

# City of Redmond



## Agenda

**Tuesday, September 16, 2025**

**4:30 PM**

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

## **Committee of the Whole - Public Safety and Human Services**

### **Committee Members**

*Osman Salahuddin, Presiding Officer*

*Jeralene Anderson*

*Steve Fields*

*Jessica Forsythe*

*Vanessa Kritzer*

*Angie Nuevacamina*

*Melissa Stuart*

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

## **AGENDA**

### **ROLL CALL**

#### **A. Action Items - 15 minutes**

1. Seek approval to Partner with King County Regional [CM 25-503](#)  
Homelessness Authority to Pool and Administer Severe  
Weather Shelter Funding

[Attachment A: Severe Weather Activation Summary](#)

[Attachment B: Request for Proposals Award Announcement](#)

[Attachment C: Agreement for Homeless Services - Severe Weather Events](#)

*Department: Planning and Community Development, 10 minutes*

*Requested Action: Consent, October 7th*

2. Agreements for Tablet Command Integration, Maintenance, [CM 25-510](#)  
and Shared Services

[Attachment A: Final Tablet Command Services Agreement](#)

[Attachment B: ILA - PSRFA Tablet Command Services and Billing](#)

*Department: Fire, 5 minutes*

*Requested Action: Consent, October 7th*

#### **B. Feedback for Study Session - 15 minutes**

1. Adoption of 2025-2050 Redmond Fire Department Functional [CM 25-513](#)  
Plan

[Attachment A: Redmond Planning Commission Report with Appendices](#)

*Department: Fire, 15 minutes*

*Requested Action: Study Session, October 14th*

#### **C. Informational - 15 minutes**

1. Quarterly Overtime Report: January 1, 2025, through June 30, [CM 25-516](#)  
2025

[Attachment A: Quarterly Overtime Report - January 1, 2025, through June 30, 2025](#)

*Department: Fire, 15 minutes*

*Requested Action: Informational*

**D. Read Only**

1. Fire Prevention Performance Data – Q1 and Q2 2025 [CM 25-509](#)

[Attachment A: Fire Prevention Performance Data – Q1 and Q2 2025](#)

[Attachment B: 2025 Q1-Q2 Prevention Performance Executive Summary](#)

*Department: Fire*

*Requested Action: Informational*

**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:** 9/16/2025

**Meeting of:** Committee of the Whole - Public Safety and Human Services

**File No.** CM 25-503

**Type:** Committee Memo

**TO:** Committee of the Whole - Public Safety and Human Services

**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	Brooke Buckingham	Human Services Manager

**TITLE:**

Seek approval to Partner with King County Regional Homelessness Authority to Pool and Administer Severe Weather Shelter Funding

**OVERVIEW STATEMENT:**

The 2025-2026 budget authorized \$50,000 in one-time funding to pilot a severe a weather shelter response. The City of Redmond is proposing to pool these funds through an Agreement with King County Regional Homelessness Authority (KCRHA). These funds would address service gaps during severe weather activations to ensure safety of people experiencing homelessness and to support providers when year-round shelters are at capacity.

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

**REQUESTED ACTION:**

☐ **Receive Information**      ☒ **Provide Direction**      ☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**

Human Services Strategic Plan, Comprehensive Plan Policies

- FW-HS-4: Strengthen existing, and pursue new, partnerships and collaborations to improve human services related outcome;
- HS-10: Invest in subregional infrastructure and capacity to support people experiencing homelessness or at risk of becoming homeless. This includes coordination with entities responsible for oversight of King County's homeless system to ensure that subregional needs are met.

- **Required:**

N/A



- **Council Request:**

N/A

- **Other Key Facts:**

The King County Regional Homelessness Authority (KCRHA) is responsible for coordinating a regional response to homelessness, including during severe weather activations (Attachment A). KCRHA recently conducted a procurement process to award funding for 2025 severe weather response activities. 16 agencies were awarded funds through this process, including 3 East King County agencies (Attachment B). KCRHA will be conducting another funding process for 2026.

Staff is proposing to allocate the City's severe weather funding to KCRHA, governed by terms established in the attached agreement (Attachment C).

This agreement specifies the intended use for these funds, reporting requirements, and roles and responsibilities. The KCRHA Governing Board approved this agreement on July 30, 2025. The City of Bellevue is taking this item to Council for approval in October. Should this agreement be approved, KCHRA has agreed to amend 2025 contracts and/or allocate funds through the next procurement process.

**OUTCOMES:**

The City has been collaborating with KCRHA since its foundation by meeting regularly with their staff, providing input, and elevating issues and concerns facing our communities. This partnership creates administrative efficiencies for the City as well as agency partners. Efforts to coordinate and align severe weather planning within King County ultimately benefit individuals most impacted by these events.

**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:**

\$50,000

**Approved in current biennial budget:**

☒ **Yes**

☐ **No**

☐ **N/A**

**Budget Offer Number:**

0000307

**Budget Priority:**

Housing and Human Services

**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
10/7/2025	Business Meeting	N/A

**Time Constraints:**

Timely approval of this agreement allows KCHRHA to amend contracts.

**ANTICIPATED RESULT IF NOT APPROVED:**

The City would have to establish a process to award its severe weather funds, which would result in additional staff capacity and operator capacity needed for administration of separate contracts.

**ATTACHMENTS:**

Attachment A: KCRHA Winter Severe Weather Activation Summary

Attachment B: Request for Proposals Award Announcement

Attachment C: Agreement for Homeless Services - Severe Weather Events



**KCRHA**  
King County Regional Homelessness Authority

# Winter Severe Weather Activation Summary

November 2024 – March 2025

**40**

nights  
activated  
total

**497**

beds/units  
added  
each night

**700**

people  
sheltered on  
coldest nights

**13**

nights  
longest two  
activations



## Family Shelter Intake Line

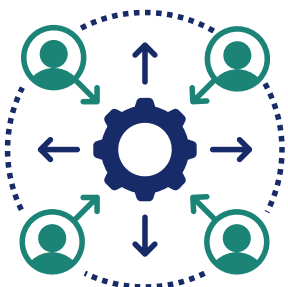
KCRHA worked with Mary's Place to expand the use of the Family Shelter Intake Line to be available for anyone seeking shelter during severe weather.



## Getting People to Shelter

KCRHA also received 300 free Metro bus tickets and 50 Link Light Rail tickets that we distributed to specific partners whose clients needed easier, faster access to transit in order to get to shelter. These were distributed to residents in need in the City of Woodinville, Bothell, Burien, and in Seattle via the Unified Care Team. In addition,

duty staff at shelters had contact information to nearby shelters to coordinate referrals and transportation of overflow guests by taxis in real time. KCRHA was able to secure support from Metro Access vans on some nights to expedite the relocation of overflow arrivals at The Seattle Center, ensuring that no one was left out in the cold if they came to the shelter late.



More than 53,000 people experience homelessness in King County each year, with 9,810 people experiencing unsheltered homelessness according to KCRHA's 2024 Unsheltered Point-In-Time Count.

**While the need exceeds current resources, strong coordination during this activation season helped bring many inside.**

# Regional Summaries

## Seattle

Over 750 beds/units were available citywide through year-round shelters, eight additional severe weather sites and one hotel voucher program:

- SODO Bay A (The Salvation Army): 35 beds operating January 12–29 and February 2–15
- Exhibition Hall: 140 beds operating January 12–17 and February 11–15
- Fisher Pavilion (Salvation Army): 120 beds operating February 2–10

City-owned properties were provided at no cost to KCRHA. People who showed up when the centers reached capacity got referred and provided transportation to nearby shelters that still had room including: LIHI Lakefront (40 beds), YouthCare: Orion Center (4 youth beds), Seattle Indian Center (4 beds, men only), Lake City Partners Ending Homelessness (hotel vouchers for up to 14 families/couples), Mary's Place Regrade (42 family members), Seaview United Methodist Church/Highline UMC (newly launched, 30 beds)

## North King County

For the second year under an ILA, cities including Shoreline, Lake Forest Park, Kenmore, Bothell, and Woodinville jointly funded the shelter at St. Dunstan's Church (capacity: 25), operated by the Urban League. This shelter was utilized by dozen repeated clients each night, and up to 25 on the coldest nights.

## East King County

Although KCRHA has no direct contracts here, we coordinated with cities and providers before the event and daily during activation. Severe weather shelters and hotel vouchers offered over 130 beds total.

- **Bellevue:** Sophia's Place - The Sophia Way (10 beds for single adult women), Eastside Men's Shelter - Porchlight (25 beds for single adult men - This shelter saw a 20-person overflow, those guests were referred/transported to Seattle-based shelters), Mary's Place (up to 47 family members per night), Lake Washington UMC Safe Parking: 60 people in vehicles, hotel vouchers
- **Kirkland:** New Bethlehem Shelter - Catholic Community Services (Families with Children), Willows Youth Services Center - Friends of Youth (Young Adults age 18-24; 26 beds), City of Kirkland hotel vouchers at Baymont Inn (up to 20 rooms)
- **Redmond:** Muslim Community Resource Center-MAPS, Hotel vouchers for up to 14 families/couples
- **Snoqualmie/Issaquah:** Reclaim- 4 rooms + motel vouchers

## South King County

KCRHA coordinated efforts with the cities of Auburn, Burien, Kent, Federal Way, and Renton. They opened severe weather shelters, adding 200+ beds—each at or over capacity.

