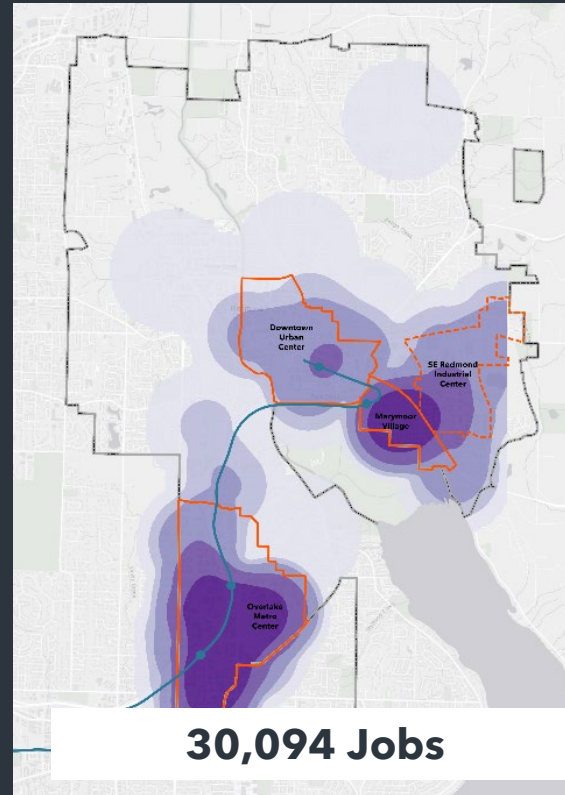
2050 Target:
29,760

BASELINE



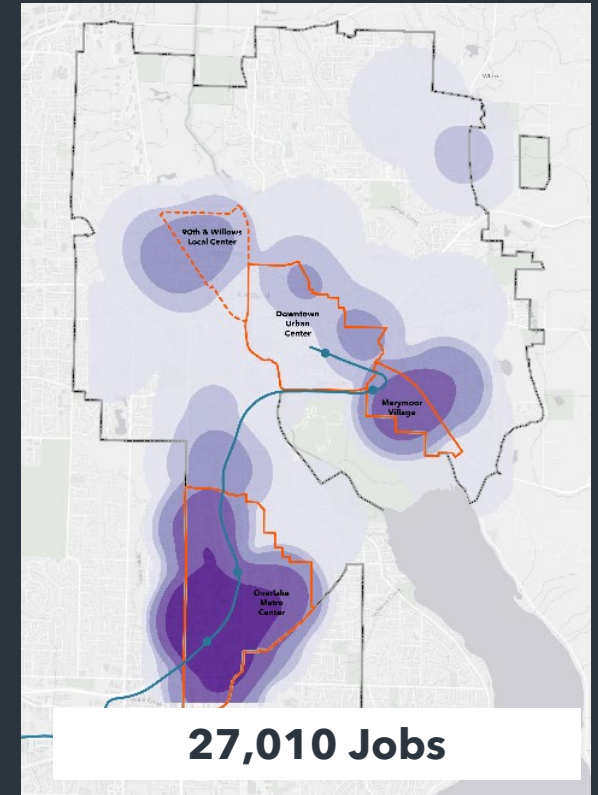
2050 Unit Targets: **NO**
Near Transit: **LEAST**
Displacement Risk: **LEAST**

