

# City of Redmond



## Agenda

Tuesday, July 7, 2026

4:30 PM

City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziplly Ch. 34,  
Facebook (@CityofRedmond), Redmond.gov/rctvlive, or 510-335-7371

## Committee of the Whole - Planning and Public Works

### Committee Members

*Jessica Forsythe, Presiding Officer*

*Vanessa Kritzer*

*Angie Nuevacamina*

*Sayna Parsi*

*Vivek Prakriya*

*Menka Soni*

*Melissa Stuart*

*Meetings can be attended in person, viewed live on RCTV (redmond.gov/rctlive), Comcast Channel 21/321, Ziplly Channel 34, Facebook/YouTube (@CityofRedmond), or listen live at 510-335-7371*

## AGENDA

### ROLL CALL

#### A. Action Items - 30 minutes

1. Establishing the 2026-27 Annual Comprehensive Plan [CM 26-438](#)  
Amendment Docket

[Attachment A: Draft Planning Commission Report](#)

*Department: Planning and Community Development, 5 minutes*

*Requested Action: Consent, August 3rd*

2. Amendments to RMC 6.36 Noise Standards [CM 26-388](#)

[Attachment A: Recommended Amendments to RMC 6.36 Noise Standards](#)

[Attachment B: Council Issues Matrix](#)

*Department: Planning and Community Development, 10 minutes*

*Requested Action: Consent, August 3rd*

#### Legislative History

5/5/26	Committee of the Whole - Planning and Public Works	referred to the City Council Study Session
5/26/26	City Council	referred to the Committee of the Whole - Planning and Public Works

3. Approve General Services Agreement with Technical Systems [CM 26-436](#)  
Inc. (TSI) for the Control System and Telemetry Upgrade  
Phase 4 Project

[Attachment A: Project Information Sheet](#)

[Attachment B: Additional Project Information](#)

[Attachment C: TSI General Services Agreement](#)

[Attachment D: BHC Email - TSI Cost Proposal](#)

*Department: Public Works, 5 minutes*

*Requested Action: Consent, July 21st*

4. Approve Final Contract with Coast to Coast Turf LLC and [CM 26-320](#)  
Accept Construction for the Grass Lawn Multi-Use Field #1  
and Hartman Park Baseball Infield Synthetic Turf  
Replacement Project

[Attachment A: Project Information Sheets](#)

[Attachment B: Additional Project Information](#)

*Department: Public Works, 5 minutes*

*Requested Action: Consent, July 21st*

5. Award Construction Contract for the Willows Road [CM 26-396](#)  
Watermain Extension (NE 116th Street to NE 124th Street)  
Project and Increase the Total Project Funding by \$264,000

[Attachment A: CIP Project Information Sheet](#)

[Attachment B: Additional Project Information](#)

*Department: Public Works, 5 minutes*

*Requested Action: Consent, July 21st*

**B. Feedback for Study Session - N/A**

**C. Informational - 15 min**

1. Update on 156th AVE NE Shared-Use Path at 60% Design [CM 26-444](#)

[Attachment A: 156th Shared-Use Path - Project Information Sheet](#)

[Attachment B: Tree Update Presentation](#)

[Attachment C: Draft Arborist Report](#)

*Department: Public Works, 15 minutes*

*Requested Action: Informational*

**D. Read Only - N/A**

**ADJOURNMENT**

*Meeting videos are usually posted by 12 p.m. the day following the meeting at [redmond.legistar.com](http://redmond.legistar.com), and can be viewed anytime on Facebook/YouTube (@CityofRedmond) and OnDemand at [redmond.gov/OnDemand](http://redmond.gov/OnDemand)*



Memorandum

Date: 7/7/2026

Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-438

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long-Range Planning Manager
Planning and Community Development	Glenn Coil	Senior Planner

**TITLE:**

Establishing the 2026-27 Annual Comprehensive Plan Amendment Docket

**OVERVIEW STATEMENT:**

Staff is asking Council to establish the 2026-27 Annual Docket of Comprehensive Plan Amendments. At the July 7, 2026, Committee of the Whole meeting, staff will ask Councilmembers if they are ready to establish the docket via ordinance, or would prefer an opportunity to review and discuss during a July study session. If the latter, staff would appreciate Councilmembers identifying discussion topics for that study session.

Per the Redmond Zoning Code, Council must take action on establishing the annual docket no later than August 31.

The City received five city-initiated proposals for inclusion in the 2026-27 docket:

- Stormwater and Surface Water Systems Plan
- MP, BP, and Industrial Zones Policies and Regulations
- Neighborhood Planning
- Repeal Neighborhood Connections maps
- Transportation Facilities Plan (TFP) update

The Planning Commission concluded that the proposals are consistent with the threshold criteria set forth in RZC 21.76.070.J.6 and recommends that they be added to the 2026-2027 Annual Docket. The Planning Commission’s report and recommendation can be found in Attachment A.

**Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

Receive Information

Provide Direction

Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Redmond 2050 Comprehensive Plan, Policy PI-13
- **Required:**
  - The Growth Management Act, and specifically RCW 36.70A.130.2, requires and sets the legal framework for the continuing review and evaluation of comprehensive plans.
  - RZC 21.76.070.J establishes Redmond’s procedures to create an annual docket of proposed Comprehensive Plan amendments and review proposed amendments.
- **Council Request:**  
N/A
- **Other Key Facts:**  
RZC states that Council must approve the Annual Comp Plan docket by August 31 of each year.

**OUTCOMES:**

Council adoption of an ordinance establishing the 2026-2027 Annual Docket of Comprehensive Plan Amendments will allow for review and consideration of docketed amendments by August 2027 in accordance with the procedural requirements set forth under state law and the Redmond Zoning Code.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Planning Commission held a public hearing on June 10, 2026.
- **Outreach Methods and Results:**  
The 2026-27 Docket was included on the City website, a 21-day notice for the public hearing was published, and was advertised in City publications.
- **Feedback Summary:**  
There was support for including all of the proposals on the annual docket for 2026-27.

**BUDGET IMPACT:**

**Total Cost:**

\$5,350,743 is the total value of the Community and Economic Development offer, which includes the staff time devoted to this work.

**Approved in current biennial budget:**       **Yes**       **No**       **N/A**

**Budget Offer Number:**

0000304 - Community and Economic Development

**Budget Priority:**

Vibrant and Connected

Other budget impacts or additional costs:  Yes  No  N/A

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
8/3/2026	Business Meeting	Approve

**Time Constraints:**

RZC 21.76 requires that Council approve the Annual Review Docket by Aug. 31.

**ANTICIPATED RESULT IF NOT APPROVED:**

Delay in review and approval of items awaiting consideration.

**ATTACHMENTS:**

Attachment A: Draft Planning Commission Report



# PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

June 24, 2026

<b>Annual Docket Year:</b>	<b>2026-2027</b>	
<b>Staff Contact:</b>	Glenn B. Coil, Sr. Planner	425.556.2742

## FINDINGS OF FACT

### Public Hearing and Notice

**a. Planning Commission Study Session and Public Hearing Dates**

- I. The Planning Commission held study sessions on May 27 and June 10, 2026.
- II. The Planning Commission held a public hearing on adding proposed amendments to the 2026-2027 annual docket of Comprehensive Plan amendments on June 10, 2026, and continued the hearing to June 24, 2026 for written comments. Public comments received for the public hearing are summarized in Attachments C and E. The Planning Commission closed the public hearing on June 24, 2026.

**b. Notice and Public Involvement**

The public hearing notice (Attachment D) was published in the Seattle Times on May 20, 2026, in accordance with RZC 21.76.080 Review Procedures - Notices. Notice was also provided by including the hearing schedule in the City's public hearing notice webpage, Planning Commission agendas and extended agendas, and distributed by email to various members of the public and various agencies.

### Annual Comprehensive Plan Amendment Docket Application Summary and Criteria Evaluation

Title	Description
<b>Stormwater and Surface Water Systems Plan</b>	Adopt the functional plan by reference into the Capital Facilities element in order to fulfill GMA requirements for capital facilities planning, and the City's capital facilities policies CF 1, CF 2, & CF-3.
<b>MP, BP, and Industrial Policies and Regulations</b>	<p>Revise land use policies and the future land use map related to Business Park (BP) and Manufacturing Park (MP) land use designations to advance Redmond 2050 policies for economic vitality and diversity and to support policy direction for the Southeast Redmond manufacturing and industrial centers.</p> <p>Concurrently revise the zoning map and zone-based regulations to implement the above policy changes.</p>

<b>Neighborhood Planning</b>	Update citywide neighborhoods policies to align with Redmond 2050 and advance complete neighborhoods.
<b>Repeal Neighborhood Connections maps</b>	Repeal Neighborhood Connections Maps in the Neighborhoods Element of the Comp Plan. These duplicate the adopted maps in the Transportation Master Plan (TMP). The maps in the TMP were more recently vetted, with infeasible connections removed.
<b>Transportation Facilities Plan (TFP) update</b>	Update TFP project list per GMA requirements for capital facilities and transportation planning.

The proposed amendments meet the criteria to be included in the annual docket as summarized below and shown in Attachment A.

Criteria	Stormwater and Surface Water Systems Plan	Land Use/Zoning Maps Amendment – Industrial Consolidation	N’hood Planning	Repeal N’hood Connections Maps	Transportation Facilities Plan (TFP) update
a. Appropriate mechanism	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
b. Appropriate to individually docket	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
c. Consistent with law, policy	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
d. Adequate resources	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
e. Community interests, changed conditions	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
f. Not considered, rejected in last two years	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>

## RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- *Docketing Threshold Criteria Analysis (Attachment A)*
- *Cumulative Effects Analysis (Attachment B)*
- *Public Comments (Attachment C)*

### Recommendation

The Planning Commission concludes that the following annual docket applications are **consistent with the threshold criteria set forth in RZC 21.76.070.J.6 Threshold Criteria** and recommends that they be added to the 2026-27 Annual Docket of Comprehensive Plan Amendments.

- Stormwater and Surface Water Systems Plan
- MP, BP, and Industrial Policies and Regulations
- Neighborhood Planning
- Repeal Neighborhood Connections maps
- Transportation Facilities Plan (TFP) update

## REVIEWED AND APPROVED BY THE PLANNING COMMISSION



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Carol Helland  
Planning and Community Development Director



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Susan Weston  
Planning Commission Chair

### Attachments

- A. Docketing Threshold Criteria Analysis
- B. Cumulative Effects Analysis
- C. Public Comments
- D. Public Hearing Notice
- E. Planning Commission Public Hearing Minutes

## 2026-27 Annual Docket of Comprehensive Plan Amendments

### Docketing Threshold Criteria

The following threshold decision criteria per [RZC 21.76.070.J.6](#) will be used in determining which proposed Comprehensive Plan amendments will receive further consideration in a given docket cycle.

Proposed Amendment: **Stormwater and Surface Water Systems Plan**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
a. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory or budgetary process, or by a work program approved by City Council.	Meets	This functional plan is intended to be adopted into the Redmond 2050 Comp Plan – capital facilities element - by reference to fulfill GMA requirements for stormwater/surface water capital facilities planning.
b. The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond’s Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies.	Meets	The SWSW Systems was originally intended to be adopted as part of Redmond 2050, but due to delays, will need to be included on an annual docket in order to be adopted into the Comp Plan.
c. The proposed amendment is consistent with policy implementation in the King County Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code.	Meets	Yes, is consistent with GMA requirements for capital facilities, and King Co CPPs around stormwater management and environmental protection.
d. The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this	Meets	The SSWS Plan was budgeted for in previous City budgets. The Plan used consultant services to ensure the Utility had the capacity to complete the work.

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<p>determination the following shall be considered:</p> <ul style="list-style-type: none"> <li>i. The amount of research and analysis needed to develop the proposal;</li> <li>ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and or zoning code;</li> <li>iii. The amount of public engagement needed to fully develop the amendments; and</li> <li>iv. If consultant support would be needed to fully develop the proposal.</li> </ul>		
<p>e. The proposed amendment addresses the interests and changed conditions of the entire City as identified in its long-range planning and policy documents and is compatible with the overall vision and goals of the Comprehensive Plan.</p>	Meets	This is a functional plan as defined by the GMA acts. It identifies how the City's stormwater utility will meet growth as detailed in the Redmond2050 Comprehensive Plan.
<p>f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.</p>	Meets	

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Proposed Amendment: **Land Use/Zoning Maps Amendment - Industrial Consolidation**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<p>a. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory or budgetary process, or by a work program approved by City Council.</p>	Meets	Updating the Land Use and Zoning Map are the most appropriate mechanism available to achieve industrial consolidation to protect industrial and manufacturing lands and jobs from the pressure of commercial retail and housing.
<p>b. The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond's Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies.</p>	Meets	The timeline for implementing this is time sensitive to changes by the state legislature that will goes into effect in 2028.
<p>c. The proposed amendment is consistent with policy implementation in the King County Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code.</p>	Meets	King County Countywide Planning Policies that are consistent with the proposed amendments include: EC-22, EC-23, and DP-2
<p>d. The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered:</p> <p>i. The amount of research and analysis needed to develop the proposal;</p>	Meets	The Proposed amendment will be accounted for in the long-range planning work plan and budget.

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<ul style="list-style-type: none"> <li>ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and or zoning code;</li> <li>iii. The amount of public engagement needed to fully develop the amendments; and</li> <li>iv. If consultant support would be needed to fully develop the proposal.</li> </ul>		
<p>e. The proposed amendment addresses the interests and changed conditions of the entire City as identified in its long-range planning and policy documents and is compatible with the overall vision and goals of the Comprehensive Plan.</p>	Meets	The proposed amendments will respond to pressure to redevelop industrial land for retail and housing. It is compatible with the vision established in Redmond 2050.
<p>f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.</p>	Meets	

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Proposed Amendment: **Neighborhood Planning**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
a. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory or budgetary process, or by a work program approved by City Council.	Meets	Neighborhood Planning process and neighborhood polices are currently in the comprehensive plan and need to be updated to reflect Redmond 2050 polices and process.
b. The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond's Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies.	Meets	Neighborhood planning could have been adopted as part of Redmond 2050, but due to workload will need to be included on an annual docket to be adopted into the Comp Plan.
c. The proposed amendment is consistent with policy implementation in the King County Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code.	Meets	King County Countywide Planning Policies that are consistent with the proposed amendments include: DP-40, H-18, EC-14, and H3. PSRC Vision 2050 polices that are consistent with the proposed amendments include: MPP-DP-4
d. The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered:  i. The amount of research and analysis needed to develop the proposal;  ii. The potential for the proposal to impact multiple sections of	Meets	The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. There is allocated staff time for research, drafting, and community engagement. There is additional budget to help fund community engagement and sufficient staff resources to fully develop the proposal.

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<p>the Comprehensive Plan and or zoning code;</p> <p>iii. The amount of public engagement needed to fully develop the amendments; and</p> <p>iv. If consultant support would be needed to fully develop the proposal.</p>		
<p>e. The proposed amendment addresses the interests and changed conditions of the entire City as identified in its long-range planning and policy documents and is compatible with the overall vision and goals of the Comprehensive Plan.</p>	Meets	<p>Updating neighborhood polices addresses the interests and changed conditions resulting from the Redmond 2050 Comprehensive Plan and process. The neighborhood planning policies will be focused on implementation of Redmond 2050 in neighborhoods.</p>
<p>f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.</p>	Meets	

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Proposed Amendment: **Repeal Neighborhood Connections maps**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<p>a. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory or budgetary process, or by a work program approved by City Council.</p>	Meets	Repealing the Comp Plan maps streamlines and updates available information to the most recently adopted map in the Transportation Master Plan (TMP).
<p>b. The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond’s Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies.</p>	Meets	The TMP was adopted in February 2026. Repealing the Comp Plan maps aligns the Redmond 2050 Plan with more recently adopted materials.
<p>c. The proposed amendment is consistent with policy implementation in the King County Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code.</p>	Meets	The Neighborhood Connections map promotes Redmond’s pedestrian network and offers multimodal transportation options.
<p>d. The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered:</p> <ul style="list-style-type: none"> <li>i. The amount of research and analysis needed to develop the proposal;</li> <li>ii. The potential for the proposal to impact multiple sections of</li> </ul>	Meets	The TMP already completed extensive public engagement that built upon the work done for Redmond 2050. The Neighborhood Connections map in the TMP reflects feedback from these efforts.

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<p>the Comprehensive Plan and or zoning code;</p> <p>iii. The amount of public engagement needed to fully develop the amendments; and</p> <p>iv. If consultant support would be needed to fully develop the proposal.</p>		
<p>e. The proposed amendment addresses the interests and changed conditions of the entire City as identified in its long-range planning and policy documents and is compatible with the overall vision and goals of the Comprehensive Plan.</p>	Meets	<p>The updated Neighborhood Connections map in the TMP promotes Redmond 2050 policies for safe and sustainable multimodal travel that reduces vehicle miles traveled and greenhouse gas emissions.</p>
<p>f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.</p>	Meets	

## 2026-27 Annual Docket of Comprehensive Plan Amendments

### Proposed Amendment: **Transportation Facilities Plan (TFP) Update**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<p>a. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory or budgetary process, or by a work program approved by City Council.</p>	Meets	Updating the TFP projects is most appropriate as an amendment as the TFP is an appendix to the Transportation Master Plan, which is adopted by reference into the Redmond 2050 Comp Plan and these updates will align with community priorities.
<p>b. The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond's Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies.</p>	Meets	Updating the TFP projects is most appropriate as an amendment as the TFP is an appendix to the Transportation Master Plan and these updates will align with community priorities. Delay in including/revising these projects would jeopardize funding and inclusion in the construction program in the City's Capital Improvement Program (CIP).
<p>c. The proposed amendment is consistent with policy implementation in the King County Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code.</p>	Meets	The updated TFP projects promote Redmond's pedestrian and bicycle network and offers multimodal transportation options.
<p>d. The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered:</p> <ul style="list-style-type: none"> <li>i. The amount of research and analysis needed to develop the proposal;</li> <li>ii. The potential for the proposal to impact multiple sections of</li> </ul>	Meets	The TMP already completed extensive public engagement that built upon the work done for Redmond 2050. The updated TFP projects in the TMP Appendix reflects feedback from these efforts.

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<p>the Comprehensive Plan and or zoning code;</p> <p>iii. The amount of public engagement needed to fully develop the amendments; and</p> <p>iv. If consultant support would be needed to fully develop the proposal.</p>		
<p>e. The proposed amendment addresses the interests and changed conditions of the entire City as identified in its long-range planning and policy documents and is compatible with the overall vision and goals of the Comprehensive Plan.</p>	Meets	Updating these shared-use path projects in the TFP promotes Redmond 2050 policies for safe and sustainable multimodal travel that reduces vehicle miles traveled and greenhouse gas emissions.
<p>f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.</p>	Meets	

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Proposed Amendment: **Housing Incentives**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
<p>a. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory or budgetary process, or by a work program approved by City Council.</p>	<p>Does not meet</p>	<p>Specific comprehensive plan policies have not been identified that could be amended or added to support the proposed zoning code amendments.</p> <p>Staff does not find that a Comprehensive Plan amendment is necessary to address the displacement concerns that were raised by the public. The Redmond 2050 Comprehensive Plan includes strong policies related to equity, housing stability, and displacement prevention, including Policy HO-1 in the Housing Element. These policies provide high-level guidance. Implementation occurs through regulations and programs adopted by the City.</p>
<p>b. The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond’s Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies.</p>	<p>Does not meet</p>	<p>The issues raised would be best addressed through the city’s existing programs and policies. It should be noted that the City of Redmond does not build housing. Instead, it adopts regulations and processes that allow development to occur. Mandatory Inclusionary Zoning and the voluntary Multifamily Property Tax Exemption program require or incentivize a portion of units in new developments to be income-restricted and affordable. These programs can be reviewed to better support the goals of affordable housing. Amending the Comprehensive Plan would not address these specific concerns</p>

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
		around displacement as it serves as a high-level policy document.
c. The proposed amendment is consistent with policy implementation in the King County Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code.	Does not meet	Although the intention of this proposal is supported by anti-displacement policies, it is not consistent with policies around increasing housing supply. Amended or new policies and regulations supporting the proposal might have the opposite intended effect, decreasing housing supply in Redmond, and further driving up the costs of existing housing supply.
d. The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered:  i. The amount of research and analysis needed to develop the proposal;  ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and or zoning code;  iii. The amount of public engagement needed to fully develop the amendments; and  iv. If consultant support would be needed to fully develop the proposal.	Does not meet	This proposal does not identify a specific comprehensive plan policy amendment, and staff did not identify any that could support this proposal.  This proposal would need significant staff resources to identify the impacts - both benefits and costs. This would be better evaluated during a periodic comprehensive plan update, or during updates to strategic documents, such as the Housing Action Plan.
e. The proposed amendment addresses the interests and changed conditions of the entire City as identified in its long-range planning and policy documents and is compatible with the overall	Does not meet	The issues raised were evaluated and addressed in updated policies in the Redmond 2050 Comprehensive Plan, which was adopted in Nov. 2024. The conditions related to housing

**2026-27 Annual Docket of Comprehensive Plan Amendments**

Criteria	Staff Evaluation Meets/Does Not meet	Notes
vision and goals of the Comprehensive Plan.		displacement have not changed since this update.
f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.	Meets	There has not been a proposal to modify housing policies since the Redmond 2050 Comp Plan was adopted.

Attachment B : Analysis of the Cumulative Effects of Amendments on the 2026-27 Comprehensive Plan Docket

Project File No.	Amendment Name	Relationship 1:	Relationship 2:	Relationship 3:	Relationship 4:	Relationship 5:	Cumulative Effects of 2026-27 Docket
		Economic Vitality	Housing	Utilities	Land Use	Critical Areas/Natural Environment	
LAND-2026-00282 SEPA-2020-00934	Stormwater and Surface Water Systems Plan	Will be consistent with and support the City's economic vitality goals and policies, including EV-3 and EV-13.	Strategies and projects identified will help support the city's housing goals.	This plan will provide a long-term strategy and CIP project list that will be implemented to support the stormwater utility.	No impacts on land uses. The SWSWP does not propose land use changes or changes to land use designations.	The SWSWSP will identify strategies and projects that help support the protection and enhancement of critical areas.	→
LAND-2026-00140 SEPA-2026-00139	MP, BP, and Industrial Policies and Regulations	Final actions are intended to preserve, protect, and support jobs and businesses in Redmond as well as be consistent with EV-30 (maintaining MP zones).	Updated policies are intended to support both of the City's goals for jobs and housing.	Potential land use and zoning map changes could result in a need to review and update utility functional plans.	This proposal is intended to study land use policies in these zones and provide recommendations that may result in changes to land use policies and the land use map while advancing the overall Redmond 2050 land use vision.	This proposal will consider the impacts to critical areas, such as the critical aquifer recharge areas (CARA). The MP, BP and I zones in SE Redmond are within the CARA.	→
LAND-2026-00152 SEPA-2026-00153	Neighborhood Planning	Updated neighborhood policies are intended to support the City's economic vitality goals and policies, especially around complete neighborhoods.	To be determined. Updated neighborhood policies are intended to support the City's housing goals and policies while advancing complete neighborhoods.	Updates to policies and, in the future, zoning, may require an evaluation of utility plans to ensure adequate levels of service.	Updated policies may result in updates to the City's land use policies and map, principally to advance complete neighborhoods.	This proposal will consider impacts to the natural environment and critical areas.	→
LAND-2026-00135 SEPA-2026-00136	Repeal Neighborhood Connections maps	N/A - This is a technical amendment to ensure consistency between the Comprehensive Plan and the Transportation Master Plan (which is adopted by reference into the Comp Plan).	N/A - This is a technical amendment to ensure consistency between the Comprehensive Plan and the Transportation Master Plan (which is adopted by reference into the Comp Plan).	N/A - This is a technical amendment to ensure consistency between the Comprehensive Plan and the Transportation Master Plan (which is adopted by reference into the Comp Plan).	N/A - This is a technical amendment to ensure consistency between the Comprehensive Plan and the Transportation Master Plan (which is adopted by reference into the Comp Plan).	N/A - This is a technical amendment to ensure consistency between the Comprehensive Plan and the Transportation Master Plan (which is adopted by reference into the Comp Plan).	→
LAND-2026-00154 SEPA-2026-00155	Transportation Facilities Plan (TFP) update	Although this amendment is technical in nature and is intended to add projects that were unintentionally not included in the adopted Transportation Facilities Plan (part of the TMP update), timely inclusion of these projects will ensure they support proposed development projects. This proposal adds shared- used path projects that are shown in studies to have economic benefits.	These transportation projects support the city's overall goal of having a walkable community.	Adding these projects will ensure that the City's Capital Investment Strategy is up to date and ensures coordination amongst the functional areas.	Inclusion of these projects supports implementation of the City's land use policies.	The proposed projects include shared used paths, which are intended to support the natural environment by reducing the use of automobiles and their associated impacts (such as greenhouse gas and other emissions) to critical areas.	→
<b>Cumulative Effects of Amendments and Relationships</b>		Proposals cumulatively support the city's economic vitality goals.	Proposals cumulatively support the city's housing goals.	Projects do not have any identified impact on the provision of utility services, and help enhance the city's levels-of-service by proposing new capital projects consistent with the city's vision and goals. Changes to the land use and zoning maps may require an evaluation of existing functional plans to ensure capital projects are aligned.	Proposals may lead to updated policies and map boundaries for neighborhood zones and job-producing zones.	Proposals cumulatively support the city's natural environment goals.	<b>The 2026-27 docket amendments generally would have a positive impact on the City's goals on economic vitality, housing, and the natural environment, while having minimal impact on utilities and land use.</b>

## **Introduction**

I'm writing in **support of including** the [Stormwater and Surface Water Systems Plan \(SSWSP\)](#) in the [2026-2027 Annual Docket of Comprehensive Plan Amendments](#). I've spoken to the Planning Commission and the City Council about **nine gaps** in Redmond's water management programs (see below). The delayed adoption of the SSWSP is one of the most consequential of those gaps, and I strongly **support** the [City-initiated application to adopt it by reference into the Capital Facilities element of Redmond 2050](#).

## **Why the SSWSP Is Urgently Needed**

The SSWSP is Redmond's primary planning vehicle for [preventing flooding, reducing stormwater pollution, restoring stream and lake habitat](#), and guiding capital investment in surface water infrastructure. According to the [City's project page](#), the plan is being developed "[to guide actions to reduce and prevent flooding, protect and restore natural habitat, keep pollutants away from fish and wildlife, protect our drinking water aquifer, and keep our lake, river, and streams healthy for everyone to enjoy](#)."

Without an adopted SSWSP, the city lacks updated level-of-service standards for stormwater, a formally adopted capital project list, and a prioritized framework for directing growth-related infrastructure investments consistent with Redmond 2050. Redmond 2050 concentrates significant residential and commercial growth in Downtown and Overlake — areas already served by aging stormwater infrastructure and directly upstream of sensitive receiving waters including the Sammamish River, Bear Creek, Evans Creek, and Lake Sammamish.

## **The Current Timeline and the Role of the Annual Docket**

[The SSWSP was originally intended to be adopted as part of Redmond 2050](#) in November 2024. The City's updated [project timeline](#) now calls for a public draft in Summer 2026, Planning Commission review in Q1 2027, and City Council adoption in Q1-Q2 2027. As the [docketing threshold criteria analysis](#) correctly notes, the SSWSP will need to be included on an annual docket in order to be adopted into the Comprehensive Plan. Including it in the 2026-2027 docket is therefore the right and necessary step to keep the plan on its current adoption trajectory. I urge the Commission to **recommend without delay that the City Council include the SSWSP in the docket**.

## **Climate Considerations**

I urge the Commission to ensure that the final SSWSP explicitly incorporates climate-change scenario modeling. [Washington has experienced four consecutive drought emergencies](#), and the Pacific Northwest is projected to face [more intense precipitation events](#) alongside [drier summers](#). Level-of-service standards and capital project priorities based solely on historical rainfall data will be inadequate for the 20- and 30-year planning horizon that Redmond 2050 requires. The **SSWSP should model future climate conditions, not just past ones**.

## **Integration with Other Water Programs**

Finally, I encourage the Commission to consider whether the SSWSP, once adopted, should be explicitly linked to Redmond's other water management plans — particularly the [Water System Plan](#), the [General Wastewater Plan](#), and the [Groundwater Management Area Plan](#). [Redmond 2050 calls for environmental sustainability](#). A truly [sustainable water future](#) requires these plans to speak to one another, not operate in isolation. The SSWSP is an opportunity to begin building that integration.

## **Conclusion**

I strongly **support including the SSWSP in the 2026-2027 Annual Docket**, and I urge the Planning Commission to recommend it to City Council without delay. I also urge the Commission to ensure that the adopted plan is climate-informed, equity-conscious, and explicitly connected to Redmond's broader [One Water](#) resource management goals.

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I want to talk about **nine gaps** between Redmond's current water management programs and the goals and **vision of Redmond 2050**.

Redmond has genuine strengths to build on. Your **Critical Aquifer Recharge Area protections** are among the most rigorous in the state, backed by decades of **groundwater monitoring**. Redmond's **General Wastewater Plan** was updated in 2024 to reflect Redmond 2050 growth projections. And the new **Stormwater and Surface Water Systems Plan** will reflect a commitment to healthier streams and lakes for the entire community.

But a review of Redmond's plans\* across five water domains — potable water, wastewater, stormwater, groundwater, and surface water — reveals **nine significant gaps** that deserve attention.

Five of these are **critical**:

**First**, Redmond has **no water reuse or recycled water program** — no framework to distribute reclaimed water for non-potable uses like irrigation or industrial cooling.

**Second**, there's a **limited graywater reuse policy** — limited ways for dense new development in Downtown or Overlake to reuse sink and shower water on-site.

**Third**, the **Stormwater and Surface Water Systems Plan**, though urgently needed, has **not yet been adopted, funded, or released for public review**.

**Fourth**, Redmond has **no formal One Water governance structure**. Your water utilities and programs operate in separate silos, with no unified resource plan, shared metrics, or joint capital investment strategy.

**Fifth**, Redmond's **Water Shortage Response Plan**, which was last updated in 2016, is seriously outdated. It consists largely of deferred references to **Cascade Water Alliance** and **Seattle Public Utilities** plans, contains no independent local triggers or demand reduction targets, and was written before **Washington experienced four consecutive drought emergencies**. It urgently needs a climate-informed update.

There are four additional major gaps:

1. Full **dependence on King County for wastewater treatment** limits your ability to pursue reuse opportunities;
2. Intensifying development in your **Critical Aquifer Recharge Areas** threatens groundwater quality and replenishment with no managed recharge program to offset it;
3. Your citywide **Watershed Management Plan** is thirteen years old and predates Redmond 2050;
4. And you lack a formal **Water Conservation Plan** with binding demand-reduction targets.

**Redmond 2050 sets ambitious sustainability goals**. Closing these nine gaps — particularly through an integrated **One Water governance framework** — is how you make those goals real. Please prioritize this work.

\*The documents, plans, policies, programs, and agreements that were reviewed include:

### **Potable Water**

1. [City of Redmond 2024 Water System Plan](#)
2. [A Resolution of the Board of Directors of the Cascade Water Alliance Regarding Wholesale Water Supply Contract Negotiations](#) and [Resolution No. 2025-01](#)
3. Redmond's [groundwater wells](#)
4. [Distribution & quality operations](#)
5. [Water conservation](#)

### **Wastewater**

6. [General Wastewater Plan \(GWP\) – 2024 update](#)
7. [King County wastewater treatment partnership](#)

### **Stormwater**

8. [Stormwater & Surface Water Systems Plan \(SSWSP\)](#)
9. [NPDES Phase II Municipal Stormwater Permit](#)
10. [Stormwater Management](#)
11. [Private Stormwater Inspection Program](#)
12. [Stormwater utility & rate structure](#)

### **Groundwater**

13. [Critical Aquifer Recharge Areas \(CARA I & II\)](#)
14. [Temporary Construction Dewatering](#)
15. [Wellhead Protection Program](#)
16. [Redmond–Bear Creek Valley Groundwater Management Area Plan](#)
17. [Groundwater Protection Incentive Program](#)

### **Surface Water**

18. [Watershed Management Plan](#)
19. [Streams and habitat restoration program](#)
20. [Shoreline Master Program](#)
21. [WRIA 8 / Bear Creek Watershed partnerships](#)
22. [Comprehensive Flood Hazard Management Plan \(CFHMP\)](#)

RE: Written Public Comment — 2026-2027 Annual Docket of Comprehensive Plan Amendments, submitted by David Morton

Public Hearing: June 10, 2026, 7:00 p.m., Redmond City Hall Council Chambers

Dear Chair and Members of the Redmond Planning Commission,

I take a strong interest in the long-term planning and environmental stewardship of your city. I respectfully submit this written comment for the record in connection with the [June 10, 2026 public hearing on the proposed 2026-2027 Annual Docket of Comprehensive Plan Amendments](#). I offer comments on each of the five proposed docket items below, followed by overarching observations on the docket as a whole.

## I. STORMWATER AND SURFACE WATER SYSTEMS PLAN

I **support** adoption of the [Stormwater and Surface Water Systems Plan](#) (SSWSP) by reference into the [Capital Facilities element of the Redmond 2050 Comprehensive Plan](#). This amendment appropriately fulfills Growth Management Act (GMA) requirements for capital facilities planning and advances the City's capital facilities policies [CF-1](#), [CF-2](#), and [CF-3](#). Incorporating a long-term, financially analyzed infrastructure strategy into the Comprehensive Plan strengthens the City's accountability to its residents and provides meaningful guidance for future capital investment decisions.

I ask the Commission to **ensure the following** as this item proceeds:

- **Environmental Integration:** The plan explicitly commits to identifying strategies and projects that **protect and enhance critical areas**, including [wetlands, Critical Aquifer Recharge Areas, frequently flooded areas, and fish and wildlife habitat conservation areas](#). I urge the Commission to confirm that plan implementation will include enforceable standards and measurable benchmarks, not merely aspirational language.
- **Climate Resilience:** Redmond and the broader Eastside region face **increasing stormwater volumes** and **intensified storm events** attributable to climate change. The plan should reflect current and [projected climate data](#), not solely historical averages, in sizing and prioritizing infrastructure projects.
- **Community Transparency:** As projects are added to the [Capital Improvement / Investment Program \(CIP\)](#) under this plan, the City should ensure that affected neighborhoods receive timely notification and meaningful engagement opportunities prior to construction.

## II. UPDATE TO MANUFACTURING PARK, BUSINESS PARK, AND INDUSTRIAL LAND USE/ZONING MAPS, POLICIES, AND REGULATIONS

I offer **conditional support** for this proposal, which would consolidate Manufacturing Park (MP), Business Park (BP), and Industrial (I) land use designations and create a [range of industrial zones](#). I understand the intent is to preserve and strengthen Redmond's employment land base consistent with [Redmond 2050's economic vitality goals](#) and to provide policy direction for the [Southeast Redmond manufacturing and industrial centers](#).

However, several issues warrant careful attention during the substantive amendment phase:

- **Critical Aquifer Recharge Area (CARA):** The **Cumulative Effects Analysis** acknowledges that **the MP, BP, and Industrial zones in Southeast Redmond fall within a Critical Aquifer Recharge Area**. Any consolidation of land use designations or creation of new industrial zones must rigorously evaluate impacts on groundwater quality and recharge capacity. I ask the Commission to **require that environmental review for this amendment specifically address CARA protection standards**.
- **Community Engagement:** The Southeast Redmond industrial area is adjacent to residential neighborhoods and trails. Changes to land use designations and zoning regulations will affect those communities. I strongly encourage robust and early engagement with nearby residents before final recommendations are made.
- **Economic Diversity:** While preserving industrial and manufacturing lands is a legitimate and important goal, the City should ensure that the revised policies support a genuinely diverse range of employers — including small businesses and light manufacturing — and do not inadvertently favor only large-scale industrial users.

### **III. AMENDMENT TO THE NEIGHBORHOODS ELEMENT TO ALIGN WITH REDMOND 2050**

I support updating the **Neighborhoods Element** and related policies to reflect the goals of Redmond 2050. The concept of “**complete neighborhoods**,” where residents can access daily needs within a short walk or bike ride, is central to both environmental sustainability and quality of life. Aligning neighborhood and corridor planning policies with this vision is the right direction for Redmond's growth.