- **Auburn:** YMCA Arcadia Youth Shelter - Year-Round Emergency Shelter (20 beds), Ray of Hope Resource Center Sundown Shelter (45 Year-Round Emergency Shelter beds & 16 Safe Parking spots), Ray of Hope Overnight Warming Center (room for 45-60 people to come inside and warm up (no beds/cots)
- **Federal Way:** FUSION (40 beds)
- **Burien:** Highline United Methodist Church (50 beds (frequently saw 70 each night), Mary's Place Burien Family Shelter (up to 17 family members)
- **Kent:** Holy Spirit Catholic Church gym - volunteer staff (40 beds)
- **Renton:** St. Anthony's Rec Hall - REACH Renton (40 beds (frequently saw 70 each night)
- **SeaTac:** YWCA of Seattle King County (Hotel vouchers for up to 55 families)
- **Maple Valley:** Vine Maple Place Year-Round Emergency Shelter, families with children only

## Additional Resources

- Warming Spaces: King County and Seattle Libraries, Sound Transit's Union Station, The Armory at Seattle Center, and day centers
- Health Outreach: Seattle Fire's Health One and Public Health transported individuals to shelters
- Daily Coordination: KCRHA hosted daily regional calls, updated info online, and printable outreach materials

**KCRHA thanks all partners who helped bring people in from the cold.**



## Request for Proposals Award Announcement

2025 Seattle King County Severe Weather RFP

RFP Released: May 13, 2025

Awarded Agency	Contract Period	Award
The Salvation Army	7/1/2025 - 12/31/2025	\$62,873
Urban League of Metropolitan Seattle	7/1/2025 - 12/31/2025	\$82,506
YouthCare	7/1/2025 - 12/31/2025	\$13,078
LIHI	7/1/2025 - 12/31/2025	\$50,261
Anything Helps	7/1/2025 - 12/31/2025	\$20,422
Society of St. Vincent de Paul	7/1/2025 - 12/31/2025	\$9,999
The University Heights	7/1/2025 - 12/31/2025	\$10,000
Roots Young Adult Shelter	7/1/2025 - 12/31/2025	\$5,000
Friends of Youth	7/1/2025 - 12/31/2025	\$24,310
YWCA	7/1/2025 - 12/31/2025	\$120,267
The Sophia Way	7/1/2025 - 12/31/2025	\$11,517
Congregations for the Homeless	7/1/2025 - 12/31/2025	\$29,269
Snoqualmie Valley Shelter Services	7/1/2025 - 12/31/2025	\$22,080
Your Hope and Future	7/1/2025 - 12/31/2025	\$22,550
Fusion	7/1/2025 - 12/31/2025	\$19,507
Highline United Methodist Church	7/1/2025 - 12/31/2025	\$13,500

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Please note that all awards and contract periods in this announcement are tentative. All obligations to perform or pay funds are contingent upon the execution of a written agreement signed by all required parties.

## Summary of RFP Goals

Guided by [KCRHA's Theory of Change](#), the Seattle King County Severe Weather Response Request for Proposal (RFP) sought applications from qualified agencies interested in providing severe weather services and supplies for youth and young adults, single adults (18+), couples, and/or families experiencing homelessness throughout King County. The intent of the Seattle King County Severe Weather Response RFP is to identify multiple agencies to provide emergency shelter and support services for individuals experiencing unsheltered homelessness during severe weather conditions, including extreme cold, excessive heat, and poor air quality. The fund sources are City of Seattle: \$254,142 and King County: \$263,000. If additional severe weather funding becomes available, it can be awarded to applicants of this RFP. All proposals were reviewed to ensure completeness, alignment with the program's scope, and budget feasibility. The rating panel recommended funding the proposal that will be able to best fulfill the following responsibilities:

- Propose to expand the number of severe weather beds or bed nights
- Provide low-barrier, safe, and dignified shelter options that prioritize accessibility and stability for all populations
- Offer essential basic needs such as meals, hygiene supplies, weather-appropriate gear, and access to clean water
- Connect individuals to supportive services and resources, such as housing assistance, healthcare, behavioral health care, and transportation
- Demonstrate an understanding of severe weather response needs, including the specific challenges faced by people experiencing unsheltered homelessness • Deliver services grounded in Housing First, Trauma-Informed Care, and holistic support models that promote long-term stability
- Prioritize equity for Black, Indigenous, and People of Color (BIPOC), LGBTQ+ individuals, and people with disabilities through culturally responsive and trauma-informed care
- Maintain sufficient, trained staffing to support shelter operations and ensure guest safety, support, and connection to services
- Engage in data collection, evaluation, and ongoing coordination with local systems to strengthen housing outcomes and service quality



## **AGREEMENT FOR HOMELESS SERVICES - SEVERE WEATHER EVENTS**

THIS AGREEMENT FOR HOMELESS SERVICES (this “Agreement”) is effective as of the date both parties ratify the agreement (“Effective Date”) and is among the Cities of Bellevue and Redmond, Washington, each a municipal corporation (each, a “Partner City” and together “Partner Cities”), and the KING COUNTY REGIONAL HOMELESSNESS AUTHORITY (the “Authority”), an independent governmental administrative agency formed pursuant to RCW 39.34.030(3). The Partner Cities and the Authority are referred to herein individually as a “Party” and collectively, the “Parties.”

### **RECITALS**

WHEREAS, the Authority was formed pursuant to the Interlocal Agreement for the Establishment of the King County Regional Homelessness Authority (the “Authority Interlocal Agreement”) by The City of Seattle and King County as an independent governmental agency pursuant to chapter 39.34 RCW in order to coordinate the provision of services within an equitable operational framework to individuals and families experiencing homelessness or at imminent risk of experiencing homelessness in King County; and

WHEREAS, homelessness is a regional crisis requiring local governments, nonprofits, partners and stakeholders to work together through cooperative action; and

WHEREAS, pursuant to the Interlocal Agreement, the Authority may enter into contracts with one or more Subscribing Agencies (as defined in the Interlocal Agreement) for the provision of Homeless Services (as defined in the Interlocal Agreement) subject to the conditions set forth therein;

WHEREAS, the Authority’s Five-Year Plan seeks to identify, evaluate, and expand the number of indoor shelter options available for families and individuals during severe weather events throughout King County and its Sub-Regions; and

WHEREAS, the Parties now desire to coordinate efforts to address homelessness during designated severe weather events in the East King County Sub-Region where the Partner Cities are located pursuant to the terms of this Agreement;

NOW, THEREFORE, the Parties hereby agree as follows:

### **ARTICLE I DEFINITIONS**

Terms defined in the recitals of this Agreement are incorporated herein as if fully set forth in this Agreement. Capitalized terms used herein shall have the following meanings. Terms not otherwise defined herein shall have the meanings set forth in the Interlocal Agreement, a copy of which is attached hereto as Exhibit C:

“**Agreement**” means this Agreement between the Partner Cities and the Authority for Homeless Services to be provided by the Authority, as it may be amended from time to time.

**“Authority”** means the King County Regional Homelessness Authority formed by The City of Seattle and King County as a separate governmental administrative agency pursuant to the Interlocal Agreement and RCW 39.34.030(3).

**“Clients”** means individuals and families experiencing homelessness or who are at imminent risk of experiencing homelessness.

**“Effective Date”** means the date this Agreement becomes effective between the Parties, which shall be no earlier than the date upon which all parties have ratified the agreement in accordance with their respective laws or bylaws.

**“Homeless Services”** or **“Services”** means shelters, day centers, hygiene facilities, housing, and related services to assist Clients to be provided by the Authority under the terms of this Agreement and as set forth in the attached Exhibits.

**“Initial Term”** means the initial term of this Agreement, which shall expire on December 31, 2026, as identified in Article II, Section 2.

**“Interlocal Agreement”** means the agreement between The City of Seattle and King County establishing the King County Regional Homelessness Authority, as amended and restated on November 7, 2024, and as it may be amended from time to time.

**“East King County Sub-Region”** consists of the cities of Kirkland, Redmond, Bellevue, Mercer Island, Sammamish, Beaux Arts Village, Clyde Hill, Hunts Point, Medina, Yarrow Point, Issaquah, Bear Creek, North Bend, Snoqualmie, Carnation, Duvall, and other adjacent jurisdictions to those cities, including unincorporated areas of King County.

**“RCW”** means the Revised Code of Washington.

**“Resources”** means those funds, in kind services or other consideration provided by an entity, including a Partner City, to support the operation of the Authority or the provision of Homeless Services. The Resources to be provided by each Partner City under the term of this Agreement as consideration for the Services to be delivered hereunder are included in Exhibit B.

**“Severe weather activation”** means the Authority’s regional emergency response to an extreme or severe weather event per its Severe Weather Policy issued on December 31, 2024, and as it may be amended from time to time.