CENTERS



2050 Unit Targets: **YES**
Near Transit: **YES**
Displacement Risk: **LIGHT RAIL**
SOME

+ CORRIDORS



2050 Unit Targets: **SOME**
Near Transit: **YES**
Displacement Risk: **RAIL & BUS**
MOST

Summary Performance

ELSEWHERE

DOWNTOWN

OVERLAKE

MARYMOOR VILLAGE

90TH & WILLOWS

SE REDMOND

Alternative 1



50%

of HOMES in Centers



47%

of JOBS in Centers



19,500 housing units

2050 Unit Targets:

NO

Affordable Housing

LEAST

Location Options

SOME

Home Ownership

SOME

Housing Type Choices

LEAST



17,500 jobs

2050 Job Targets:

NO

Near Transit

LEAST

Displacement Risk

LEAST

Alternative 2



81%

of HOMES in Centers



91%

of JOBS in Centers



25,000 housing units

2050 Unit Targets:

YES

Affordable Housing

MORE

Location Options

LEAST

Home Ownership

MOST

Housing Type Choices

SOME



30,100 jobs

2050 Job Targets:

YES

Near Transit

YES- Light Rail

Displacement Risk

SOME

Job Development

Overlake
SE Redmond

Alternative 3



70%

of HOMES in Centers



88%

of JOBS in Centers



29,500 housing units

2050 Unit Targets:

YES

Affordable Housing

MOST

Location Options

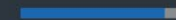
MOST

Home Ownership

MORE

Housing Type Choices

MOST



27,000 jobs

2050 Job Targets:

SOME

Near Transit

YES- Light Rail
& Bus

Displacement Risk

MOST

Job Development

Overlake

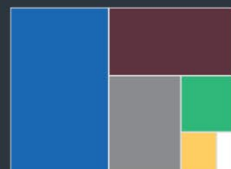
Housing Growth Distribution



Jobs Growth Distribution



Housing Growth Distribution



Jobs Growth Distribution



Housing Growth Distribution

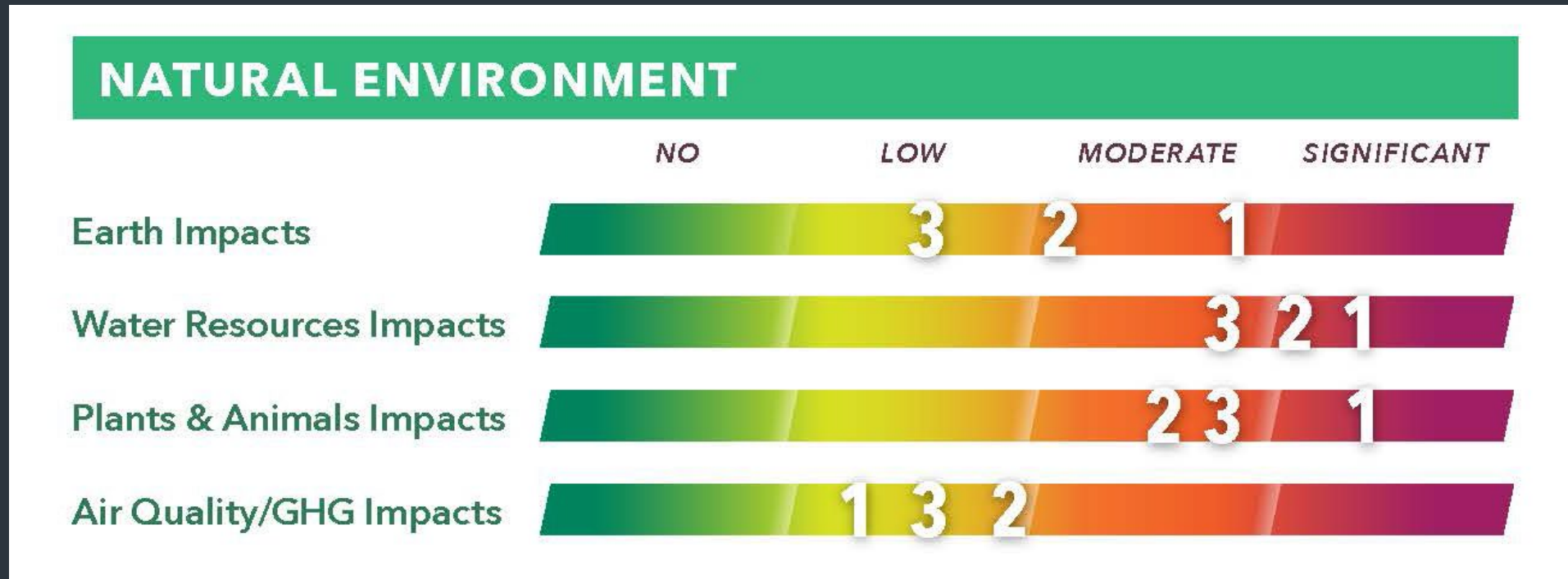


Jobs Growth Distribution



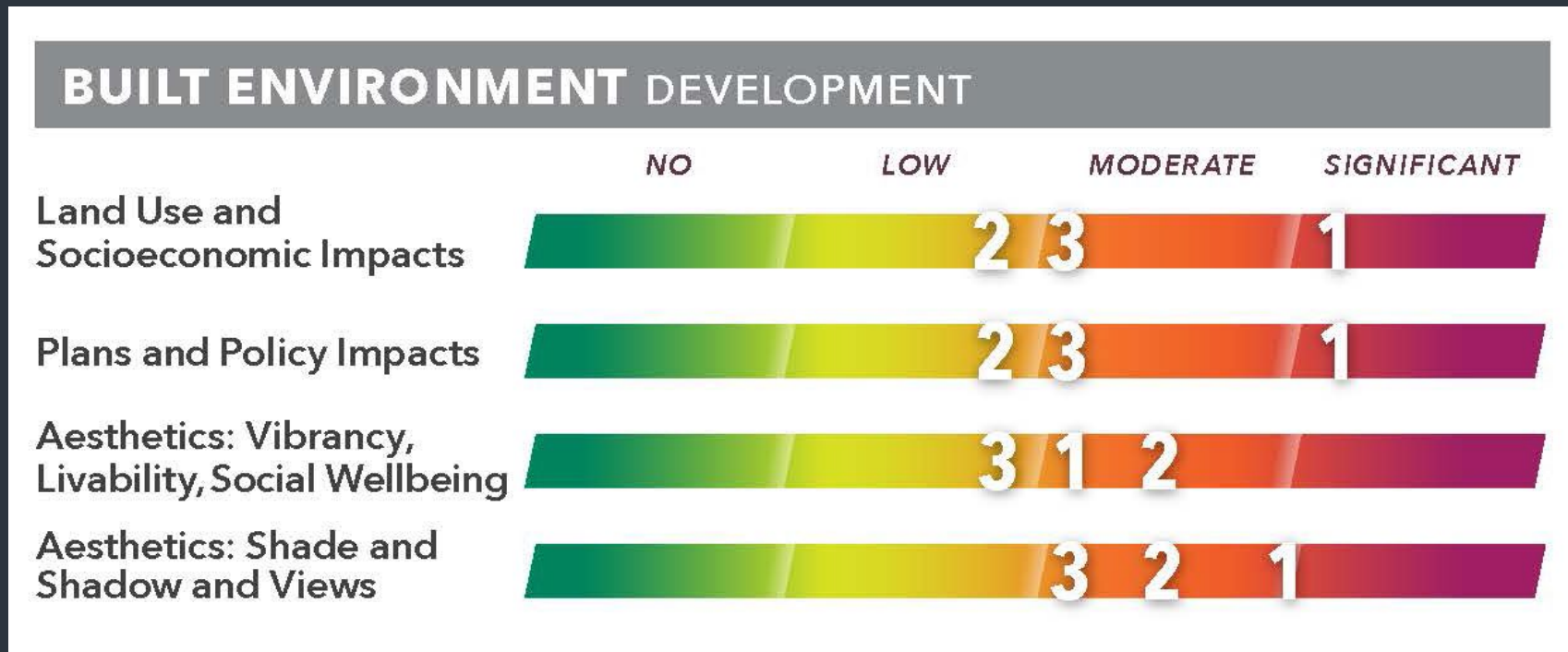
Impacts: Natural Environment

- NOTE: Each line should be evaluated separately and are not comparable on level of impacts.