I ask that the Commission keep the following priorities in view as this amendment is developed:

- **Equity and Affordability:** “**Complete neighborhoods**” should mean complete for all residents, regardless of income. Updated policies should explicitly reference the need to preserve affordable housing within walkable mixed-use corridors and **avoid displacement of existing lower-income residents**.
- **Community-Driven Planning:** Neighborhood plans carry meaning precisely because they reflect the voices of the people who live there. I urge the Commission to set a high bar for community engagement in developing neighborhood-specific policies under the revised framework, and to avoid a one-size-fits-all approach that flattens the distinct character of Redmond's diverse neighborhoods.
- **Natural Environment:** Updated neighborhood policies should reinforce — not dilute — existing protections for urban **tree canopy**, **open space**, and **wildlife corridors**. As neighborhoods densify, green infrastructure must be treated as essential, not discretionary.

#### **IV. REPEAL OF NEIGHBORHOOD CONNECTIONS MAPS IN THE NEIGHBORHOODS ELEMENT**

I support the proposed repeal of the Neighborhood Connections Maps in the Neighborhoods Element of the Comprehensive Plan. As described in the staff materials, these [maps duplicate the adopted maps in the Transportation Master Plan \(TMP\)](#), and the TMP's versions are more current — having been vetted to remove connections identified as infeasible. Eliminating this duplication reduces the risk of conflicting guidance between planning documents and improves administrative clarity.

I would ask the Commission and staff to confirm two things before this repeal is finalized:

- **Completeness of TMP Maps:** That the TMP's adopted [Neighborhood Connections Maps](#) fully capture all connections that the repealed maps contained, minus only those specifically removed as infeasible, so that no viable pedestrian or bicycle connection is inadvertently lost.
- **Public Legibility:** That the Comprehensive Plan, following repeal, will clearly and prominently cross-reference the TMP's Neighborhood Connections Maps so that residents and applicants can easily locate this information.

#### **V. UPDATE TO THE TRANSPORTATION FACILITIES PLAN TO ADD PROJECTS**

I enthusiastically support updating the [Transportation Facilities Plan \(TFP\)](#) to add two new shared-use path projects and to modify an existing project to include a shared-use path component. Specifically:

- NE 40th Street shared-use path (158th Avenue NE to 156th Avenue NE)
- NE 70th Street shared-use path (188th Avenue NE to the Evans Creek Trail)
- [NE 72nd Street modification \(east of 188th Avenue NE\)](#)

These additions advance Redmond's commitment to active transportation, connectivity, and reducing automobile dependence. They also [support the natural environment by reducing greenhouse gas emissions and other vehicle-related impacts](#), as noted in the Cumulative Effects Analysis. From a GMA standpoint, updating the TFP is appropriate to ensure consistency with the City's [capital investment strategy](#) and to support proposed development projects that depend on these connections.

I urge the Commission to recommend timely prioritization and funding of these projects within the City's [Capital Investment Strategy \(CIS\)](#), and to ensure that design standards for all three paths reflect best practices for user safety, accessibility, and ecological sensitivity. It's worth noting that the [CIS is also known as](#) the [Vision Blueprint](#) and is now 15 years old.

## VI. OVERARCHING OBSERVATIONS ON THE 2026-2027 DOCKET

Having reviewed all five proposed docket items together, I offer the following cross-cutting observations:

- Cumulative Environmental Stewardship: The Cumulative Effects Analysis correctly finds that the 2026-27 docket amendments are generally expected to have a positive impact on the City's natural environment goals. I ask the Commission to hold this finding to account during the substantive amendment phases — particularly for the Industrial Consolidation item given its CARA implications — and to require rigorous environmental review rather than treating positive cumulative findings as a substitute for rigorous review.
- Coordination Across Plans: Several items on this docket are inherently linked. The stormwater plan, neighborhood policies, and transportation projects all have interdependencies with land use designations and infrastructure capacity. I encourage the Commission to recommend that the City proactively coordinate these workstreams rather than treat them as siloed amendments.
- Redmond 2050 Alignment: All five docket items are framed as advancing Redmond 2050's goals. I ask that this alignment be substantive rather than rhetorical — that each amendment include clearly defined outcomes and that the City establish mechanisms to evaluate whether those outcomes are being achieved over time.
- Housing Displacement: I note from the staff memo that a community-initiated proposal on housing displacement incentives did not meet the docketing threshold criteria. While I respect the Commission's decision, the underlying concern about housing affordability and displacement is real and urgent. I encourage the Commission to identify an appropriate vehicle — whether through the Neighborhoods Element update (see the first bulleted item under Amendment #III above) or another process — to address these concerns within the current planning cycle.

I appreciate the Planning Commission's careful consideration of these amendments and your commitment to an open public process. I support placing all five items on the 2026-2027 Annual Docket and look forward to continued opportunities to participate as the substantive amendments are developed.

Thank you for your service to the city of Redmond.

Respectfully submitted,

David Morton  
206-909-5680

RE: Written Public Comment — 2026-2027 Annual Docket of Comprehensive Plan Amendments, submitted by David Morton

Public Hearing: June 10, 2026, 7:00 p.m., Redmond City Hall Council Chambers

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I take a strong interest in the long-term planning and environmental stewardship of your city. I respectfully submit this written comment for the record in connection with the [June 10, 2026 public hearing on the proposed 2026-2027 Annual Docket of Comprehensive Plan Amendments](#). I offer comments on each of the five proposed docket items below, followed by overarching observations on the docket as a whole.

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I ask the Commission to **ensure the following** as this item proceeds:

- **Environmental Integration:** The plan explicitly commits to identifying strategies and projects that **protect and enhance critical areas**, including [wetlands, Critical Aquifer Recharge Areas, frequently flooded areas, and fish and wildlife habitat conservation areas](#). I urge the Commission to confirm that plan implementation will include enforceable standards and measurable benchmarks, not merely aspirational language.
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I ask that the Commission keep the following priorities in view as this amendment is developed:

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Thank you for your service to the city of Redmond.

Respectfully submitted,

David Morton  
206-909-5680



NOTICE OF PUBLIC HEARING  
CITY OF REDMOND

2026-2027 Annual Docket of Comprehensive Plan Amendments

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **June 10, 2026 at 7 p.m.** or as soon thereafter, on:

**SUBJECT:** 2026-2027 Annual Docket of Comprehensive Plan Amendments. There are five proposed docket items:

- Adopt the Stormwater and Surface Water Systems Plan as a functional plan by reference into the Capital Facilities element
- Update to Manufacturing Park, Business Park, and Industrial Land Use/Zoning Maps, Policies, and Regulations
- Amend the Neighborhoods element and related policies to align with Redmond 2050
- Amend the Neighborhoods Element by repealing Neighborhood Connections Map that duplicate the adopted maps in the Transportation Master Plan (TMP)
- Update the Transportation Facilities Plan to add projects

Copies of the proposals are available at <https://www.redmond.gov/2587/2026-27-Comprehensive-Plan-Docket>.

**REQUESTED ACTION:** Planning Commission recommendation on establishing the 2026-2027 Annual Docket of Comprehensive Plan Amendments.

**PUBLIC PARTICIPATION:** Join in-person at City Hall, watch live at [redmond.gov/RCTV](https://www.redmond.gov/RCTV), Comcast channel 21/321, Zply channel 34, on [facebook.com/CityofRedmond](https://www.facebook.com/CityofRedmond), or listen live by phone by calling 510-335-7371.

Public comment can be provided in-person or by phone during the meeting by providing a name and phone number to [PlanningCommission@redmond.gov](mailto:PlanningCommission@redmond.gov) no later than 5 p.m. on the day of the hearing.

Written public comments should be submitted prior to the hearing by email to [PlanningCommission@redmond.gov](mailto:PlanningCommission@redmond.gov) no later than 5 p.m. on the hearing date. Comments may also be sent by mail to: Planning Commission, MS: 4SPL, P.O. Box 97010, Redmond, WA, 98073-9710.

If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Glenn Coil, Senior Planner, 425-556-2742 [gcoil@redmond.gov](mailto:gcoil@redmond.gov).

If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for assistance.

**LEGAL NOTICE:** May 20, 2026



## MEETING MINUTES

### REDMOND PLANNING COMMISSION MEETING

Wednesday, June 10, 2026 – 7:00 p.m.

#### 1. Call to Order & Roll Call – 7:01 p.m.

Commissioners Present:	Chair Susan Weston, Commissioners Denice Gagner (virtual), Tara Van Niman, and Aparna Varadharajan (virtual)
Commissioners Absent:	Vice-Chair Jeannine Woodyear, Commissioners Adam Coleman and Bryan Copley (Excused)
Staff Present:	Lauren Alpert, Jeff Churchill, Glenn Coil, Peter Holte, Francesca Liburdy, and Chris Wyatt
Recording Secretary:	Carolyn Garza, LLC

#### 2. Approval of the Agenda

- *Motion to approve the Agenda by Commissioner Van Niman, seconded by Commissioner Aparna. The Motion passed.*

#### 3. Approval of Meeting Minutes & Summaries

- *Motion by Commissioner Van Niman to approve the May 27, 2026 Meeting Summary. Motion seconded by Commissioner Aparna. The Motion passed unanimously.*

#### 4. Items from the Audience (General)

- **David Morton**, Redmond 98053, stated having spoken previously regarding seven of nine gaps between the current Water Management programs and

goals of Redmond 2050. Gaps eight and nine regarding the city-wide Watershed Management Plan (WMP) and the lack of a formal water conservation plan with binding demand reduction targets were described and commented on.

## 5. 2026-27 Annual Comprehensive Plan Docket – Public Hearing and Study Session

Senior Planner Coil presented the topic.

Chair Weston opened the Public Hearing.

### *Public Hearing*

- **Linda Seltzer**, 80<sup>th</sup> Street/Senior Apartment Complex, stated disappointment that a part of Redmond 2050 code that incentivizes redevelopment has not been removed, failing to prioritize housing preservation, and asked about a Human Services Commission reference for the issue.
- **David Morton**, Redmond 98053, stated support for placing all five items on the Docket and asked for additional details to be added; more than aspirational language, rigorous groundwater impact requirements, addressing housing affordability and environment, that the Transportation Master Plan maps be complete before any repeal is finalized, and funding prioritization for shared use path projects.

Chair Weston closed the verbal portion of the Public Hearing while the written portion would remain open.

Commissioner Aparna asked for clarification regarding the impact analysis and the Stormwater Plan occurring concurrently. Senior Planner Coil replied that the actual process will be worked on in the next steps. Chair Weston stated that the docket is approved first and then process details will be examined. Senior Planner Coil and Senior Planner Alpert replied that projects are at this time being approved for placement on a list to begin work on.

Commissioner Gagner asked for clarification regarding page one of 12 in the Staff Memo, Section D, the origin of funds for the budget mentioned. Senior Planner Holte replied part of the Public Works budget carried over and an extended contract to complete work. Commissioner Gagner asked, regarding page five of 12, for clarification regarding a Neighborhood Plan budget for community engagement. Senior Planner Coil replied that the Neighborhood Plan is a special project and all projects are in the regular work plan for the city.

Senior Planner Coil asked if the Planning Commission is ready to make a recommendation or if there is direction in order to prepare the report for the next meeting and approval. Commissioner Van Niman replied that there is a quorum and that the docket should be advanced. Chair Weston asked that the report be prepared and that a vote would occur at the next meeting when more Commissioners are present.

## 6. 2026 Annual Code Cleanup – Study Session

Senior Planner Alpert presented the topic.

Chair Weston asked if a Matrix should be created now and Senior Planner Alpert stated that notes would be taken for an Issues Matrix to be presented at the next meeting.

Commissioner Aparna asked for clarification regarding development agreements. Planning Manager Churchill replied that development agreements are defined as contracts by State Law, and voluntary in that a property owner and the city can choose to enter into the agreement but neither is required to; once created the contract is binding. Commissioner Aparna asked for more information to be provided in the Issues Matrix and asked if projects that go through development agreements do not go through a Public Hearing because they are voluntary, and Planning Manager Churchill replied that the projects require Public Hearings by State Law. Commissioner Aparna asked if a Public Hearing is still required if there is no development agreement and Planning Manager Churchill replied yes, but only if zoning code requires one for the type of project.

Chair Weston asked for clarification regarding where Open Space changes apply.

Commissioner Van Niman asked what is being changed with pedestrian pathways.

Chair Weston asked for clarification regarding parking restrictions and Open Space as well as the goal.

Chair Weston asked if sustainability regulation changes were verbiage and typographic changes only or if there is any impact on meaning from the previous version.

Chair Weston stated that further questions could be sent to staff through the weekend.

## 7. Staff & Commissioner Updates

Senior Planner Alpert stated that interviews are being conducted for the Planning Commission Youth Advisor position and thanked Chair Weston for participating.

## 8. Adjourn

- *Motion by Commissioner Van Niman to adjourn at 7:34 p.m. Motion seconded by Commissioner Aparna. The Motion passed unanimously.*

Minutes approved on:

Planning Commission Chair

June 26, 2026





Memorandum

Date: 7/7/2026  
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-388  
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jason Lynch	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager

TITLE:  
Amendments to RMC 6.36 Noise Standards

OVERVIEW STATEMENT:

City staff recommend that the Council adopt an ordinance amending Redmond Municipal Code (RMC) 6.36 Noise Standards. These standards regulate noise for the purpose of public health, safety, and general welfare. The standards establish maximum noise levels by noise zone, prohibitions, exemptions, and measurement techniques.

The updates address several issues related to noise regulations, including:

- Addressing property maintenance activities.
- Removing duplicative items.
- Addressing proper location in the RMC to ensure enforcement.
- Addressing noise from gun ranges.
- Addressing the assembly and dismantling of tower cranes.
- Updating obsolete zoning district names.
- Re-organizing the exemptions section.
- Establishing requirements to post construction noise hours at construction sites.
- Other organizational updates for clarity.

Companion amendments are proposed to RMC 1.14 Enforcement and Penalties, and RMC 6.34.070 Loading Operations.

Since the May 26 study session on this topic, staff have made the following revisions to the recommended amendments:

- Changed “noise mitigation operating agreement” to “development agreement” - this was requested by the Interlake Sporting Association and City staff agree it is appropriate (see RMC 6.36.050.D).
- Disconnected agreement timeline from business license renewal timeline. The two processes are independent and should run independently (see RMC 6.36.050.D).
- Distinguished between property maintenance by owners and property maintenance by contractors (see RMC 6.36.050.B).

See Attachment A.

**Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

Receive Information                       Provide Direction                       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Comprehensive Plan policies LU-9 concerning adverse impacts, and NE-92 through NE-94 concerning noise regulations and mitigation.
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
Chapter 70A.20 RCW authorizes local governments to adopt noise standards.

**OUTCOMES:**

The outcome of these amendments will be noise standards that address significant growth in Redmond since the standards were last updated, clarity, enforcement, and alignment with state law.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Q4 2025 - Q2 2026.
- **Outreach Methods and Results:**  
Online questionnaire, e-newsletter, stakeholder engagement.
- **Feedback Summary:**  
Most of the feedback received was about noise from gun ranges. Two themes emerged: (1) opposition from Interlake Sporting Association (ISA) members to proposed restrictions on shooting range hours, emphasizing collaboration and sound mitigation instead of time limits; and (2) support from nearby residents for limiting or eliminating weekend/evening shooting hours, citing impacts on family life, sleep, and outdoor use. Additional comments addressed citywide noise issues (traffic, landscaping equipment, park events) and enforcement concerns. See Attachment A for details.

**BUDGET IMPACT:**

**Total Cost:**

The total value of the Community and Economic Development offer is \$5,350,743. Staff time to support these amendments is drawn from that budget.

Approved in current biennial budget:  Yes  No  N/A

Budget Offer Number:  
0000304 - Community and Economic Development

Budget Priority:  
Vibrant and Connected

Other budget impacts or additional costs:  Yes  No  N/A

If yes, explain:  
N/A

Funding source(s):  
General Fund

Budget/Funding Constraints:  
N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
5/5/2026	Committee of the Whole - Planning and Public Works	Provide Direction
5/26/2026	Study Session	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
8/3/2026	Business Meeting	Approve

**Time Constraints:**

On June 24<sup>th</sup>, the ISA appealed the State Environmental Policy Act (SEPA) threshold determination issued in conjunction with the Noise Code amendment. The City Council has delegated the responsibility for holding the open record hearing under the City's SEPA procedures to the Hearing Examiner. Following the hearing, the Examiner will provide a recommendation to the City Council for final decision. The decision of the City Council is quasi-judicial and governed by the appearance of fairness doctrine. The code amendment process can continue while the appeal is pending, but City Council cannot adopt the final code amendment ordinance until the appeal process is complete or the appeal is withdrawn.

**ANTICIPATED RESULT IF NOT APPROVED:**

If not approved the code will not be updated and existing issues will not be resolved.

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**Date:** 7/7/2026

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 26-388

**Type:** Committee Memo

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**ATTACHMENTS:**

Attachment A: Recommended Amendments to RMC 6.36

Attachment B: Council Issues Matrix

## Chapter 6.36 NOISE STANDARDS

Sections:

- 6.36.005 Definitions.
- 6.36.010 Purpose.
- 6.36.020 Applicability.
- 6.36.030 Identification of noise environments and maximum permissible noise levels.
- 6.36.040 Prohibited noise.
- 6.36.050 Exceptions.
- 6.36.060 Restrictions on residential development adjacent to arterials.
- 6.36.070 Arterial improvement requirements.
- 6.36.080 Measurement of sound.
- 6.36.090 Testing of generators.

### 6.36.005 Definitions.

A. For the purposes of this chapter, the following words shall have the meaning defined:

~~#. Administrator. The Planning and Community Development Director or their designee.~~

1. *Construction.* Any site preparation ~~(including blasting), assembly, erection, demolition, substantial repair, maintenance, alteration, or similar action for or of public or private rights-of-way, structures, utilities, or similar property.~~ on or for any structures, utilities, public or private right-of-way, or similar property. This includes any work using heavy equipment, including but not limited to backhoes, concrete mixing and pumping trucks, compactors/rollers, cranes, dozers, dump trucks, excavators, forklifts, graders, jackhammers, loaders, pavement breakers, pile drivers, portable crushers, tractors, trailer-mounted woodchippers, trenchers, or other pieces of equipment that generate similar levels of noise.

2. *Decibel or dBA.* A unit expressed on a logarithmic scale, for measuring the relative intensity of sounds, ranging from zero to 130 for the average pain level of the human ear.

~~#. Domesticated Animal. Any animal that is possessed and controlled by a person.~~

3. *Emergency Work.* ~~Any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency. Any work required to immediately restore property to a safe condition, work required to protect persons or property from imminent exposure to danger, or work by private or public utilities to provide or restore immediately-necessary utility service.~~

4. *Environmental Designation for Noise Abatement or EDNA.* An area or zones (environment) within which maximum permissible noise levels are established.

5. *Leq.* The equivalent A-weighted sound level which is the constant sound level that, in a given situation and time period, conveys the same sound energy as the actual time-varying A-weighted sound.

~~6. *Motorized Watercraft.* Those floating devices, which are designed to be propelled by the use of internal combustion engines or electric motors. Inflatable, motorized watercraft are included in this definition if they are propelled by the use of internal combustion engines or electric motors.~~

7. *Noise.* The intensity, duration, and character of sounds from any ~~and all~~ sources.

~~*#. Noise Holiday.* New Year's Day, Memorial Day, Labor Day, Thanksgiving Day, and Christmas Day.~~

8. *Peak Hour Noise.* The noisiest hour within a 24-hour period where the primary source of noise is from traffic.

~~*#. Property maintenance.* Activities required for the regular upkeep of property, such as landscaping, lawn and tree maintenance, pressure washing, or minor repairs.~~

9. *Qualified Noise Consultant.* Person(s) to perform noise impact analysis of specific activities or land use, and prepares a written report of findings. Such person(s) shall be professionally trained and qualified to perform the necessary tasks to identify, evaluate, manage and mitigate impacts related to noise.

10. *Receiving Property.* Real property within which sound originating from sources outside the property is received.

~~*#. Responsible party.* See RMC 1.14.010.C.~~

11. *Sound Level.* A-weighted sound pressure level measured by the use of a sound level meter using an A-weighted network and reported as decibels, dBA.

12. *Sound Level Meter.* An electronic instrument that includes a microphone, output meter, and amplifier, and measures sound pressure levels.

~~*#. Warning device.* Any device intended to provide public warning of potentially hazardous, emergency, or illegal activities, including but not limited to security alarms, fire alarms, emergency alarms required by law, or vehicle reversing alarms.~~

13. *Weekday.* ~~Any day, Monday through Friday, which is not a legal holiday.~~

14. *Weekend.* The days of Saturday, and Sunday, ~~and any legal holiday.~~

### **6.36.010 Purpose.**

A. The purpose of this chapter is to:

1. Promote commerce, the use, value and enjoyment of property, sleep and repose, and the quality of the environment through the level of noise; and
2. Minimize the exposure of citizens to the physiological and psychological dangers of excessive noise and to protect, promote and preserve the public health, safety and general welfare.

B. It is also the City's intent to regulate noise as a nuisance or public disturbance in addition to any other means of regulation or enforcement established in this chapter. Regulation of nuisance and public disturbance noises is set forth in Chapter [9.42](#) RMC.

### **6.36.020 Applicability.**

A. ~~These standards shall apply to all noise generated on lands located within the Redmond City limits. These standards only apply to noise generated and received on properties located within the Redmond city limits.~~

B. Noise from domesticated animals is regulated pursuant to RMC 7.04.005.

### **6.36.025 Measurement of sound.**

A. *Sound Level Meter.* If the measurement of sound is made with a sound level meter, the instrument shall be in good operating condition and shall meet the requirements for a Type I or Type II instrument, as described in the current American National Standards Institute Specifications.

B. *Location of Measurement.* The point of measurement is from the closest exterior point of the property boundary line of the receiving property or anywhere within the receiving property, but not within or on top of a structure.

C. *Technical Corrections.* When the location, distance or technique prescribed in this chapter for measurement of sound is impractical or would yield misleading or inaccurate results, measurements

shall be taken at other locations or distances using appropriate correction factors, as specified by the Administrator or a qualified noise consultant.

D. The Administrator shall use their discretion when taking dBA readings to determine if a violation of this chapter has occurred. If other noise is altering dBA readings, causing the readings to exceed the maximum permissible levels and the other noise cannot be mitigated or silenced when the readings are taken, the Administrator will determine if the source of noise is in violation of this chapter.

### 6.36.030 Identification of noise environments and maximum permissible noise levels.

A. Environmental Designation for Noise Abatements (EDNA) are established based on consideration of historical, present and future land use of each zoning district.

~~B. No person shall cause or permit sound to intrude onto the real property of another person that exceeds the maximum permissible sound levels established by this chapter. The point of measurement shall be anywhere within the receiving property.~~

B. Where a receiving property lies within more than one EDNA, the maximum permissible noise level shall be determined by the most sensitive EDNA.

C. Maximum permissible noise levels are given below and are consistent with State requirements (Chapter ~~70A.20~~ ~~70.107~~ RCW and Chapter 173-60 WAC):

**Table 1. Maximum Permissible Noise Levels**

EDNA <sup>1</sup> of Noise Source (Land Use Zones)	EDNA of Receiving Property <sup>3</sup> (Land Use Zones)			
	Class A (All <del>Neighborhood R</del> zones, <del>MDD3, NDD4</del> <u>OUMF, COS,</u> & RA-5)		Class B (UR, <u>CMU, MMC, MME, OBAT, UMU, NC, GC, OV, DT,<del>NDD2</del>)</u>	Class C (MP <sup>4</sup> , I, BP, <del>OBAT, MMM, MDD1, MDD2, MDD4, MDD5, NDD3</del> )
	Daytime 7:00 a.m. — 10:00 p.m.	Nighttime 10:00 p.m. — 7:00 a.m.		
Class A	55 dBA <sup>2</sup>	45 dBA	57 dBA	60 dBA
Class B	57 dBA	47 dBA	60 dBA	65 dBA

EDNA <sup>1</sup> of Noise Source (Land Use Zones)	EDNA of Receiving Property <sup>3</sup> (Land Use Zones)			
	Class A (All <del>Neighborhood R</del> zones, <del>MDD3, NDD4</del> <u>OUMF, COS, &amp; RA-5</u> )		Class B (UR, <u>CMU, MMC, MME, OBAT, UMU, NC, GC, OV, DT, NDD2</u> )	Class C (MP <sup>4</sup> , I, BP, <del>OBAT, MMM, MDD1, MDD2, MDD4, MDD5, NDD3</del> )
	Daytime 7:00 a.m. — 10:00 p.m.	Nighttime 10:00 p.m. — 7:00 a.m.		
Class C	60 dBA	50 dBA	65 dBA	70 dBA

Legend

1. EDNA = Environmental Designation for Noise Abatement
2. dBA = decibels
3. Receiving property = the property affected by noise
4. Manufacturing Park land that is rezoned to a residential zone on or after April 14, 2007, shall be considered Class C receiving property and Class A source property for the purpose of calculating maximum permissible noise levels.

**6.36.040 Prohibited noise.**

A. *General Prohibition.* Unless otherwise specified, no person or thing shall make noise exceeding the maximum permissible noise levels required by this chapter. See RMC 6.36.050 Exemptions.

~~B. *Recurrent or Continuous Noise.*~~

- ~~1. For receiving properties within a Class A Environmental Designation for Noise Abatement (EDNA), noise from the recurrent or continuous use or operation of stationary equipment or appliances shall comply with the permissible noise levels in Section 6.36.030. This subsection applies whether the noise is generated within or outside a Class A EDNA if the receiving property is within a Class A EDNA. Commercial equipment, including emergency generators, shall comply with this subsection. Measures shall be taken to reduce noise, such as relocating, enclosing or screening the noise source, limiting the hours of operation, or other similar measures.~~
- ~~2. This subsection shall not apply to nonresidential emergency generators that existed on or before December 24, 1998. New or replacement nonresidential emergency generators shall comply with this subsection.~~
- ~~3. This subsection shall not apply to sounds listed in 6.36.050, Exceptions, or any sound that is less than a 55 dBA noise level between 7:01 a.m. and 10:00 p.m. or 45 dBA noise level between 10:01 p.m. and 7:00 a.m. This subsection also shall not apply to manufacturing or industrial uses that existed on or before December 24, 1998.~~

C. *Specific Prohibitions.* The following are examples of activities declared to be loud, excessively noisy and in violation of this section:

1. The use of any fixed or mobile device or loudspeaker outside a building for commercial advertising purposes or for the purposes of attracting attention to any performance, show, or sale or display of merchandise, where the sound may be heard from any public street, park, or public place. Nothing in this section is intended to prohibit incidental sounds emanating from a sports, entertainment, or public event or ice cream vending vehicles.

~~2. The sale of anything by outcry within an area of the City zoned primarily for residential uses.~~

~~3. The owning or keeping of any animal which that causes a noise disturbance by frequent or habitual howling, barking, or other noise making. This section also applies to all private or public facilities, including any animal pounds and kennels that hold or treat animals.~~

4. The repair, modification or testing of any motor vehicle, off-road motor vehicle, motorized watercraft in or near a Class A EDNA residential use district and not in the public right-of-way in such a manner as to cause a noise disturbance or violate the provisions of this chapter.

5. The operation of any loudspeaker or other source of sound in a place of indoor public entertainment which exceeds 85 dBA at any point normally occupied by a person, without a conspicuous and legible sign located outside near the entrance which states:

Warning!

Sound Level Inside May Cause Permanent Hearing Impairment

~~6. The creation of unnecessary or unusually loud noises within the vicinity of a school, hospital, nursing home, court of law, or other areas where quiet is necessary to achieve the objective of this chapter.~~

### **6.36.050 Exemptions Exceptions.**

The following are exemptions from exceptions to the maximum permitted noise levels established in RMC [6.36.030](#):

A. Exceptions Exemptions at Any Time. The following sounds are exempt from exceptions to the provisions of this chapter at any time:

1. The maximum permitted noise levels as established in [6.36.030](#) may be exceeded by five dBA for a total of 15 minutes in any one-hour period, or 10 dBA for a total of five minutes in any one-hour period, or 15 dBA for a total of 1.5 minutes in any one-hour period.
2. Sounds originating from aircraft in flight and sounds that originate at airports which are directly related to flight operations.
3. Sounds created by railroad trains engaged in interstate commerce or mass transit.
- ~~4. Sounds created by truck loading or unloading operations not within 200 feet of a Class A EDNA zone.~~
- ~~4.— Sounds created by warning devices not operating continuously for more than five minutes.~~
5. Sounds created by bells, chimes, and carillons.
6. Sounds created by ~~warning devices operating as intended safety and protective devices~~ where noise suppression would defeat the intent of the device ~~or is not economically feasible.~~
- ~~#. Sounds caused by residential generators when operating in an emergency.~~
- ~~#. Sounds from nonresidential generators when operating in an emergency that existed on or before December 24, 1998. New or replacement nonresidential generators are not exempt.~~
7. Sounds originating from City-approved ~~parades and other public~~ events.
- ~~8. Sounds caused by natural phenomena and unamplified human voices. Sounds caused by natural phenomena, unamplified human voices, and undomesticated animals.~~
9. Sounds caused by motor vehicles when regulated by Chapter [173-62](#) WAC.
10. Sounds from the startup of refinery boilers.
11. Sounds caused by emergency equipment and work necessary in the interests of law enforcement or for the safety, health or welfare of the community. Nothing in this section shall be construed to permit law enforcement, ambulance, fire or other emergency personnel to make excessive noise in the performance of their duties when such noise is clearly unnecessary.
- ~~#. Sounds from HVAC systems or any equipment used for the heating ventilation, and air conditioning of a property if noise levels do not exceed 55 dBA and the equipment otherwise meets the manufacturing standards for dBA levels.~~
- ~~#. Recurrent or continuous sounds from manufacturing or industrial uses that existed on or before December 24, 1998.~~

~~#. Within Class A EDNA zones, sounds created by existing electrical substations and stationary equipment used to convey water, wastewater or natural gas by a utility.~~

~~12.— Sounds caused by residential generators when operating in an emergency. Commercial generators are not included as an exception.~~

~~13.— Sounds created by motor vehicles, licensed or unlicensed, when operated off public highways except when such sounds are received in residential zones (Class A EDNA).~~

~~B.— Daytime Exceptions. The following may exceed the maximum permissible noise levels of 6.36.030 on weekdays between the hours of 7:00 a.m. and 10:00 p.m., and on weekends between the hours of 9:00 a.m. and 10:00 p.m.~~

~~1.— Sounds originating from residential property related to temporary projects for the maintenance or repair of homes, grounds and appurtenances.~~

~~2.— Sounds from new construction, additions or remodels of single family homes and accessory structures in residential zones (Class A) caused by the homeowner. Sounds from construction by hired contractors shall be limited to the hours specified in subsection E.2 of this section.~~

~~3.— Sounds created by the discharge of firearms at authorized shooting ranges.~~

~~4.— Sounds created by motorized watercraft.~~

~~5.— Sounds from the installation or repair of essential utility services.~~

~~6.— Sounds originating from forest harvesting and silvicultural activities.~~

~~7.— Sounds created by blasting.~~

~~C.— Twenty-Four Hour Residential Zone Exceptions. Within residential zones (Class A EDNA), the following activities are subject to the daytime maximum permissible noise levels at all times (24 hours a day):~~

~~1.— Sounds created by existing electrical substations and stationary equipment used to convey water, wastewater or natural gas by a utility.~~

~~2.— Sounds created by sources in industrial and manufacturing districts which, over the previous three years, have consistently operated in excess of 15 hours per day as demonstrated routine or as a consequence of process necessity. Changes in working hours or activity, which would increase the noise allowed under this exception, require the approval of the Administrator.~~

~~D.— Manufacturing Park Land Rezoned to Residential Zone Exceptions. Manufacturing Park land that is rezoned to a residential zone on or after April 14, 2007, shall be considered Class C receiving property and Class A source property for the purpose of calculating maximum permissible noise~~

~~levels Interior portions (residences and associated indoor space) of a residential development shall be required to achieve noise attenuation to 45 dBA through insulation, site design, or other methods..~~

B. Exemptions with Limited Hours. The activities shown in Table 2 may exceed maximum permissible noise levels during limited hours.

~~E. Construction Noise Exceptions:~~

~~1. Sounds from temporary construction may exceed the maximum permissible noise levels between the hours of 7:00 a.m. and 10:00 p.m. unless it impacts residential zones (Class A-EDNA).~~

~~2. Construction noise that impacts residential zones (Class A-EDNA) has the following restricted hours unless it is for single family home repair, maintenance or construction and meets the requirements set forth in subsections B.1 and B.2 of this section:~~

<del>Monday through Friday:</del>	<del>7:00 a.m. to 7:00 p.m.</del>
<del>Saturdays:</del>	<del>9:00 a.m. to 6:00 p.m.</del>
<del>Sunday or Legal Holiday:</del>	<del>Prohibited</del>

~~(Legal holidays for enforcement of this subsection shall be limited to New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving, the day after Thanksgiving and Christmas.)~~

**TABLE 2 Exemptions with Limited Hours**

<u>Noise Source</u>	<u>EDNA</u>					
	<u>Class A</u>			<u>Class B or C</u>		
	<u>Monday-Friday</u>	<u>Saturday</u>	<u>Sunday or Noise Holiday</u>	<u>Monday-Friday</u>	<u>Saturday</u>	<u>Sunday or Noise Holiday</u>

<u>Discharge of firearms at shooting sports facilities as defined in chapter 5.80 RMC operating with a valid business license</u>	<u>10:00 a.m. to 7:00 p.m.</u>	<u>10:00 a.m. to 2:00 p.m.</u>	<u>Sunday: 10:00 a.m. to 2:00 p.m.</u>  <u>Noise Holiday: Prohibited</u>	<u>10:00 a.m. to 7:00 p.m.</u>	<u>10:00 a.m. to 2:00 p.m.</u>	<u>Sunday: 10:00 a.m. to 2:00 p.m.</u>  <u>Noise Holiday: Prohibited</u>
<u>Forest harvesting and silvicultural activities</u>	<u>7:00 a.m. to 10:00 p.m.</u>	<u>9:00 a.m. to 10:00 p.m.</u>		<u>7:00 a.m. to 10:00 p.m.</u>	<u>9:00 a.m. to 10:00 p.m.</u>	
<u>Construction<sup>1</sup></u>  <u>Property maintenance conducted by contractors</u>	<u>7:00 a.m. to 7:00 p.m.</u>	<u>9:00 a.m. to 6:00 p.m.</u>	<u>Prohibited</u>	<u>7:00 a.m. to 10:00 p.m.</u>	<u>9:00 a.m. to 10:00 p.m.</u>	<u>Prohibited</u>
<u>Property maintenance conducted by property owners</u>	<u>7:00 a.m. to 10:00 p.m.</u>	<u>9:00 a.m. to 10:00 p.m.</u>		<u>7:00 a.m. to 10:00 p.m.</u>	<u>9:00 a.m. to 10:00 p.m.</u>	
<u>Tower crane assembly and disassembly for a single day<sup>1</sup></u>	<u>5:00 a.m. to 10:00 p.m.</u>					
<u>Truck and Railroad Operations<sup>2,3</sup></u>	<u>6:00 a.m. to 10:00 p.m. unless conducted entirely within an enclosed structure.</u>			<u>N/A</u>		
<u>Testing of Generators</u>	<u>8:00 a.m. to 8:00 p.m.</u>					

<sup>1</sup> Unless a construction permit from the City or another agency establishes more restrictive hours. Deliveries to construction sites must occur during exempt hours.

<sup>2</sup> Within 200 feet of a Class A EDNA zone.

<sup>3</sup> The restriction on hours only applies to uses established after December 24, 1998, or buildings constructed after December 24, 1998.