**“Severe weather event”** means extreme cold weather temperatures, extreme heat weather temperatures, unhealthy air quality due to wildfire smoke, natural weather disasters, or other dangerous weather phenomenon that triggers a severe weather activation.

**“State”** means the State of Washington.

## **ARTICLE II**

### **PURPOSE; TERM**

**Section 1. Purpose.** The purpose of this Agreement is to set forth the terms related



to the Services to be provided by the Authority to clients in the jurisdictional boundaries of the Partner Cities, and the terms and conditions of each Partner City’s funding or other , Resources in exchange for such Services when there is a severe weather event or in anticipation of a severe weather event.

**Section 2. Term.** This Agreement shall begin on the Effective Date and end on December 31, 2026 (the “Initial Term”), unless terminated earlier or extended as provided herein. After the Initial Term, this Agreement shall automatically renew each December 31 for one-year extensions unless terminated earlier or extended as provided herein.

### **ARTICLE III AUTHORITY RESPONSIBILITIES**

**Section 1. Authority’s Responsibilities.** Subject to the terms of this Agreement, the Authority hereby agrees to operate a unified, regional homelessness response system and to provide Services to, or on behalf of the, the Partner Cities in support of its mission to significantly decrease homelessness throughout King County pursuant to the Interlocal Agreement. The Services to be provided by the Authority to, or on behalf of, the Partner Cities to clients under the term of this Agreement during or in anticipation of severe weather events are more fully described in Exhibit A (the “Services”) and may be modified by the Parties hereto from time to time to reflect then-current levels of Resources.

**Section 2. Notice Affecting Performance.** The Authority shall promptly notify the Partner Cities in writing of any matters that could adversely affect the Authority’s ability or eligibility to continue to perform services under this Agreement.

### **ARTICLE IV PARTNER CITY RESPONSIBILITIES**

**Section 1. Consideration and Resources.** In consideration of the Authority’s commitment to provide Services under this Agreement, each Partner City agrees to provide Resources to the Authority. Such Resources shall be as set forth in Exhibit B attached hereto. Exhibit B may be updated from time to time to reflect updated Resources to be provided under this Agreement.

**Section 2. Requirements Applicable to Funds.** The Resources granted to the Authority under this Agreement may consist of a combination of Partner City, State, local and federal funding, and the Authority agrees to comply with the requirements applicable to each source of funds.

### **ARTICLE V DOCUMENTATION OF COSTS; RECORDS; REPORTING**

**Section 1. Documentation of Costs.** The Authority shall document all costs incurred in providing Services under this Agreement with properly executed payrolls, time records, invoices, vouchers, records of service delivery, or other official documentation evidencing in sufficient detail the nature and reasonableness of such costs. All payroll and financial records pertaining to any third-party contracts funded by a Partner City shall be clearly identified and readily accessible for

review by the Partner City.

**Section 2. Maintenance of Records.** The Authority shall maintain accounts and records, including personnel, property, financial, and programmatic records, records of the Services provided under this Agreement, and other such records deemed necessary by the Partner Cities to ensure proper accounting for all Partner City funds, to ensure compliance with this Agreement. Such records shall be retained as required by the Preservation and Destruction of Public Records Act, chapter 40.14 RCW, for a period of at least six years from the expiration of the Term of this Agreement; provided, however, that for any records and documents that are the subject of audit findings, those records shall be maintained for either (a) six years following expiration of this Agreement or (b) until the audit findings are resolved, whichever is longer.

**Section 3. Reporting.** Throughout the initial term of this Agreement, the Authority shall provide each Partner City with a report upon request and at least annually updates. Additionally, upon request, the Authority may be asked to present the report to the Partner City's city council. Such reports shall include information and data specific to the East King County Sub-Region from Homelessness Management Information System ("HMIS"), East King County planning activities of the Authority and partner agencies, and progress on funding administration and outcomes. Such reports shall also include information and data specific to the scope of work described in Exhibit A, including duration of severe weather activation and number of clients served. Additional reporting and city council briefings are available on request. Should the parties renew the agreement with additional Resources other than those described in Exhibit B, the Authority shall report on its activities in accordance with this section or as otherwise agreed to by the parties.

## **ARTICLE VI COMPLIANCE WITH LAW**

**Section 1. General Requirement.** The Parties hereto shall comply with all applicable laws of the United States, the State, the Partner Cities, and the Interlocal Agreement, when carrying out the terms of this Agreement.

**Section 2. Inventory and Property.** Any property, equipment and furnishings for the operations of the Authority shall be acquired by the Authority as provided by law, including any applicable federal laws. If a Partner City furnishes property, equipment or furnishings for the Authority's use, title to the same shall remain with the Partner City unless that property, equipment or furnishings is acquired by the Authority.

## **ARTICLE VII INDEMNIFICATION AND INSURANCE**

**Section 1. Indemnification.** To the maximum extent permitted by law, each Party shall hold harmless, defend, and indemnify the other Parties, their elected officials, officers, employees, agents, and volunteers from and against any and all suits, actions, claims, liability, damages, judgments, costs and expenses (including reasonable attorney's fees) that result from or arise out of the negligent or intentional acts or omissions of such indemnifying Party, its elected officials, officers, employees, agents, contractors and volunteers in connection with or incidental to the performance or non-performance of such Party's services, duties, and obligations under this

Agreement. In the event that the negligent or intentional acts or omissions of the officials, officers, agents, employees, or volunteers of two or more Parties in connection with or incidental to the performance or non-performance of the such Party's respective services, duties, and obligations under this Agreement are the subject of any liability claims by a third party, each such Party shall be liable for its proportionate concurrent actions or omissions in any resulting suits, actions, claims, liability, damages, judgments, costs and expenses and for their own attorney's fees. Nothing contained in this Agreement shall be construed to create a right in any third party to indemnification or defense. Each Party waives, as to each other only, their immunity from suit under Washington's Industrial Insurance Act, Title 51 RCW, solely to the extent necessary to provide each other with a full and complete indemnity from any claims made by the other Party's employees. This waiver of immunity was mutually negotiated by the Parties hereto.

**Section 2. Mandatory Disclaimer.** The Authority is an independent governmental agency created pursuant to an Interlocal Agreement between King County and the City of Seattle pursuant to RCW 39.34.030. All liabilities incurred by the Authority shall be satisfied exclusively from the assets and properties of the Authority and no creditor or other person shall have any right of action against King County, the City of Seattle, or any other public or private entity or agency on account of any debts, obligations, or liabilities of the Authority unless explicitly agreed to in writing by such entity or agency.

**Section 3. Insurance.** The Authority and each Partner City shall provide each other with evidence of insurance coverage, in the form of a certificate or other competent evidence from an insurance provider, insurance pool, or of self-insurance. Each Party shall provide to the other Party at least 30 days advance notice of any cancellation, suspension or material change in coverage.

## **ARTICLE VIII WITHDRAWAL AND TERMINATION**

**Section 1. Withdrawal.** Any Partner City may withdraw from this Agreement by providing written notice at least 45 days in advance of its intended withdrawal date to the Authority and the other Parties. For withdrawals effective December 31, 2025, notice must be given no later than September 30, 2025. Thereafter, any Partner City intending to withdraw by December 31 of any subsequent year must provide written notice by September 30th of that same calendar year.

**Section 2. Suspension, Modification and Termination.** This Agreement may be terminated in accordance with this Section.

- a. Loss of Funding. In the event any federal, State or local funds allocated to or by

a Partner City for Services contracted for under this Agreement are or become unavailable, the Partner City will suspend without recourse the Authority's obligation to render the related Services under this Agreement and the Partner City's obligation to pay for such Services, by providing 45 days prior written notice to the Authority as provided herein, specifying the effective period of such suspension, or by modifying the applicable Exhibits to this Agreement to reflect such loss of funding and corresponding modification to Services to be provided.

b. Termination of Interlocal Agreement. In the event The City of Seattle and King County elect to terminate the Interlocal Agreement, this Agreement shall terminate as of the date of termination of the Interlocal Agreement. Upon notification of intent to terminate, the Authority will notify the Parties of termination of this agreement within 10 days.

## **Section 2. Effect of Termination, Expiration or Withdrawal.**

a. Return of Unused Funds. Upon termination or expiration of this Agreement, the Parties shall coordinate the return of any disbursed and unused funds to a provider who can carry out the services contemplated by the funding provided. If that is not possible, the funds shall be returned to each Partner City. Upon withdrawal of a Partner City to this Agreement, the Parties shall coordinate the return of any disbursed and unused funds back to such Partner City.

b. Coordination of Contracts. Upon termination, expiration or withdrawal of this Agreement, all existing contracts funded with Partner City funds under this Agreement shall remain in effect and committed to the contracted party until their respective expiration dates. These contracts may be assigned to the appropriate Partner City at the discretion of the Authority. The Authority shall include in all contracts for Homeless Services under this Agreement terms that are in accord with this section, including but not limited to the ability to assign such contracts to the Partner City. No more than 60 days after notice of termination of the Interlocal Agreement between The City of Seattle and King County, the Authority shall provide each Partner City with a current list of contracts funded by the Partner City, together with the total contract value, the contract term, the source of funding for each such contract, and any additional information requested by the Partner City. The Parties shall work together and, to the extent necessary, in consultation with King County, coordinate the assignment to the appropriate entity and termination of all such contracts on or prior to termination of this Agreement.

c. Notification to Contract Holders. Upon notice of termination, expiration or withdrawal, the Authority shall promptly notify the Contract Holders of such termination, expiration or withdrawal, and of the intended assignment of the Contract Holder's contract to the Partner City or intended contract termination date.