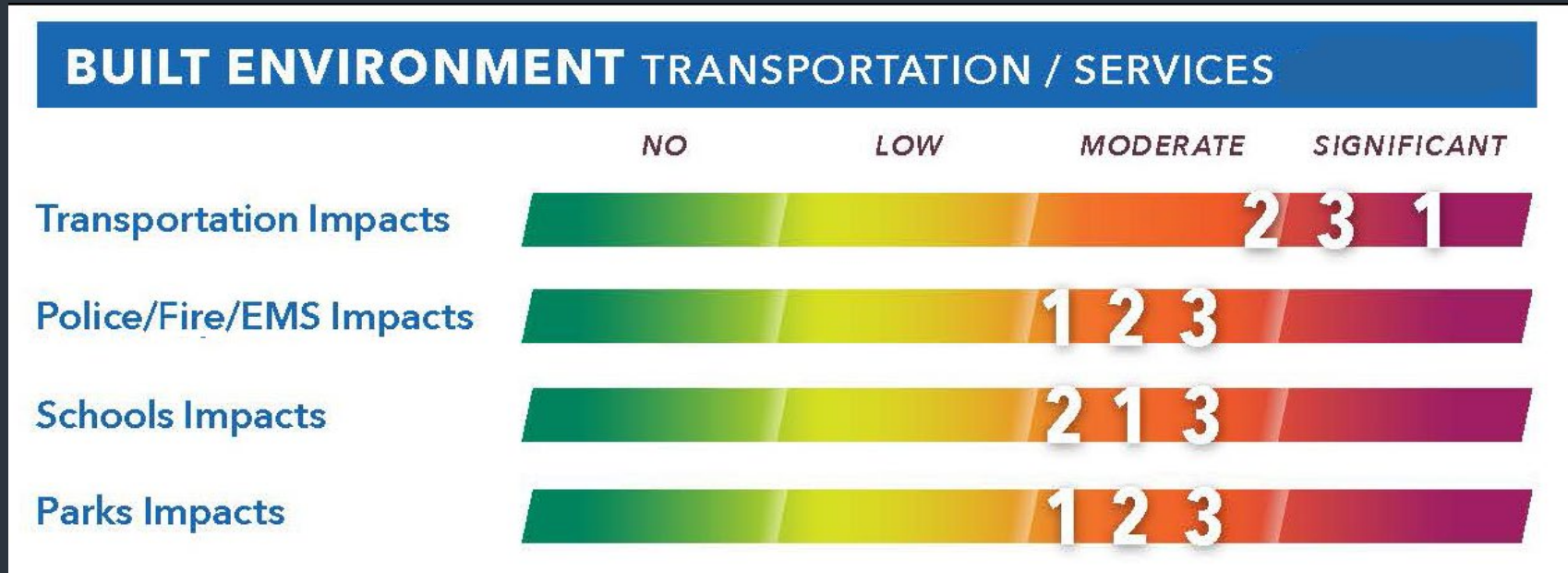
Impacts: Built Environment - Development

- NOTE: Each line should be evaluated separately and are not comparable on level of impacts.






























Impacts: Built Environment – Transportation and Services





- NOTE: Each line should be evaluated separately and are not comparable on level of impacts.



Community Priorities

Livability, Equity, Sustainability, Resiliency

SEPA Objective	Alt. 1	Alt. 2	Alt. 3
Create a livable community.			
Connect community members with multimodal transportation investments.			
Promote walkable neighborhoods that connect to destinations.			
Support economic development and small businesses for a prosperous community.			
Enhance access to parks and recreational and cultural amenities.			
Conserve and enhance Redmond's natural environment as the community grows in a sustainable way.			
Protect vulnerable communities to enhance Redmond's climate resilience.			
Facilitate sustainable growth.			
Advance equity and inclusion, sustainability, and resiliency in the Comprehensive Plan and implementing plans and codes.			

 Somewhat  Moderately  Mostly  Optimally