~~3. The point of measurement shall be at the property boundary of the receiving property or anywhere within the receiving property.~~

~~C 4. The Administrator Planning Director, or the Technical Committee for street and utility projects, may authorize expanded hours for of temporary construction that exceed those identified in Table 2 if at least one of the following criteria is met:~~

~~a. expanded hours are Construction is necessary to accommodate transportation improvements, or other work within the right-of-way, or construction on schools and essential government facilities which that cannot be undertaken during exempt hours. In considering expanded construction hours for street and utility projects, the Administrator Technical Committee shall evaluate the project duration, potential noise impacts, traffic and safety impacts and cost of the project with and without expanded hours. If expanded hours are necessary, only the minimum hours required to accommodate the work will be authorized during non-exempt hours. The person responsible for the construction-related noise must provide notice of the extended hours to nearby occupied residential structures in accordance with the terms of the expanded hours approval document. the Director of Public Works shall cause a public notice board to be posted to inform neighboring property owners of the scope and duration of the construction project. The size, shape, and other characteristics of the public notice board shall be reasonably calculated to provide the required notice, as determined by the Public Works Director.~~

~~b. Emergency work.~~

~~c. Sounds caused by construction will not exceed the maximum permissible noise levels contained in 6.36.030.~~

~~D. The City may authorize hours for noise from shooting sports facilities that exceed those identified in Table 2 as part of a development agreement for noise mitigation. The City is not required to enter into such an agreement.~~

~~1. The procedural requirements for development agreements in chapter 36.70B RCW and chapter 21.76 RZC shall apply.~~

~~2. In addition to the procedural requirements of D.1 above, the owner or operator of a shooting sports facility must follow these procedures in developing the agreement:~~

~~a. Notify the Administrator in writing of their intent to enter into an agreement.~~

~~b. Obtain the services of an acoustical consultant, engineer, or other qualified expert to assess the property and recommend noise mitigation strategies.~~

~~c. Host a neighborhood meeting within 60 days of notifying the Administrator of the intent to enter into an agreement. At the meeting the owner or operator of the facility must share~~

potential noise mitigation strategies that will be addressed in the proposed agreement and the expected outcome to be achieved with implementation of the strategies, and seek community feedback on noise issues of concern.

3. In addition to the procedural requirements of D.1 above, the City must follow these procedures in developing the agreement:

a. Attend the required neighborhood meeting described in D.2.c.

b. Provide notice by U.S. mail or email as required below to any person who provides their name and either complete mailing address or email address.

c. Post the first complete draft of the agreement to the City's website and notify those who have provided contact information as described above within one week of receiving it.

d. Post the final draft of the agreement and notify those who have provided contact information as described above at least two weeks before the City Council is scheduled to take final action.

4. Substantive requirements. The agreement must include the following:

a. Hours of operation.

b. Noise mitigation measures and methods to confirm performance.

c. Noise mitigation targets, expressed in dBA, for each mitigation method. The agreement must specify the measurement methodology for each mitigation strategy.

d. Designated contact person for the facility whose responsibility it is to receive, disseminate, and respond to communication concerning the agreement.

e. Length of initial term.

The agreement may contain other elements to the extent they do not conflict with the requirements of subsection D, chapter 36.70B RCW, or chapter 21.76 RZC.

4. Decision criteria. In addition to the requirements of chapter 21.76 RZC, a development agreement for noise mitigation must meet the following criteria specific to a sports shooting facility.

a. It provides for equivalent or better noise protection to receiving properties as adherence to the hours shown in Table 2. In making this determination, the City must consider the number of hours of noise exposure and the level of noise exposure. For example, the City may approve an agreement that allows extended operating hours for a sports shooting facility.

when the facility implements mitigation that substantially reduces noise impacts for receiving properties.

b. It complies with all other applicable elements of the Redmond Municipal Code and Redmond Zoning Code, such as but not limited to dimensional requirements.

c. Development of the agreement met the procedural requirements of subsection D.1 above.

5. Term, expiration, and termination.

a. The development agreement shall set an initial term and whether subsequent terms will be allowed. An evaluation of the agreement's effectiveness in mitigating noise must be conducted during the initial term. The evaluation must be conducted by an acoustical consultant or engineer or other qualified expert hired by the facility with the approval of the City. The effectiveness evaluation must make findings concerning the effectiveness of each mitigation strategy with respect to noise mitigation targets stated in the agreement.

b. Subsequent terms may not exceed five years. All renewals must follow the same procedures as those required for the initial agreement. As part of the agreement, the City Council may allow renewals or modifications to be approved administratively provided they do not involve substantive changes as defined in the agreement.

c. Agreements automatically expire at the end of their term unless a renewal process is commenced at least six months prior to the agreement's expiration date, in which case the City may in its sole discretion choose to extend the term of the agreement six months in order to conclude the renewal process.

E. Construction Posting Requirements. A sign providing notice of the limitation on construction hours shall be posted on construction sites prior to commencement of any new construction or addition project for a commercial or mixed-use building. The Administrator shall establish standards for size, color, layout, design, wording and placement of the signs.

1. The sign shall be posted in a conspicuous place on the source property where the construction work is occurring.

2. The sign shall provide project contact information, including a regularly monitored phone number for noise concerns to be reported.

### **6.36.060 Restrictions on residential development adjacent to arterials.**

A. This section applies to all residential short plats, subdivisions, and multifamily projects (five or more units) proposed after December 24, 1998.

B. For all residential short plats, subdivisions, and multifamily projects proposed within 100 feet of an arterial or state highway that has an existing or projected traffic volume of 20,000 or more average daily trips, the applicant shall include sound attenuation measures in the site design and/or the design and construction plans of the structure(s).

C. The applicant shall demonstrate that proposed measures provide sound attenuation and that the methods go beyond standard building construction practices. Measures that reduce noise at the site, such as building location, design, berms, noise attenuating fences, and barriers, to help mitigate outside noise exposure shall be used whenever practical in preference to measures which only protect interior spaces. Noise walls over eight feet in height shall be avoided unless all other mitigation measures are determined infeasible and impractical. Blank walls shall be prohibited. The Technical Committee shall approve appropriate methods for reducing noise levels.

### **6.36.070 Arterial improvement requirements.**

A. This section applies to arterial ~~and state highway~~ improvement projects in residential zones (Class A EDNA).

B. In residential zones (Class A EDNA), arterial ~~and state highway~~ improvement projects, not including the addition of walkways, bicycle lanes and minor widening (such as turn lanes), must include a noise analysis of the affected environment by a qualified noise consultant if:

1. The existing or projected noise level exceeds 67 dBA peak noise hour Leq; or
2. The projected exterior noise level as a result of the project is estimated to increase beyond 67 dBA peak noise hour Leq; or
3. The exterior noise level is expected to increase by five dBA or more as a result of the project.

C. The point of exterior noise level measurement for purposes of this section will be five feet above existing grade anywhere along a parallel line 60 feet on either side of the arterial centerline.

D. Noise mitigation measures intended to reduce exterior noise levels to 67 dBA peak noise hour Leq or lower shall be determined by the Technical Committee. Measures such as location, design, setbacks, earthen berms, landscaping and berm/wall barriers shall be used instead of tall, linear, blank walls. Use of noise walls shall be limited or avoided if other feasible measures are available. If noise walls are determined to be necessary, they shall be located to maximize effectiveness and designed to avoid a long, linear, blank appearance. Noise walls shall be limited to the lowest effective height, combined with earthen berms where feasible, screened by landscaping, modulated, and constructed with durable and decorative materials. If additional funding is necessary, the

Technical Committee shall make a recommendation to the City Council. The criteria for evaluating noise mitigation measures are:

1. Whether reasonable noise mitigation measures are available which will reduce exterior noise levels by five dBA or more; and
2. Whether the financial impacts of noise mitigation measures are not disproportionate to the overall cost of the arterial improvement project; and
3. Whether benefited property owners contribute to the cost of mitigation; provided, that this factor only applies if existing exterior noise levels exceed 67 dBA peak noise hour Leq; and
4. Whether the benefited community is supportive of noise mitigation measures.

### **~~6.36.080 — Measurement of sound.~~**

~~A. *Sound Level Meter.* If the measurement of sound is made with a sound level meter, the instrument shall be in good operating condition and shall meet the requirements for a Type I or Type II instrument, as described in the current American National Standards Institute Specifications.~~

~~B. *Location of Measurement.* Unless otherwise specified, the point of measurement shall be at the property boundary of the receiving property or anywhere within it.~~

~~C. *More than One Edna.* Where a receiving property lies within more than one EDNA, the maximum permissible noise level shall be determined by the most sensitive EDNA.~~

~~D. *Technical Corrections.* When the location, distance or technique prescribed in this chapter for measurement of sound is impractical or would yield misleading or inaccurate results, measurements shall be taken at other locations or distances using appropriate correction factors, as specified by the Administrator or a qualified noise consultant. (Ord. 2590 § 2, 2011).~~

### **~~6.36.090 — Testing of generators.~~**

~~A. Sounds caused by residential generators when operating in an emergency are exempt from the maximum permissible dBA levels in 6.36.030.~~

~~B. Nonresidential generators must abide by the maximum permissible dBA levels in 6.36.030. Measures shall be taken to reduce noise, such as relocating, enclosing or screening the noise source, limiting the hours of operation, or other similar measures.~~

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~~This shall not apply to nonresidential emergency generators that existed on or before December 24, 1998. New or replacement nonresidential emergency generators shall comply with this section.~~

~~C. Testing of generators shall be limited to after 8:00 a.m. and no later than 8:00 p.m.~~

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## Companion Amendments to Other Titles or Chapters of the RMC

### **RMC 1.01 Code Adoption**

#### **1.01.025 Definitions**

~~Legal holiday. Any holiday observed by the City of Redmond where City Hall is closed.~~

### **RMC 1.14 Enforcement and Penalties**

#### **1.14.010.C “R – Z” Definitions.**

~~Responsible party. Means, as applicable, the owner of the property upon which the noise disturbance is occurring, the current occupant of the property, and any other person, corporation or other entity responsible for creating or allowing the noise on the property.~~

### **RMC 6.34.070 Loading operations.**

~~A. This section shall only apply to uses established after December 24, 1998, or buildings constructed after December 24, 1998.~~

~~B. Truck or railroad loading or unloading operations located within 200 feet of a residential zone shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. unless conducted entirely within an enclosed structure. (Ord. 2589 § 2, 2011).~~

### **RZC 21.58.1600 High Traffic Corridors, BP, MP, and I Zones.**

*Administrative note: The intent is to integrate what is now RMC 6.36.060 into RZC 21.58.1600 because the provisions of RMC 6.36.060 are development regulations and properly belong in the RZC. Changes to RZC 21.58.1600 will be proposed in a separate process since changes to the RZC require review and recommendation by the Planning Commission.*

Item	Discussion Notes	Issue Status
<p>1.</p> <p><b>Days and Hours for Noise from Gun Ranges</b></p> <p>Kritzer, Prakriya, Stuart</p>	<p><u><b>Council Discussion</b></u></p> <p>Councilmembers were interested in discussing noise allowances for gun ranges, including:</p> <ul style="list-style-type: none"> <li>• allowed days and hours of operation,</li> <li>• prior proposal to eliminate Sunday from noise exemptions,</li> <li>• conditions for variance from allowed operating hours, and</li> <li>• connection between maximum permissible noise levels and hours of operation.</li> </ul> <p>On May 26 Council discussed:</p> <ul style="list-style-type: none"> <li>• Hours of operation</li> <li>• How mitigation would be validated</li> <li>• Stakeholder engagement strategies</li> <li>• Noise mitigation agreements vs. development agreements</li> <li>• Limiting the types of guns used to mitigate noise</li> <li>• Mechanics for getting an agreement in place</li> <li>• Flexibility in hours of operation for shooting sports facilities</li> </ul> <p><u><b>Staff Comments</b></u></p> <p>The proposed regulations allow noise from the discharge of firearms as follows:</p> <ul style="list-style-type: none"> <li>• Mon.-Fri., 10am-7pm</li> <li>• Sat,-Sun, 10am-2pm</li> <li>• Noise holidays: no allowance.</li> </ul> <p>An earlier proposal would have prohibited such noise on Sundays entirely. The revised proposal is intended to balance competing interests: those of residents who wish to quietly enjoy their homes and neighborhoods, and those of gun range members who wish to use the facility on weekends. The prior proposal contained a total of nine (9) weekend hours, all on Saturday. This proposal contains a total of eight (8) weekend hours, split between Saturday and Sunday. The change spreads the opportunity to use the range among more days while limiting the hours to fewer hours per day.</p>	<p>Opened                      5/5/26</p> <p>Closed                      X.XX.XX</p>

		<p>This revised proposal also includes a mechanism for a gun range to enter into an agreement with the City whereby the range can propose noise mitigation strategies that result in equal or better noise protection than adhering the standard operating hours. The expectation is that a range would invest in noise mitigation strategies that would allow it to operate for more hours with the less impact to nearby community members.</p> <p>There was a question about the relationship between maximum permissible noise levels and hours of operation. Maximum permissible noise levels are shown in Table 1. Those noise levels can be exceeded during the hours shown in Table 2 for the specific uses described in Table 2.</p>	
2.	<p><b>Community Feedback</b></p> <p>Kritzer, Stuart</p>	<p><b><u>Council Discussion</u></b></p> <p>Councilmembers were interested in obtaining community feedback on the proposed amendments to the noise standards and discussing it.</p> <p><b><u>Staff Comments</u></b></p> <p>A summary of feedback was provided on May 5, 2026. Nearly all the feedback was about noise from gun ranges. Questionnaire responses were posted online on May 6, 2026 and <a href="#">a link</a> was shared with the Council.</p>	<p>Opened 5/5/26</p> <p>Closed X.XX.XX</p>
3.	<p><b>Other Significant Consequences</b></p> <p>Kritzer</p>	<p><b><u>Council Discussion</u></b></p> <p>CM Kritzer asked about other significant impacts of the proposed amendments to noise standards.</p> <p>At the May 26 meeting, CM Soni asked about crane assembly and disassembly hours and CM Forsythe asked about public notification around tower crane assembly and disassembly.</p> <p>Also on May 26, multiple Councilmembers asked about distinguishing property maintenance conducted by property owners from property maintenance conducted by contractors.</p> <p><b><u>Staff Comments</u></b></p> <p>Much of the proposed update is organizational. In staff’s opinion the most significant substantive elements are:</p>	<p>Opened 5/5/26</p> <p>Closed X.XX.XX</p>

		<ul style="list-style-type: none"> <li>• Re-classifying the OBAT, MMC, and MME zones from Class C to Class B, consistent with state regulations. State noise regulations state that zones with multifamily residences should be Class B.</li> <li>• Extending the allowed hours for crane mobilization to 5am-10pm. Staff recommends extending these hours because that is how long it takes to assemble and disassemble a tower crane. Currently, applicants must submit a noise variance request; this change will eliminate the need for the variance.</li> <li>• Requiring construction noise signs to be posted on site with project contact information. This provides information to community members and contact information for questions or complaints.</li> </ul> <p><u>July 7:</u> The revised amendments presented on July 7 distinguish between property maintenance conducted by property owners and property maintenance conducted by contractors. The latter would have the same exempt hours as construction activities (see RMC 6.36.050, Table 2).</p>	
4.	<p><b>Comparison to Other Jurisdictions</b></p> <p>Parsi</p>	<p><b><u>Council Discussion</u></b></p> <p>CM Parsi asked how Redmond’s standards compare to standards in other jurisdictions.</p> <p><b><u>Staff Comments</u></b></p> <p>Local noise regulations in Washington state are all based on the same state statute and implementing regulations from the Department of Ecology. This ensures a level of consistency in noise regulation across the state.</p> <p>Kirkland’s noise regulations (<u>KZC 115.95</u>) are comparatively brief. Like Redmond’s they are based on state standards. There is a broad prohibition of public nuisances, and noise from construction is regulated separately in <u>KZC 115.25</u>).</p> <p>Bellevue’s noise code (<u>BCC 9.18</u>) is organized more like Redmond’s. It includes detailed exemptions, maximum permissible noise levels based on state standards, a prohibition on disturbances, designation of quiet zones, construction hours signs, amplification permits, development restrictions, variance provisions, and penalties for violations.</p>	<p>Opened                      5/5/26</p> <p>Closed                      X.XX.XX</p>
5.	<p><b>Leaf Blowers</b></p> <p>Parsi, Stuart</p>	<p><b><u>Council Discussion</u></b></p> <p>Councilmembers noted complaints about noise from gas-powered leaf blowers and asked if regulating them is timely.</p>	<p>Opened                      5/5/26</p> <p>Closed                      X.XX.XX</p>

		<p>On May 26, CP Stuart noted an interest in having the Council discuss regulating residential leaf blowers. CM Forsythe noted a program in Kirkland that helps landscapers transition to electric leaf blowers.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff is researching this and will be prepared to discuss on May 26.</p>	
6.	<p><b>Cumulative Construction Noise</b></p> <p>Soni</p>	<p><b><u>Council Discussion</u></b></p> <p>CM Soni asked to discuss cumulative noise arising from several construction projects happening in a small area.</p> <p><b><u>Staff Comments</u></b></p> <p>Construction noise is exempt from maximum decibel levels when performed during allowed hours as designated in the code, regardless of the amount or location of work.</p>	<p>Opened 5/5/26</p> <p>Closed X.XX.XX</p>
7.	<p><b>Commercial vs. Residential Standards</b></p> <p>Soni</p>	<p><b><u>Council Discussion</u></b></p> <p>CM Soni asked about noise standards for commercial development vs. residential development.</p> <p><b><u>Staff Comments</u></b></p> <p>Maximum permissible noise levels are set based on Environmental Designation for Noise Abatement (EDNA) classes.</p> <ul style="list-style-type: none"> <li>• Class A property includes all properties zoned primarily for residential and open space uses.</li> <li>• Class B property includes all mixed-use and commercial zones.</li> <li>• Class C property includes all business park, manufacturing, and industrial zones.</li> </ul> <p>Maximum permissible noise levels are lowest in Class A and highest in Class C as shown in Table 1 in RMC 6.36.030. These noise levels apply when there is no exemption. Construction work impacting Class A zones has more limited hours compared to work occurring in Class B or Class C zones.</p>	<p>Opened 5/5/26</p> <p>Closed X.XX.XX</p>
8.	<p><b>Legal Holiday</b></p> <p>Forsythe</p>	<p><b><u>Council Discussion</u></b></p> <p>CM Forsythe asked about the definition of legal holiday.</p>	<p>Opened 5/5/26</p> <p>Closed X.XX.XX</p>

		<p><b><u>Staff Comments</u></b></p> <p>The proposal is to add the following definitions:</p> <ul style="list-style-type: none"><li>• RMC 1.01.025: Legal holiday. Any holiday observed by the City of Redmond where City Hall is closed.</li><li>• RMC 6.36.005: Noise holiday. New Year’s Day, Memorial Day, Labor Day, Thanksgiving Day, and Christmas Day.</li></ul>	
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Memorandum

Date: 7/7/2026  
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-436  
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Shailee Jain	Project Manager
Public Works	John Burtsche	Functional Area Lead
Public Works	Steve Gibbs	Division Manager
Public Works	Brandon Buehler	Acting Deputy Public Works Director

TITLE:

Approve General Services Agreement with Technical Systems Inc. (TSI) for the Control System and Telemetry Upgrade Phase 4 Project

OVERVIEW STATEMENT:

Public Works is requesting Council to approve the General Services Agreement with Technical Systems Inc. (TSI) in the amount of \$2,409,370 for the Control System and Telemetry Upgrade Phase 4 Project, Project no. 2505. This sole-source contract with TSI is to refurbish or replace control panels and communication systems at nine of the city water and sewer facilities in the Novelty Hill Area. This includes one tank site, one water pump station and seven sewer pump stations.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information       Provide Direction       Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**  
General Wastewater Plan  
Water System Plan  
Capital Investment Program
- **Required:**  
Council approval is required to award a Public Works contract that exceeds \$300,000 (2018 City Resolution

1503)

- **Council Request:**

N/A

- **Other Key Facts:**

Public Works is requesting this item go forward for Council approval at the July 21, 2026, Council business meeting.

**OUTCOMES:**

Approving this action keeps the City on the path to completing Phase 4 of the Control System and Telemetry Upgrade projects, which will improve the safety and reliability of the City's water and sewer system in the Novelty Hill area.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

N/A

- **Outreach Methods and Results:**

N/A

- **Feedback Summary:**

N/A

**BUDGET IMPACT:**

**Total Cost:**

\$2,409,370

**Approved in current biennial budget:**

Yes

No

N/A

**Budget Offer Number:**

CIP

**Budget Priority:**

Healthy and Sustainable

**Other budget impacts or additional costs:**

Yes

No

N/A

**If yes, explain:**

N/A

**Funding source(s):**

Water CIP

Wastewater CIP

**Budget/Funding Constraints:**

N/A

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
7/21/2026	Business Meeting	Approve

**Time Constraints:**

Approval of the general services agreement in July of 2026 will allow for timely completion of Control System and Telemetry Upgrade Phase 4 Project, minimizing the risk that any older components fail. The project is scheduled to begin in August of 2026 and will require two years to complete.

**ANTICIPATED RESULT IF NOT APPROVED:**

Delay of this upgrade could result in aging equipment failures that would disrupt operation of the water and sewer system. Should our existing, older equipment fail it may not be easily replaced due to availability of spares.

**ATTACHMENTS:**

- Attachment A: Project Information Sheet
- Attachment B: Additional Project Information
- Attachment C: TSI General Services Agreement
- Attachment D: BHC Email - TSI Cost Proposal



# CIP Project Information Sheet

**Project Name:** Control System and Telemetry Upgrade Phase 4

**Project Status:** Existing - Revised

**Functional Area(s):** Wastewater, Water

**Relevant Plan(s):** General Wastewater Plan, Water System Plan

**Neighborhood:** Outside City Limits

**Time Frame:** 2025-2027

**Budget Priority:** Healthy and Sustainable

**Citywide Rank:** 20

**Functional Area Priority:** High

**Location:** Novelty Hill Service Area at nine locations

**Description:**

Replace control panels and telemetry communication systems at all Novelty Hill water and wastewater facilities.

**Anticipated Outcomes:** *Primary:* Upgrade/Enhancement *Secondary:*

Control panels will be upgraded to current industry standard technology and telemetry communications will be more reliable.

**Request:** *Primary Reason(s):* Budget Process

Project approved in the 2023-2028 CIP budget process.

Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget									
Approved Changes		\$409,976	\$975,140	\$2,096,192					\$3,481,308
<b>Current Approved Budget</b>		<b>\$409,976</b>	<b>\$975,140</b>	<b>\$2,096,192</b>					<b>\$3,481,308</b>
<b>Proposed New Budget</b>		<b>\$111,570</b>	<b>\$2,541,927</b>	<b>\$827,811</b>					<b>\$3,481,308</b>
Proposed changes due to	___ Scope Change		___ Schedule Change	X Budget Change					

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)		\$110,738	\$39,653						\$150,391
Right of Way									
Design (31-100%)		\$832	\$18,841						\$19,673
Construction			\$2,069,527	\$689,842					\$2,759,369
Contingency			\$413,906	\$137,969					\$551,875
<b>Total</b>		<b>\$111,570</b>	<b>\$2,541,927</b>	<b>\$827,811</b>					<b>\$3,481,308</b>

Estimated M&O Impacts:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Cost									

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
Water CIP		\$1,253,349		\$1,253,349
Wastewater CIP		\$2,227,959		\$2,227,959
<b>Total</b>		<b>\$3,481,308</b>		<b>\$3,481,308</b>



## **Attachment B – Additional Project Information**

Telemetry System Upgrade Phase 4 Project

### **Project Discussion**

This sole source contract with Technical Systems Inc. (TSI) is to refurbish or replace control panels and communication systems at nine of the city water utility facilities in the Novelty Hill area. This includes one tank site, one water pump station and seven sewer pump stations.

The City of Redmond Public Works Department maintains and operates a telemetry system for the water and wastewater systems in the Novelty Hill area. Redmond has developed software and hardware components that are specifically adapted to monitor and control the various components of each system. TSI is designated as Redmond's sole-source integrator for these systems and provides all components and software to operate the telemetry systems. Public Works strives to have consistent systems throughout Redmond by standardizing telemetry components and software programming, which expedites repairs and maintenance. Many equivalent components are not compatible with the Redmond system. Thus, using non-standard components in this project would result in additional repair and maintenance costs in the future. Resolution 1398 was adopted by Council pursuant to RCW 39.04.280(2)(a), to waive competitive bidding requirements and designate TSI as the sole-source provider for Redmond's telemetry system upgrades in 2014.

On April 17, 2026, Redmond staff received a quote from TSI for telemetry system equipment components to be used in the upgrade for nine city utility sites. The design of this phase of the Telemetry System upgrade was completed in February of 2026 and we are now moving to the equipment production and installation phase of the project.

Redmond will continue to ensure the City is protected in case of a cyber-attack on the telemetry system. TSI and Redmond have entered into an Information Privacy and Security Agreement along with added insurance to minimize the risk of an attack on the system.

### **Bid Results**

The project was not competitively bid.

The TSI cost estimate was reviewed by the City's peer review consultants BHC with City technical and project management staff. The BHC consultant opinion of probable costs (OPCC) for the identified work was determined to be higher than the TSI estimate. Based on the analysis, the staff concluded that the pricing proposed by TSI was fair and reasonable. City staff then negotiated the final contract price with TSI.

Staff recommends approving this contract with TSI.

### **Fiscal Information**

See Attachment A – Project Information Sheet

## General Services Agreement Non-Public Work

<p><b><i>PROJECT TITLE</i></b> Control System and Telemetry Upgrades Phase 4</p>	<p><b><i>EXHIBITS</i></b> <i>(List all attached exhibits - Scope of Work, Work Schedule, Payment Schedule, Renewal Options, etc.)</i></p> <p>Exhibit A Scope of work Exhibit B Schedule Exhibit C Fee &amp; Schedule of Values Exhibit D Additional Provisions Exhibit E IPSA</p>
<p><b><i>CONTRACTOR</i></b> Technical Systems Inc.</p>	<p><b><i>CITY OF REDMOND PROJECT ADMINISTRATOR</i></b> <i>(Name, address, phone #)</i></p> <p>City of Redmond Shailee Jain, City Project Manager 425-560-5390</p>
<p><b><i>CONTRACTOR'S CONTACT INFORMATION</i></b> <i>(Name, address, phone #)</i></p> <p>Cory Keierleber 2303 196th Street SW Lynnwood, WA 98036 425-466-3910</p>	<p><b><i>BUDGET OR FUNDING SOURCE</i></b></p> <p>Water CIP Wastewater CIP</p>
<p><b><i>CONTRACT COMPLETION DATE</i></b> Dec 31st, 2028</p>	<p><b><i>MAXIMUM AMOUNT PAYABLE</i></b></p> <p>\$2,409,370 includes 10.4% sales tax and bonding</p>

THIS AGREEMENT is entered into on \_\_\_\_\_, 20\_\_ between the City of Redmond, Washington, hereinafter called "the CITY", and the above-referenced person, firm or organization, hereinafter called "the CONTRACTOR."

WHEREAS, the CITY has a need to have the above-referenced project performed;  
and

WHEREAS, the CITY does not have sufficient staff or expertise to complete the project and therefore deems it advisable and desirable to engage the assistance of a CONTRACTOR to provide the necessary services for the project review; and

WHEREAS, the CONTRACTOR has represented to the CITY that the CONTRACTOR is in compliance with the professional registration statutes of the State of Washington, if applicable, and has signified a willingness to furnish goods and/or services to the CITY, now, therefore,

IN CONSIDERATION OF the terms and conditions set forth below, or attached and incorporated and made a part hereof, the parties agree as follows:

1. **Retention of Contractor - Scope of Work.** The CITY hereby retains the CONTRACTOR to provide services as defined in this agreement and as necessary to accomplish the scope of work attached hereto as Exhibit A and incorporated herein by this reference as if set forth in full. The CONTRACTOR shall furnish all services, labor and related equipment necessary to conduct and complete the work, except as specifically noted otherwise in this agreement.

2. **Completion of Work.** The CONTRACTOR shall not begin any work under the terms of this agreement until authorized in writing by the CITY. The CONTRACTOR shall complete all work required by this agreement according to the schedule attached as Exhibit B and incorporated herein by this reference as if set forth in full. A failure to complete the work according to the attached schedule, except where such failure is due to circumstances beyond the control of the CONTRACTOR, shall be deemed a breach of this agreement. The established completion time shall not be extended because of any delays attributable to the CONTRACTOR, but may be extended by the CITY, in the event of a delay attributable to the CITY, or because of unavoidable delays caused by circumstances beyond the control of the CONTRACTOR. All such extensions shall be in writing and shall be executed by both parties.

3. **Payment.** The CONTRACTOR shall be paid for satisfactorily completed work and services satisfactorily rendered under this agreement as provided in Exhibit C, attached hereto and incorporated herein by this reference as if set forth in full. Such payment shall be full compensation for work performed or services rendered and for all

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labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in the Scope of Work attached. The CONTRACTOR shall be entitled submit invoices to the CITY no more frequently than once per month during the course of the completion of work and services by the CONTRACTOR. Invoices shall detail the work performed or services rendered, the time involved (if compensation is based on an hourly rate) and the amount to be paid. The CITY shall pay all such invoices within 30 days of submittal, unless the CITY gives notice to the CONTRACTOR that the invoice is in dispute. In no event shall the total of all invoices paid exceed the maximum amount payable set forth above, if any, and the CONTRACTOR agrees to perform all services contemplated by this agreement for no more than said maximum amount.

4. Changes in Work. The CONTRACTOR shall make such changes and revisions in the complete work provided by this agreement as may be necessary to correct errors made by the CONTRACTOR and appearing therein when required to do so by the CITY. The CONTRACTOR shall make such corrective changes and revisions without additional compensation from the CITY. Should the CITY find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the CONTRACTOR shall make such revisions as directed by the CITY. This work shall be considered as Extra Work and will be paid for as provided in Section 5.

5. Extra Work.

A. The CITY may, at any time, by written order, make changes within the general scope of the agreement in the services to be performed. If any such change causes an increase or decrease in the estimated cost of, or the time required for, performance of any part of the work or services under this agreement, whether or not changed by the order, or otherwise affects any other terms or conditions of the agreement, the CITY shall make an equitable adjustment in the (1) maximum amount payable; (2) delivery or completion schedule or both; and (3) other affected terms, and shall modify the agreement accordingly.

B. The CONTRACTOR must submit any "proposal for adjustment" under this clause within 30 days from the date of receipt of the written order to make changes. However, if the CITY decides that the facts justify it, the CITY may receive and act upon a proposal submitted before final payment of the agreement.

C. Failure to agree to any adjustment shall be a dispute under the Disputes clause of this agreement, as provided in Section 12. Notwithstanding any such dispute, the CONTRACTOR shall proceed with the agreement as changed.

D. Notwithstanding any other provision in this section, the maximum amount payable for this agreement shall not be increased or considered to be increased except by specific written amendment of this agreement.

6. **Independent Contractor.** The CONTRACTOR is an independent contractor for the performance of services under this agreement. The CITY shall not be liable for, nor obligated to pay to the CONTRACTOR, or any employee of the CONTRACTOR, sick leave, vacation pay, overtime or any other benefit applicable to employees of the CITY, nor to pay or

deduct any social security, income tax, or other tax from the payments made to the CONTRACTOR which may arise as an incident of the CONTRACTOR performing services for the CITY. The CITY shall not be obligated to pay industrial insurance for the services rendered by the CONTRACTOR.

7. **Indemnity.** The CONTRACTOR agrees to hold harmless, indemnify and defend the CITY, its officers, agents, and employees, from and against any and all claims, losses, or liability, for injuries, sickness or death of persons, including employees of the CONTRACTOR, or damage to property, arising out of any willful misconduct or negligent act, error, or omission of the CONTRACTOR, its officers, agents, subcontractors or employees, in connection with the services required by this agreement, provided, however, that:

A. The CONTRACTOR's obligations to indemnify, defend and hold harmless shall not extend to injuries, sickness, death or damage caused by or resulting from the sole willful misconduct or sole negligence of the CITY, its officers, agents or employees; and

B. The CONTRACTOR's obligations to indemnify, defend and hold harmless for injuries, sickness, death or damage caused by or resulting from the concurrent negligence or willful misconduct of the CONTRACTOR and the CITY, or of the CONTRACTOR and a third party other than an officer, agent, subcontractor or employee of the CONTRACTOR, shall apply only to the extent of the negligence or willful misconduct of the CONTRACTOR.

8. **Insurance.** The CONTRACTOR shall provide the following minimum insurance coverages:

A. Worker's compensation and employer's liability insurance as required by the State of Washington;

**B. General public liability and property damage insurance in an amount not less than a combined single limit of two million dollars (\$2,000,000) for bodily injury, including death, and property damage per occurrence.**

The amounts listed above are the minimum deemed necessary by the CITY to protect the CITY'S interests in this matter. The CITY has made no recommendation to the CONTRACTOR as to the insurance necessary to protect the CONTRACTOR'S interests and any decision by the CONTRACTOR to carry or not carry insurance amounts in excess of the above is solely that of the CONTRACTOR.

All insurance shall be obtained from an insurance company authorized to do business in the State of Washington. The CITY will be named on all insurance as an additional insured. The CONTRACTOR shall submit a certificate of insurance to the CITY evidencing the coverages specified above, together with an additional insured endorsement naming the CITY, within fifteen (15) days of the execution of this agreement. The additional insured endorsement shall provide that to the extent of the CONTRACTOR's negligence, the CONTRACTOR's insurance shall be primary and non-contributing as to the CITY, and any other insurance maintained by the CITY shall be excess and not contributing insurance with respect to the CONTRACTOR's insurance. The certificate of insurance shall cover the work specified in or performed under this agreement. No cancellation, reduction or modification of the foregoing policies shall be effective without thirty (30) days prior written notice to the CITY.

**9. Records.** The CONTRACTOR shall keep all records related to this agreement for a period of three years following completion of the work for which the CONTRACTOR is retained. The CONTRACTOR shall permit any authorized representative of the CITY, and any person authorized by the CITY for audit purposes, to inspect such records at all reasonable times during regular business hours of the CONTRACTOR. Upon request, the CONTRACTOR will provide the CITY with reproducible copies of any such records. The copies will be provided without cost if required to substantiate any billing of the CONTRACTOR, but the CONTRACTOR may charge the CITY for copies requested for any other purpose.

**10. Notices.** All notices required to be given by either party to the other under this Agreement shall be in writing and shall be given in person or by mail to the addresses set forth in the box for the same appearing at the outset of this Agreement. Notice by mail shall be deemed given as of the date the same is deposited in the United States mail, postage prepaid, addressed as provided in this paragraph.

**11. Project Administrator.** The Project Administrator shall be responsible for coordinating the work of the CONTRACTOR, for providing any necessary information for

and direction of the CONTRACTOR's work in order to ensure that it meets the requirements of this Agreement, and for reviewing, monitoring and approving the quality and quantity of such work. The CONTRACTOR shall report to and take any necessary direction from the Project Administrator.

12. **Disputes.** Any dispute concerning questions of fact in connection with the work not disposed of by agreement between the CONTRACTOR and the CITY shall be referred for resolution to a mutually acceptable mediator. The parties shall each be responsible for one-half of the mediator's fees and costs.

13. **Termination.** The CITY reserves the right to terminate this agreement at any time upon ten (10) days written notice to the CONTRACTOR. Any such notice shall be given to the address specified above. In the event that this agreement is terminated by the City other than for fault on the part of the CONTRACTOR, a final payment shall be made to the CONTRACTOR for all services performed. No payment shall be made for any work completed after ten (10) days following receipt by the CONTRACTOR of the notice to terminate. In the event that services of the CONTRACTOR are terminated by the CITY for fault on part of the CONTRACTOR, the amount to be paid shall be determined by the CITY with consideration given to the actual cost incurred by the CONTRACTOR in performing the work to the date of termination, the amount of work originally required which would satisfactorily complete it to date of termination, whether that work is in a form or type which is usable to the CITY at the time of termination, the cost of the CITY of employing another firm to complete the work required, and the time which may be required to do so.

14. **Non-Discrimination.** The CONTRACTOR agrees not to discriminate against any customer, employee or applicant for employment, subcontractor, supplier or materialman, because of race, creed, color, national origin, sex, religion, honorable discharged veteran or military status, familial status, sexual orientation, age, or the presence of any sensory, mental, or physical disability or the use of a trained dog or service animal by a person with a disability, except for a bona fide occupational qualification. The CONTRACTOR understands that if it violates this provision, this Agreement may be terminated by the CITY and that the CONTRACTOR may be barred from performing any services for the CITY now or in the future.

15. **Compliance and Governing Law.** The CONTRACTOR shall at all times comply with all applicable federal, state, and local laws, rules, ordinances, and regulations. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

16. **Subcontracting or Assignment.** The CONTRACTOR may not assign or subcontract any portion of the services to be provided under this agreement without the express written consent of the CITY. Any subcontractors approved by the CITY at the outset of this agreement are named on Exhibit D attached hereto and incorporated herein by this reference as if set forth in full.