## **ARTICLE IX MISCELLANEOUS**

**Section 1. Notice to the Parties.** Any formal notice or communication required to be given under this Agreement shall be deemed properly given if delivered either by physical or

electronic means (to email addresses designated by the Parties from time to time), or if mailed postage prepaid and addressed to:

If to City of Bellevue:

City of Bellevue  
Attn: Nico Quijano  
Address: 450 110th Avenue NE  
Address: Bellevue, WA 98004  
Email: [nquijano@bellevuewa.gov](mailto:nquijano@bellevuewa.gov)

If to City of Redmond:

City of Redmond  
Attn: Brooke Buckingham  
Address: PO Box 97010  
Address: Redmond, WA 98073-9710  
Email: [bbuckingham@redmond.gov](mailto:bbuckingham@redmond.gov)

If to the Authority:

King County Regional Homelessness Authority  
Attn: Kelly Kinnison  
400 Yesler Way, Ste. 600  
Seattle, Washington 98004  
Email: [kelly.kinnison@kcrha.org](mailto:kelly.kinnison@kcrha.org)

Each Party may update its notice information by providing written notice to the other Party.

**Section 2. Representatives.** The individuals listed above are designated as representatives of the respective Parties. The representatives shall be responsible for administration of this Agreement and for coordinating and monitoring performance under this Agreement. In the event such representatives are changed, the Party making the change shall notify the other Parties.

**Section 3. Amendments to Agreement.** No additions to or alterations of the terms of this Agreement shall be valid unless made in writing and executed by duly authorized agents of each Party. The Parties acknowledge that amendments to this Agreement may be necessary to ensure the provision of services by the Authority aligns with the principles set forth in the Interlocal Agreement. Consistent with this Agreement, the Partnering Cities and CEO of the Authority may enter into subsequent agreements to provide severe weather services to the East King County Sub-Region.

**Section 4. Governing Law; Venue.** This Agreement shall be governed by and interpreted in accordance with the laws of the State. Venue for any action brought under this

Agreement shall be in the Superior Court for King County.

**Section 5. Contractual Relationship.** The relationship of the Authority to the Partner Cities shall be that of an independent contractor, and the Authority agrees that no employee of the Authority shall be deemed or claimed to be an employee of the Partner Cities for any purpose. This Agreement does not authorize the Authority to act as agent or legal representative of any Partner City for any purpose whatsoever. The Authority does not grant any express or implied right or authority to assume or create any obligation or responsibility on behalf of or in the name of a Partner City or to bind a Partner City in any manner whatsoever. This Agreement is to facilitate the provision of Services. No joint venture, separate administrative or governmental entity, or partnership is formed as a result of this Agreement.

**Section 6. Integration.** This Agreement, together with all Exhibits hereto, contains all of the terms and conditions agreed upon by the Parties relating to the subject matter of this Agreement. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties.

**Section 7. Severability.** In the event any provision of this Agreement shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions shall not, in any way, be affected or impaired thereby.

**Section 8. No Third-Party Beneficiary Rights.** The provisions of this Agreement are for the sole benefit of the Parties, and they will not be construed as conferring any rights to any third party (including any third-party beneficiary rights).

**Section 9. Waiver.** No covenant, term, or condition or breach thereof shall be deemed waived, except by written consent of the Party against whom the waiver is claimed, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition. Neither the acceptance by a Partner City of any performance by the Authority after the time the same shall have become due nor payment to the Authority shall constitute a waiver by the Partner City of the breach or default of any covenant, term, or condition unless otherwise expressly agreed to by the Partner City in writing.

**Section 10. Assignment.** This Agreement may not be transferred or assigned by the Parties without the prior written consent of the other Parties, which may be withheld in such Party's sole discretion.

**Section 11. Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original, and together such counterparts will constitute one and the same instrument.

**Section 12. Negotiated Agreement.** The Parties acknowledge that this is a negotiated agreement, that they have had the opportunity to have this Agreement reviewed by their respective legal counsel, and that the terms and conditions of this Agreement are not to be construed against any Party on the basis of such Party's draftsmanship of this Agreement.

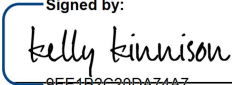
**Section 13. Conflict with Interlocal Agreement.** In the event of a conflict between this Agreement and the Interlocal Agreement, the terms of the Interlocal Agreement shall prevail.

**Section 14. Additional Parties.** Municipalities, local governments and public agencies within the region in which the other Parties are located may become a Party to this Agreement on execution of an addendum or amendment to this Agreement; provided, however, such new Party shall provide Resources to the Authority as consideration for the Services to be delivered hereunder.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement by having their representatives affix their signatures below.

KING COUNTY REGIONAL HOMELESSNESS AUTHORITY, a Washington governmental administrative agency

By:  Signed by:  
Name: Kelly Kinnison  
Title: Chief Executive Officer  
Date: 9/3/2025

CITY OF BELLEVUE, a Washington Municipality

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

CITY OF REDMOND, a Washington Municipality

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



## **EXHIBIT A**

The Authority shall provide the following services to address severe weather event needs in the East King County Sub-Region and Snoqualmie Valley. The Authority shall procure the services of qualified providers who can provide the following services within the region described herein.

**1. Procurement of Severe Weather Services:**

- A. Secure severe weather shelter and emergency response services using combined Partner City resources and King County funds.

**2. Shelter and Emergency Operations:**

- A. Activate shelters within 24-72 hours of notification for severe weather events (such as extreme cold, excessive heat, heavy snowfall, or poor air quality).
- B. Provide additional overnight accommodation capacity during severe weather events, ensuring accessibility for individuals experiencing homelessness, including those with disabilities. Prioritize programs that provide capacity for those not currently served by the shelter system, including couples or people with pets.
- C. Offer daytime pop-up cooling and hydration stations during summer severe weather events.

**3. Basic Needs Provision:**

- A. Distribute essential supplies (e.g., blankets, warm clothing, personal hygiene items).
- B. Provide hot meals, snacks, beverages, and access to hygiene facilities (restrooms, showers).

**4. Referral and Support Services:**

- A. Provide on-site support from trained staff or volunteers, including emotional support and service referrals.

**5. Operational Management:**

- A. Collaborate with local government agencies and emergency management authorities to ensure effective response and resource allocation.
- B. Evaluate shelter operations regularly to implement improvements based on feedback and changing community needs.

**6. Data Management and Reporting:**

- A. Maintain detailed records on shelter utilization and costs.
- B. Provide an annual report to partner cities detailing services rendered, utilization data, and expenditures.
- C. Present findings to city councils upon request.

**7. Additional Allowable Costs:**

- A. Include hotel vouchers for individuals seeking shelter.
- B. Cover administrative costs related to severe weather operations.

**8. Health and Safety Protocols:**

- A. Implement measures to mitigate risks from communicable diseases, including COVID-19

**In furtherance of maintaining investment in the East King County Sub-Region, all dollars pooled within the East King County Sub-Region under the terms of this Agreement shall only be utilized for Services provided at a physical location within the East King County Sub-Region or that have been determined to be a program acceptable to the Partner Cities that is serving East King County Sub-Region residents.**

## **EXHIBIT B**

### **FUNDING AND PAYMENT/RESOURCES**

The Partner Cities agree to provide Resources to the Authority in exchange for Homeless Services under the terms of this Agreement. Throughout this Agreement, the contribution amount will be determined as described below. Each Partner City shall include its respective contribution in its budget for consideration by its city council for approval.

#### **Funding Contributions**

**1. Financial Support:**

- A. **Bellevue:** Provide \$40,000 for the 2025-2026 biennium, disbursed as \$20,000 annually.
- B. **Redmond:** Provide \$50,000 for the 2025-2026 biennium, disbursed as \$25,000 annually.

**2. Funding Disbursement:**

- A. Partner cities shall ensure timely disbursement of funds to KCRHA in accordance with agreed schedules.

#### **Designated Representatives**

- 1. Bellevue: Nicolas Quijano
- 2. Redmond: Brooke Buckingham

#### **Collaboration on Scope of Work**

- 1. Partner Cities will assist KCRHA in locating suitable service providers for severe weather services as described in Exhibit A. Assistance will include:
  - A. Criteria for shelter activation and response.
  - B. Alignment with KCRHA Activation Tiers or locally developed standards.
  - C. Assistance in crafting a scope of services for the funding provided in Exhibit A.
  - D. Pursuant to any request for proposals or qualifications, participation in the review of funding requests by providing at least one representative from each Partner City to participate on a rating panel

#### **Oversight and Reporting**

- 1. Review annual reports provided by KCRHA to ensure alignment with goals and funding utilization.
- 2. Provide feedback to KCRHA on severe weather operations and future improvements.



## Memorandum

**Date:** 9/16/2025

**Meeting of:** Committee of the Whole - Public Safety and Human Services

**File No.** CM 25-510

**Type:** Committee Memo

**TO:** Committee of the Whole - Public Safety and Human Services

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Fire	Adrian Sheppard	425-556-2201
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**DEPARTMENT STAFF:**

Fire	Jim Whitney	Deputy Chief - Operations
Fire	Caleb Freeman	Battalion Chief - Training

**TITLE:**

Agreements for Tablet Command Integration, Maintenance, and Shared Services

**OVERVIEW STATEMENT:**

The Fire Department requests approval of two related agreements supporting the implementation and ongoing use of Tablet Command, a mobile incident management and situational awareness platform.

The first is an agreement with the Northeast King County Regional Public Safety Communications Agency (NORCOM) to provide integration and maintenance services necessary to connect dispatch data to Tablet Command. The second is an Interlocal Agreement with the Puget Sound Regional Fire Authority (PSRFA) for shared licensing, management, and billing of Tablet Command services. Together, these agreements will ensure reliable integration of dispatch data, streamlined billing, and standardized operational tools that enhance response coordination and support for Redmond's firefighters and partner agencies.

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

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Fire Strategic Plan 2022-2027
- **Required:**  
Approval of interlocal and service agreements involving City financial obligations and multi-agency coordination
- **Council Request:**  
N/A
- **Other Key Facts:**

**Date:** 9/16/2025

**Meeting of:** Committee of the Whole - Public Safety and Human Services

**File No.** CM 25-510

**Type:** Committee Memo

- NORCOM will configure and support the integration runtime interface
- 1 Redmond Fire's share of project costs includes a one-time implementation fee and annual maintenance
- 2 The agreement ensures real-time CAD data delivery to Tablet Command for field use
- 3 Redmond is a party to the original 2007 NORCOM ILA and qualifies as a participating principal

**OUTCOMES:**

Approval of the agreements provides for real-time data sharing and coordinated licensing to improve operational awareness and incident response. Through NORCOM, Redmond, Kirkland, and EF&R will receive IT integration and maintenance services to connect dispatch data into Tablet Command. Through PSRFA, Redmond will participate in shared licensing and billing for Tablet Command services. Together, these agreements increase visibility for command staff in the field, support Redmond Fire's mobile-first strategy, and strengthen regional coordination through a shared implementation approach.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Internal technical coordination began Q1 2025. Formal agreement finalized Q3 2025.
- **Outreach Methods and Results:**  
Engagement between NORCOM and agency representatives (Redmond, Kirkland, EF&R) to scope deliverables and timelines.
- **Feedback Summary:**  
All three agencies support the scope and fee structure. Agreement drafted with input from legal and technology leads.

**BUDGET IMPACT:**

**Total Cost:**

Redmond Fire's share of the one-time implementation cost is \$595. The annual maintenance fee is \$170. Additional services beyond scope will be billed at \$127.50 per hour if required.

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

**Budget Offer Number:**

0000277

**Budget Priority:**

Safe and Resilient

Strategic and Responsive

**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
10/7/2025	Business Meeting	Approve

**Time Constraints:**

Delay may impact regional alignment on implementation.

**ANTICIPATED RESULT IF NOT APPROVED:**

Redmond Fire will be unable to move forward with integration of Tablet Command. This would result in decreased incident visibility for field command and misalignment with regional partners.

**ATTACHMENTS:**

Attachment A: Final Tablet Command Services Agreement with NORCOM  
Attachment B: ILA - PSRFA Tablet Command Services and Billing



**INFORMATION TECHNOLOGY  
ADDITIONAL SERVICES AGREEMENT  
by and between  
Kirkland Fire Department, Redmond Fire Department,  
Eastside Fire and Rescue and NORCOM**

THIS AGREEMENT FOR the Tablet Command project services is entered into by and between **Kirkland Fire Department** ("Kirkland Fire"), Redmond Fire Department ("Redmond Fire"), Eastside Fire and Rescue ("EF&R") and the **NORTHEAST KING COUNTY REGIONAL PUBLIC SAFETY COMMUNICATION AGENCY** ("NORCOM", and together as the "Parties").

WHEREAS, Kirkland Fire, Redmond Fire and EF&R are parties to the October 2007 Northeast King County Regional Public Safety Communications Agency Interlocal Agreement (the "Interlocal Agreement") and are Principals of NORCOM (as defined in the Interlocal Agreement); and

WHEREAS, Kirkland Fire, Redmond Fire and EF&R need NORCOM IT services to implement and maintain an Integration runtime interface to pull call data and send it to Tablet Command to interface with iOS application ("Tablet Command"); and

WHEREAS, at the request of Kirkland Fire, Redmond Fire and EF&R, NORCOM has agreed to provide such services for Kirkland Fire, Redmond Fire and EF&R; and

WHEREAS, Kirkland Fire, Redmond Fire and EF&R have agreed to fund the costs related to the provision and management of those services as indicated herein;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

**SECTION 1. AGREEMENT FOR IT SERVICES.** NORCOM agrees to participate in the planning process and to provide interface implementation services to Kirkland Fire, Redmond Fire and EF&R during the term of this Agreement. Such services to be provided by NORCOM under the terms of this Agreement shall include the services set forth in Exhibit A, which is incorporated herein by this reference. Implementation services shall be provided by NORCOM IT staff members.

See Exhibit A: Scope of Services for a detailed list of services included in this agreement.

If Kirkland Fire, Redmond Fire and EF&R requires NORCOM IT services beyond those specified in Exhibit A in this Agreement, provided NORCOM agrees to deliver such services, a contract amendment shall be set forth in writing and shall be executed by the Parties hereto.

**SECTION 2. Kirkland Fire, Redmond Fire and EF&R RESPONSIBILITIES.** Kirkland Fire, Redmond Fire and EF&R hereby agrees as follows during the term of this Agreement:

- (a) **Designated Representatives.** Kirkland Fire, Redmond Fire and EF&R shall each designate in writing a person to act as its individual representative with respect to the services described in Exhibit A. Kirkland Fire, Redmond Fire and EF&R agree to promptly notify NORCOM in writing of any changes to its designated representative.

**SECTION 3. COMPENSATION.** Compensation for the services to be provided by NORCOM to Kirkland Fire, Redmond Fire and EF&R under the terms of this Agreement shall be as set forth in Exhibit B, which is incorporated herein by this reference. For hourly and other fees as described in Exhibit B,

NORCOM shall send an invoice to Kirkland Fire, Redmond Fire and EF&R for such services performed upon completion divided equally. Kirkland Fire, Redmond Fire and EF&R shall remit payment for undisputed fees to NORCOM within 30 days of receipt of the invoice.

SECTION 4. OWNERSHIP AND USE OF DOCUMENTS. All documents, reports, memoranda, diagrams, sketches, plans, design calculations, working drawings, and any other materials created or otherwise prepared by NORCOM as part of its performance of this Agreement for Kirkland Fire, Redmond Fire or EF&R shall be owned by and become the property of the Party for which the work is being done and may be used by that Party for any purpose beneficial to that Party. Public records requests are the responsibility of Kirkland Fire, Redmond Fire and EF&R. Metadata imported into Tablet Command's system related to work for a specific Party shall be the responsibility of that specific Party.

SECTION 5. NOTICE. The following individuals are designated as representatives of the respective Parties. The representatives shall be responsible for the administration of this Agreement and for coordinating and monitoring performance under this Agreement. In the event such representatives are changed, the Party making the change shall notify the other Party. Any notice or other communication given hereunder shall be deemed sufficient, if in writing and delivered personally to the addressee, or sent electronically or by certified or registered mail, return receipt requested, addressed as follows, or to such other address as may be designated by the addressee by written notice to the other Party:

To NORCOM:	William Hamilton Executive Director PO Box 50911 Bellevue, WA 98015-0911
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To Kirkland Fire:	Joseph Sanford Fire Chief 123 5 <sup>th</sup> Ave Kirkland, WA 98033
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To Redmond Fire:	Adrian Sheppard Fire Chief 8450 161 <sup>st</sup> Ave NE Redmond, WA 98052
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To EF&R:	Ben Lane Fire Chief 175 Newport Way NW Issaquah, WA 98027
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SECTION 6. INSURANCE. Each Party hereto shall maintain in full force throughout the duration of this Agreement Commercial General Liability insurance with a minimum coverage of \$ 2,000,000.00 per occurrence/aggregate for personal injury and property damage. This requirement shall be deemed satisfied by evidence of such Party's membership and coverage in a self-insured municipal insurance pool. Limits of coverage's, exclusions, and limits of liability shall be satisfactory to the other Party.