17. **Non-Waiver.** Payment for any part of the work or services by the CITY shall not constitute a waiver by the CITY of any remedies of any type it may have against the CONTRACTOR for any breach of the agreement by the CONTRACTOR, or for failure of the CONTRACTOR to perform work required of it under the agreement by the CITY. Waiver of any right or entitlement under this agreement by the CITY shall not constitute waiver of any other right or entitlement.

18. **Litigation.** In the event that either party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this agreement, the parties agree that such actions shall be initiated in the Superior Court of the State of Washington, in and for King County. The parties agree that all questions shall be resolved by application of Washington law and that parties to such actions shall have the right of appeal from such decisions of the

Superior Court in accordance with the law of the State of Washington. The CONTRACTOR hereby consents to the personal jurisdiction of the Superior Court of the State of Washington, in and for King County. The prevailing party in any such litigation shall be entitled to recover its costs, including reasonable attorney's fees, in addition to any other award.

19. **Taxes.** The CONTRACTOR will be solely responsible for the payment of any and all applicable taxes related to the services provided under this agreement and if such taxes are required to be passed through to the CITY by law, the same shall be duly itemized on any billings submitted to the CITY by the CONTRACTOR.

20. **City Business License.** The CONTRACTOR has obtained, or agrees to obtain, a business license from the CITY prior to commencing to perform any services under this agreement. The CONTRACTOR will maintain the business license in good standing throughout the term of this Agreement.

Page 8 – General Services Agreement, Non-Public Work  
City of Redmond, standard form

21. Entire Agreement. This agreement represents the entire integrated agreement between the CITY and the CONTRACTOR, superseding all prior negotiations, representations or agreements, written or oral. This agreement may be modified, amended, or added to, only by written instrument properly signed by both parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

CONTRACTOR:

CITY OF REDMOND:

\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
.Angela Birney, Mayor  
DATED: \_\_\_\_\_

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
City Clerk, City of Redmond

APPROVED AS TO FORM:

\_\_\_\_\_  
Office of the City Attorney

## Scope of Work:

Bid Item #	Description	Predesign Memo Reference
1	<p>Novelty Hill Operations Center</p> <ul style="list-style-type: none"> <li>• Replacement Control Panel <ul style="list-style-type: none"> <li>○ NEMA-12 Enclosure</li> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> </ul> </li> <li>• Radio Equipment Panel <ul style="list-style-type: none"> <li>○ Rackmount NEMA-12 enclosure</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ DC-UPS &amp; power supply system</li> </ul> </li> <li>• VFD network communication modules</li> <li>• Installation <ul style="list-style-type: none"> <li>○ Control panel replacement</li> <li>○ Relocate unit heater disconnect switch</li> <li>○ Install radio equipment panel on existing radio communications rack</li> <li>○ Install radio antenna on reservoir tank. Existing coaxial antenna cable will be reused.</li> <li>○ Install cellular antenna and coax cable on building</li> <li>○ Install communications cabling <ul style="list-style-type: none"> <li>▪ Network rack to radio panel</li> <li>▪ Network rack to PLC panel</li> <li>▪ Network rack to MetroE</li> <li>▪ PLC panel to VFDs</li> </ul> </li> </ul> </li> <li>• Programming, testing, and commissioning</li> <li>• Control Narrative</li> </ul>	3.1
2	<p>Novelty Hill Pump Station</p> <ul style="list-style-type: none"> <li>• Replacement Control Panel <ul style="list-style-type: none"> <li>○ NEMA-12 Enclosure</li> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> </ul> </li> <li>• VFD network communication modules</li> <li>• Installation <ul style="list-style-type: none"> <li>○ Control panel replacement</li> <li>○ Install radio antenna and cellular antenna and coax cable on building</li> <li>○ Install communications cabling <ul style="list-style-type: none"> <li>▪ MetroE rack to PLC panel</li> <li>▪ PLC panel to VFDs</li> </ul> </li> </ul> </li> <li>• Programming, testing, and commissioning</li> <li>• Control Narrative</li> </ul>	3.2

<p>3</p>	<p>Wastewater Lift Station 51</p> <ul style="list-style-type: none"> <li>• Replacement Control Panel <ul style="list-style-type: none"> <li>○ NEMA-12 Enclosure</li> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> <li>○ Level indicator display</li> </ul> </li> <li>• Replacement level sensor</li> <li>• VFD network communication modules</li> <li>• Installation <ul style="list-style-type: none"> <li>○ Control panel replacement</li> <li>○ Extend concrete pad. Remove level indicator panel and relocate gas monitor panel.</li> <li>○ Install radio antenna and cellular antenna and coax cable on building</li> <li>○ Install communications cabling <ul style="list-style-type: none"> <li>▪ PLC panel to VFDs</li> </ul> </li> </ul> </li> <li>• Programming, testing, and commissioning</li> <li>• Control Narrative</li> </ul>	<p>3.3</p>
<p>4</p>	<p>Wastewater Lift Station 52</p> <ul style="list-style-type: none"> <li>• Replacement Components in Existing Control Panel <ul style="list-style-type: none"> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ Smart overloads (provides pump power usage monitoring)</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> </ul> </li> <li>• Installation <ul style="list-style-type: none"> <li>○ Control panel component replacement</li> <li>○ Install radio antenna and cellular antenna and coax cable on building</li> </ul> </li> <li>• Programming, testing, and commissioning</li> <li>• Control Narrative</li> </ul>	<p>3.4</p>
<p>5</p>	<p>Wastewater Lift Station 53</p> <ul style="list-style-type: none"> <li>• Replacement Components in Existing Control Panel <ul style="list-style-type: none"> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ Smart overloads (provides pump power usage monitoring)</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> </ul> </li> <li>• Installation <ul style="list-style-type: none"> <li>○ Control panel component replacement</li> <li>○ Install radio antenna and cellular antenna and coax cable on building</li> </ul> </li> <li>• Programming, testing, and commissioning</li> </ul>	<p>3.5</p>

	<ul style="list-style-type: none"> <li>• Control Narrative</li> </ul>	
6	<p>Wastewater Lift Station 54</p> <ul style="list-style-type: none"> <li>• Replacement Control Panel <ul style="list-style-type: none"> <li>○ NEMA-12 Enclosure</li> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> </ul> </li> <li>• MCC RVSS network communication modules</li> <li>• Installation <ul style="list-style-type: none"> <li>○ Control panel replacement</li> <li>○ Install radio antenna and cellular antenna and coax cable on building</li> <li>○ Install communications cabling <ul style="list-style-type: none"> <li>▪ PLC panel to MCC</li> </ul> </li> </ul> </li> <li>• Programming, testing, and commissioning</li> <li>• Control Narrative</li> </ul>	3.6
7	<p>Wastewater Lift Station 55</p> <ul style="list-style-type: none"> <li>• Replacement Components in Existing Control Panel <ul style="list-style-type: none"> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ Smart overloads (provides pump power usage monitoring)</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> </ul> </li> <li>• Installation <ul style="list-style-type: none"> <li>○ Control panel component replacement</li> <li>○ Install new pole near the entry gate and mount radio antenna and cellular antenna. Run coax cable from control panel to antenna location.</li> </ul> </li> <li>• Programming, testing, and commissioning</li> <li>• Control Narrative</li> </ul>	3.7
8	<p>Wastewater Lift Station 56</p> <ul style="list-style-type: none"> <li>• Replacement Control Panel <ul style="list-style-type: none"> <li>○ NEMA-12 Enclosure</li> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> </ul> </li> <li>• MCC RVSS network communication modules</li> <li>• Installation <ul style="list-style-type: none"> <li>○ Control panel replacement</li> <li>○ Install radio antenna and cellular antenna and coax cable on building</li> </ul> </li> </ul>	3.8

	<ul style="list-style-type: none"> <li>○ Install communications cabling <ul style="list-style-type: none"> <li>▪ PLC panel to MCC</li> </ul> </li> <li>● Programming, testing, and commissioning</li> <li>● Control Narrative</li> </ul>	
9	<p>Wastewater Lift Station 57</p> <ul style="list-style-type: none"> <li>● Replacement Components in Existing Control Panel <ul style="list-style-type: none"> <li>○ Rockwell CompactLogix PLC System</li> <li>○ DC-UPS &amp; power supply system</li> <li>○ PanelView OIT</li> <li>○ Cisco managed Ethernet switch</li> <li>○ MDS Orbit LN radio with 450 MHz and cellular</li> <li>○ Smart overloads (provides pump power usage monitoring)</li> <li>○ Misc. terminals, fuseblocks, etc. as required</li> </ul> </li> <li>● Installation <ul style="list-style-type: none"> <li>○ Control panel component replacement</li> <li>○ Install conduit mast on backside of control panel enclosure and mount radio antenna and cellular antenna. Run coax cable from control panel to antenna location.</li> </ul> </li> <li>● Programming, testing, and commissioning</li> <li>● Control Narrative</li> </ul>	3.9

TSI Submittals

- Control panel submittals – Elementary wiring diagrams, elevation drawings, BOM and equipment datasheets.
- Antenna plan and site conduit plan submittals. City of Redmond to provide site drawing files to modify with conduit additions.
- Control Strategies for (9) stations
- Attend and lead nine (9) SCADA Screen/Control Operation Workshops.
- Operation & Maintenance Manuals and record drawings.

Spares

- Recommended spare parts list to be provided with the O&M, no spare parts are included in this proposal.

Warranty

- 1-year warranty

Clarifications

Initial design discussions and the resulting predesign memorandum considered replacing only the backpanels and doors at wastewater lift stations 54 and 56, rather than the entire enclosures. Further investigation revealed that full enclosure replacement is actually less costly for these two sites due to the older style “piano hinge” doors that require custom built doors and additional hours to replace. Accordingly, this proposal reflects full control panel enclosure replacement at these two locations, differing from the predesign memorandum.

This proposal excludes upgrades or additions to the existing network equipment at Novelty Hill Ops and Novelty Hill Pump Station. The current infrastructure is assumed to be sufficient for the proposed scope. Should additional network requirements be identified or requested at a later date, they may be incorporated via a separate change order or scope amendment.

**Bypass Pumping**

Bypass pumping is an expensive option. We are proposing to perform the control panel replacement work in a one-day shutdown requiring less than 12 hours per site. This approach allows two options during the shutdown window: operator manual pump control, or temporary level control to operate the pumps.

**Prep Work and Temporary Systems:**

Prior to setting up the temporary system, essential prep work will be conducted to ensure a seamless transition. This process includes:

- **Field Verification:** A field technician and an engineer will be deployed to the site to confirm all critical inputs and outputs with the assistance of the city.
- **System Mapping:** Before the system is switched over, all information will be known and documented to ensure the permanent system implementation reduces the amount of critical downtime. This includes any pre-work that can be accomplished (labeling, wire pulling, etc.)
- **Pre-Installation:** Temporary level control would use a small portable temporary control panel to maintain wetwell levels. This requires a full day of installation and testing ahead of the scheduled shutdown.
- **Shutdown Execution:** On the morning of the shutdown, the temporary system will be connected to the pump VFDs or MCC buckets to maintain control while the main panel is replaced.

The following table summarizes the replacement method and estimated shutdown duration for each site.

Site	Replacement Method	Shutdown Duration
Novelty Hill Operations Center	Replace Enclosure	8-12 hours
Novelty Hill Pump Station	Replace Enclosure	8-12 hours
Wastewater Lift Station 51	Replace Enclosure	8-12 hours
Wastewater Lift Station 52	Replace Components	8-10 hours
Wastewater Lift Station 53	Replace Components	8-10 hours
Wastewater Lift Station 54	Replace Enclosure	8-12 hours
Wastewater Lift Station 55	Replace Components	8-10 hours
Wastewater Lift Station 56	Replace Enclosure	8-12 hours
Wastewater Lift Station 57	Replace Components	8-10 hours

Bypass pumping can also be offered using 2 Vac trucks on an alternating schedule. This is contingent on verification that the flow rates at wastewater lift station 51 are low enough to be handled by the vac trucks. The cost for 2 vac trucks is roughly \$11,000 per day.

**Additional inclusions**

- All mounting hardware for external equipment to be stainless-steel.
- All conduit installed underground will be PVC.
- King County prevailing wage rate at bid date.
- Affidavit and intent to pay prevailing wage.
- FCC licenses
- All necessary permits

Please feel free to contact me to discuss any questions or comments you may have regarding this proposal.

Sincerely,

Steve DeHaan, P.E.  
(425) 678-4142  
[steved@tsicontrols.com](mailto:steved@tsicontrols.com)



***Leaders in Integrated Water Solutions Since 1970***

**EXHIBIT B**

Preliminary Project Schedule - Redmond SCADA Upgrades Phase 4								
NTP	8/1/2026							
	<b>(Milestone Complete Dates)</b>							
	Design Submittal	Control Narratives	Order Parts	Fabrication	FAT	Installation & Startup	Punch List	O&Ms
Novelty Hill Operations Center	10/30/2026	1/16/2027	1/28/2027	3/9/2027	3/16/2027	4/15/2027	5/15/2027	5/15/2027
Novelty Hill Pump Station	1/28/2027	4/14/2027	4/28/2027	6/7/2027	6/14/2027	7/14/2027	8/14/2027	8/14/2027
Wastewater Lift Station 51	3/29/2027	6/13/2027	6/27/2027	8/6/2027	8/13/2027	9/12/2027	10/12/2027	10/12/2027
Wastewater Lift Station 52	5/28/2027	8/2/2027	8/26/2027	9/25/2027	10/2/2027	11/1/2027	12/1/2027	12/1/2027
Wastewater Lift Station 53	7/7/2027	9/11/2027	10/5/2027	11/4/2027	11/11/2027	12/11/2027	1/11/2028	1/11/2028
Wastewater Lift Station 54	8/16/2027	11/3/2027	11/14/2027	1/3/2028	1/10/2028	2/9/2028	3/9/2028	3/9/2028
Wastewater Lift Station 55	9/25/2027	11/30/2027	12/24/2027	1/23/2028	1/30/2028	2/29/2028	3/29/2028	3/29/2028
Wastewater Lift Station 56	11/4/2027	1/20/2028	2/2/2028	3/13/2028	3/20/2028	4/19/2028	5/19/2028	5/19/2028
Wastewater Lift Station 57	12/14/2027	2/19/2028	3/13/2028	4/12/2028	4/19/2028	5/19/2028	6/19/2028	6/19/2028



**May 13, 2026**

**Quote Number: 9301-rev1**

**To: City of Redmond**  
**Attn: Shailee Jain, P.E.; Mike Haley, P.E.**  
**Project: SCADA System Upgrades Phase 4**

Corporate Office  
 2303 196<sup>th</sup> Street SW  
 Lynnwood, WA 98036  
 Tel 425.775.5696  
 TSIcontrols.com

Technical Systems, Inc. (TSI) is pleased to offer our proposal for the above-referenced project. The following scope of work is our understanding for the requested replacement electrical and control systems for these stations based on the attached BHC Predesign Memorandum dated February 25, 2026 and site walk discussions on March 16, 2026. Please see the following pages for the detailed scope of work.

**Bid Items**

Bid Item #	Bid Item Description	Price
1	Novelty Hill Operations Center	\$372,800.00
2	Novelty Hill Pump Station	\$292,800.00
3	Wastewater Lift Station 51	\$261,400.00
4	Wastewater Lift Station 52	\$174,000.00
5	Wastewater Lift Station 53	\$174,000.00
6	Wastewater Lift Station 54	\$210,500.00
7	Wastewater Lift Station 55	\$210,000.00
8	Wastewater Lift Station 56	\$208,500.00
9	Wastewater Lift Station 57	\$174,000.00
10	FCC Licensing & Permitting Fees	\$30,300.00
11.1	Contingency	\$50,000.00
11.2	O&M Manuals	\$2,500.00
<b>Subtotal</b>		<b>\$2,160,800.00</b>
Bonding		\$21,600.00
Tax (10.4%)		\$226,969.60
<b>Bid Total</b>		<b>\$2,409,369.60</b>

**Notes:**

- Quote valid for 120 days from bid date.

**Technical Systems Inc**  
**Schedule of Values**

**City of Redmond**  
**SCADA System Upgrades - Phase 4**

**Customer: City of Redmond**  
**Project Number: xxxxx**

SCHEDULE OF VALUES				Percent Complete	Invoice #1 [Date]	Invoice #2 [Date]	Invoice #3 [Date]	Invoice #4 [Date]	Invoice #5 [Date]	Invoice #6 [Date]	Invoice #7 [Date]	Invoice #8 [Date]	Total Remaining
ITEM	DESCRIPTION	SUBTOTAL	PRICE										
<b>0</b>	<b>Bonding</b>		<b>\$21,600.00</b>										
0.01	Bonding (1% of Total)	\$21,600.00		0%									\$21,600.00
<b>1</b>	<b>Novelty Hill Operations Center</b>		<b>\$293,300.00</b>										
1.01	Control Panels Engineering & Submittals	\$50,000.00		0%									\$50,000.00
1.02	Equipment	\$121,300.00		0%									\$121,300.00
1.03	PLC/HMI Custom Programming	\$107,000.00		0%									\$107,000.00
1.04	Control Narratives	\$5,000.00		0%									\$5,000.00
1.05	On-site testing/commissioning (incl. travel)	\$10,000.00		0%									\$10,000.00
<b>2</b>	<b>Novelty Hill Pump Station</b>		<b>\$268,300.00</b>										
2.01	Control Panels Engineering & Submittals	\$42,000.00		0%									\$42,000.00
2.02	Equipment	\$113,300.00		0%									\$113,300.00
2.03	PLC/HMI Custom Programming	\$98,000.00		0%									\$98,000.00
2.04	Control Narratives	\$5,000.00		0%									\$5,000.00
2.05	On-site testing/commissioning (incl. travel)	\$10,000.00		0%									\$10,000.00
<b>3</b>	<b>Wastewater Lift Station 51</b>		<b>\$231,900.00</b>										
3.01	Control Panels Engineering & Submittals	\$40,000.00		0%									\$40,000.00
3.02	Equipment	\$95,900.00		0%									\$95,900.00
3.03	PLC/HMI Custom Programming	\$81,000.00		0%									\$81,000.00
3.04	Control Narratives	\$5,000.00		0%									\$5,000.00
3.05	On-site testing/commissioning (incl. travel)	\$10,000.00		0%									\$10,000.00
<b>4</b>	<b>Wastewater Lift Station 52</b>		<b>\$151,000.00</b>										
4.01	Control Panels Engineering & Submittals	\$20,000.00		0%									\$20,000.00
4.02	Equipment	\$60,000.00		0%									\$60,000.00
4.03	PLC/HMI Custom Programming	\$56,000.00		0%									\$56,000.00
4.04	Control Narratives	\$5,000.00		0%									\$5,000.00
4.05	On-site testing/commissioning (incl. travel)	\$10,000.00		0%									\$10,000.00
<b>5</b>	<b>Wastewater Lift Station 53</b>		<b>\$151,000.00</b>										
5.01	Control Panels Engineering & Submittals	\$20,000.00		0%									\$20,000.00
5.02	Equipment	\$60,000.00		0%									\$60,000.00
5.03	PLC/HMI Custom Programming	\$56,000.00		0%									\$56,000.00
5.04	Control Narratives	\$5,000.00		0%									\$5,000.00
5.05	On-site testing/commissioning (incl. travel)	\$10,000.00		0%									\$10,000.00
<b>6</b>	<b>Wastewater Lift Station 54</b>		<b>\$186,000.00</b>										
6.01	Control Panels Engineering & Submittals	\$30,000.00		0%									\$30,000.00
6.02	Equipment	\$85,000.00		0%									\$85,000.00
6.03	PLC/HMI Custom Programming	\$56,000.00		0%									\$56,000.00
6.04	Control Narratives	\$5,000.00		0%									\$5,000.00
6.05	On-site testing/commissioning (incl. travel)	\$10,000.00		0%									\$10,000.00
<b>7</b>	<b>Wastewater Lift Station 55</b>		<b>\$151,000.00</b>										
7.01	Control Panels Engineering & Submittals	\$20,000.00		0%									\$20,000.00
7.02	Equipment	\$60,000.00		0%									\$60,000.00
7.03	PLC/HMI Custom Programming	\$56,000.00		0%									\$56,000.00
7.04	Control Narratives	\$5,000.00		0%									\$5,000.00
7.05	On-site testing/commissioning (incl. travel)	\$10,000.00		0%									\$10,000.00
<b>8</b>	<b>Wastewater Lift Station 56</b>		<b>\$186,000.00</b>										
8.01	Control Panels Engineering & Submittals	\$30,000.00		0%									\$30,000.00
8.02	Equipment	\$85,000.00		0%									\$85,000.00
8.03	PLC/HMI Custom Programming	\$56,000.00		0%									\$56,000.00
8.04	Control Narratives	\$5,000.00		0%									\$5,000.00
8.05	On-site testing/commissioning (incl. travel)	\$10,000.00		0%									\$10,000.00
<b>9</b>	<b>Wastewater Lift Station 57</b>		<b>\$151,000.00</b>										





## Additional Provisions

To support the execution of the TSI Proposal, the following are Decision Gates that indicate milestones within the project delivery workflow to allow confirmation and acceptance by the City.

- Control System Descriptions and SCADA HMI/OIT layouts shall be accepted by the City prior to performing FAT or field work (FAT only applies to NHPS, NH Operations Center, WWLS 51, WWLS 54, WWLS 56).
  - A dedicated in-person workshop for each site to review the Control System Descriptions and SCADA Screen layout/operation will be held prior to City acceptance
- TSI shall provide documentation that all materials for completing the work are either delivered to the site or available for delivery to the site from their staging area within a 4-hour window.
- TSI shall provide a temporary facility operation plan for review and approval for each site. The plan shall describe how temporary operations will be implemented, including critical operations, the sequence of operations, required City support personnel, and the timing and duration of personnel needs. The plan shall also include testing procedures to be completed prior to starting of physical work (demolition, taking pump station offline). Temporary operation methods may include operational adjustments, temporary control panels, pumps and trucks, or other conventional methods, as applicable.
- Preliminary Adjustments and Testing are to be completed prior to witnessed field operational tests. Provide 2-week notice for scheduling the witnessed field operational test. Provide a Testing Plan to indicate required equipment, materials, water, and MOC staff required to complete the operational testing. Testing Plan shall be submitted for approval a minimum of 4-weeks prior to planned operational testing.
- Revised Panel Drawings showing modifications (e.g. record drawings) shall be approved prior to final payment.
- Provide confidence test walkthrough 180-days following field operational test to review operation compared to Control System Descriptions.  
Comments/observations to be compiled into the Warranty Punch List.

## INFORMATION PRIVACY AND SECURITY AGREEMENT

This Information Privacy and Security Agreement (“IPSA”) is entered into by and between the City of Redmond (“City”) and [insert name and address of contractor] (“Contractor”) as of the date last signed below (the “Effective Date”) and hereby amends the attached agreement between City and Contractor (the “Underlying Agreement”). This IPSA shall apply to the extent that the provision of services by Contractor pursuant to the Underlying Agreement, for example including but not limited to, professional services, SAAS, on-premises software, and remote desktop access, involves the processing of City Data, access to City systems, or access to City Data that is subject to privacy laws.

In consideration of the mutual promises in the Underlying Agreement, this IPSA and other good and valuable consideration, the parties agree as follows:

**1. Definitions.**

a. “Authorized Users” means Contractor's employees, agents, subcontractors and service providers who have a need to know or otherwise access City Data to enable Contractor to perform its obligations under the Underlying Agreement or the IPSA, and who are bound in writing by confidentiality and other obligations sufficient to protect City Data in accordance with the terms and conditions of this IPSA.

b. “City Data” means any and all information that the City has disclosed to Contractor or that Contractor has created on behalf of the City pursuant to its obligations under the Underlying Agreement. For the purposes of this IPSA, City Data does not cease to be City Data solely because it is transferred or transmitted beyond the City’s immediate possession, custody, or control.

c. “Data Breach” means the unauthorized acquisition, access, use, or disclosure of City Data which compromises the security or privacy of the City Data or associated City software systems.

d. “Services” means all services, work, activities, deliverables, software or other obligations provided by Contractor pursuant to the Underlying Agreement.

**2. Standard of Care.**

a. Contractor acknowledges and agrees that, in the course of its engagement by City, Contractor may create, receive, or have access to City Data. Contractor shall comply with the terms and conditions set forth in this IPSA in its creation, collection, receipt, access to, transmission, storage, disposal, use, and disclosure of such City Data and be responsible for any unauthorized creation, collection, receipt, access to, transmission, storage, disposal, use, or disclosure of City Data under its control or in the possession of Authorized Users.

b. Contractor further acknowledges that use, storage, and access to City Data shall be performed with that degree of skill, care, and judgment customarily accepted as sound, quality, and professional practices. Contractor shall implement and maintain safeguards necessary to ensure the confidentiality, availability, and integrity of City Data. Contractor shall also implement and maintain any safeguards required to be implemented by applicable state and federal laws and regulations.

### **3. User Access to City Data.**

a. Contractor shall not access, use or disclose City Data in any manner that would constitute a violation of state or federal law, the terms of the Underlying Agreement, or the terms of this IPSA. Contractor may only provide access to Authorized Users who have a legitimate business need to access, use or disclose City Data in the performance of Contractor's duties to City.

b. If Contractor requires access to a City software system, then each Authorized User must have a unique sign-on identification and password for access to City Data on City systems. Authorized Users are prohibited from sharing their login credentials, and may only receive such credentials upon execution of the Authorized User Access Agreement, attached hereto as Exhibit A. Contractor shall notify City within one (1) day of the departure of any Authorized User, so that City may terminate such Authorized User's access to City software systems.

### **4. Use of Subcontractors or Agents.**

a. Contractor may disclose City Data to a subcontractor and may allow the subcontractor to create, receive, maintain, access, or transmit City Data on its behalf, provided that Contractor obtains satisfactory assurances that the subcontractor will appropriately safeguard the information. Without limiting the generality of the foregoing, Contractor shall require each of its subcontractors that create, receive, maintain, access, or transmit City Data on behalf of Contractor to execute a written agreement obligating the subcontractor to comply with all terms of this IPSA and to agree to the same restrictions and conditions that apply to Contractor with respect to the City Data.

b. Contractor shall be responsible for all work performed on its behalf by its subcontractors and agents involving City Data as if the work was performed by Contractor. Contractor shall ensure that such work is performed in compliance with this IPSA, the Underlying Agreement and applicable law.

### **5. Use, Storage, or Access to, City Data.**

a. Contractor shall only use, store, or access City Data in accordance with, and only to the extent permissible under this IPSA and the Underlying Agreement. Further, Contractor shall comply with all laws and regulations applicable to City Data (for example, in compliance with the Health Insurance Portability and Accountability Act ["HIPAA"] or the FBI Criminal Justice

Information Services requirements). If Contractor has access to City protected health information, then Contractor must also execute the City's Business Associate Agreement.

b. Contractor may store City Data on servers housed in datacenters owned and operated by third parties, provided the third parties have executed confidentiality agreements with Contractor. Any transmission, transportation, or storage of City Data outside the United States is prohibited except with the prior written authorization of the City.

## 6. Privacy.

a. Contractor represents and warrants that in connection with the Services provided by Contractor:

i. All use of City Data by Contractor shall be strictly limited to the direct purpose of performing the Services, except to the extent that City expressly grants permission in writing for such additional uses.

ii. Collection of data which identifies individuals shall be limited to the minimum required by the Services.

iii. If the Services, in whole or part, involves access or delivery of information pertaining to the City via a public-facing web site, then Contractor represents and warrants that its current privacy policy is published online, and is accessible from the same web site as any web-hosted application that is a part of the Services. Contractor's privacy policy will provide end-users with a written explanation of the personal information collected about end-users, as well as available opt-in, opt-out, and other end-user privacy control capabilities.

iv. If Contractor creates technical system log information, aggregated technical usage or traffic data, and/or statistically measured technical usage or traffic data that contains or originated (in whole or part) from City Data, then Contractor's use of such data shall be strictly limited to the direct purpose of the Services and Contractor's technical security operations and systems maintenance. Contractor is prohibited from using such data that personally identifies an individual for secondary commercial purpose (including but not limited to marketing to such individuals, or disclosing data to third parties for reasons unrelated to the primary purpose for originally collecting the data), nor may Contractor solicit consent from the identified individual to do so unless the Underlying Agreement defines a means to do so that does not unduly burden individual privacy rights.

b. Contractor shall maintain the confidentiality of City Data. Confidential information shall not be deemed to include information which (a) is or becomes publicly known through no fault of Contractor; (b) is a publicly available document; or (c) disclosure of which is required by court order or legal requirement. If disclosure of City Data is required by court order or legal requirement the Contractor shall notify City, unless such notification is prohibited by court order or legal requirement. City may take such legally available measures as it chooses to limit or prevent disclosure of the City Data.

**7. Information Security.** This Section 7 applies to the extent that Contractor owns, supports, or is otherwise responsible for host(s), network(s), environment(s), or technology products (including hardware or software) which may contain City Data.

a. Contractor represents and warrants that the design and architecture of Contractor's systems (including but not limited to applications and infrastructure) shall be informed by the principle of defense-depth; controls at multiple layers designed to protect the confidentiality, integrity and availability of data.

b. Contractor shall make appropriate personnel vetting/background checks, have appropriate separation of duties, and undertake other such workflow controls over personnel activities as necessary to safeguard City Data.

c. Contractor shall implement appropriate procedures to monitor and deploy security patches and prevent unintended or unauthorized system configuration changes that could expose system vulnerability or lead to a Data Breach.

d. To the extent that the Services include software that was developed, in whole or part, by Contractor, then Contractor shall ensure that all such Services were developed within a software development life cycle (SDLC) process that includes security and quality assurance roles and control process intended to eliminate existing and potential security vulnerabilities.

e. Contractor shall have appropriate technical perimeter hardening. Contractor shall monitor its system and perimeter configurations and network traffic for vulnerabilities, indicators of activities by threat actors, and/or the presence of malicious code.

f. Contractor shall have access, authorization, and authentication technology appropriate for protecting City Data from unauthorized access or modification, and capable of accounting for access to City Data. The overall access control model of Contractor systems shall follow the principal of least privileges.

g. Contractor shall collaborate with City to safeguard electronic City Data with encryption controls over such City Data both stored and in transit. Contractor shall discontinue use of encryption methods and communication protocols which become obsolete or have become compromised. All transmissions of City Data by Contractor shall be performed using a secure transfer method.

h. Contractor shall maintain a process for backup and restoration of data with a business continuity and disaster recovery plan.

i. Contractor facilities will have adequate physical protections, commensurate with leading industry practice to secure business facilities, data centers, paper files, servers, backup systems, and computing equipment, including, but not limited to, all mobile devices and other equipment with information storage capability.

j. Contractor shall, at its own expense, conduct an information security and privacy risk assessment, no less than annually, in order to demonstrate, substantiate, and assure that the security and privacy standards and practices of Contractor meet or exceed the requirements set out in this IPSA. Upon written request, Contractor shall furnish City with an executive summary of the findings of the most recent risk assessment. In lieu of providing an executive summary, Contractor may provide evidence of privacy and security certification from an independent third party.

i. City reserves the right to conduct or commission additional tests, relevant to the Services, in order to supplement Contractor's assessment. Contractor shall cooperate with such effort.

ii. If the findings of the risk assessment identify either: a potentially significant risk exposure to City Data, or other issue indicating that security and privacy standards and practices of Contractor do not meet the requirements set out in this IPSA, then Contractor shall notify City to communicate the issues, nature of the risks, and the corrective active plan.

#### **8. Data Breach Procedures and Liability.**

a. Contractor shall maintain a data breach plan in accordance with the criteria set forth in Contractor's privacy and security policy and shall implement the procedures required under such data breach plan on the occurrence of a Data Breach, in compliance with the requirements of Washington's data breach notification law codified at RCW 19.255.010. Contractor shall report, either orally or in writing, to City any Data Breach involving City Data including any reasonable belief that an unauthorized individual has accessed City Data. The report shall identify the nature of the event, a list of the affected individuals and the types of data, and the mitigation and investigation efforts of Contractor. Contractor shall make the report to the City immediately upon discovery of the Data Breach, but in no event more than forty-eight (48) hours after discovery of the Data Breach. Contractor shall provide investigation updates to the City. If such Data Breach contains protected health information, as defined by HIPAA, Contractor shall comply with the breach requirements contained in the Business Associate Agreement.

b. Notwithstanding any other provision of the Underlying Agreement, and in addition to any other remedies available to the City under law or equity, Contractor shall promptly reimburse the City in full for all costs incurred by the City in any investigation, remediation or litigation resulting from any Data Breach. Contractor's duty to reimburse the City includes but is not limited to, reimbursing to the City its cost incurred in doing the following:

i. Notification to third parties whose information may have been or were compromised and to regulatory bodies, law- enforcement agencies or other entities as may be required by law or contract;

ii. Establishing and monitoring call center(s) and credit monitoring and/or identity restoration services to assist each person impacted by a Data Breach of a nature that, in City's sole discretion, could lead to identity theft; and

iii. Payment of legal fees and expenses, audit costs, fines and penalties, and other fees imposed upon the City by a regulatory agency, court of law, or contracting partner as a result of the Data Breach.

c. Upon a Data Breach, Contractor is not permitted to notify affected individuals without the express written consent of City. Unless Contractor is required by law to provide notification to third parties or the affected individuals in a particular manner, City shall control the time, place, and manner of such notification.

**9. No Surreptitious Code.** Contractor warrants that, to the best of its knowledge, its system is free of and does not contain any code or mechanism that collects personal information or asserts control of the City's system without City's consent, or which may restrict City's access to or use of City Data. Contractor further warrants that it will not knowingly introduce, via any means, spyware, adware, ransomware, rootkit, keylogger, virus, trojan, worm, or other code or mechanism designed to permit unauthorized access to City Data, or which may restrict City's access to or use of City Data.

**10. Public Records Act.** Contractor recognizes that City is a municipal entity subject to the Public Records Act, Chapter 42.56 RCW, and that City is obligated to disclose records upon request unless a specific exemption from disclosure exists. Nothing in this IPSA is intended to prevent City's compliance with the Public Records Act, and City shall not be liable to Contractor due to City's compliance with any law or court order requiring the release of public records.

**11. City Control and Responsibility.** City retains all ownership, title, and rights to the City Data. City has and will retain sole responsibility for: (a) all City Data; and (b) City's information technology infrastructure, including computers, software, databases, electronic systems (including database management systems) and networks, whether operated directly by City or through the use of third-party services.

**12. Term and Termination.**

a. Term. The term of this IPSA is the same as the term in the Underlying Agreement.

b. Termination. In addition to the termination rights in the Underlying Agreement, City may terminate this IPSA and the Underlying Agreement as follows:

i. In the event of a material breach of this IPSA by the Contractor, provided that City first sends the Contractor written notice describing the breach with reasonable specificity, including any steps that must be taken to cure the breach. If Contractor fails to cure the breach to the reasonable satisfaction of City within thirty (30) days after receipt of the written

notice, this IPSA and the Underlying Agreement may be terminated at the end of the 30-day period; provided, that if a cure cannot be completed within the thirty (30) day period, the cure period shall be extended so long as Contractor shall initiate the cure within the thirty (30) day period and thereafter diligently pursue it to completion, and provided further, that the cure period shall not be extended more than ninety (90) days after receipt of the notice of the breach; or

ii. Immediately upon a Data Breach by Contractor or Contractor's Authorized Users.

c. Effect of Expiration or Termination.

i. If City terminates the Underlying Agreement or this IPSA due to a material breach or Data Breach described in Section 12.b above, City shall not be obligated to pay any early termination fees or penalties.

ii. Within thirty (30) days following the expiration or termination of the Underlying Agreement, Contractor shall return to City all City Data in a format and structure acceptable to City and shall retain no copies of such City Data, unless City requires destruction of the City Data. As applicable, Contractor shall comply with any transition service requirements described in the Underlying Agreement.

iii. Contractor is permitted to retain City Data in its backups, archives and disaster recovery systems until such City Data is deleted in the ordinary course of Contractor's data deletion practices; and all City Data will remain subject to all confidentiality, security and other applicable requirements of this IPSA and as otherwise required by law.