SECTION 7. INDEMNIFICATION. NORCOM shall defend, indemnify, and hold harmless Kirkland Fire, Redmond Fire and EF&R and its officers, officials, employees, or assigns, from and against any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, which are caused by or result from a negligent act or omission of NORCOM, its agents, officers, employees or assigns, in performing any act or service pursuant to this Agreement.

Kirkland Fire, Redmond Fire and EF&R shall defend, indemnify, and hold harmless NORCOM and its officers, officials, employees, or assigns, from and against any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, which are caused by or result from a negligent act or omission of that Party, its officers, employees, assigns or third-party contractors, in performing any act or service pursuant to this Agreement.

In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of NORCOM and Kirkland Fire, Redmond Fire or EF&R, then each Party's liability shall only be to the extent of its negligence.

IT IS FURTHER SPECIFICALLY AND EXPRESSLY UNDERSTOOD THAT THE INDEMNIFICATION PROVIDED HEREIN CONSTITUTES EACH PARTY'S WAIVER OF IMMUNITY UNDER INDUSTRIAL INSURANCE, TITLE 51 RCW, SOLELY FOR THE PURPOSES OF THIS INDEMNIFICATION. THE PARTIES FURTHER ACKNOWLEDGE THAT THEY HAVE MUTUALLY NEGOTIATED THIS WAIVER. This indemnification shall survive the expiration of this Agreement.

#### SECTION 8. MISCELLANEOUS.

(a) Equal Opportunity. Neither Party shall discriminate against any person based on any ground prohibited under federal, state, or local law including race, creed, color, religion, national origin, sex, age, marital status, sexual orientation, veterans and military status, political affiliation, or belief or the presence of any sensory, mental or physical handicap in violation of any applicable federal law, Washington State Law Against Discrimination (chapter 49.60 RCW) or the Americans with Disabilities Act (42 USC 12110 et seq.).

(b) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. If any dispute arises between Kirkland Fire, Redmond Fire and EF&R and NORCOM under any of the provisions of this Agreement, resolution of that dispute shall be available only through the jurisdiction, venue, and rules of the King County Superior Court, King County, Washington.

(c) Attorney's Fees. In any claim or lawsuit for damages arising from the Parties' performance of this Agreement, each Party shall be responsible for payment of its own legal costs and attorney's fees incurred in defending or bringing such claim or lawsuit; however, nothing in this subsection shall limit each Parties' right to indemnification under this Agreement.

(d) Non-Waiver of Breach. The failure of either Party to insist upon strict performance of any provision of this Agreement or to exercise any right based upon a breach thereof or the acceptance of any performance during such breach shall not constitute a waiver of any right under this Agreement.

(e) Severability. If this Agreement, or any portion of this Agreement, is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

(f) No Joint Venture or Partnership. No joint venture, separate administrative or governmental entity, or partnership is formed as a result of this Agreement.



(g) Compliance with all Laws. The Parties hereto shall comply with all federal, state and local laws, rules, regulations, and ordinances applicable to the performance of this Agreement.

(h) Entire Agreement. This Agreement contains the entire understanding between the Parties and supersedes any prior understandings and agreements between them regarding the subject matter hereof. There are no other representations, agreements, or understandings, oral or written, between the Parties hereto relating to the subject matter of this Agreement. No amendment of, or supplement to, this Agreement shall be valid or effective unless made in writing and executed by the Parties hereto.

(i) Assignment. The Parties shall not assign this Agreement or any interest, obligation, or duty therein without the express written consent of the other Party.

(j) Continuation of Performance. In the event that any dispute or conflict arises between the Parties while this Agreement is in effect, the Parties hereto agree that, notwithstanding such dispute or conflict, they shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities. Provided that if Kirkland Fire fails to pay for the services provided by NORCOM, can cease providing such services until payment is made.

(k) Addition of Parties. Additional agencies may become parties to this Agreement by executing an addendum signed by NORCOM and the new agency, with written consent of all existing parties.

## SECTION 9. REPRESENTATION AND WARRANTIES.

9.1 Mutual Representations and Warranties. Each Party represents and warrants to the other Party that (a) such Party has the required power and authority to enter into this Agreement and to perform its obligations hereunder, and shall have obtained and maintain all licenses, permits and certifications required for such Party in connection with the performance of such Services; (b) the execution of this Agreement and performance of its obligations hereunder do not and will not violate any other agreement to which it is a party; and (c) this Agreement constitutes a legal, valid and binding obligation when signed by both Parties.

9.2 NORCOM Warranties and Representations. NORCOM represents and warrants that the Services will be performed in a professional and workmanlike manner, consistent with applicable industry standards and the corresponding specifications set forth in the applicable Statement of Work and Service Level commitments.

- (a) Deliverables. NORCOM represents and warrants that each deliverable shall meet and conform to its applicable specifications as provided herein following its acceptance and during the Term. NORCOM also represents and warrants that the Service, in whole and in part, shall operate in accordance with the applicable approved configuration documentation, and this Agreement.
- (b) Services. NORCOM represents and warrants that (a) It shall perform all Services required pursuant to this Agreement in a professional manner, with high quality, (b) It shall give due priority to the performance of the Services, and (c) time shall be of the essence in connection with performance of the Services.
- (c) Maintenance Services Warranty. NORCOM warrants that, in performing the services under the Agreement, NORCOM shall substantially and materially comply with the descriptions and representations as to the services, including performing capabilities,

accuracy, completeness, characteristics, Statement of Work, configurations, standards, function and requirements, which appear in this Agreement. Errors or omissions committed by NORCOM in the course of providing the Services shall be remedied as set forth herein.

- (d) Warranty of Compliance with Applicable Law. NORCOM warrants the Services shall comply with all applicable Federal, State and local laws, regulations, codes and ordinances to which it is subject.

#### SECTION 10. TERM OF AGREEMENT.

- (a) This Agreement shall take effect on August 1, 2025 and shall remain in effect until either party terminates this agreement or when project work is completed by either Party. Either Party may terminate this Agreement by providing 60 days written notice to the other Party. Either Party may terminate this Agreement at any time prior to the time compensable services begin under this Agreement.
- (b) Any agency named as a party to this Agreement may independently terminate its participation upon sixty (60) days' written notice to NORCOM and the other participating agencies. Such termination shall not affect the validity or continuation of the Agreement as it applies to the remaining parties.

SECTION 11. EXECUTION. This Agreement shall be executed for the Parties hereto by their duly authorized representative. This Agreement may be executed in one or more counterparts.

DATED this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

NORCOM

Kirkland Fire Department

By: \_\_\_\_\_  
William Hamilton  
Executive Director  
NORCOM

By: \_\_\_\_\_  
Joseph Sanford  
Fire Chief  
Kirkland Fire Department

Redmond Fire Department

Eastside Fire & Rescue

By: \_\_\_\_\_  
Angela Birney  
Mayor  
15670 NE 85<sup>th</sup> St.  
Redmond, WA 98053

By: \_\_\_\_\_  
Ben Lane  
Fire Chief  
175 Newport Way NW  
Issaquah, WA 98027

## Appendix A: **Scope of Services**

NORCOM agrees to work with vendor, Tablet Command, to implement a one-way interface on the IOE Exporter

- Install and configure Tablet command Service.
- Configure exporter for Agency to receive data from exporter
- Schedule the application to run at regular intervals -OR- enable the application as a service (depending on what kind of application it is)
- Ensure continued operation of their application.

The following types of work are out of scope of this Agreement and will not be provided by NORCOM, which means that they are not covered under this Agreement and represent services NORCOM does not plan to offer. These services include but are not limited to:

- Re-development work required due to Tablet Command system upgrades or changes. Should Tablet Command system changes cause the interface to fail additional costs associated with rebuilding the interface can be negotiated and agreed to by the parties.

Appendix B:

**Table 1: Compensation**

Compensation for the services provided under this Agreement shall be as follows:

Service/Expense	2025 Cost/Rate	Terms
Flat Service Fee	\$1785	Up to 10 hours of technical resources to scope, build, test and implement the approved services.
Maintenance Fee	\$510	Annual fee to provide continued support of the interface. Interface is not considered mission critical and will not receive after hours support.
Additional Services Fee	\$127.50/hour	In the event work considered outside the scope of this agreement is required, or implementation exceeds the 10 hrs of technical resource time under the Flat Service Fee, NORCOM will provide work at the referenced rate. Work outside the scope of this agreement include matters such as repairs or modifications required due to actions of the vendor. Work hour estimates will be provided and mutually agreed upon before the outside scope of work is initiated.
After Hours Support	\$191.25	Not provided under this agreement. Exceptions for critical high priority issues must be approved by Kirkland Fire, Redmond Fire or Eastside Fire & Rescue.
Mileage IRS rate	IRS standard rate	For any travel incurred for the implementation or maintenance of the interface.
The hourly rates and fees in this agreement shall be increased 2% each calendar year.		

## **Description of Services**

This section describes various services available from NORCOM IT Staff. Not all services may be included in this agreement. Refer to Table 1: Compensation above for specific compensable services included in this agreement.

### **Credit hours**

Credit hours NORCOM agrees to work on this project before billing hourly service fees. The number of credit hours varies on the project scope and internal resource availability.

### **Flat Service Fee**

#### **Initial Set Up**

Includes administrative set up, billing, remote software licenses, additional support equipment and tools necessary for services provided under this Agreement. The initial set up fee shall be due and payable within 30 days of the effective date of this Agreement.

Include ten (10) technical resource hours associated with implementation.

### **Additional Services Fee**

Hourly rate for services that fall outside the scope of work outlined in this Agreement, which shall be billed in 15-minute increments. More than seven minutes spent on a task will trigger the additional 15-minute increment.

### **After Hours Support 1.5 times hourly service fee**

After hours support calls are outside of normal business hours – Monday - Friday, 7 am to 5 pm, excluding holidays. Hours worked during this time will be billed at time and a half (1 and ½). After hours support calls will be billed at a minimum of 30 minutes per call, then time based on actual time worked over 30 minutes.

### **Maintenance Fee**

Annual maintenance charge to offset support work necessary throughout the year, and recoup administrative and overhead costs.

### **Mileage IRS rate – Current standard rate**

Mileage is billed based on the IRS standard rate at the time if an onsite visit is required.

**INTERLOCAL AGREEMENT FOR  
TABLET COMMAND SERVICES AND BILLING  
by and between  
the City of Redmond and Puget Sound Regional Fire Authority**

THIS AGREEMENT is entered into on \_\_\_\_\_, 2025 between the City of Redmond, Washington, hereinafter called "the CITY", and Puget Sound Regional Fire Authority, hereinafter called "PSRFA".

WHEREAS, the CITY desires to work with PSRFA to coordinate common or shared notification, response, and incident management in order to produce a more reliable and standardized operational picture and to benefit response personnel as a whole; and

WHEREAS, PSRFA has an agreement with Tablet Command, Inc., dated February 11, 2025, for the provision of CAD integration and testing, account configuration, mobile device authentication, integration to third party solutions (staffing, pre-planning, etc.), initial training and orientation, access to Tablet Command services and applications, and ongoing customer support; and

WHEREAS, PSRFA's agreement with Tablet Command includes license and management provisions for the benefit of the Cities of Kirkland and Redmond as well as Eastside Fire and Rescue; and

WHEREAS, the CITY wishes to collaborate with PSRFA to take advantage of these services, 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. Scope of Work.** PSRFA hereby agrees to provide to the CITY the Services applicable to the City of Redmond, as defined in the February 11, 2025 agreement between PSRFA and Tablet Command, Inc., attached hereto as Exhibit A and incorporated herein by this reference as if set forth in full. PSRFA shall furnish all services and related equipment except as specifically noted otherwise in this agreement. PSRFA shall comply with the terms and conditions of the February 11, 2025 agreement between PSRFA and Tablet Command, Inc. at all times.

**2. Duration.** This Agreement shall begin on the Effective Date and shall continue until the end of the initial term of the February 11, 2025 agreement between PSRFA and Tablet Command, Inc. This Agreement shall renew automatically for additional one-year terms unless either party provides notice of non-renewal at least ninety (90) days prior to the end of the then-current term.

**3. Payment.** The CITY shall pay PSRFA on a biannual basis for the license and management costs provided for in the February 11, 2025 agreement between PSRFA and Tablet Command, Inc. attributable to the City of Redmond. Such license and management costs shall not increase without the written consent of both parties. Such payment shall be full compensation for work performed or services rendered and for all labor, materials, supplies, equipment, and incidentals

necessary to complete the work. PSRFA shall be entitled to invoice the CITY no more frequently than twice per year in a sequence consistent with the invoicing from Tablet Command. Invoices shall detail the services rendered and the amount to be paid. The CITY shall pay all such invoices within 30 days of submittal, unless the CITY gives notice that the invoice is in dispute. In no event shall the total of all invoices paid exceed the maximum amount payable set forth in the February 11, 2025 agreement between PSRFA and Tablet Command, Inc. specifically related to the City of Redmond.

4. Indemnity. PSRFA 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 PSRFA, or damage to property, arising out of any willful misconduct or negligent act, error, or omission of PSRFA, its officers, agents, subconsultants or employees, in connection with the services required by this agreement, or the terms and conditions of the February 11, 2025 agreement between PSRFA and Tablet Command, Inc. provided, however, that:

A. PSRFA'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. PSRFA'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 PSRFA and the CITY, or of PSRFA and a third party other than an officer, agent, subconsultant or employee of PSRFA, shall apply only to the extent of the negligence or willful misconduct of PSRFA.

5. Records. PSRFA shall keep all records related to this agreement for a period of three years following completion of the work for which PSRFA is retained. PSRFA 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 PSRFA. Upon request, PSRFA 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 PSRFA, but PSRFA may charge the CITY for copies requested for any other purpose.

6. Disputes. Any dispute concerning this Agreement not disposed of by agreement between PSRFA 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.

7. Compliance and Governing Law. PSRFA 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.

8. Subcontracting or Assignment. PSRFA may not assign or subcontract any portion of the services to be provided under this agreement without the express written consent of the CITY.

9. 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 PSRFA for any breach of the agreement by PSRFA, or for failure of PSRFA 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.

**10. 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.

**11. Taxes.** PSRFA 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 PSRFA.

**12. Entire Agreement.** This agreement represents the entire integrated agreement between the CITY and PSRFA, 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. These standard terms and conditions set forth above supersede any conflicting terms and conditions on any attached and incorporate exhibit. Where conflicting language exists, the CITY'S terms and conditions shall govern.

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

Puget Sound Regional Fire Authority:

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

# Exhibit A

February 11, 2025 agreement between PSRFA and Tablet Command, Inc.

This Agreement (“**Agreement**”) is entered into as of February 11, 2025 (“**Effective Date**”) by and between **Tablet Command, Inc.**, (the “**Company**”), and Puget Sound Regional Fire Authority (or “**Customer**”). Company and Customer shall be individually referred to as a “**Party**” and collectively referred to as the “**Parties**”.

**Whereas**, an important value of the Customer is to operate a strong, sustainable, reliable, shared notification, response, and incident management system.

**Whereas**, the Customer believes that a common or shared notification, response, and incident management will produce a more reliable and standardized operational picture and benefit response personnel as a whole.

**Whereas**, the Customer recognizes that the following will improve safety on the emergency scene:

- Timely and accurate incident notification
- Comprehensive and accurate mapping and routing
- Access to agency map data through Esri ARC GIS Online
- Shared incident view by all users
- Transfer of command
- Standardized command and control
- Agency specified incident templates and checklists
- Time stamped record of all actions on the emergency scene
- Improved after-action analysis with time-stamped documentation
- Improved accountability.

**Whereas**, both Parties recognize that a relationship described herein may be mutually beneficial.

**Now therefore**, in consideration of the mutual promises contained herein, the Parties agree as follows:

1. **Services.** During the Term Company will provide the following “**Services**”: Services account activation, including CAD integration and testing, account configuration, mobile device authentication, integration to third party solutions (staffing, pre-planning, etc.) as outlined in the quote(s) provided, initial training and orientation, access to the Tablet Command services and applications for Authorized Users, and ongoing customer support.

2. **Customer Obligations, Representations and Warranties.**

- a. Customer users (“**Authorized Users**”) will be required to agree via a click-through agreement to the terms of the Apple Standard End User License Agreement (“**EULA**”), the content of which is available at <https://www.apple.com/legal/internet-services/itunes/dev/stdeula>. The terms of this Agreement and the EULA are binding on the Customer and each Authorized User. In the event of a conflict between the terms of this Agreement and the EULA, the terms of this Agreement shall control.

- b. In connection with the provision of the Services to Customer, Customer agrees to direct incident data to <https://api.tabletcommand.com>.
- c. Customer will not use the Services, or any of the content obtained from the Services, for any purpose that is unlawful or prohibited by this Agreement.