**13. Insurance.** In addition to the insurance requirements of the Underlying Agreement, Contractor will maintain at its sole cost and expense at least the following insurance covering its obligations under this IPSA.

a. Cyber Liability Insurance: With coverage of not less than Two Million Dollars (\$2,000,000) in the aggregate which shall include at a minimum coverage for (i) unauthorized access, which may take the form of a "hacker attack" or a "virus" introduced by a third party or cyber extortion; (ii) crisis management, response costs and associated expenses (e.g. legal and public relations expenses); (iii) breach of the City Data; and (iv) loss of data or denial of service incidents.

b. If Contractor's Services include professional services, then Contractor shall maintain Professional Liability or Errors and Omissions Coverage of not less than Two Million Dollars (\$2,000,000) per claim and in the aggregate.

c. Contractor's insurance shall be primary to any other insurance or self-insurance programs maintained by City. Contractor shall provide to City upon execution a certificate of insurance and blanket additional insured endorsement (if applicable for the Cyber

Liability Insurance). Receipt by City of any certificate showing less coverage than required is not a waiver of Contractor's obligations to fulfill the requirements.

d. Upon receipt of notice from its insurer(s), Contractor shall provide City with thirty (30) days prior written notice of any cancellation of any insurance policy, required pursuant to this Section 13. Contractor shall, prior to the effective date of such cancellation, obtain replacement insurance policies meeting the requirements of this Section 13. Failure to provide the insurance cancellation notice and to furnish to City replacement insurance policies meeting the requirements of this Section 13 shall be considered a material breach of this IPSA.

e. Contractor's maintenance of insurance as required by this Section 13 shall not be construed to limit the liability of Contractor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or equity. Further, Contractor's maintenance of insurance policies required by this IPSA shall not be construed to excuse unfaithful performance by Contractor.

**14. Cumulative Rights and Remedies.** All City rights and remedies set out in this IPSA are in addition to, and not instead of, other remedies set out in the Underlying Agreement, irrespective of whether the Underlying Agreement specifies a waiver, limitation on damages or liability, or exclusion of remedies. The terms of this IPSA and the resulting obligations and liabilities imposed on Contractor shall supersede any provision in the Underlying Agreement purporting to limit Contractor's liability or disclaim any liability for damages arising out of Contractor's breach of this IPSA.

**15. Indemnification.** Contractor shall indemnify, defend and hold harmless City and City's officers, directors, employees, volunteers and agents (each, a "City Indemnitee") from and against any and all third party loss, cost, expense, claims, suit, cause of action, proceeding, damages or liability incurred by such City Indemnitee arising out of or relating to (i) a breach of this IPSA by Contractor; (ii) a violation by Contractor of any information security and privacy statute or regulations; or (iii) any Data Breach by Contractor.

**16. Miscellaneous.**

a. **Order of Precedence.** This IPSA shall survive the expiration or earlier termination of the Underlying Agreement. In the event the provisions of this IPSA conflict with any provision of the Underlying Agreement, or Contractor's warranties, support contract, or service level agreement, the provisions of this IPSA shall prevail.

b. **Entire Agreement.** This IPSA, including its exhibits, constitutes the sole and entire agreement of the Parties with respect to the subject matter of this IPSA and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter.

c. **No Third-Party Beneficiaries.** This IPSA is for the sole benefit of the parties hereto and their respective permitted successors and permitted assigns and nothing herein,

express or implied, is intended to or shall confer upon any other person any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this IPSA.

d. Notices. All notices required to be given by either party to the other under this IPSA shall be given to the Technology and Information Systems Service Desk at the following email address: \_\_\_\_\_, or phone number: \_\_\_\_\_. All other notices shall be governed by the requirements of the Underlying Agreement.

e. Amendment and Modification; Waiver. No amendment to or modification of this IPSA is effective unless it is in writing, identified as an amendment to or modification of this IPSA and signed by an authorized representative of each party. The waiver of any breach of any provision of this IPSA will be effective only if in writing. No such waiver will operate or be construed as a waiver of any subsequent breach.

f. Severability. If a provision of this IPSA is held invalid under any applicable law, such invalidity will not affect any other provision of this IPSA that can be given effect without the invalid provision. Further, all terms and conditions of this IPSA will be deemed enforceable to the fullest extent permissible under applicable law and, when necessary, the court is requested to reform any and all terms or conditions to give them such effect.

g. Governing Law; Submission to Jurisdiction. This IPSA is governed exclusively by the laws of the State of Washington, excluding its conflicts of law rules. Exclusive venue for any action hereunder will lie in the state and federal courts located in Seattle, King County, Washington and both parties hereby submit to the jurisdiction of such courts.

h. Counterparts. This IPSA may be executed in counterparts and by facsimile or electronic pdf, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. A signed copy of this IPSA delivered by facsimile, e-mail or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this IPSA.

i. FCC Interference. Contractor agrees that to the extent it utilizes wireless technology to provide Services, it shall operate such wireless technology on the assigned bandwidth for such equipment. If Contractor becomes aware of an interference problem, then Contractor shall utilize the remedies available through the FCC to remedy interference issues in a timely manner so as to reduce any impact to the facility and to other wireless infrastructure in the City. Contractor, and not the City, is responsible for remediating such interference problems as may be required by the FCC.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date first above written.

**Contractor**

**City of Redmond**

Technical Systems, Inc.

\_\_\_\_\_

By: 

By: 

Name: GARY CONLEY

Name: JONNY OUELLET

Title: CEO

Title: TIS DIRECTOR

Date: 4/15/19

Date: 4/16/19

EXHIBIT A  
AUTHORIZED USER ACCESS AGREEMENT

Name of Individual: \_\_\_\_\_ Name of Contractor: \_\_\_\_\_

I understand and agree that I am being provided electronic access to a system containing confidential and or proprietary data (the "City Data") owned and operated by the City of Redmond ("City") due to my employment by or contractual relationship with \_\_\_\_\_ ("Contractor").

I agree that I may use the City Data for the sole purpose of Contractor's obligations to City and in a manner that complies with City's Information Technology Usage Policy. I understand that under no circumstances shall I attempt to impermissibly access, download, read, alter, use or disclose any City Data.

In the event I inadvertently access City Data not related to Contractor's obligations to City, I agree that I will not use, copy, alter or disclose such data and will immediately delete all such data from my records and notify City.

I understand that my user identification, password and profile (collectively, "Authorized User ID") will allow me to access the City Data. I acknowledge that I will keep my Authorized User ID confidential and will not divulge such information to any other individual or entity. I agree to take appropriate measures to protect the privacy of any City Data and to comply with Contractor's privacy and security policies and procedures. I agree that if I suspect that my Authorized User ID has been obtained by another individual, I will immediately inform City so that appropriate action may be taken.

I understand that my access to City Data may be monitored. I understand that all actions used in connection with the City Data may be saved, searched and audited for compliance. I understand that I do not have any personal privacy rights related to my access of the City Data. I further understand that the City has the right to revoke my access at any time.

I agree that I will not use City Data for any other purpose, including personal use, solicitation for outside business ventures, or clinical or research studies. I understand that unauthorized use or disclosure of certain types of City Data may subject me to civil liability under state and/or federal law, and that improper use or disclosure may constitute a crime.

I understand that should I violate any provision of this Authorized User Access Agreement, City will discontinue my access to the City Data and may terminate access of Contractor.

I acknowledge that I have read, understand and agree with the conditions above. Further, I agree to immediately notify City at \_\_\_\_\_ of any conflict with or violation of the above conditions.

\_\_\_\_\_  
Authorized User Signature

\_\_\_\_\_  
Date

**Shailee Jain**

---

**From:** Noah Allen <Noah.Allen@bhccconsultants.com>  
**Sent:** Monday, April 27, 2026 4:28 PM  
**To:** Shailee Jain; Nathanael Palmatier  
**Cc:** Mike Haley  
**Subject:** RE: Control and Telemetry Ph 4 - Request for Quote for Design Build  
**Attachments:** 9301 Redmond Telemetry Upgrades Phase 4\_bhcrev.pdf; Project SOV\_bhcrev.xlsx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**External Email Warning!** Use caution before clicking links or opening attachments.

Shailee,

Nate and I reviewed TSI's proposal and have the following comments, also included in the attached annotated format.

1. Comments on the proposal scope are in the attached pdf file. The magenta highlights are just tracking of scope item and can be ignored.
2. Cost Proposal (excel spreadsheet of comparison is attached for reference):
  - a. The pretax overall cost difference between the OPCC and the proposal is approximately \$1.44 million lower.
  - b. The primary impact is due to applied contingency and removal of bypass pumping by a third party vendor that total approximately \$1.08 million of the discrepancy.
  - c. The remaining approximate \$360,000 in cost difference is due to a few factors that include refinement of scope for the electrical contractor, approach to back panel replacement, and further definition of the work determined during the scoping site visit.

In summary, no red flags, but I would suggest considering a higher "minor change" or contingency amount in the order of \$100,000 to allow for field adjustments to the design.

Let us know if you have any questions on this review.

Thanks,

Noah Allen, PE, PMP  
d. 206.357.9937  
m. 206.604.7728  
e. [noah.allen@bhccconsultants.com](mailto:noah.allen@bhccconsultants.com)

This email and all attachments are confidential. For further information about emails sent to or from BHC Consultants or if you have received this email in error, please refer to <http://bhccconsultants.com/disclaimer/>



Memorandum

Date: 7/7/2026  
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-320  
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
--------------	------------	--------------

DEPARTMENT STAFF:

Public Works	Brandon Buehler	Acting Deputy Director, Mobility and Infrastructure
Public Works	Steve Gibbs	Capital Projects Division Manager
Parks	Darcey Rayner-Shepard	Park Operations Manager
Public Works	John Mork	Project Manager

TITLE:

Approve Final Contract with Coast to Coast Turf LLC and Accept Construction for the Grass Lawn Multi-Use Field #1 and Hartman Park Baseball Infield Synthetic Turf Replacement Project

OVERVIEW STATEMENT:

Public Works is requesting Council to approve the final contract and accept construction for the Grass Lawn Multi-Use Field #1 and Hartman Park Baseball Infield Synthetic Turf Replacement project. This contract with Coast to Coast Turf LLC had a base bid amount of \$1,636,930, plus or minus change orders and bid items increases or decreases, resulting in a final contract amount of \$1,595,835.

The synthetic turf at both locations had reached the end of its useful life. This project replaced the synthetic turf and shock padding, and installed new markings. Additional markings at Grass Lawn Park Softball Field #1 included lines for cricket practice pitch and youth soccer. Field layouts are shown in Attachment B.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information       Provide Direction       Approve

REQUEST RATIONALE:

- Relevant Plans/Policies:  
Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan

- **Required:**  
Council approval is required to award a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)
- **Council Request:**  
N/A
- **Other Key Facts:**  
Public Works used the Sourcewell Purchasing Cooperative to obtain a quote from Coast to Coast Turf LLC. Sourcewell allows the City to streamline the procurement process, by offering a cooperative purchasing solution through a competitively solicited contract.

**OUTCOMES:**

The completion of this project resulted in more inclusive recreation facilities for Redmond residents. The new turf system will provide a safe and consistent playing surface for its entire life expectancy. The completed project includes field markings for cricket practice pitch and youth soccer in addition to the softball and baseball markings that existed.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
Project information was available through the City website, social media and signage.
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
\$1,595,835

**Approved in current biennial budget:**       Yes       No       N/A

**Budget Offer Number:**  
CIP

**Budget Priority:**  
Healthy and Sustainable

**Other budget impacts or additional costs:**       Yes       No       N/A

**If yes, explain:**  
N/A

**Funding source(s):**  
Parks CIP

**Budget/Funding Constraints:**

N/A

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
4/1/2025	Committee of the Whole - Planning and Public Works	Approve
4/15/2025	Business Meeting	Approve

**Proposed Upcoming Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
7/21/2026	Business Meeting	Approve

**Time Constraints:**

Following project acceptance, in accordance with RCW 60.28, the contract retainage will be released upon receipt of clearances from the Washington State Departments of Revenue and Labor and Industries, and a mandatory 45-day waiting period for filing claims and liens.

**ANTICIPATED RESULT IF NOT APPROVED:**

The warranty period begins upon Council acceptance. Not accepting construction will result in delay of warranty start, increasing the project close-out cost.

**ATTACHMENTS:**

Attachment A: Project Information Sheets  
Attachment B: Additional Project Information

# CIP Project Information Sheet

**Project Name:** Sports Field Project - Hartman Baseball Infield

**Project Status:** Existing

**Functional Area(s):** Parks

**Relevant Plan(s):** PARCC Plan

**Neighborhood:** Education Hill

**Time Frame:** 2024-2026

**Budget Priority:** Healthy and Sustainable

**Citywide Rank:** 19

**Functional Area Priority:** High

**Location:** Hartman Park - 17300 NE 104th Street

**Description:**

Replacement of degraded synthetic turf playing surface that is at end of life in 2025.

**Anticipated Outcomes:** **Primary:** Rehabilitation **Secondary:** Turf is replaced and level of service and safety standards for the sports field are maintained.

**Request:** **Primary Reason(s):** Budget Process  
 Project approved in the 2023-2028 CIP budget process.

Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget	\$28,929	\$423,513	\$121,885						\$574,327
Approved Changes	-\$3,538	\$29,871	-\$1,415						\$24,918
<b>Current Approved Budget</b>	<b>\$25,391</b>	<b>\$453,384</b>	<b>\$120,470</b>						<b>\$599,245</b>
<b>Proposed New Budget</b>	<b>\$14,862</b>	<b>\$440,762</b>	<b>\$68,374</b>						<b>\$523,998</b>

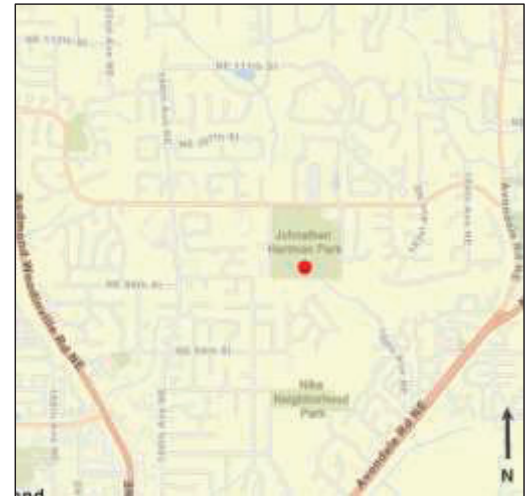
Proposed changes due to  Scope Change  Schedule Change  Budget Change

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)	\$2,670	\$49							\$2,720
Right of Way									
Design (31-100%)	\$12,192	\$8,415	\$9,923						\$30,530
Construction		\$432,298	\$44,494						\$476,791
Contingency			\$13,957						\$13,957
<b>Total</b>	<b>\$14,862</b>	<b>\$440,762</b>	<b>\$68,374</b>						<b>\$523,998</b>

Estimated M&O Impacts:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Cost									

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
Parks CIP	\$14,862	\$509,136		\$523,998
<b>Total</b>	<b>\$14,862</b>	<b>\$509,136</b>		<b>\$523,998</b>



# CIP Project Information Sheet

**Project Name:** Sports Field Project - Grass Lawn Softball Field 1

**Project Status:** Existing - Revised

**Functional Area(s):** Parks

**Relevant Plan(s):** PARCC Plan

**Neighborhood:** Grass Lawn

**Time Frame:** 2024-2025

**Budget Priority:** Healthy and Sustainable

**Citywide Rank:** 29

**Functional Area Priority:** High

**Location:** Grass Lawn Park - 7031 148th Avenue NE

**Description:**

Replacement of degraded synthetic turf playing surface that is at end of life in 2025.

**Anticipated Outcomes:** **Primary:** Rehabilitation **Secondary:** Turf is replaced and level of service and safety standards for the sports field are maintained.

**Request:** **Primary Reason(s):** Budget Process  
 Project approved in the 2023-2028 CIP budget process.

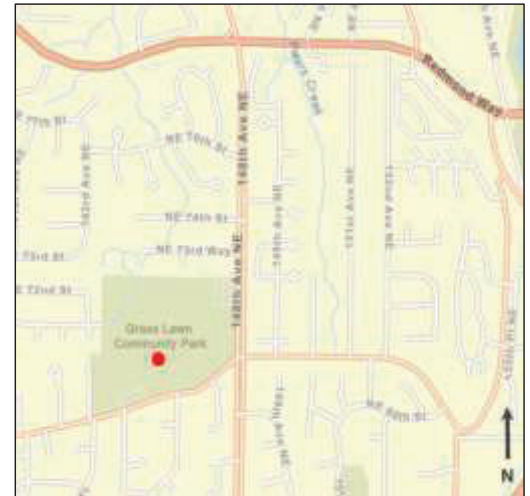
Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget	\$346,130								\$346,130
Approved Changes	-\$187,506	\$1,692,592							\$1,505,086
<b>Current Approved Budget</b>	<b>\$158,624</b>	<b>\$1,692,592</b>							<b>\$1,851,216</b>
Proposed New Budget	\$28,271	\$1,156,463	\$36,277						\$1,221,011
Proposed changes due to	___ Scope Change		___ Schedule Change		___ Budget Change				

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)	\$2,755	\$49							\$2,804
Right of Way									
Design (31-100%)	\$25,517	\$19,220	\$11,440						\$56,176
Construction		\$1,137,194	\$6,929						\$1,144,123
Contingency			\$17,908						\$17,908
<b>Total</b>	<b>\$28,271</b>	<b>\$1,156,463</b>	<b>\$36,277</b>						<b>\$1,221,011</b>

Estimated M&O Impacts:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Cost									

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
Parks CIP	\$28,271	\$178,330		\$206,601
Real Estate Excise Tax		\$1,014,410		\$1,014,410
<b>Total</b>	<b>\$28,271</b>	<b>\$1,192,740</b>		<b>\$1,221,011</b>



## Attachment B – Additional Project Information

### Grass Lawn Park Multi-Use Field #1 and Hartman Park Baseball Infield Synthetic Turf Replacement Project

#### Project Discussion

The synthetic turf infill that was installed at Grass Lawn Park Multi-Use Field #1 is the same thermoplastic elastomer (TPE) material that is currently used on Grass Lawn Park Multi-Use Field 2. This safe and eco-friendly material is a durable alternative to crumb rubber.

The synthetic turf infill that was installed at Hartman Park Baseball Infield is a cork material. This is also a safe and eco-friendly material that can closely represent natural turf, offering similar “ball bounce” and great playing conditions.

#### Project-Related Community/Stakeholder Outreach

Project information was available through the City website, social media and signage.

#### Fiscal Information

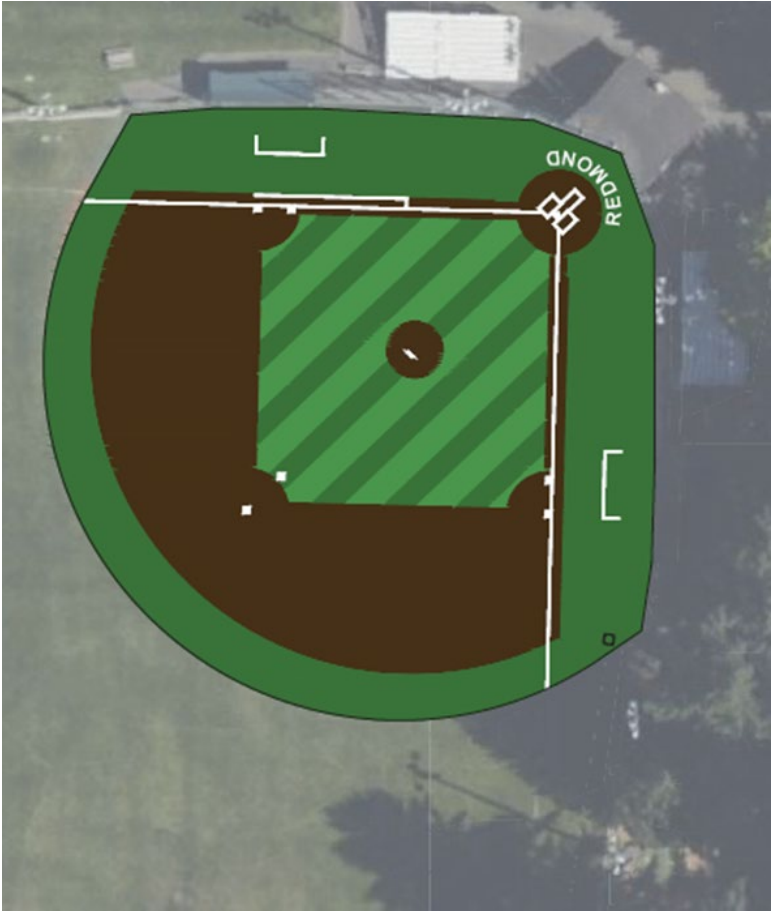
<b>Current Project Budget</b>	
Parks CIP	\$2,450,461
<b>Total Funding</b>	<b>\$2,450,461</b>
<b>Estimated Project Costs</b>	
Preliminary Design	\$5,524
Design	\$86,706
Construction	\$1,620,914
Contingency	\$31,865
<b>Total Estimated Project Cost</b>	<b>\$1,745,009</b>
<b>Budget Difference</b>	<b>\$705,452</b>

**Field Layouts**

Grass Lawn Park Softball Field #1



Hartman Park Baseball Infield







Memorandum

Date: 7/7/2026  
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-396  
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Brandon Buehler	Acting Deputy Director, Mobility and Infrastructure
Public Works	Steve Gibbs	Capital Projects Division Manager
Public Works	Lisa Rigg	Senior Engineer
Public Works	John Mork	Project Manager

TITLE:

Award Construction Contract for the Willows Road Watermain Extension (NE 116<sup>th</sup> Street to NE 124<sup>th</sup> Street) Project and Increase the Total Project Funding by \$264,000

OVERVIEW STATEMENT:

Public Works is requesting to award the construction contract for the Willows Road Watermain Extension (NE 116<sup>th</sup> Street to NE 124<sup>th</sup> Street) project, Project No. 2210, to Earthwork Solutions, LLC in the amount of \$1,323,740. The city has committed to installing 1300 linear feet (LF) of 12-inch watermain in an interlocal agreement with City of Kirkland as a part of the Proctor Willows Development.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information       Provide Direction       Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**  
Water System Plan
- **Required:**  
Council approval is required to award a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)
- **Council Request:**

N/A

• **Other Key Facts:**

Per the Interlocal Agreement with City of Kirkland dated March 31, 2021, the City of Redmond is required to construct the Willows Road Watermain Extension by December 31, 2026. The new watermain will be constructed to avoid conflicts with the culverts that will be installed in the future. The Willows Road Replacement and Frontage Improvements project will begin design in January of 2027. This project includes funds from Tri-Point Homes, developer of the Proctor-Willows project at the corner of Willows Road and Ne 124<sup>th</sup> Street. The developer contributed \$828,00 to help fund the culvert and frontage improvement work.

**OUTCOMES:**

The project will provide a section of 12" watermain in Willows Road that will provide direct service to several parcels and will increase the looping in the system, resulting in improved water system reliability and fire protection.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

• **Timeline (previous or planned):**

N/A

• **Outreach Methods and Results:**

N/A

• **Feedback Summary:**

N/A

**BUDGET IMPACT:**

**Total Cost:**

\$1,323,740

Approved in current biennial budget:       Yes       No       N/A

**Budget Offer Number:**

CIP

**Budget Priority:**

Healthy and Sustainable

Other budget impacts or additional costs:       Yes       No       N/A

**If yes, explain:**

Contractor's bid came in under the engineer's estimate but still over the original estimate. This is primarily due to the increased waterline depth required at the future culvert crossings, which requires additional temporary traffic control, excavation, trench shoring, dewatering and backfill. The added \$264,000 will re-establish a full 20% contingency (\$312,000) which is necessary on a project of this risk type.

**Funding source(s):**

Water CIP

**Budget/Funding Constraints:**

N/A

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
6/3/2025	Committee of the Whole - Planning and Public Works	Provide Direction
6/17/2025	Business Meeting	Approve

**Proposed Upcoming Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
7/21/2026	Business Meeting	Approve

**Time Constraints:**

The interlocal Agreement with Kirkland requires completion of construction by December 31, 2026.

**ANTICIPATED RESULT IF NOT APPROVED:**

Not approving the contract would delay construction until next summer and the City would not be in compliance with the conditions of the Interlocal Agreement with Kirkland.

**ATTACHMENTS:**

- Attachment A: CIP Project Information Sheet
- Attachment B: Additional Project Information



# CIP Project Information Sheet

**Project Name:** Willows Road Watermain Extension

**Project Status:** Existing

**Functional Area(s):** Water, Stormwater, Transportation

**Relevant Plan(s):** Water System Plan

**Neighborhood:** Willows & Rose Hill

**Location:** 12000 Willows Road

**Time Frame:** 2024-2027

**Budget Priority:** Healthy and Sustainable

**Citywide Rank:** 89

**Functional Area Priority:** Medium

**Description:**

Extend the watermain under Willows Road to complete the water system for the area.

**Anticipated Outcomes:** **Primary:** Upgrade/Enhancement **Secondary:** 1300 feet of watermain installed to support growth, improve redundancy of the water system, and improve fire protection.

**Request:** **Primary Reason(s):** Budget Process  
Project approved in the 2023-2028 CIP budget process.

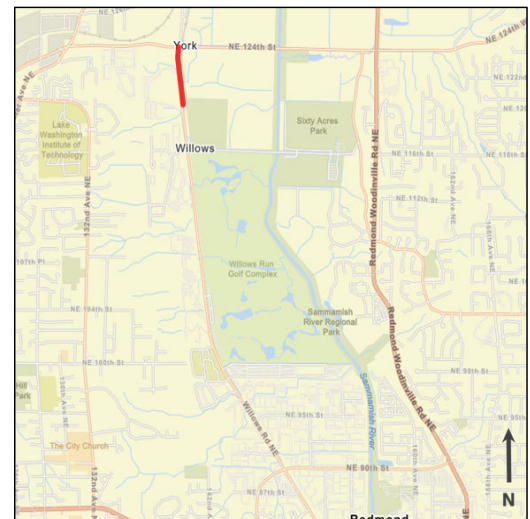
Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget	\$140,792	\$422,378	\$1,331,653	\$1,042,002					\$2,936,825
Approved Changes	-\$135,840	-\$83,440	-\$610,302						-\$829,582
<b>Current Approved Budget</b>	<b>\$4,952</b>	<b>\$338,938</b>	<b>\$721,351</b>	<b>\$1,042,002</b>					<b>\$2,107,243</b>
<b>Proposed New Budget</b>	<b>\$4,952</b>	<b>\$276,837</b>	<b>\$1,204,059</b>	<b>\$885,395</b>					<b>\$2,371,242</b>
Proposed changes due to									
	___ Scope Change	___ Schedule Change		X Budget Change					

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)	\$3,406	\$16,964							\$20,370
Right of Way									
Design (31-100%)	\$1,545	\$259,873	\$218,727						\$480,145
Construction			\$829,338	\$729,401					\$1,558,739
Contingency			\$155,994	\$155,994					\$311,988
<b>Total</b>	<b>\$4,952</b>	<b>\$276,837</b>	<b>\$1,204,059</b>	<b>\$885,395</b>					<b>\$2,371,242</b>

Estimated M&O Impacts:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Cost					\$2,080	\$2,080	\$2,080	ongoing	\$6,240

Explanation: New water main requires routine annual maintenance.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
Water CIP	\$2,713	\$2,366,290		\$2,369,003
Transportation CIP	\$2,239			\$2,239
<b>Total</b>	<b>\$4,952</b>	<b>\$2,366,290</b>		<b>\$2,371,242</b>



## Attachment B – Additional Project Information

### Willows Road Watermain Extension (NE 116<sup>th</sup> Street to NE 124 Street) Project

#### Bid Results

The project was advertised in the *Daily Journal of Commerce* on May 19, 2026, and May 27, 2026. Bids were received and opened on June 4, 2026. The City received four bids which are summarized below.

<b>Bidder</b>	<b>Bidder Location</b>	<b>Bid Amount</b>
<b>Earthwork Solutions, LLC</b>	<b>Arlington, WA</b>	<b>\$1,323,739.53</b>
Shoreline Construction Co.	Woodinville, WA	\$1,457,200.51
OMA Construction, Inc.	Maple Valley, WA	\$1,494,129.31
Allied Construction Associates, Inc.	Everett, WA	\$1,599,006.00
<b>Engineer's Estimate</b>		<b>\$1,455,767.52</b>

All bidders' unit prices, extensions, and additions have been checked for accuracy and unbalanced bid items. The contractor's references were checked and found to be acceptable. Staff recommends awarding contract to Earthworks Solutions, LLC.

#### Fiscal Information

<b>Current Project Budget</b>	
Water CIP	\$2,105,003
Transportation CIP	\$2,239
<b>Total Funding</b>	<b>\$2,107,242</b>
<b>Estimated Project Costs</b>	
Design	\$500,515
Construction	\$1,558,739
Contingency	\$311,988
<b>Total Estimated Project Cost</b>	<b>\$2,371,242</b>
<b>Budget Shortfall</b>	<b>\$264,000</b>



Memorandum

Date: 7/7/2026  
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-444  
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
--------------	------------	--------------

DEPARTMENT STAFF:

Public Works	Deepali Jodh	Senior Manager
Public Works	Micah Ross	Functional Area Lead
Public Works	Steve Gibbs	Division Manager
Public Works	Brandon Beuhler	Acting Deputy Public Works Director

TITLE:  
Update on 156<sup>th</sup> AVE NE Shared-Use Path at 60% Design

OVERVIEW STATEMENT:

The proposed 156th Avenue NE Shared Use Path project includes construction of a 12 ft shared use path intended to improve multimodal transportation connectivity, pedestrian and bicyclist safety, and accessibility within the project corridor. The project will include traffic signal and street lighting work, and curblines shifting at some locations. During prior Council discussions, staff indicated that a significant number of trees could be impacted by the project. Council requested an additional update on the potential tree-removal impacts near the 60% design milestone, including arborist recommendations and an evaluation of alternative design considerations. The proposed update will include a summary of the arborist’s recommendations regarding proposed tree removals, the number of trees preserved through design refinements, and the proposed tree replacement and mitigation plan.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information       Provide Direction       Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**  
Capital Investment Program
- **Required:**  
N/A

- **Council Request:**  
Per Council's request during the Sept 2025 site walk, we are providing an update on tree removal and retention at the 60 percent design stage.
- **Other Key Facts:**  
N/A

**OUTCOMES:**

Additional updates in COW meetings will be provided to support effective communication and provide greater clarity regarding the proposed tree removal and tree retention efforts during the design development.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Pedestrian Bicycle Advisory Committee - May 11<sup>th</sup>, 2026. Proposed open house summer 2026.
- **Outreach Methods and Results:**  
Ongoing communication with PSE, multifamily property owners, and impacted single-family property owners for construction easements, right of entry, and coordination of utility vault relocation.
- **Feedback Summary:**  
Meet project goals with informed engagement and collaborative efforts with stakeholders. Evaluate striping and signage options, and provide tree removal alert signage similar to what was used on the NE 40<sup>th</sup> Sidewalk Repair and Grass Lawn Parking Lot projects.

**BUDGET IMPACT:**

**Total Cost:**  
N/A

**Approved in current biennial budget:**       Yes       No       N/A

**Budget Offer Number:**  
CIP

**Budget Priority:**  
Vibrant and Connected

**Other budget impacts or additional costs:**       Yes       No       N/A

*If yes, explain:*  
N/A

**Funding source(s):**  
N/A

**Budget/Funding Constraints:**  
N/A

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
3/25/2025	Business Meeting	Approve

**Proposed Upcoming Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
N/A	None proposed at this time	N/A

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

- Attachment A: 156<sup>th</sup> Shared-Use Path - Project Information Sheet
- Attachment B: Tree Update Presentation
- Attachment C: Draft Arborist Report



# CIP Project Information Sheet

**Project Name:** 156th Ave NE Shared Use Path (4300 Block to 51st St)

**Project Status:** Existing

**Functional Area(s):** Planning, Transportation

**Relevant Plan(s):** Transportation Master Plan

**Neighborhood:** Overlake

**Time Frame:** 2024-2026

**Budget Priority:** Vibrant and Connected

**Citywide Rank:** 9

**Functional Area Priority:** High

**Location:** 156th Ave NE from 4300 Block to NE 51st Street

**Description:**

Replace existing sidewalk on the east side of 156th Ave NE with a new shared use path to create a new facility for cyclists.

**Anticipated Outcomes:** **Primary:** Upgrade/Enhancement **Secondary:** Safety  
Enhanced safety for pedestrians and cyclists.

**Request:** **Primary Reason(s):** Budget Process  
Project was added to CIP with Council approval outside of previous budget process.

Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget	\$187,964	\$1,727,390	\$2,820,151	\$235,013					\$4,970,518
Approved Changes									
<b>Current Approved Budget</b>	<b>\$187,964</b>	<b>\$1,727,390</b>	<b>\$2,820,151</b>	<b>\$235,013</b>					<b>\$4,970,518</b>
<b>Proposed New Budget</b>	<b>\$187,964</b>	<b>\$1,727,390</b>	<b>\$2,820,151</b>	<b>\$235,013</b>					<b>\$4,970,518</b>

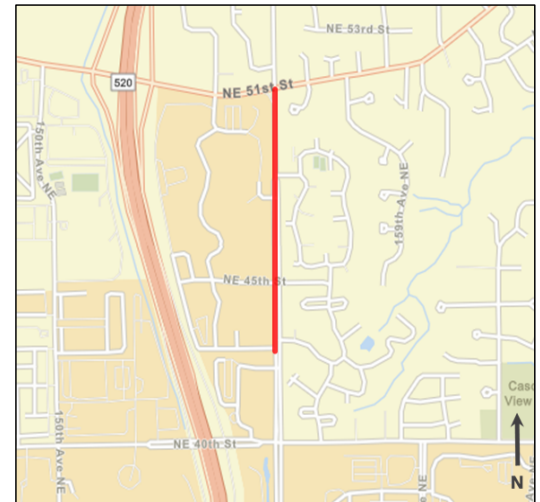
Proposed changes due to  Scope Change  Schedule Change  Budget Change

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)	\$187,964	\$26,852							\$214,816
Right of Way		\$55,080							\$55,080
Design (31-100%)		\$859,266							\$859,266
Construction		\$367,208	\$2,203,243	\$183,604					\$2,754,055
Contingency		\$418,984	\$616,908	\$51,409					\$1,087,301
<b>Total</b>	<b>\$187,964</b>	<b>\$1,727,390</b>	<b>\$2,820,151</b>	<b>\$235,013</b>					<b>\$4,970,518</b>

Estimated M&O Impacts:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Cost									

Explanation:

Proposed Funding Sources:	Prior	2025-2030	Future	Total
Grant - CMAQ		\$700,000		\$700,000
Grant - CRP		\$70,715		\$70,715
Impact Fees	\$187,964	\$2,352,682		\$2,540,646
Business Tax		\$1,659,157		\$1,659,157
<b>Total</b>	<b>\$187,964</b>	<b>\$4,782,554</b>		<b>\$4,970,518</b>



# 156<sup>th</sup> Shared Use Path Design Council Briefing on Trees

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July 7, 2026

Aaron Bert, PW Director



**Redmond**  
WASHINGTON

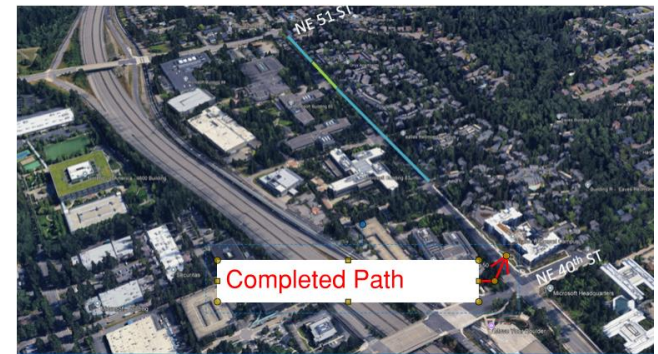
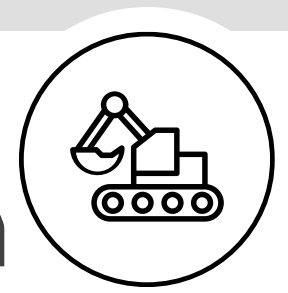


# Project Location

2,100 feet of new shared use path between 4300 Block to NE 51<sup>st</sup>  
400-foot section depicted in green will be built by developer



# Extends current path near NE 40th

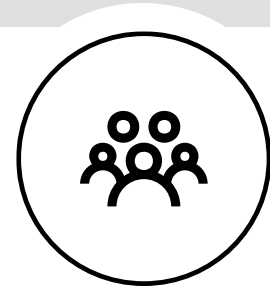




# Existing trees

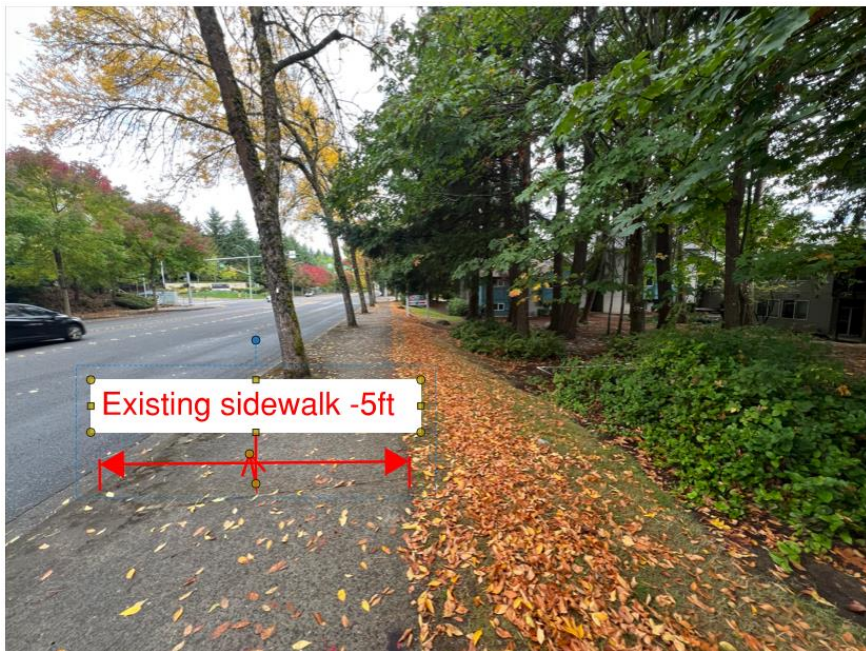
- Street trees leaning and damaging sidewalk
- Evergreen trees trimmed by PSE



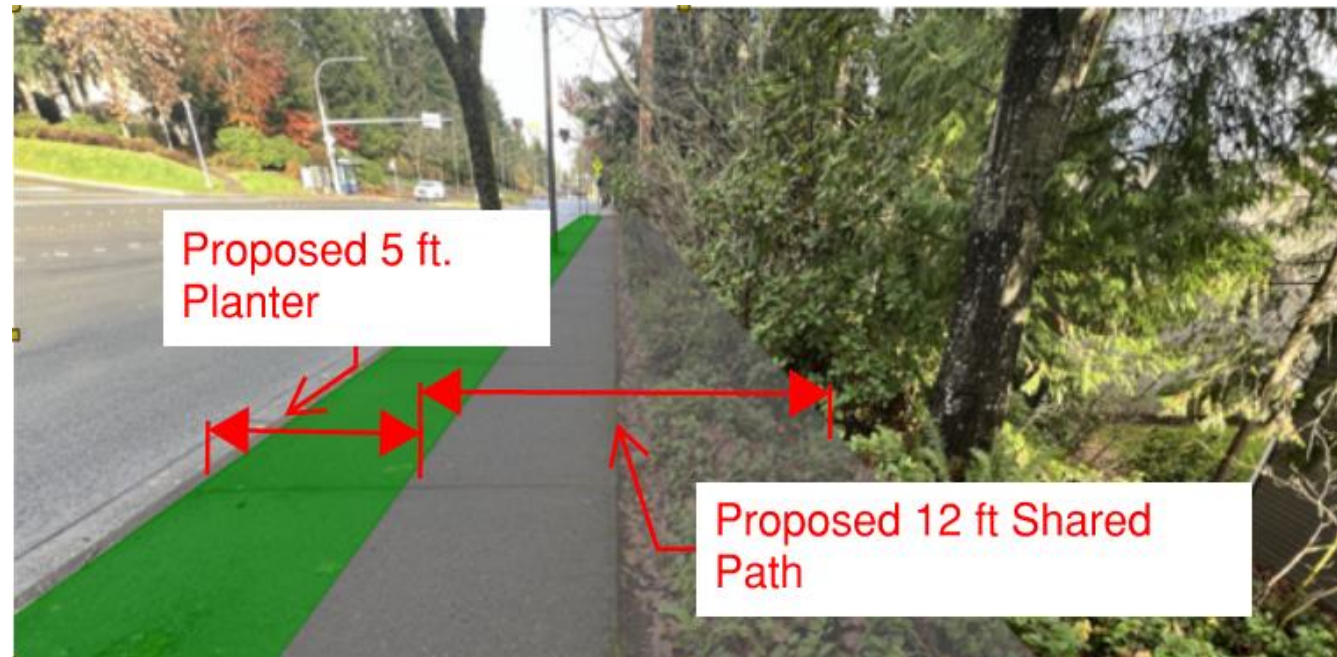


# Existing and Proposed Path

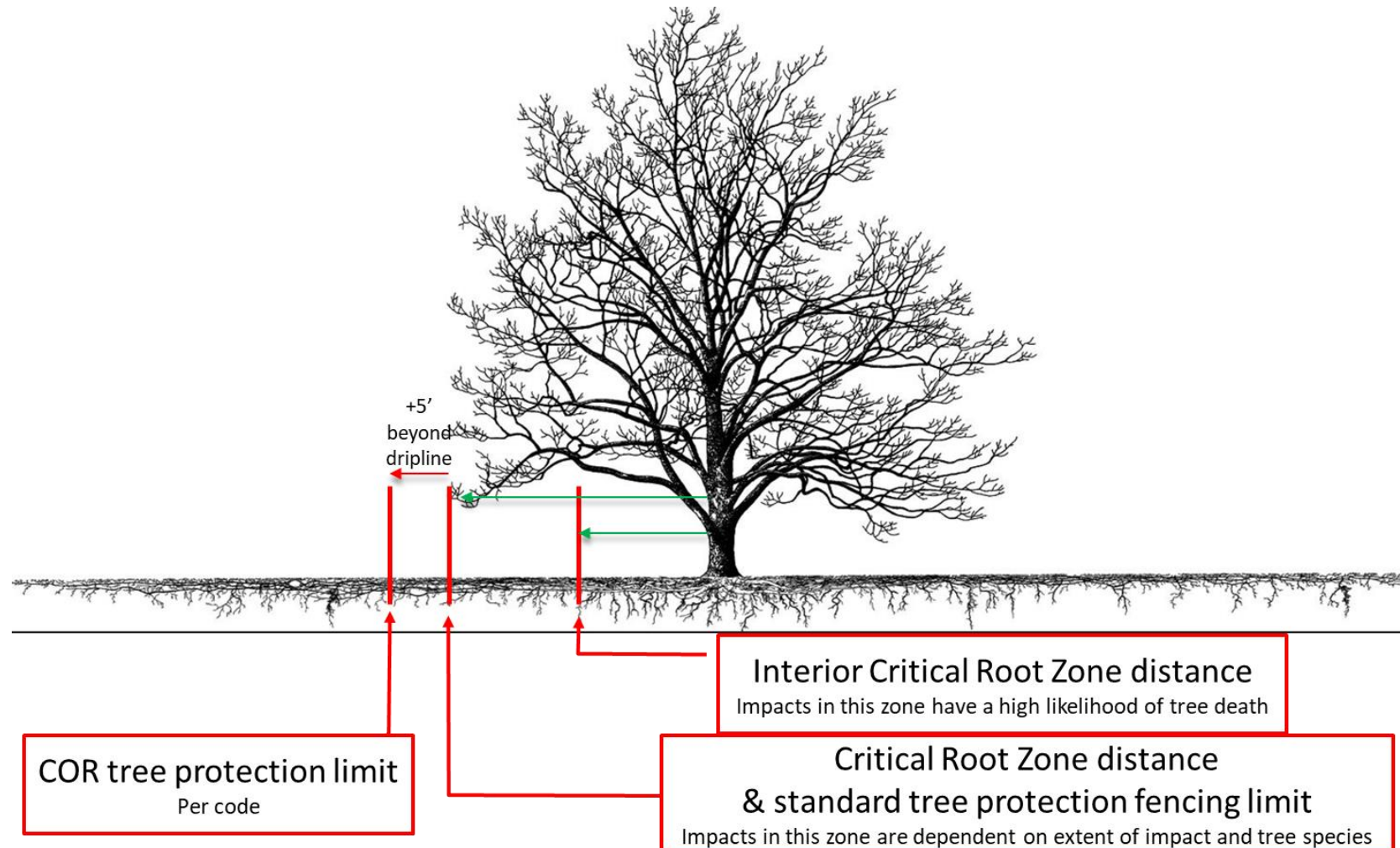
**Existing sidewalk - 5 ft**



**Proposed Path - 12 ft**



# Root Protection Zone



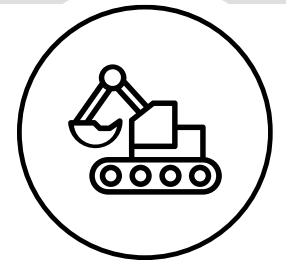




# Tree Impact Summary

- **Right of Way** trees to be removed: **46** significant trees, **0** landmark trees.
- **Private Property\*** trees to be removed: **82** significant trees, **6** landmark trees.
- **SUMMARY:**
- **134** total significant and landmark trees to be removed
- **139** total trees to be removed
- **146** total mitigation trees required

\*Based on current development plans, the majority of these trees would be removed by planned development in the near future



# Tree Mitigation Summary

## SUMMARY:

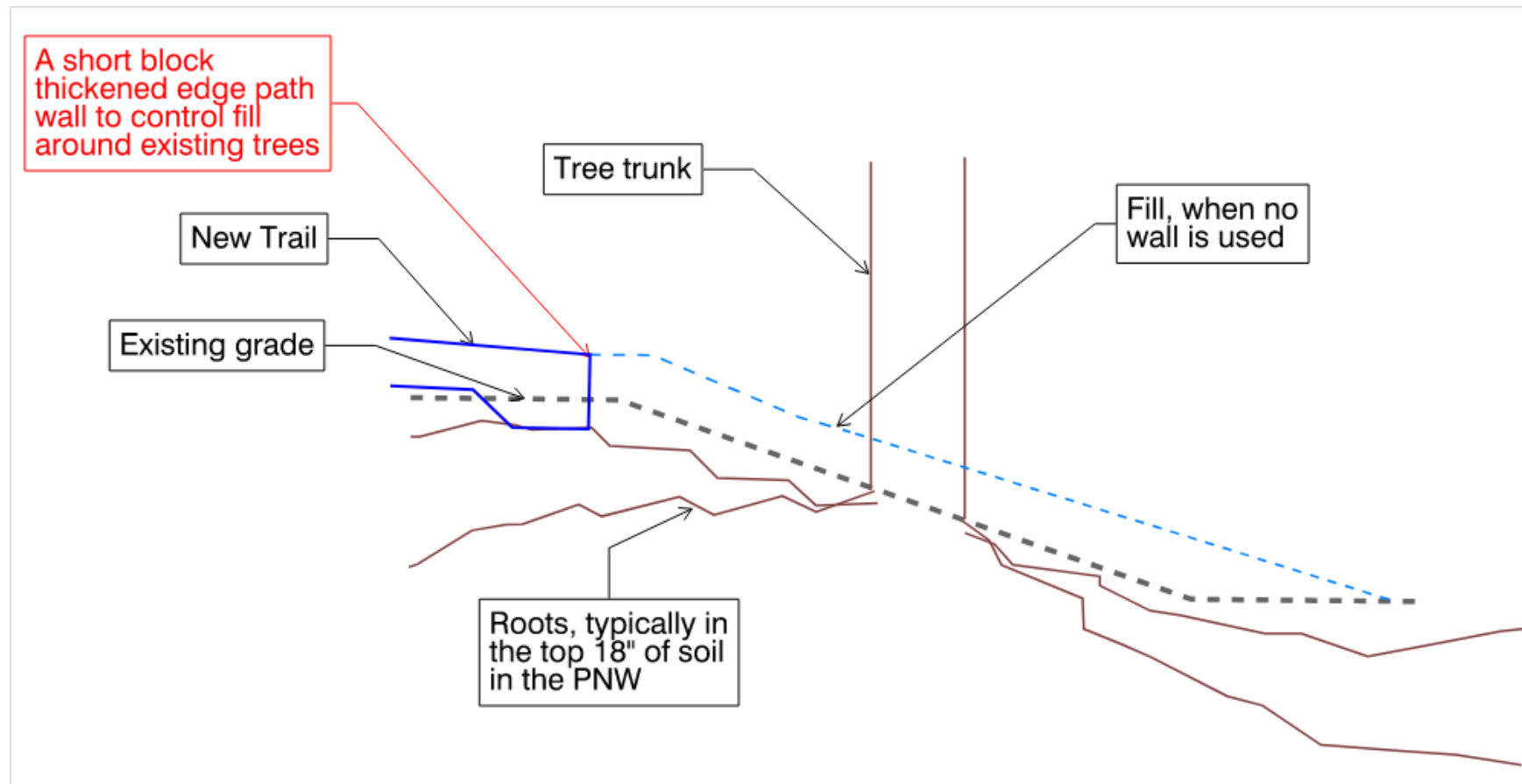
- **139** total trees to be removed
- **146** total mitigation trees required
- **40** replacement on site, maximum the site can fit
- Remaining **106** trees mitigated via contribution to tree fund - approximately \$78,000

\*Based on current development plans, the majority of these trees would be removed by development in the near future

# Efforts Implemented to Minimize Tree Impacts



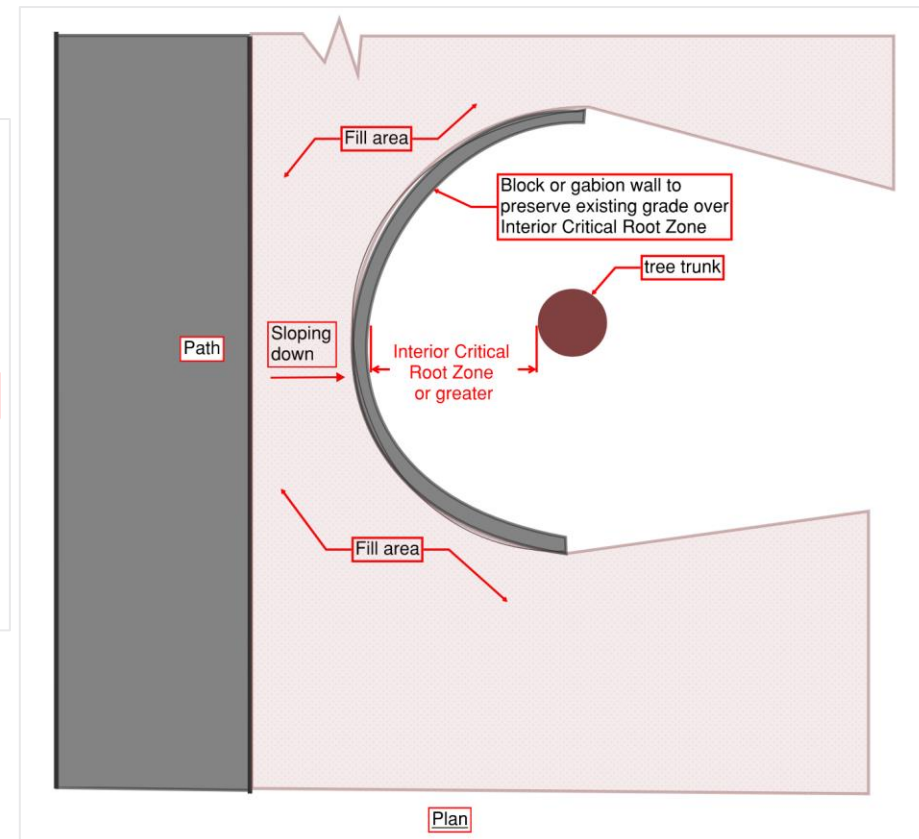
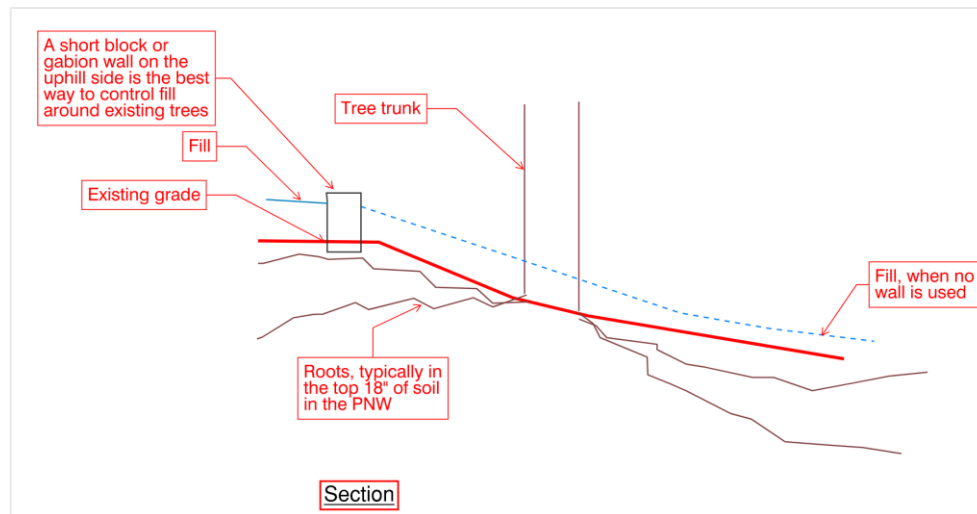
Shared use path curb walls to minimize fill and tree disturbance



# Efforts Implemented to Minimize Tree Impacts



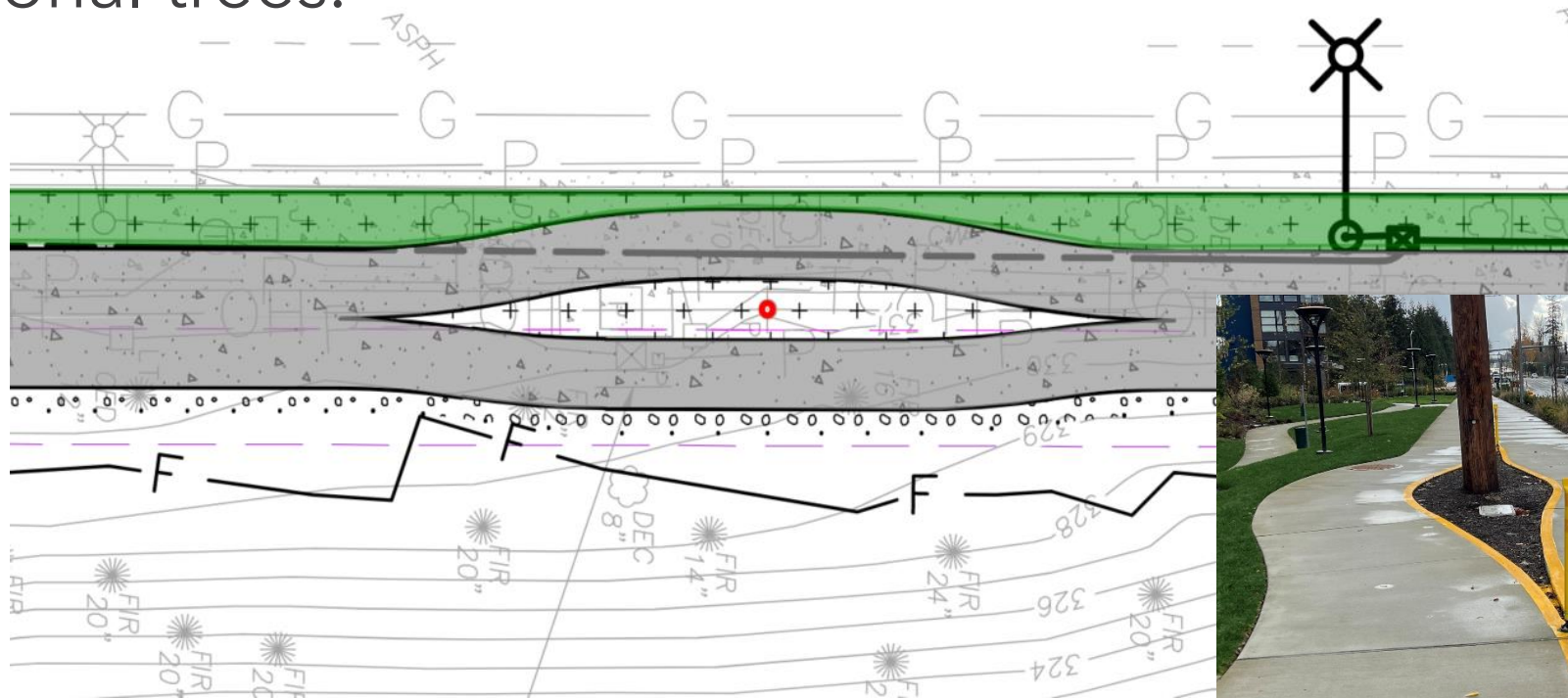
Investigated if tree wells could be implemented - there were no locations where this would save a tree.

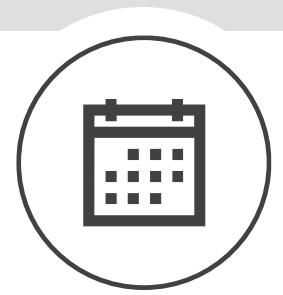


# Efforts Implemented to Minimize Tree Impacts



Separating trail around PSE transmission poles to minimize project footprint. Full width trail behind pole would have impacted 15 additional trees.





# Project Timeline

- 60% Design Completion: June 2026
- 90% Design Completion: Sept 2026
- 100% Design Completion: Jan 2027
- Advertisement: Spring 2027
- Construction: Summer 2027- Spring 2028

# Thank You

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Any Questions?

Aaron Bert/[abert@redmond.gov](mailto:abert@redmond.gov)/[www.Redmond.gov](http://www.Redmond.gov)



## Arborist Report

To: HBB Landscape Architecture c/o Michael Walton

Site: East side of 156<sup>th</sup> Ave NE, Redmond, WA 98052 (between NE 45<sup>th</sup> Street to NE 51<sup>st</sup> Street)

Re: Tree Inventory and Assessment

Date: May 13, 2026

Project Arborists: Lindsay Osborn  
ISA Certified Arborist PN-10281A

Connor McDermott-Grossman  
ISA Certified Arborist PN-8704A  
ISA Qualified Tree Risk Assessor

Referenced Documents: Redmond 156<sup>th</sup> Shared Use Path Tree Impact Exhibit Demo and TESC (KPF)F)  
Redmond 156<sup>th</sup> Shared Use Path Tree Impact Exhibit Paving and Grading (KPF)F)

Attached: Table of Trees  
Tree Site Map

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### Summary

Tree Solutions Inc. inventoried, tagged, and assessed 167 trees within the project area that may be impacted by proposed improvements. Six trees (121, 164, 168, 219, 235, and 237) had diameters over 30 inches at standard height and qualified as Landmark trees under the Redmond Zoning Code (RZC) 21.78.210.

This project covers multiple parcels, public right-of-way (ROW), and potential Puget Sound Energy (PSE) utility easements. We have currently reviewed preliminary design plans, and we recommend Tree Solutions Inc. to review finalized plans to assess tree retention feasibility and provide specific tree protection recommendations for individual trees. The City of Redmond tree code is summarized to aid in project planning.

The City of Redmond requires that 35 percent of healthy trees be retained throughout development on private properties. Of the trees assessed, 116 trees were located on adjacent private properties (Parcels 2331800090 and 1425059129) the plans propose the removal of 89 trees on parcel 1425059129, including 82 healthy significant trees and six landmark trees. Trees growing within or adjacent to the ROW and utility easement were inventoried, however we did not conduct full tree inventories on all adjacent private parcels, and we cannot verify if the parcels will meet the 35 percent retention requirements after the proposed removals.

Replacement trees will be required to mitigate for removed trees. Significant trees removed must be replaced at a 1:1 ratio; landmark trees removed must be replaced at a 3:1 ratio. Significant trees removed beyond the 35% minimum threshold must be replaced at a 3:1 ratio.

Of the 52 trees in the ROW, 46 are proposed for removal. All significant tree removals within the ROW require replacement outlined in RZC 21.72.080.

Healthy tree classifications, quantities and percentages for private property and ROW trees are below in tables 1 and 2. Detailed information on each tree including location and proposed actions for retention can be found in the attached table of trees.

Tree protection measures for retained and impacted trees should be established before the commencement of site work. Tree protection areas should include groups of trees wherever possible in order to maximize protection of the critical root zones. The tree protection specifications included in Appendix F should be followed throughout all phases of work.

**Table 1. Private Property Tree Summary Table**

**Site Trees**

Tree Type	Remove	Impacted	Retained	Total
Landmark (>30" DSH)	6	0	0	<b>6</b>
Significant (6" - 30")	82	12	10	<b>104</b>
Non-significant (< 6")	1	0	4	<b>5</b>
<b>Total</b>	<b>89</b>	<b>12</b>	<b>10</b>	<b>115</b>
Replacement Trees Required	100	12	0	<b>112</b>

**Table 2. ROW Tree Summary Table**

**Off-Site Trees**

Tree Type	Remove	Impacted	Retained	Total
Significant (6" – 30")	46	1	1	48
Non-significant (< 6")	4	0	0	4
<b>Total</b>	<b>50</b>	<b>1</b>	<b>1</b>	<b>52</b>
Replacement Trees Required	46	0	0	46

### Assignment and Scope of Work

This report outlines the site inspection by Lindsay Osborn and Connor McDermott-Grossman, of Tree Solutions Inc., on November 4<sup>th</sup> and November 6<sup>th</sup>, 2025. We were asked to evaluate trees growing in the ROW and on an easement in the project area and to review the Redmond Zoning Code (RZC) requirements as they pertain to the project. We were asked to produce an Arborist Report including the species, size, health, and designation of each tree as it relates to city code. Michael Walton, of HBB Landscape Architecture, requested these services to acquire information for project planning.

## Observations and Discussion

### Site

This project area is in the Overlake Urban Multifamily Zone, and the project proposes the installation of a shared use path. The location of proposed development is on the east side of 156<sup>th</sup> St NE from NE 51<sup>st</sup> Street heading south to approximately half a block south of NE 45<sup>th</sup> St, in Redmond, WA. Adjacent parcels include 2331800120, 2331800110, 2331800100, 2331800090, 1425059129.

The area is currently a pedestrian sidewalk on the west side with trees in planting pits. The east side of the site backs up to residential homes and apartments that abut a utility easement.

According to the City of Redmond's Environmental GIS maps no critical areas exist in the project area.

### Proposed Plans

We have reviewed Redmond 156<sup>th</sup> Shared Use Path Tree Impact Exhibit Demo and TESC (KPF) Redmond 156<sup>th</sup> Shared Use Path Tree Impact Exhibit Paving and Grading (KPF) for tree removal versus retention feasibility. We have not reviewed final design or construction plans for this site, and we recommend Tree Solutions Inc. to review them prior to construction.

### Trees

We assessed 167 trees in the project area. Of the trees assessed 116 were on private property and 51 were in the ROW. As per city definition, six trees on the private property qualified as Landmark trees (121, 164, 168, 219, 235, 237) all of which were on parcel # 1425059129.

Trees east of the existing sidewalk included natives such as Douglas-fir (*Pseudotsuga menziesii*) and Western redcedar (*Thuja plicata*). We also observed ornamental species such as red oaks (*Quercus rubra*), Austrian black pine (*Pinus nigra*), and Scots pine (*Pinus sylvestris*).

Many of the trees had surface roots throughout their planting areas likely due to being planted in compacted soils (**Photo 1**). Tree protection measures should be taken to protect surface roots for retained trees during construction.

The majority of the trees planted on the western side of the sidewalk were green ash (*Fraxinus pennsylvanica*) that have been heavily pruned for utility clearance (**Photo 2**). There were some newly planted cherries (*Prunus* spp).

Several of the trees had ivy (*Hedera* spp.) growing up the trunks and into the canopy (**Photo 3**). Ivy should be cut away from base of tree and at 4-feet above the base to allow the vines to desiccate. We recommend ivy is managed several feet from the base to ensure it does not climb the trunks of trees.

We have included an annotated version of the demolition and TESC plan to serve as the Tree Site Map and attached a Table of Trees that has detailed information about each tree.

## Discussion—Construction Impacts

According to the Redmond Tree Conformance Handout (TCH) all trees on-site (including retained, removed, or impacted trees), must be shown on a Tree Preservation Plan. Additionally, according to RZC 21.72.070 the tree protection area for retained trees shall be established (at a minimum) 5 feet beyond the furthest extent of the measured dripline, which is listed in the attached Table of Trees.

RZC 21.72.060 also states that a minimum of 35 percent of all significant trees on the project site shall be retained on any new development site, along with all landmark trees, unless an exception has been applied for and granted.

### **Tree Protection**

The installation of a shared use pathway has the potential to impact trees retained in the ROW, in the PSE utility easement, and on private parcels. We recommend installing tree protection measures consistent with RZC 21.72.070 for all significant trees retained.

Tree protection measures should include the installation tree protection fencing at the tree protection zone (TPZ), or a radius of five feet past the dripline. The tree protection fencing should be at a minimum 4 feet tall and consist of chain-link fencing. No excavation, machine/vehicle access, impervious surface installation or materials storage is permitted within the tree protection fencing. No grade cuts are permitted within the dripline radius or a radius of 1 foot per diameter inch, whichever is greater. Tree wells with a diameter equal to tree diameter plus 5 feet must be constructed if the grade is proposed to be increased by greater than 1 foot within the tree protection fencing. Recommended tree protection measures are located in Appendix F below.

### **Impacted Trees**

The term 'Impacted' refers to trees which will be retained but will have ground disturbance occurring within 5 feet of the trees dripline. Impacted trees cannot be counted towards the retention percentage for the site.

The plans propose impacting two healthy trees (115 and 116) on parcel 2331800090, 10 healthy trees (118, 132, 140, 174, 181, 188, 190, 192, and 255) on parcel 1425059129, and one healthy tree (101) in the ROW.

It is our professional opinion that the proposed work will not destabilize trees if alternative excavation methods including hydro-excavation, an excavator with a flat-fronted bucket, or manual digging is utilized. All work within the TPZ of impacted trees should be monitored by the project arborist to document impacts. We recommend adding a call out or note to the grading plans for arborist monitoring within the TPZ of all impacted trees.

### **Tree Removals**

Of the trees assessed, 116 trees were located on adjacent private properties (Parcels 2331800090 and 1425059129). The plans propose the removal of 89 trees on parcel 1425059129, of which 82 were healthy significant trees and were six landmark trees. We did not complete a full assessment of trees on the parcel and cannot confirm the site will meet the minimum retention percentage. Based on aerial imagery and the size of the parcel, the proposed tree removals in the project area will likely still allow for a 35 percent retention rate on parcel 1425059129.

The removal of the six landmark trees (121, 164, 168, 219, 235, 237) require an exception to remove per RZC 21.72.060.

Of the 52 trees assessed in the ROW, 47 are proposed for removal.

If any trees proposed for removal are retained during construction, I recommend the trees are assessed for risk after construction by Tree Solutions Inc to determine if retention has increased the risk profile of the trees.

### **Replacements**

Trees removed within the right-of-way (ROW) must be replaced at a 1:1 ratio with species that will achieve comparable canopy coverage at maturity.

Significant trees removed on private parcels must be replaced at a 1:1 ratio and landmark trees at a 3:1 ratio. If any of the adjacent parcels fall below the 35 percent retention level for significant trees, each significant tree removed beyond 35 percent must be replaced at a 3:1 ratio.

Mitigation is not required for the removal of trees found to be hazardous, dead, diseased, injured, or in a declining condition (RZC 21.72.080.B.1). Tree 227 was found to be in poor condition and does not require mitigation.

We recommend replacement tree species that are not within the ash (*Fraxinus*) or maple (*Acer*) genus to help promote species diversity and prevent monoculture in the project area. Monocultures are at increased risk of significant losses if a novel pest or disease arises. Enhancing diversity among street trees contributes to long-term sustainability and success. Further, consideration should be taken to select trees that can be managed under utility lines.

Replacement tree specifications can be found in RZC 21.72.080.C. and state that replacement deciduous trees should be two-and-one-half inch caliper and evergreen trees should be six feet in height.

### **Recommendations**

- Create a Tree Preservation Plan to include:
  - All trees in relation to proposed shared use path.
  - Accurate driplines for retained trees per measurements listed on the attached Table of Trees.
  - Tree protection areas established at a minimum of 5 feet beyond the measured dripline.
  - Call outs or notes for arborist monitoring for work within the TPZ of retained trees.
- Provide Tree Solutions, Inc. with a finalized plans full plan set to determine tree retention feasibility.
- Re-evaluate tree retention as plans are finalized.
- Contact neighboring property owners to discuss tree removals.
- Obtain the necessary tree removal permission from the city before mobilizing on-site.
- Obtain exception request for all landmark tree removals.
- Have risk assessments performed on trees proposed for removal after construction by Tree Solutions Inc.
- All pruning should be conducted by an International Society of Arboriculture certified arborist conforming to current and applicable ANSI A300 standards (ASC 300 2017, Part 1).

- Follow the Tree Protection Specifications in Appendix F throughout site work.
- Cut and remove ivy from the base and at 4 feet above the base of trees and maintain ivy away from the base of retained trees.
- All replacement plantings must be consistent with RZC 21.72.080.
  - Utilize alternative tree genus than ash or maple to promote species diversity in the ROW.

Respectfully submitted,

Lindsay Osborn and Connor McDermott-Grossman,  
Consulting Arborists

## Appendix A Glossary

**DBH or DSH:** The diameter of any tree trunk, measured at four and one-half feet above average grade. For species of trees whose normal growth habit is characterized by multiple stems (e.g., hazelnut, vine maple), diameter shall mean the average diameter of all stems of the tree, measured at a point six inches from the point where the stems digress from the main trunk. In no case shall a branch more than six inches above average grade be considered a stem. (RZC 21.78)

**ISA:** International Society of Arboriculture

**impacted:** the tree is left standing, but ground disturbance is occurring within 5 feet of the trees dripline (City of Redmond 2018)

**landmark tree:** a healthy tree with a DSH greater than 30 inches (RZC 21.78)

**removal:** removal of a tree(s) or vegetation, through either direct or indirect actions, including but not limited to clearing, cutting, causing irreversible damage to roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation, grading, or trenching in the drip line area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location. (RZC 21.78)

**rights of way:** Land owned by a public agency and used or planned to be used as a public thoroughfare (RZC 21.78)

**retained:** the tree is left standing and ground disturbance is not occurring within 5 feet of the trees dripline (City of Redmond Correspondence 2018)

**significant tree:** any healthy tree 6 inches in diameter at breast height (DBH/DSH), or any tree four inches in diameter at breast height (DBH/DSH) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant. (SMP). This term also applies Citywide (RZC 21.78)

**Visual Tree Assessment (VTA):** method of evaluating structural defects and stability in trees by noting the pattern of growth. Developed by Claus Mattheck (Mattheck & Breloer 1994)

## Appendix B References

Accredited Standards Committee A300 (ASC 300). ANSI A300 (Part 1) Tree, Shrub, and Other Woody Plant Management – Standard Practices (Pruning). Londonderry: Tree Care Industry Association, 2017.

City of Redmond. Tree Conformance Handout. 4/2019.

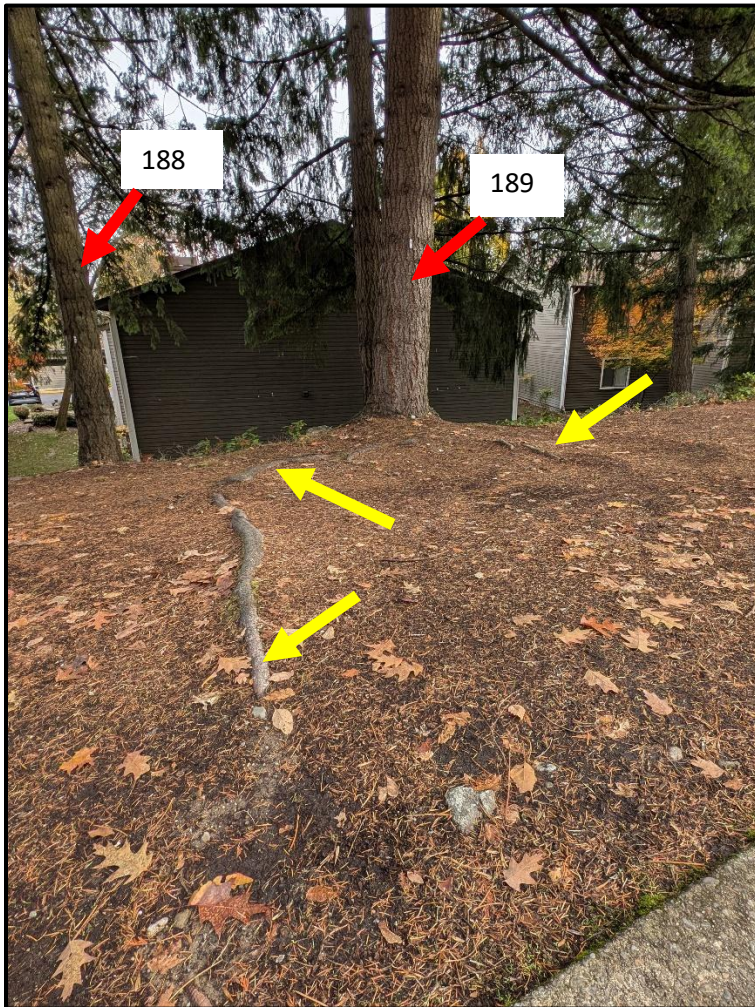
Matheny, N., E. Smiley, R. Gilpin, R. Hauer. *Best Management Practices – Managing Trees During Site Development and Construction, Third Edition*. International Society of Arboriculture (ISA), 2023.

Mattheck, Claus and Helge Breloer. The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

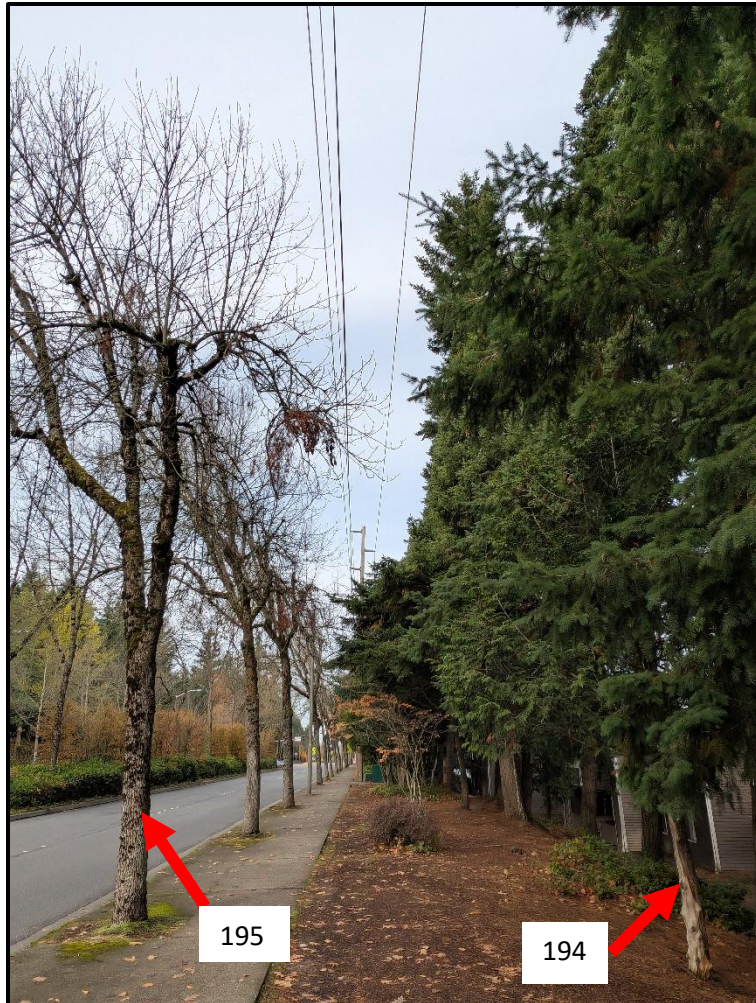
Redmond Zoning Code. 21.72. Tree Protection.

Redmond Zoning Code. 21.78. Definitions

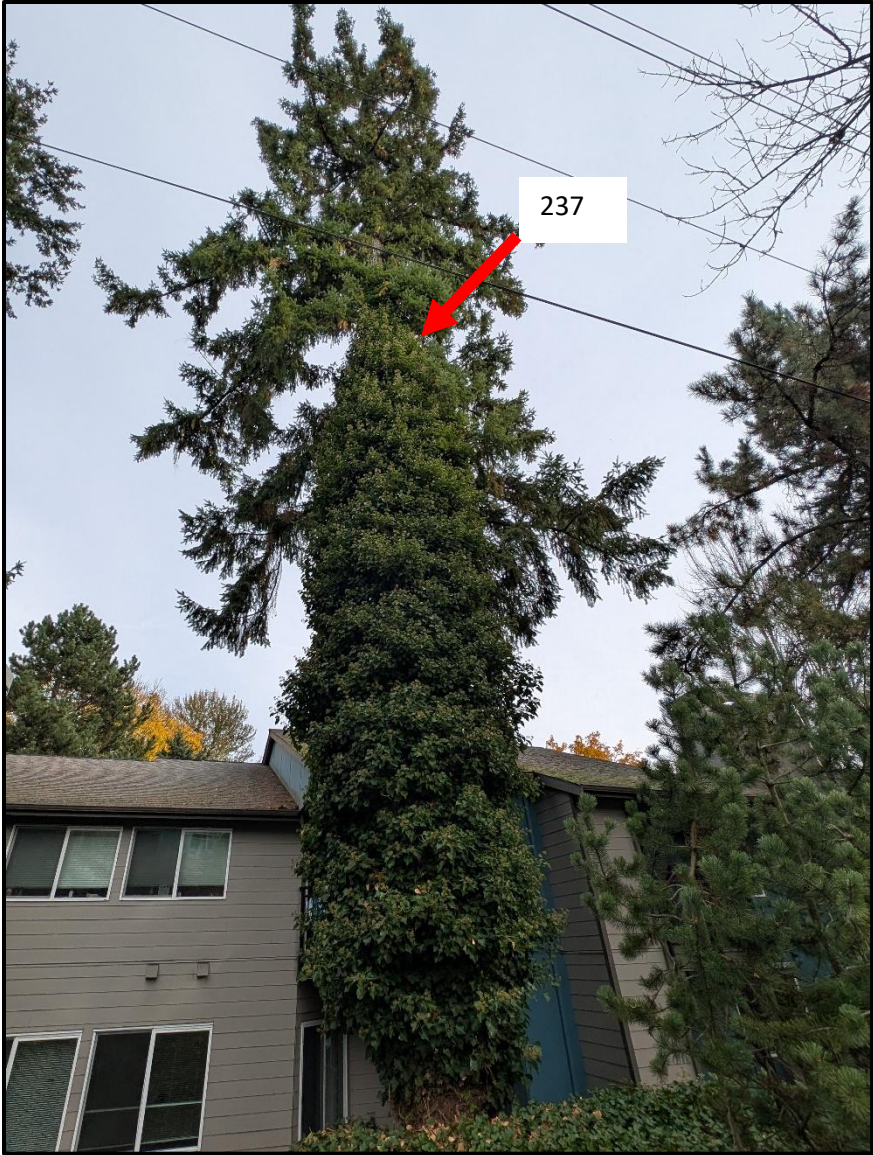
## Appendix C Photographs



**Photo 1.** Looking southeast at trees 188 and 189. Yellow arrows indicate common site conditions where surface roots are located near existing sidewalks.



**Photo 2.** Looking north in project site area showing typical site conditions where trees have been pruned for utility line clearance.



**Photo 3.** Tree 237 showing substantial ivy growth up trunk.

## Appendix D Assumptions & Limiting Conditions

- 1 Consultant assumes that the site and its use do not violate, and is in compliance with, all applicable codes, ordinances, statutes or regulations.
- 2 The consultant may provide a report or recommendation based on published municipal regulations. The consultant assumes that the municipal regulations published on the date of the report are current municipal regulations and assumes no obligation related to unpublished city regulation information.
- 3 Any report by the consultant and any values expressed therein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, or upon any finding to be reported.
- 4 All photographs included in this report were taken by Tree Solutions, Inc. during the documented site visit, unless otherwise noted. Sketches, drawings and photographs (included in, and attached to, this report) are intended as visual aids and are not necessarily to scale. They should not be construed as engineering drawings, architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.
- 5 Unless otherwise agreed, (1) information contained in any report by consultant covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring.
- 6 These findings are based on the observations and opinions of the authoring arborist, and do not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described and assessed.
- 7 Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
- 8 Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.
- 9 Our assessments are made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

## Appendix E Methods

### **Measuring**

We measured the diameter of each tree at 54 inches above grade, diameter at standard height (DSH). If a tree had multiple stems, We measured each stem individually at standard height and determined a single-stem equivalent diameter by averaging the diameter of all stems. A tree is regulated based on this single-stem equivalent diameter value. Because this value is calculated in the office following field work, some trees in our data set may have diameters smaller than 6 inches. These trees are included in the tree table for informational purposes only and not factored into tree totals discussed in this report.

### **Tagging**

We tagged each tree with a circular aluminum tag at eye level. We assigned each tree a numerical identifier on our map and in our tree table, corresponding to this tree tag. We used alphabetical identifiers for trees off-site.

### **Evaluating**

We evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to re-enforce weak areas, while depriving less stressed parts. An understanding of the uniform stress allows the arborist to make informed judgments about the condition of a tree.

### **Rating**

When rating tree health, we took into consideration crown indicators such as foliar density, size, color, stem and shoot extensions. When rating tree structure, we evaluated the tree for form and structural defects, including past damage and decay. Tree Solutions has adapted our ratings based on the Purdue University Extension formula values for health condition (*Purdue University Extension bulletin FNR-473-W - Tree Appraisal*). These values are a general representation used to assist arborists in assigning ratings.

#### **Health**

Excellent - Perfect specimen with excellent form and vigor, well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. Trunk is sound and solid. Root zone undisturbed. No apparent pest problems. Long safe useful life expectancy for the species.

Good - Imperfect canopy density in few parts of the tree, up to 10% of the canopy. Normal to less than ¾ typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist, they are controllable or the tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

Fair - Crown decline and dieback up to 30% of the canopy. Leaf color is somewhat chlorotic/necrotic with smaller leaves and “off” coloration. Shoot extensions indicate some stunting and stressed growing conditions. Stress cone crop clearly visible. Obvious signs of pest problems contributing to lesser condition, control might be possible. Some decay areas found in main stem and branches. Below average safe useful life expectancy

Poor - Lacking full crown, more than 50% decline and dieback, especially affecting larger branches. Stunting of shoots is obvious with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe and uncontrollable. Extensive decay or hollows in branches and trunk. Short safe useful life expectancy.

**Structure**

Excellent - Root plate undisturbed and clear of any obstructions. Trunk flare has normal development. No visible trunk defects or cavities. Branch spacing/structure and attachments are free of any defects.

Good - Root plate appears normal, with only minor damage. Possible signs of root dysfunction around trunk flare. Minor trunk defects from previous injury, with good closure and less than 25% of bark section missing. Good branch habit; minor dieback with some signs of previous pruning. Codominant stem formation may be present, requiring minor corrections.

Fair - Root plate reveals previous damage or disturbance. Dysfunctional roots may be visible around the main stem. Evidence of trunk damage or cavities, with decay or defects present and less than 30% of bark sections missing on trunk. Co-dominant stems are present. Branching habit and attachments indicate poor pruning or damage, which requires moderate corrections.

Poor - Root plate disturbance and defects indicate major damage, with girdling roots around the trunk flare. Trunk reveals more than 50% of bark section missing. Branch structure has poor attachments, with several structurally important branches dead or broken. Canopy reveals signs of damage or previous topping or lion-tailing, with major corrective action required.

## Appendix F Tree Protection Specifications

*The following is a list of protection measures that must be employed before, during and after construction to ensure the long-term viability of retained trees.*

1. **Project Arborist:** The project arborists shall at minimum have an International Society of Arboriculture (ISA) Certification and ISA Tree Risk Assessment Qualification.
2. **Tree Protection Zone (TPZ):** The city of Redmond requires a TPZ of the dripline of the tree plus five additional feet. In some cases, the TPZ may extend outside tree protection fencing. Work within the TPZ must be approved and monitored by the project arborist.
3. **Tree Protection Fencing:** Tree protection shall consist of 6-foot-tall chain-link fencing installed at the TPZ as approved by the project arborist. Fence posts shall be anchored into the ground or bolted to existing hardscape surfaces.
  - a. Where trees are being retained as a group the fencing shall encompass the entire area including all landscape beds or lawn areas associated with the grove.
  - b. Per arborist approval, TPZ fencing may be placed at the edge of existing hardscape within the TPZ to allow for staging and traffic.
  - c. Where work is planned within the TPZ, install fencing at the edge of TPZ and move to limits of disturbance at the time that the work within the TPZ is planned to occur. This ensures that work within the TPZ is completed to specification.
  - d. Where trees are protected at the edge of the project boundary, construction limits fencing shall be incorporated as the boundary of tree protection fencing.
4. **Access Beyond Tree Protection Fencing:** The project manager or project arborist shall be present when tree protection areas are accessed.
5. **Tree Protection Signage:** Tree protection signage shall be affixed to fencing every 20 feet. Signage shall be fluorescent, at least 2' x 2' in size. Signage will note: "Tree Protection Area – Do Not Enter: Entry into the tree protection area is prohibited unless authorized by the project manager." Signage shall include the contact information for the project manager and instructions for gaining access to the area.
6. **Filter / Silt Fencing:** Filter / silt fencing within or at the edge of the TPZ of retained trees shall be installed in a manner that does not sever roots. Install so that filter / silt fencing sits on the ground and is weighed in place by sandbags or gravel. Do not trench to insert filter / silt fencing into the ground.
7. **Monitoring:** The project arborist shall monitor all ground disturbance at the edge of or within the TPZ, including where the TPZ extends beyond the tree protection fencing.
8. **Soil Protection:** No parking, foot traffic, materials storage, or dumping (including excavated soils) are allowed within the TPZ. Heavy machinery shall remain outside of the TPZ. Access to the tree protection area will be granted under the supervision of the project arborist. If project arborist allows, heavy machinery can enter the area if soils are protected from the load. Acceptable methods of soil protection include applying 3/4-inch plywood over 6 inches of wood chip mulch or use of AlturnaMats® (or equivalent product approved by the project arborist). Retain existing paved surfaces within or at the edge of the TPZ for as long as possible.
9. **Soil Remediation:** Soil compacted within the TPZ of retained trees shall be remediated using pneumatic air excavation according to a specification produced by the project arborist.
10. **Canopy Protection:** Where fencing is installed at the limits of disturbance within the TPZ, canopy management (pruning or tying back) shall be conducted to ensure that vehicular traffic does not damage canopy parts. Exhaust from machinery shall be located five feet outside the dripline of retained trees. No exhaust shall come in contact with foliage for prolonged periods of time.

11. **Duff/Mulch:** Apply 6 inches of arborist wood chip mulch or hog fuel over bare soil within the TPZ to prevent compaction and evaporation. TPZ shall be free of invasive weeds to facilitate mulch application. Keep mulch 1 foot away from the base of trees and 6 inches from retained understory vegetation. Retain and protect as much of the existing duff and understory vegetation as possible.
12. **Excavation:** Excavation done at the edge of or within the TPZ shall use alternative methods such as pneumatic air excavation or hand digging. If heavy machinery is used, use flat front buckets with the project arborist spotting for roots. When roots are encountered, stop excavation and cleanly sever roots. The project arborist shall monitor all excavation done within the TPZ.
13. **Fill:** Limit fill to 1 foot of uncompacted well-draining soil, within the TPZ of retained trees. In areas where additional fill is required, consult with the project arborist. Fill must be kept at least 1 foot from the trunks of trees.
14. **Root Pruning:** Limit root pruning to the extent possible. All roots shall be pruned with a sharp saw making clean cuts. Do not fracture or break roots with excavation equipment.
15. **Root Moisture:** Root cuts and exposed roots shall be immediately covered with soil, mulch, or clear polyethylene sheeting and kept moist. Water to maintain moist condition until the area is back filled. Do not allow exposed roots to dry out before replacing permanent back fill.
16. **Hardscape Removal:** Retain hardscape surfaces for as long as practical. Remove hardscape in a manner that does not require machinery to traverse newly exposed soil within the TPZ. Where equipment must traverse the newly exposed soil, apply soil protection as described in section 8. Replace fencing at edge of TPZ if soil exposed by hardscape removal will remain for any period of time.
17. **Tree Removal:** All trees to be removed that are located within the TPZ of retained trees shall not be ripped, pulled, or pushed over. The tree should be cut to the base and the stump either left in place or ground out. A flat front bucket can also be used to sever roots around all sides of the stump, or the roots can be exposed using hydro or air excavation and then cut before removing the stump.
18. **Irrigation:** Retained trees with soil disturbance within the TPZ will require supplemental water from June through September. Acceptable methods of irrigation include drip, sprinkler, or watering truck. Trees shall be watered three times per month during this time.
19. **Pruning:** Pruning required for construction and safety clearance shall be done with a pruning specification provided by the project arborist in accordance with American National Standards Institute ANSI-A300 2017 Standard Practices for Pruning. Pruning shall be conducted or monitored by an arborist with an ISA Certification.
20. **Plan Updates:** All plan updates or field modifications that result in impacts within the TPZ or change the retained status of trees shall be reviewed by the senior project manager and project arborist prior to conducting the work.
21. **Materials:** Contractor shall have the following materials onsite and available for use during work in the TPZ:
  - **Sharp and clean bypass hand pruners**
  - **Sharp and clean bypass loppers**
  - **Sharp hand-held root saw**
  - **Reciprocating saw with new blades**
  - **Shovels**
  - **Trowels**
  - **Clear polyethylene sheeting**
  - **Burlap**
  - **Water**



# Private Property Health Assessment Tree Table

156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
Multi-stem trees are noted, and a single stem equivalent is calculated by averaging the diameters of the stems.  
Drip line is measured from the center of the tree to the outermost extent of the canopy.

Tree ID (101-267)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Health		Dead / Dying (Poor)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Notes	Parcel #	Proposed action
						(Good/Excellent)	Fair (Fair)							
115	<i>Thuja plicata</i>	Western redcedar	Evergreen	12.1		X			11.5	Y	N	Utility box installed up to base of tree, pruned for construction clearance up entire west side of tree.	2331800090	Impacted
116	<i>Thuja plicata</i>	Western redcedar	Evergreen	12.8		X			13.5	Y	N	Utility box installed up to base of tree, pruned for construction clearance up entire west side of tree.	2331800090	Impacted
118	<i>Pinus nigra</i>	Austrian black pine	Evergreen	19.1		X			17.8	Y	N	Growing/planted above grade. Phototropic lean to north, surface roots present to west.	1425059129	Impacted
119	<i>Pinus nigra</i>	Austrian black pine	Evergreen	11.2		X			6.5	Y	N	Stilted roots, slightly shade suppressed canopy.	1425059129	Retain
120	<i>Pinus nigra</i>	Austrian black pine	Evergreen	8.2		X			9.3	Y	N		1425059129	Retain
121	<i>Thuja plicata</i>	Western redcedar	Evergreen	31.7		X			15.3	Y	Y		1425059129	Remove
122	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.2		X			23.9	Y	N	Pruned for utilities.	1425059129	Remove
123	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	11.5		X			14.5	Y	N		1425059129	Remove
124	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	9.8		X			9.4	Y	N		1425059129	Remove
125	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	7.0		X			8.3	Y	N	Shade suppressed.	1425059129	Remove
126	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	11.1		X			17.5	Y	N		1425059129	Remove
127	<i>Thuja plicata</i>	Western redcedar	Evergreen	7.6	8.5, 6.6	X			9.3	Y	N	Narrow unions.	1425059129	Remove
129	<i>Quercus rubra</i>	Red oak	Deciduous	21.6		X			20.9	Y	N	Pruned for utilities.	1425059129	Remove
130	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	12.2		X			13.5	Y	N	Pruned for utilities.	1425059129	Remove
131	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.0		X			22.9	Y	N	Pruned for utilities.	1425059129	Remove
132	<i>Thuja plicata</i>	Western redcedar	Evergreen	6.0		X			8.3	Y	N	Shade suppressed.	1425059129	Impacted
133	<i>Thuja plicata</i>	Western redcedar	Evergreen	14.5		X			12.6	Y	N	Girdling roots present.	1425059129	Retain
134	<i>Thuja plicata</i>	Western redcedar	Evergreen	9.7		X			10.4	Y	N		1425059129	Retain
135	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.6		X			19.9	Y	N		1425059129	Remove
136	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.9		X			21.8	Y	N		1425059129	Remove
137	<i>Thuja plicata</i>	Western redcedar	Evergreen	10.8		X			14.5	Y	N		1425059129	Remove
138	<i>Quercus rubra</i>	Red oak	Deciduous	18.1		X			21.8	Y	N		1425059129	Remove
139	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.7		X			17.8	Y	N	Stilted roots to west.	1425059129	Remove
140	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.1		X			17.8	Y	N	Stilted roots.	1425059129	Impacted
141	<i>Quercus rubra</i>	Red oak	Deciduous	20.1		X			30.8	Y	N	Pruned for utilities.	1425059129	Remove
142	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.5		X			18.8	Y	N		1425059129	Remove
143	<i>Thuja plicata</i>	Western redcedar	Evergreen	7.7		X			9.3	Y	N		1425059129	Retain
144	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	17.8		X			16.7	Y	N	Stilted roots.	1425059129	Remove
145	<i>Quercus rubra</i>	Red oak	Deciduous	16.5		X			19.7	Y	N		1425059129	Remove
147	<i>Quercus rubra</i>	Red oak	Deciduous	21.3		X			27.9	Y	N	Pruned for utilities.	1425059129	Remove
148	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.2			X		21.8	Y	N	Topped for utilities with many reiterations.	1425059129	Remove
150	<i>Tsuga heterophylla</i>	Western hemlock	Evergreen	9.8			X		12.4	Y	N	Top is dead.	1425059129	Remove
151	<i>Tsuga heterophylla</i>	Western hemlock	Evergreen	17.1		X			16.7	Y	N		1425059129	Remove
152	<i>Thuja plicata</i>	Western redcedar	Evergreen	9.9		X			8.4	Y	N	Shade suppressed.	1425059129	Remove
153	<i>Thuja plicata</i>	Western redcedar	Evergreen	7.2	8.8, 5.6	X			11.3	Y	N		1425059129	Remove
155	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	15.4			X		17.6	Y	N	Topped for utilities with good reaction wood. Potential through crack, advanced testing recommended if tree is to be retained.	1425059129	Remove
156	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.3		X			17.8	Y	N	Surface roots to east.	1425059129	Remove
157	<i>Thuja plicata</i>	Western redcedar	Evergreen	11.6		X			10.5	Y	N	Shade suppressed.	1425059129	Remove
158	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.3			X		14.8	Y	N	Previously topped for utilities, potential through crack, advanced testing recommended if tree is to be retained.	1425059129	Remove
160	<i>Tsuga heterophylla</i>	Western hemlock	Evergreen	13.7			X		12.6	Y	N	Topped for utilities.	1425059129	Remove
161	<i>Thuja plicata</i>	Western redcedar	Evergreen	6.2	8.1, 6.6, 5.2, 5	X			9.3	Y	N	Multistem at base, shade suppressed.	1425059129	Remove
162	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	14.6		X			17.6	Y	N		1425059129	Remove
163	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.1			X		19.9	Y	N	Multistem at base, topped for utilities.	1425059129	Remove
164	<i>Thuja plicata</i>	Western redcedar	Evergreen	30.3		X			25.3	Y	Y	Candelabra form. Specimen tree on site.	1425059129	Remove
165	<i>Thuja plicata</i>	Western redcedar	Evergreen	22.0		X			18.9	Y	N	Ivy at base and up trunk limits assessment.	1425059129	Remove
168	<i>Thuja plicata</i>	Western redcedar	Evergreen	40.2			X		25.7	Y	Y	Cavities on trunk from sapsucker activity. Advanced testing recommended if tree is to be retained.	1425059129	Remove
169	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.1		X			19.9	Y	N	Surface roots on east side. Ivy at base and up trunk limits assessment. Pruned for utilities.	1425059129	Remove
170	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.1		X			19.8	Y	N	Surface roots present.	1425059129	Remove
173	<i>Thuja plicata</i>	Western redcedar	Evergreen	24.1		X			21.0	Y	N	Surface roots present.	1425059129	Remove



**Private Property Health Assessment Tree  
Table**  
156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

Tree ID (101-267)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Notes	Parcel #	Proposed action
174	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.1			X		17.9	Y	N	Canopy has chlorotic foliage. Many surface roots present.	1425059129	Impacted
175	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	14.0		X			14.6	Y	N	Pruned for utilities.	1425059129	Remove
176	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	13.6		X			11.6	Y	N		1425059129	Remove
178	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	11.1		X			11.5	Y	N		1425059129	Remove
179	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.0		X			16.8	Y	N	Surface roots present.	1425059129	Remove
180	<i>Thuja plicata</i>	Western redcedar	Evergreen	9.9		X			9.4	Y	N	Shade suppressed.	1425059129	Retain
181	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.5		X			18.8	Y	N	Surface roots present.	1425059129	Impacted
182	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.3		X			17.8	Y	N		1425059129	Impacted
183	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.2		X			18.8	Y	N	Surface roots present, shade suppressed.	1425059129	Remove
184	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.2		X			19.9	Y	N	Surface roots present.	1425059129	Remove
185	<i>Thuja plicata</i>	Western redcedar	Evergreen	9.9		X			8.4	Y	N		1425059129	Remove
187	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	9.4		X			14.4	Y	N	Phototropic to west.	1425059129	Remove
188	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.4		X			21.9	Y	N		1425059129	Impacted
189	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	23.6			X		20.0	Y	N	Surface roots to west. Pitch flow from 4 to 6 feet above grade on SE side, could be decay from being previously topped. Advanced testing recommended if tree is to be retained.	1425059129	Remove
190	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.3		X			21.9	Y	N		1425059129	Impacted
192	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.5			X		21.8	Y	N	Small shoot extension, sparse canopy.	1425059129	Impacted
193	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.0		X			19.9	Y	N		1425059129	Remove
194	<i>Thuja plicata</i>	Western redcedar	Evergreen	6.6			X		8.3	Y	N	Wound at base to 6 feet.	1425059129	Remove
196	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	23.7			X		19.0	Y	N		1425059129	Remove
197	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.3		X			16.9	Y	N		1425059129	Remove
199	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.3		X			18.8	Y	N		1425059129	Remove
201	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.2			X		20.8	Y	N	Previously topped with reiterations.	1425059129	Remove
202	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	28.1		X			23.2	Y	N	Not on survey, TESC, or Paving/Grading plan.	1425059129	Remove
203	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	16.4		X			14.7	Y	N		1425059129	Remove
204	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.4		X			18.9	Y	N	Previously topped with reiterations.	1425059129	Remove
205	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	17.4		X			17.7	Y	N		1425059129	Remove
210	<i>Thuja plicata</i>	Western redcedar	Evergreen	10.8		X			9.5	Y	N		1425059129	Remove
211	<i>Thuja plicata</i>	Western redcedar	Evergreen	12.3		X			15.5	Y	N		1425059129	Remove
212	<i>Thuja plicata</i>	Western redcedar	Evergreen	7.9		X			13.3	Y	N		1425059129	Remove
213	<i>Pinus nigra</i>	Austrian black pine	Evergreen	11.2		X			16.5	Y	N		1425059129	Remove
214	<i>Acer platanoides</i>	Norway maple	Deciduous	15.8		X			22.7	Y	N		1425059129	Remove
215	<i>Pinus nigra</i>	Austrian black pine	Evergreen	9.2			X		16.4	Y	N		1425059129	Remove
216	<i>Pinus nigra</i>	Austrian black pine	Evergreen	14.0			X		17.6	Y	N		1425059129	Remove
219	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	33.6		X			21.4	Y	Y		1425059129	Remove
220	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.8		X			22.9	Y	N		1425059129	Remove
222	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.1		X			22.9	Y	N	Previously topped with reiterations.	1425059129	Remove
223	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	17.9			X		14.7	Y	N	Living snag.	1425059129	Remove
225	<i>Acer macrophyllum</i>	Bigleaf maple	Deciduous	16.0		X			26.7	Y	N		1425059129	Remove
227	<i>Acer macrophyllum</i>	Bigleaf maple	Deciduous	10.8	8.4, 10.1, 15.2, 13, 13.6, 5.7, 13.9			X	27.4	Y	N	Significant dieback in crown. Many stems present.	1425059129	Remove
228	<i>Acer macrophyllum</i>	Bigleaf maple	Deciduous	10.9	8.5, 9.3, 10.9, 12.6, 13		X		28.5	Y	N	Many stems.	1425059129	Remove
230	<i>Pinus sylvestris</i>	Scots pine	Evergreen	17.2			X		13.7	Y	N	Ivy at base and on trunk, limits assessment.	1425059129	Remove
232	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	28.7		X			23.2	Y	N		1425059129	Remove
235	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	31.0		X			21.3	Y	Y	Ivy at base and on trunk, limits assessment. Pruned for utilities.	1425059129	Remove
237	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	34.0		X			24.4	Y	Y	Pruned for utilities. Growing on top of rockery. Ivy at base and on trunk, limits assessment.	1425059129	Remove
239	<i>Pinus nigra</i>	Austrian black pine	Evergreen	10.4		X			14.4	Y	N		1425059129	Remove
240	<i>Pinus nigra</i>	Austrian black pine	Evergreen	15.6		X			14.7	Y	N		1425059129	Remove
242	<i>Pinus nigra</i>	Austrian black pine	Evergreen	7.7			X		8.3	Y	N		1425059129	Remove
243	<i>Tsuga heterophylla</i>	Western hemlock	Evergreen	6.3		X			8.3	Y	N		1425059129	Remove
244	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	8.9		X			10.4	Y	N		1425059129	Remove
245	<i>Pinus sylvestris</i>	Scots pine	Evergreen	17.2		X			14.7	Y	N		1425059129	Remove
248	<i>Pinus sylvestris</i>	Scots pine	Evergreen	14.1			X		12.6	Y	N	Utility lines going between two narrow stems.	1425059129	Remove
249	<i>Pinus sylvestris</i>	Scots pine	Evergreen	20.0		X			18.8	Y	N	Measured at narrowest point below union.	1425059129	Remove



**Private Property Health Assessment Tree  
Table**  
156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

Tree ID (101-267)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Notes	Parcel #	Proposed action
250	<i>Pinus nigra</i>	Austrian black pine	Evergreen	13.9			X		19.6	Y	N	Tree has grown into utility wires. Previously topped for utilities.	1425059129	Remove
251	<i>Pinus nigra</i>	Austrian black pine	Evergreen	16.8		X			21.7	Y	N		1425059129	Remove
252	<i>Pinus nigra</i>	Austrian black pine	Evergreen	11.9	15.2, 8.6	X			18.5	Y	N		1425059129	Remove
253	<i>Pinus sylvestris</i>	Scots pine	Evergreen	7.8		X			14.3	Y	N	Shade suppressed.	1425059129	Remove
254	<i>Pinus sylvestris</i>	Scots pine	Evergreen	15.5		X			21.6	Y	N		1425059129	Remove
255	<i>Pinus nigra</i>	Austrian black pine	Evergreen	13.6		X			10.6	Y	N		1425059129	Impacted
256	<i>Acer palmatum</i>	Japanese maple	Deciduous	7.2		X			8.3	Y	N	Measured at narrowest point below union.	1425059129	Retain
257	<i>Pinus nigra</i>	Austrian black pine	Evergreen	22.1		X			19.9	Y	N		1425059129	Retain
258	<i>Pinus nigra</i>	Austrian black pine	Evergreen	13.5		X			13.6	Y	N		1425059129	Retain
259	<i>Pinus nigra</i>	Austrian black pine	Evergreen	11.6		X			9.5	Y	N		1425059129	Retain
264	<i>Acer palmatum</i>	Japanese maple	Deciduous	2.1			X		3.1	N	N	Newly planted. Base of trunk appears to be buried, planted too deep. Some branches showing reversions.	1425059129	Retain
265	<i>Thuja plicata</i>	Western redcedar	Evergreen	3.0		X			3.1	N	N	Newly planted.	1425059129	Retain
266	<i>Thuja plicata</i>	Western redcedar	Evergreen	2.0	2, 2	X			3.1	N	N	Newly planted.	1425059129	Retain
267	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	1.5		X			1.1	N	N	Newly planted. Base of trunk appears to be buried, planted too deep.	1425059129	Retain
<b>Total On-Site Trees</b>														115
<b>Total On-Site Significant Trees (Does Not Include Landmark Trees)</b>														106
<b>Total On-Site Landmark Trees</b>														6



**Private Property Retained Tree Table**  
156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

*DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
Multi-stem trees are noted, and a single stem equivalent is calculated by averaging the diameters of the stems.  
Drip line is measured from the center of the tree to the outermost extent of the canopy.*

Tree ID	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	If >6" DSH, Significant Tree		If >30" DSH, Landmark Tree		Photo # (If Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Notes	Parcel #
						Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)							
119	<i>Pinus nigra</i>	Austrian black pine	Evergreen	11.2		X					6.5	Y	N	Stilted roots, slightly shade suppressed canopy.	1425059129
120	<i>Pinus nigra</i>	Austrian black pine	Evergreen	8.2		X					9.3	Y	N		1425059129
133	<i>Thuja plicata</i>	Western redcedar	Evergreen	14.5		X					12.6	Y	N	Girdling roots present.	1425059129
134	<i>Thuja plicata</i>	Western redcedar	Evergreen	9.7		X					10.4	Y	N		1425059129
143	<i>Thuja plicata</i>	Western redcedar	Evergreen	7.7		X					9.3	Y	N		1425059129
180	<i>Thuja plicata</i>	Western redcedar	Evergreen	9.9		X					9.4	Y	N	Shade suppressed.	1425059129
256	<i>Acer palmatum</i>	Japanese maple	Deciduous	7.2		X					8.3	Y	N	Measured at narrowest point below union.	1425059129
257	<i>Pinus nigra</i>	Austrian black pine	Evergreen	22.1		X					19.9	Y	N		1425059129
258	<i>Pinus nigra</i>	Austrian black pine	Evergreen	13.5		X					13.6	Y	N		1425059129
259	<i>Pinus nigra</i>	Austrian black pine	Evergreen	11.6		X					9.5	Y	N		1425059129
264	<i>Acer palmatum</i>	Japanese maple	Deciduous	2.1					X		3.1	N	N	Newly planted. Base of trunk appears to be buried, planted too deep. Some branches showing reversions.	1425059129
265	<i>Thuja plicata</i>	Western redcedar	Evergreen	3.0		X					3.1	N	N	Newly planted.	1425059129
266	<i>Thuja plicata</i>	Western redcedar	Evergreen	2.0	2, 2	X					3.1	N	N	Newly planted.	1425059129
267	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	1.5		X					1.1	N	N	Newly planted. Base of trunk appears to be buried, planted too deep.	1425059129
						<b>Total Proposed for Retention</b>		14							
						<b>Total Significant Trees (Does Not Include Landmark Trees)</b>		10							
						<b>Total Landmark Trees</b>		0							



**Private Property Impacted Tree Table**  
156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

*DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
Multi-stem trees are noted, and a single stem equivalent is calculated by averaging the diameters of the stems.  
Drip line is measured from the center of the tree to the outermost extent of the canopy.*

Tree ID	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	If >6" DSH, Significant Tree		If >30" DSH, Landmark Tree		Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Landmark Exception Request Required?	Notes	Parcel #
						Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Photo # (if Photo Provided)						
115	<i>Thuja plicata</i>	Western redcedar	Evergreen	12.1		X				11.5	Y	N	No	Utility box installed up to base of tree, pruned for construction clearance up entire west side of tree.	2331800090
116	<i>Thuja plicata</i>	Western redcedar	Evergreen	12.8		X				13.5	Y	N	No	Utility box installed up to base of tree, pruned for construction clearance up entire west side of tree.	2331800090
118	<i>Pinus nigra</i>	Austrian black pine	Evergreen	19.1		X				17.8	Y	N	No	Growing/planted above grade. Phototropic lean to north, surface roots present to west.	1425059129
132	<i>Thuja plicata</i>	Western redcedar	Evergreen	6.0		X				8.3	Y	N	No	Shade suppressed.	1425059129
140	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.1		X				17.8	Y	N	No	Stilted roots.	1425059129
174	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.1			X			17.9	Y	N	No	Canopy has chlorotic foliage. Many surface roots present.	1425059129
181	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.5		X				18.8	Y	N	No	Surface roots present.	1425059129
182	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.3		X				17.8	Y	N	No		1425059129
188	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.4		X				21.9	Y	N	No		1425059129
190	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.3		X				21.9	Y	N	No		1425059129
192	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.5			X			21.8	Y	N	No	Small shoot extension, sparse canopy.	1425059129
255	<i>Pinus nigra</i>	Austrian black pine	Evergreen	13.6		X				10.6	Y	N	No		1425059129
						<b>Total Proposed to be Impacted</b>		12							
						<b>Total Significant Trees (Does Not Include Landmark Trees)</b>		12							
						<b>Total Landmark Trees</b>		0							



# Private Property Removed Tree Table

## 156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
Multi-stem trees are noted, and a single stem equivalent is calculated by averaging the diameters of the stems.  
Drip line is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	If >6" DSH, Significant Tree		Dead / Dying (Poor)	Photo # (if Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Landmark Exception Request Required?	Notes	Parcel #
						Healthy (Good/Excellent)	Fair (Fair)								
121	<i>Thuja plicata</i>	Western redcedar	Evergreen	31.7		X				15.3	Y	Y	Yes		1425059129
122	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.2		X				23.9	Y	N	No	Pruned for utilities.	1425059129
123	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	11.5		X				14.5	Y	N	No		1425059129
124	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	9.8		X				9.4	Y	N	No		1425059129
125	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	7.0		X				8.3	Y	N	No	Shade suppressed.	1425059129
126	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	11.1		X				17.5	Y	N	No		1425059129
127	<i>Thuja plicata</i>	Western redcedar	Evergreen	7.6	8.5, 6.6	X				9.3	Y	N	No	Narrow unions.	1425059129
129	<i>Quercus rubra</i>	Red oak	Deciduous	21.6		X				20.9	Y	N	No	Pruned for utilities.	1425059129
130	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	12.2		X				13.5	Y	N	No	Pruned for utilities.	1425059129
131	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.0		X				22.9	Y	N	No	Pruned for utilities.	1425059129
135	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.6		X				19.9	Y	N	No		1425059129
136	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.9		X				21.8	Y	N	No		1425059129
137	<i>Thuja plicata</i>	Western redcedar	Evergreen	10.8		X				14.5	Y	N	No		1425059129
138	<i>Quercus rubra</i>	Red oak	Deciduous	18.1		X				21.8	Y	N	No		1425059129
139	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.7		X				17.8	Y	N	No	Stilted roots to west.	1425059129
141	<i>Quercus rubra</i>	Red oak	Deciduous	20.1		X				30.8	Y	N	No	Pruned for utilities.	1425059129
142	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	19.5		X				18.8	Y	N	No		1425059129
144	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	17.8		X				16.7	Y	N	No	Stilted roots.	1425059129
145	<i>Quercus rubra</i>	Red oak	Deciduous	16.5		X				19.7	Y	N	No		1425059129
147	<i>Quercus rubra</i>	Red oak	Deciduous	21.3		X				27.9	Y	N	No	Pruned for utilities.	1425059129
148	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.2			X			21.8	Y	N	No	Topped for utilities with many reiterations.	1425059129
150	<i>Tsuga heterophylla</i>	Western hemlock	Evergreen	9.8			X			12.4	Y	N	No	Top is dead.	1425059129
151	<i>Tsuga heterophylla</i>	Western hemlock	Evergreen	17.1		X				16.7	Y	N	No		1425059129
152	<i>Thuja plicata</i>	Western redcedar	Evergreen	9.9		X				8.4	Y	N	No	Shade suppressed.	1425059129
153	<i>Thuja plicata</i>	Western redcedar	Evergreen	7.2	8.8, 5.6	X				11.3	Y	N	No		1425059129
155	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	15.4			X			17.6	Y	N	No	Topped for utilities with good reaction wood. Potential through crack, advanced testing recommended if tree is to be retained.	1425059129
156	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.3		X				17.8	Y	N	No	Surface roots to east.	1425059129
157	<i>Thuja plicata</i>	Western redcedar	Evergreen	11.6		X				10.5	Y	N	No	Shade suppressed.	1425059129
158	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.3			X			14.8	Y	N	No	Previously topped for utilities, potential through crack, advanced testing recommended if tree is to be retained.	1425059129
160	<i>Tsuga heterophylla</i>	Western hemlock	Evergreen	13.7			X			12.6	Y	N	No	Topped for utilities.	1425059129
161	<i>Thuja plicata</i>	Western redcedar	Evergreen	6.2	8.1, 6.6, 5.2, 5	X				9.3	Y	N	No	Multistem at base, shade suppressed.	1425059129
162	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	14.6		X				17.6	Y	N	No		1425059129
163	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.1			X			19.9	Y	N	No	Multistem at base, topped for utilities.	1425059129
164	<i>Thuja plicata</i>	Western redcedar	Evergreen	30.3		X				25.3	Y	Y	Yes	Candelabra form. Specimen tree on site.	1425059129
165	<i>Thuja plicata</i>	Western redcedar	Evergreen	22.0		X				18.9	Y	N	No	Ivy at base and up trunk limits assessment.	1425059129
168	<i>Thuja plicata</i>	Western redcedar	Evergreen	40.2			X			25.7	Y	Y	Yes	Cavities on trunk from sapsucker activity. Advanced testing recommended if tree is to be retained.	1425059129
169	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.1		X				19.9	Y	N	No	Surface roots on east side. Ivy at base and up trunk limits assessment. Pruned for utilities.	1425059129
170	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.1		X				19.8	Y	N	No	Surface roots present.	1425059129
173	<i>Thuja plicata</i>	Western redcedar	Evergreen	24.1		X				21.0	Y	N	No	Surface roots present.	1425059129
175	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	14.0		X				14.6	Y	N	No	Pruned for utilities.	1425059129
176	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	13.6		X				11.6	Y	N	No		1425059129
178	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	11.1		X				11.5	Y	N	No		1425059129
179	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.0		X				16.8	Y	N	No	Surface roots present.	1425059129
183	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.2		X				18.8	Y	N	No	Surface roots present, shade suppressed.	1425059129
184	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.2		X				19.9	Y	N	No	Surface roots present.	1425059129
185	<i>Thuja plicata</i>	Western redcedar	Evergreen	9.9		X				8.4	Y	N	No		1425059129
187	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	9.4		X				14.4	Y	N	No	Phototropic to west.	1425059129
189	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	23.6			X			20.0	Y	N	No	Surface roots to west. Pitch flow from 4 to 6 feet above grade on SE side, could be decay from being previously topped. Advanced testing recommended if tree is to be retained.	1425059129
193	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.0		X				19.9	Y	N	No		1425059129
194	<i>Thuja plicata</i>	Western redcedar	Evergreen	6.6			X			8.3	Y	N	No	Wound at base to 6 feet.	1425059129
196	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	23.7			X			19.0	Y	N	No		1425059129
197	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.3		X				16.9	Y	N	No		1425059129
199	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	18.3		X				18.8	Y	N	No		1425059129
201	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	20.2			X			20.8	Y	N	No	Previously topped with reiterations.	1425059129
202	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	28.1		X				23.2	Y	N	No	Not on survey, TESC, or Paving/Grading plan.	1425059129



**Private Property Removed Tree Table**  
156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

Tree ID	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Photo # (if Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Landmark Exception Request Required?	Notes	Parcel #
203	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	16.4		X				14.7	Y	N	No		1425059129
204	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.4		X				18.9	Y	N	No	Previously topped with reiterations.	1425059129
205	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	17.4		X				17.7	Y	N	No		1425059129
210	<i>Thuja plicata</i>	Western redcedar	Evergreen	10.8		X				9.5	Y	N	No		1425059129
211	<i>Thuja plicata</i>	Western redcedar	Evergreen	12.3		X				15.5	Y	N	No		1425059129
212	<i>Thuja plicata</i>	Western redcedar	Evergreen	7.9		X				13.3	Y	N	No		1425059129
213	<i>Pinus nigra</i>	Austrian black pine	Evergreen	11.2		X				16.5	Y	N	No		1425059129
214	<i>Acer platanoides</i>	Norway maple	Deciduous	15.8		X				22.7	Y	N	No		1425059129
215	<i>Pinus nigra</i>	Austrian black pine	Evergreen	9.2			X			16.4	Y	N	No		1425059129
216	<i>Pinus nigra</i>	Austrian black pine	Evergreen	14.0			X			17.6	Y	N	No		1425059129
219	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	33.6		X				21.4	Y	Y	Yes		1425059129
220	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	21.8		X				22.9	Y	N	No		1425059129
222	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	22.1		X				22.9	Y	N	No	Previously topped with reiterations.	1425059129
223	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	17.9			X			14.7	Y	N	No	Living snag.	1425059129
225	<i>Acer macrophyllum</i>	Bigleaf maple	Deciduous	16.0		X				26.7	Y	N	No		1425059129
227	<i>Acer macrophyllum</i>	Bigleaf maple	Deciduous	10.8	8.4, 10.1, 15.2, 13, 13.6, 5.7, 13.9			X		27.4	N	N	No	Significant dieback in crown. Many stems present.	1425059129
228	<i>Acer macrophyllum</i>	Bigleaf maple	Deciduous	10.9	8.5, 9.3, 10.9, 12.6, 13		X			28.5	Y	N	No	Many stems.	1425059129
230	<i>Pinus sylvestris</i>	Scots pine	Evergreen	17.2			X			13.7	Y	N	No	Ivy at base and on trunk, limits assessment.	1425059129
232	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	28.7		X				23.2	Y	N	No		1425059129
235	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	31.0		X				21.3	Y	Y	Yes	Ivy at base and on trunk, limits assessment. Pruned for utilities.	1425059129
237	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	34.0		X				24.4	Y	Y	Yes	Pruned for utilities. Growing on top of rockery. Ivy at base and on trunk, limits assessment.	1425059129
239	<i>Pinus nigra</i>	Austrian black pine	Evergreen	10.4		X				14.4	Y	N	No		1425059129
240	<i>Pinus nigra</i>	Austrian black pine	Evergreen	15.6		X				14.7	Y	N	No		1425059129
242	<i>Pinus nigra</i>	Austrian black pine	Evergreen	7.7			X			8.3	Y	N	No		1425059129
243	<i>Tsuga heterophylla</i>	Western hemlock	Evergreen	6.3		X				8.3	Y	N	No		1425059129
244	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	8.9		X				10.4	Y	N	No		1425059129
245	<i>Pinus sylvestris</i>	Scots pine	Evergreen	17.2		X				14.7	Y	N	No		1425059129
248	<i>Pinus sylvestris</i>	Scots pine	Evergreen	14.1			X			12.6	Y	N	No	Utility lines going between two narrow stems.	1425059129
249	<i>Pinus sylvestris</i>	Scots pine	Evergreen	20.0		X				18.8	Y	N	No	Measured at narrowest point below union.	1425059129
250	<i>Pinus nigra</i>	Austrian black pine	Evergreen	13.9			X			19.6	Y	N	No	Tree has grown into utility wires. Previously topped for utilities.	1425059129
251	<i>Pinus nigra</i>	Austrian black pine	Evergreen	16.8		X				21.7	Y	N	No		1425059129
252	<i>Pinus nigra</i>	Austrian black pine	Evergreen	11.9	15.2, 8.6	X				18.5	Y	N	No		1425059129
253	<i>Pinus sylvestris</i>	Scots pine	Evergreen	7.8		X				14.3	Y	N	No	Shade suppressed.	1425059129
254	<i>Pinus sylvestris</i>	Scots pine	Evergreen	15.5		X				21.6	Y	N	No		1425059129
<b>Total Proposed to be Removed</b>															89
<b>Total Significant Trees (Does Not Include Landmark Trees)</b>															82
<b>Total Landmark Trees</b>															6



## ROW Health Assessment Tree Table

### 156th Ave N, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
Multi-stem trees are noted, and a single stem equivalent is calculated by averaging the diameters of the stems.  
Drip line is measured from the center of the tree to the outermost extent of the canopy.

If >6" DSH, Significant Tree

Tree ID (101-267)	Tree Location (ROW/Private)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Photo # (if Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Notes	Proposed Action
101	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	14.8		X				18.6	Y	N	Surface roots present, limited rooting area.	Impacted
102	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	17.1		X				18.7	Y	N	Previous root and sidewalk conflict, roots have been pruned to accommodate sidewalk.	Remove
103	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	16.6		X				26.7	Y	N	Crown asymmetrical to west.	Remove
104	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	16.6		X				21.7	Y	N	Trunk buried at base, roots lifting sidewalk.	Remove
105	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	9.9			X			14.4	Y	N	Rootstock sprouting from base, branch tear out (hanging) on north side.	Remove
106	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.1		X				18.5	Y	N	Roots lifting sidewalk.	Remove
107	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	13.6		X				13.6	Y	N	Sheer plane crack on west side below codominant union with good reaction wood.	Remove
108	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	15.3		X				24.6	Y	N	Pruned for utility clearance.	Remove
109	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	7.3		X				9.3	Y	N	Large wound on west side, with good reaction wood. DSH measured at narrowest point below union ( narrowest point below union). Slightly shade suppressed by tree 110.	Remove
110	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.7			X			17.5	Y	N	Pruned for utility clearance, canopy asymmetrical to east side.	Remove
111	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	16.9		X				19.7	Y	N	Slight lean to west into fence. Measured at narrowest point below union.	Remove
112	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	16.4		X				15.7	Y	N	Fence is bolted to tree on east side. Roots have been cut at sidewalk. Girdling roots present.	Remove
113	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.2			X			22.5	Y	N	Heavily pruned for utility clearance. Canopy asymmetrical to west.	Remove
114	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	14.2		X				16.6	Y	N	Touching fence, large surface root to south.	Remove
117	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.2		X				16.4	Y	N		Remove
128	ROW	<i>Arbutus menziesii</i>	Pacific madrone	Evergreen	6.0	4.4, 7.5	X				14.2	N	N		Remove
146	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.8			X			22.5	Y	N	Pruned for utilities.	Remove
149	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.5			X			21.4	Y	N	Pruned for utilities.	Remove
154	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.1			X			16.5	Y	N	Heavily pruned for utilities. Roots are uplifting sidewalk on south and east side.	Remove
159	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.9			X			25.5	Y	N	Pruned for utilities.	Remove
166	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.4		X				17.4	Y	N	Pruned heavily for utilities.	Remove
167	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.3		X				18.4	Y	N	Pruned heavily for utilities.	Remove
171	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	8.3		X				16.3	Y	N	Pruned for utilities.	Remove
172	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	9.5		X				19.4	Y	N	Pruned for utilities.	Remove
177	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.2		X				23.5	Y	N	Pruned for utilities.	Remove
186	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	14.4		X				23.6	Y	N	Pruned for utilities.	Remove
191	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.3			X			23.5	Y	N	Pruned for utilities.	Remove
195	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.6			X			24.5	Y	N	Heavily pruned for utilities.	Remove
198	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.8		X				28.5	Y	N		Remove
200	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	9.3			X			16.4	Y	N		Remove
206	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.6		X				20.4	Y	N		Remove
207	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.9		X				25.5	Y	N	Pruned for utilities.	Remove
208	ROW	<i>Quercus rubra</i>	Red oak	Deciduous	27.7		X				31.2	Y	N	Specimen tree on site.	Remove
209	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	19.2		X				20.8	Y	N	Shared tree	Remove
217	ROW	<i>Acer sp.</i>	Maple	Deciduous	7.7		X				10.3	Y	N		Remove
218	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	15.7		X				27.7	Y	N	Pruned for utilities.	Remove
221	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	13.0		X				19.5	Y	N		Remove
224	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.8		X				23.5	Y	N	Pruned for utilities.	Remove
226	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	14.9		X				26.6	Y	N	Pruned for utilities.	Remove
229	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.0		X				21.5	Y	N		Remove
231	ROW	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	10.7		X				8.4	Y	N		Remove
233	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.6		X				22.5	Y	N	Pruned for utilities.	Remove
234	ROW	<i>Pinus nigra</i>	Austrian black pine	Evergreen	10.3			X			9.4	Y	N	Previously topped for utilities.	Remove
236	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	13.5		X				24.6	Y	N	Pruned for utilities.	Remove
238	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.6			X			20.5	Y	N		Remove
241	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.8			X			16.5	Y	N		Remove
246	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	8.2			X			17.3	Y	N		Remove
247	ROW	<i>Pinus sylvestris</i>	Scots pine	Evergreen	16.5		X				16.7	Y	N		Remove
260	ROW	<i>Prunus sp.</i>	Cherry	Deciduous	4.3			X			2.2	N	N	Gummosis. Large wound on street side from base to 4 feet. Measured at narrowest point below union.	Remove
261	ROW	<i>Prunus sp.</i>	Cherry	Deciduous	4.1			X			2.2	N	N	Large wound on street side from base to 4.5 feet. Measured at narrowest point below union.	Remove
262	ROW	<i>Prunus sp.</i>	Cherry	Deciduous	3.3		X				3.1	N	N		Remove



**ROW Health Assessment Tree Table**  
156th Ave N, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

Tree ID (101-267)	Tree Location (ROW/Private)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Photo # (if Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Notes	Proposed Action
263	ROW	<i>Carpinus betulus 'Fastigiata'</i>	Columnar hornbeam	Deciduous	2.5		X				2.1	N	N	Newly planted.	Retain
<b>Total Off-Site Trees</b>															52
<b>Total Off-Site Significant Trees (Does Not Include Landmark Trees)</b>															47
<b>Total Off-Site Landmark Trees</b>															0



**ROW Retained Tree Table**  
 156th Ave NE, Redmond, WA  
 Redmond, WA

Arborist: CMG / LO  
 Date of Inventory: 11.04 11.06.2025  
 Table Updated: 05.13.2026

*DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
 Multi-stem trees are noted, and a single stem equivalent is calculated by averaging the diameters of the stems.  
 Drip line is measured from the center of the tree to the outermost extent of the canopy.*

If >6" DSH, Significant Tree														
Tree ID	Tree Location (ROW/Private)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Photo # (if Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Notes
263	ROW	<i>Carpinus betulus 'Fastigiata'</i>	Columnar hornbeam	Deciduous	2.5		X				2.1	N	N	Newly planted.
					<b>Total Off-Site Proposed for Retention</b>					1				
					<b>Total Significant Trees (Does Not Include Landmark Trees)</b>					0				
					<b>Total Landmark Trees</b>					0				



**ROW Impacted Tree Table**  
 156th Ave NE, Redmond, WA

**Arborist:** CMG / LO  
**Date of Inventory:** 11.04 11.06.2025  
**Table Updated:** 05.13.2026

*DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
 Multi-stem trees are noted, and a single stem equivalent is calculated by averaging the diameters of the stems.  
 Drip line is measured from the center of the tree to the outermost extent of the canopy.*

If >6" DSH, Significant Tree															
Tree ID	Tree Location (ROW/Private)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Photo # (if Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Landmark Exception Request Required?	Notes
101	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	14.8		X				18.6	Y	N	No	Surface roots present, limited rooting area.
							<b>Total Off-Site Proposed to be Impacted</b>		1						
							<b>Total Significant Trees (Does Not Include Landmark Trees)</b>		1						
							<b>Total Landmark Trees</b>		0						



## ROW Removed Tree Table

156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04.2025  
Table Updated: 05.13.2026

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
Multi-stem trees are noted, and a single stem equivalent is calculated by averaging the diameters of the stems.  
Drip line is measured from the center of the tree to the outermost extent of the canopy.

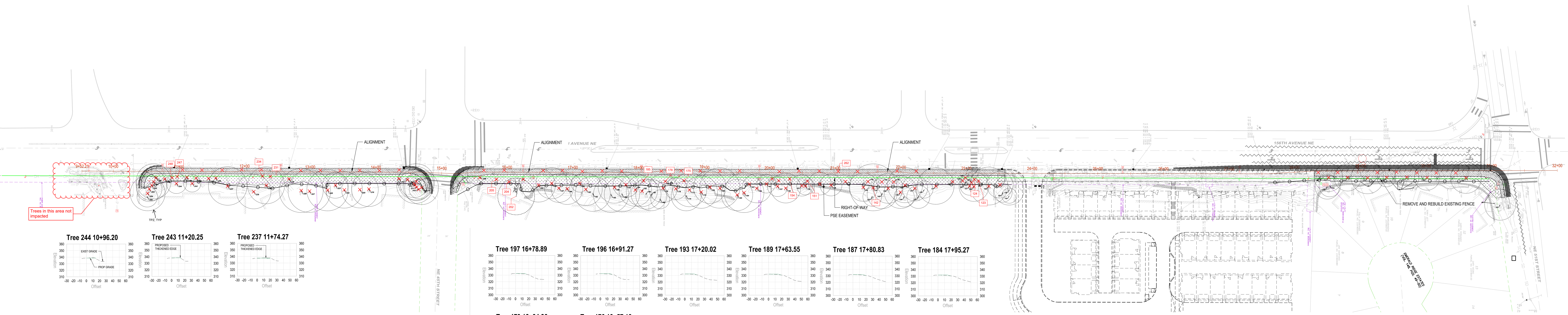
Tree ID	Tree Location (ROW/Private)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	If >6" DSH, Significant Tree			Photo # (if Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Landmark Exception Request Required?	Notes
							Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)						
102	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	17.1		X				18.7	Y	N	No	Previous root and sidewalk conflict, roots have been pruned to accommodate sidewalk.
103	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	16.6		X				26.7	Y	N	No	Crown asymmetrical to west.
104	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	16.6		X				21.7	Y	N	No	Trunk buried at base, roots lifting sidewalk.
105	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	9.9			X			14.4	Y	N	No	Rootstock sprouting from base, branch tear out (hanging) on north side.
106	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.1		X				18.5	Y	N	No	Roots lifting sidewalk.
107	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	13.6		X				13.6	Y	N	No	Sheer plane crack on west side below codominant union with good reaction wood.
108	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	15.3		X				24.6	Y	N	No	Pruned for utility clearance.
109	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	7.3		X				9.3	Y	N	No	Large wound on west side, with good reaction wood. DSH measured at narrowest point below union ( narrowest point below union). Slightly shade suppressed by tree 110.
110	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.7			X			17.5	Y	N	No	Pruned for utility clearance, canopy asymmetrical to east side.
111	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	16.9		X				19.7	Y	N	No	Slight lean to west into fence. Measured at narrowest point below union.
112	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	16.4		X				15.7	Y	N	No	Fence is bolted to tree on east side. Roots have been cut at sidewalk. Girdling roots present.
113	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.2			X			22.5	Y	N	No	Heavily pruned for utility clearance. Canopy asymmetrical to west.
114	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	14.2		X				16.6	Y	N	No	Touching fence, large surface root to south.
117	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.2		X				16.4	Y	N	No	
128	ROW	<i>Arbutus menziesii</i>	Pacific madrone	Evergreen	6.0	4.4, 7.5	X				14.2	N	N	No	
146	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.8			X			22.5	Y	N	No	Pruned for utilities.
149	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.5			X			21.4	Y	N	No	Pruned for utilities.
154	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.1			X			16.5	Y	N	No	Heavily pruned for utilities. Roots are uplifting sidewalk on south and east side.
159	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.9			X			25.5	Y	N	No	Pruned for utilities.
166	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.4			X			17.4	Y	N	No	Pruned heavily for utilities.
167	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.3			X			18.4	Y	N	No	Pruned heavily for utilities.
171	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	8.3			X			16.3	Y	N	No	Pruned for utilities.
172	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	9.5			X			19.4	Y	N	No	Pruned for utilities.
177	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.2			X			23.5	Y	N	No	Pruned for utilities.
186	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	14.4			X			23.6	Y	N	No	Pruned for utilities.
191	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.3			X			23.5	Y	N	No	Pruned for utilities.
195	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.6			X			24.5	Y	N	No	Heavily pruned for utilities.
198	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.8		X				28.5	Y	N	No	
200	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	9.3			X			16.4	Y	N	No	
206	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.6		X				20.4	Y	N	No	
207	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.9		X				25.5	Y	N	No	
208	ROW	<i>Quercus rubra</i>	Red oak	Deciduous	27.7			X			31.2	Y	N	No	Specimen tree on site.
209	ROW	<i>Acer platanoides</i>	Norway maple	Deciduous	19.2		X				20.8	Y	N	No	Shared tree
217	ROW	<i>Acer sp.</i>	Maple	Deciduous	7.7		X				10.3	Y	N	No	
218	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	15.7		X				27.7	Y	N	No	Pruned for utilities.
221	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	13.0		X				19.5	Y	N	No	
224	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.8		X				23.5	Y	N	No	Pruned for utilities.
226	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	14.9		X				26.6	Y	N	No	Pruned for utilities.
229	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.0		X				21.5	Y	N	No	
231	ROW	<i>Pseudotsuga menziesii</i>	Douglas-fir	Evergreen	10.7		X				8.4	Y	N	No	
233	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	11.6		X				22.5	Y	N	No	Pruned for utilities.
234	ROW	<i>Pinus nigra</i>	Austrian black pine	Evergreen	10.3			X			9.4	Y	N	No	Previously topped for utilities.
236	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	13.5		X				24.6	Y	N	No	Pruned for utilities.
238	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	12.6			X			20.5	Y	N	No	
241	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	10.8			X			16.5	Y	N	No	
246	ROW	<i>Fraxinus pennsylvanica</i>	Green ash	Deciduous	8.2			X			17.3	Y	N	No	
247	ROW	<i>Pinus sylvestris</i>	Scots pine	Evergreen	16.5		X				16.7	Y	N	No	
260	ROW	<i>Prunus sp.</i>	Cherry	Deciduous	4.3			X			2.2	N	N	No	Gummosis. Large wound on street side from base to 4 feet. Measured at narrowest point below union.



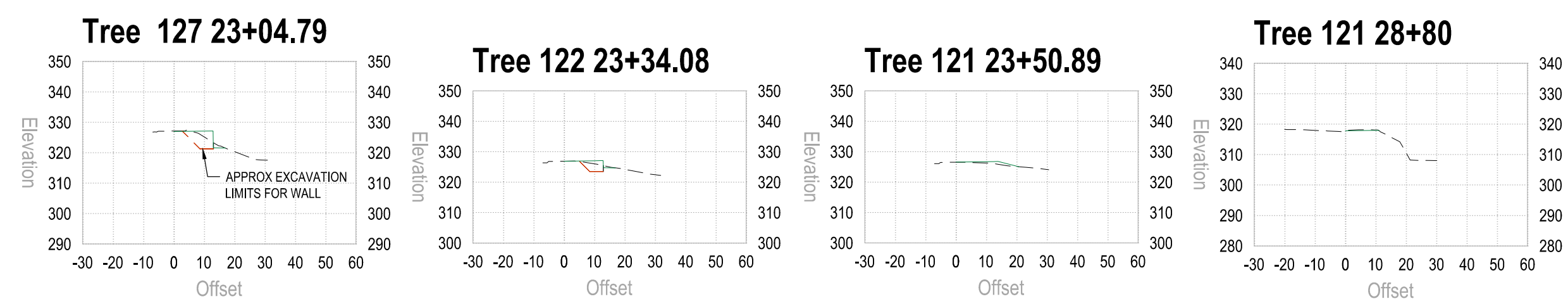
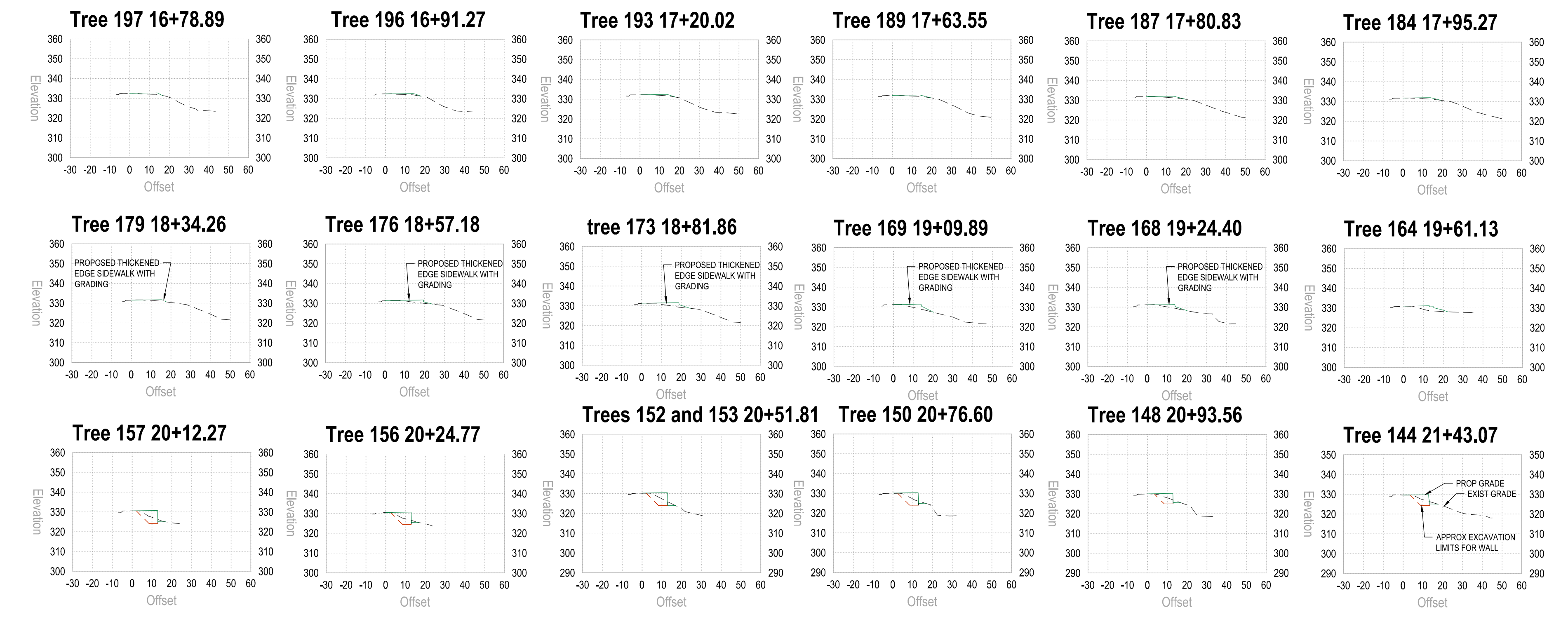
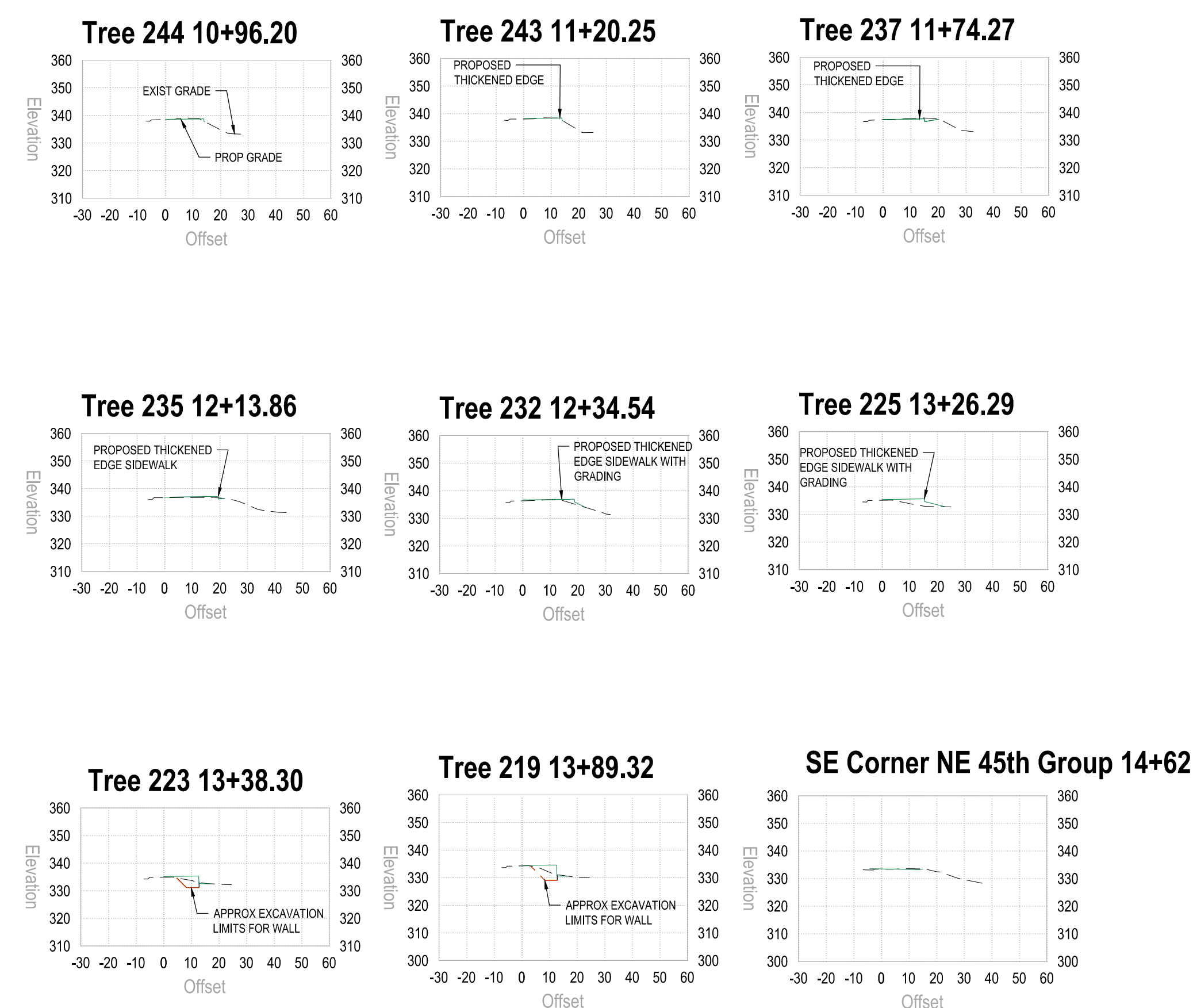
**ROW Removed Tree Table**  
156th Ave NE, Redmond, WA

Arborist: CMG / LO  
Date of Inventory: 11.04 11.06.2025  
Table Updated: 05.13.2026

Tree ID	Tree Location (ROW/Private)	Scientific Name	Common Name	Evergreen / Deciduous	DSH (inches)	DSH Multistem	Healthy (Good/Excellent)	Fair (Fair)	Dead / Dying (Poor)	Photo # (if Photo Provided)	Dripline Radius (feet)	Significant (Y/N)	Landmark (Y/N)	Landmark Exception Request Required?	Notes	
261	ROW	<i>Prunus sp.</i>	Cherry	Deciduous	4.1			X			2.2	N	N	No	Large wound on street side from base to 4.5 feet. Measured at narrowest point below union.	
262	ROW	<i>Prunus sp.</i>	Cherry	Deciduous	3.3		X				3.1	N	N	No		
					<b>Total Off-Site Proposed to be Removed</b>					50						
					<b>Total Significant Trees (Does Not Include Landmark Trees)</b>					46						
					<b>Total Landmark Trees</b>					0						

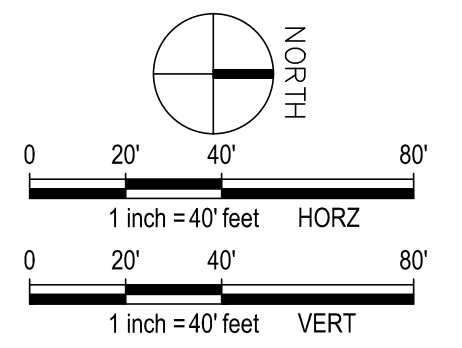


Trees in this area not impacted



- LEGEND**
- REMOVE SIDEWALK
  - REMOVE ASPHALT
  - CLEARING AND GRUBBING
  - REMOVE CURB
  - SAWCUT
  - REMOVE PAVEMENT MARKING
  - TREE REMOVAL
  - SILT FENCE

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**REDMOND 156TH SHARED USE PATH TREE IMPACT EXHIBIT  
DEMO AND TESC**