3. ***License Grants and Restrictions.***

- a. ***License Right.*** Company grants Customer a revocable, non-exclusive, non-transferrable, non-assignable limited right to install and use the Services on a computer or device controlled by an Authorized User (each a “**Device**”), and to access and use the Services on such Device strictly in accordance with the terms and conditions of this Agreement for the purpose of assisting users in managing their human resources and apparatus during an emergency.
- b. ***Restrictions.*** Customer shall not: (i) decompile, reverse engineer, disassemble, attempt to derive the source code of, or decrypt the Services; (ii) make any modification, adaptation, improvement, enhancement, translation or derivative work from the Services; (iii) violate any applicable laws, rules or regulations in connection with your access or use of the Services; or (iv) remove, alter or obscure any proprietary notice (including any notice of copyright or trademark) of Company or its affiliates, partners, suppliers or the licensors of the Services or otherwise obscure or modify the manner in which the material is displayed by means of the Services.
- c. ***License to Company.*** Customer grants Company an irrevocable, royalty-free, fully paid-up right to view, record and analyze your use of the Services, including but not limited to technical information about the Devices (including Device UUID), computer, physical location, system and application software, and peripherals.
- d. ***Restricted Use of the Services.*** The Services are not a substitute for sound fire management techniques and practices in emergency situations. Customer agrees not to use, access, sell, resell, or offer for any commercial purposes, any portion of the Services.
- e. ***General Practices Regarding Use and Storage.***
  - i. The Company may establish general practices and limits concerning use of the Services. Customer and its Authorized Users will use the Services in compliance with all applicable international, state, federal and local laws and in accordance with the terms of this Agreement. No Authorized User may access or use the Services for any purpose other than that for which the Company makes it available. Without limiting any other remedies, the Company may suspend or terminate any Authorized User account if the Company suspects that an Authorized User has engaged in unlawful or prohibited activity in connection with the Services. The Company acknowledges and understands that certain portions of the Services may require and utilize phone service, data access or text messaging capability.
  - ii. The Company may terminate an Authorized User’s account in its absolute discretion and for any reason. The Company is especially likely to terminate for reasons that include, but are not limited to, the following: (1) violation of this Agreement; (2) use of the Services in a manner inconsistent with the license right set forth above; (3) an Authorized User’s request for such termination; or (4) as required by law, regulation, court or governing agency order. The Company’s termination of any Authorized User’s access to the Services may be affected without notice and, on such termination, the

Company may immediately deactivate or delete such Authorized User's account and/or prohibit any further access to files or data from such account. The Company shall not be liable to the Customer, any Authorized User or any other third party for any termination of an Authorized User's access or account hereunder. In addition, an Authorized User's request for termination will result in deactivation but not necessarily deletion of the account.

- f. The Services and related documentation are "Commercial Items", as that term is defined at 48 C.F.R. §2.101, consisting of "Commercial Computer Software" and "Commercial Computer Software Documentation", as such terms are used in 48 C.F.R. §12.212 or 48 C.F.R. §227.7202, as applicable. Consistent with 48 C.F.R. §12.212 or 48 C.F.R. §227.7202-1 through 227.7202-4, as applicable, the Commercial Computer Software and Commercial Computer Software Documentation are being licensed to U.S. Government end users (a) only as Commercial Items and (b) with only those rights as are granted to all other end users pursuant to the terms and conditions herein.

4. **Fees.** Company shall provide the Services and the Services in consideration for the fees set forth in the quote(s) provided to and approved by the Customer. Each such quote shall be attached hereto as an Exhibit A. Company will issue periodic invoices and Customer agrees to pay such amounts within thirty (30) days of receipt. Any invoices that remain unpaid more than thirty (30) days past their due date shall incur interest at the rate equal to the lower of 15% per year or the maximum rate allowed by applicable law.

5. **Term.** The term of this Agreement will begin on the Effective Date and will continue until one year from the Effective Date. This Agreement shall renew automatically for additional one-year terms upon each anniversary of the Effective Date unless either party provides notice for non-renewal at least ninety (90) days prior to the end of the then-current term.

6. **Confidentiality and Data Security.**

- a. **"Confidential Information"** means any non-public information that relates to Company or Customer, as applicable, including without limitation, the terms and conditions of this Agreement, technical data, know-how, trade secrets, product plans, markets, services offerings, customer lists and customers, software, research and developments, inventions, processes, formulas, designs, drawings, hardware configurations or finances. Confidential Information does not include information that (i) is known to either Party at the time of disclosure as evidenced by written records, (ii) has become publicly known and made generally available through no wrongful act of the receiving Party or (iii) has been rightfully received by a Party from a third party who is authorized to make such disclosure.
- b. **Nonuse and Nondisclosure.** Neither Party will during or subsequent to the term of this Agreement, (i) use the Confidential Information for any purpose other than the performance of this Agreement or (ii) disclose Confidential Information to any third party. Confidential Information will remain the sole property of the disclosing Party. Each Party agrees to take all reasonable precautions to prevent any unauthorized disclosure or use of such Confidential Information.
- c. **Permitted Disclosure.** Notwithstanding the restrictions on use and disclosure of Confidential Information in 6.b, a Party may disclose Confidential Information as necessary to comply with a legal demand or obligation (e.g., subpoena, civil

investigative demand) so long as such Party provides at least five (5) business days prior written notice of such disclosure to the other Party (to the extent legally permitted) and any assistance reasonably requested by the other Party to contest or limit the disclosure. Company acknowledges and understands that the Customer is a public agency subject to the disclosure requirements of the Washington State Public Records Act, Chapter 42.56 RCW WPRA. If the Customer receives a request for information or records that Company may consider Confidential (e.g., proprietary information), the Customer will provide notice to Company pursuant to this section prior to disclosure. If Company contends that any documents are exempt from the WPRA and wishes to prevent disclosure, it may obtain a protective order, injunctive relief or other appropriate remedy from a court of law in the appropriate jurisdiction before the Customer is required to respond to the WPRA request.

- d. **Remedies.** In addition to the procedures for a WPRA request specified in Section 6.c above, if a Party discloses or uses (or threatens to disclose or use) Confidential Information, the Party whose Confidential Information is or may be disclosed or used will have the right, in addition to any other remedies under this Agreement, to seek injunctive relief to enjoin such acts, it being specifically acknowledged by the Parties that other available legal remedies are inadequate.

- 7. **Ownership.** The Parties agree that all copyrights, moral rights, notes, records, drawings, designs, inventions, improvements, developments, discoveries, computer programs (e.g. source code, object code, listings), work-in-progress, deliverables, drawings, designs, logos, images, trademarks, and trade secrets conceived, discovered, developed or reduced to practice by Company (collectively, “**Inventions**”), solely or in collaboration with others, are the sole property of Company, except the extent of any Customer Confidential Information.

#### 8. **Indemnity; Disclaimer; Limitations of Liability.**

- a. **Indemnification by Customer.** The Customer shall indemnify, defend and hold harmless the Company, and its affiliates and their respective officers, employees and agents, from any and all claims, demands, damages, costs, and liabilities including reasonable attorneys’ fees, due to or arising out of Customer’s or any Authorized User’s acts or omissions arising out of the use of the Services; or any breach of this Agreement.
- b. **Indemnification by Company.** The Company agrees to indemnify, defend, and hold Customer harmless from and against any and all third-party claims, including reasonable attorneys’ fees, costs, and expenses incidental thereto, which may be suffered by, accrued against, charged to, or recoverable from Customer, arising out of a claim that the Services infringe or misappropriate any United States or foreign patent, copyright, trade secret, trademark, or other proprietary right (an “**Infringement Claim**”). In the event that the Company is enjoined from delivering either preliminary or permanently, or continuing to license to Customer, the Services and such injunction is not dissolved within thirty (30) days, or in the event that Customer is adjudged, in any final order of a court of competent jurisdiction from which no appeal is taken, to have infringed upon or misappropriated any patent, copyright, trade secret, trademark, or other proprietary right in the use of the Services, then the Company may, at its expense and option: (a) obtain for Customer the right to continue using the Services; (b) replace or modify the Services so that it does not infringe upon or misappropriate such proprietary right

and is free to be delivered to and used by Customer; or, (c) in the event that the Company is unable or determines, in its reasonable judgment, that it is commercially unreasonable to do either of the aforementioned, the Company shall reimburse to Customer the unused portion of the fees paid for the Services.

- c. **Indemnification Procedures.** Promptly after receipt by Customer of a threat of any Infringement Claim, or a notice of the commencement, or filing of any Infringement Claim against Customer, Customer shall give notice thereof to the Company, provided that failure to give or delay in giving such notice to the Company shall not relieve the Company of any liability it may have to Customer except to the extent that the Company demonstrates that the defense of such action is prejudiced thereby. Customer shall not independently defend or respond to any such claim; provided, however, that Customer shall have the right, at its own expense, to monitor the Company's defense of any such claim. The Company shall have sole control of the defense and of all negotiations for settlement of such action. At the Company's request, Customer shall cooperate with the Company in defending or settling any such action; provided, however, that the Company shall reimburse Customer for all reasonable out-of-pocket costs incurred by Customer (including, without limitation, reasonable attorneys' fees and expenses) in providing such cooperation.
- d. **DISCLAIMER.** EACH PARTY DISCLAIMS ANY AND ALL WARRANTIES AND INDEMNITIES, EXPRESS OR IMPLIED, IN THE PROVISION OF SERVICES HEREUNDER, INCLUDING THE IMPLIED WARRANTIES OF NON-INFRINGEMENT, MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE. THE CUSTOMER'S AND EACH AUTHORIZED USER'S USE OF THE SERVICES IS AT THEIR SOLE RISK. THE SERVICES ARE PROVIDED ON AN "AS IS" AND "AS AVAILABLE" BASIS AND THE COMPANY ASSUMES NO RESPONSIBILITY FOR THE TIMELINESS, DELETION, MISDELIVERY OR FAILURE TO STORE ANY USER COMMUNICATIONS OR PERSONALIZATION SETTINGS. THE COMPANY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. SPECIFICALLY, THE COMPANY MAKES NO WARRANTY THAT (i) THE SERVICES WILL MEET CUSTOMER'S REQUIREMENTS AND (ii) ANY AUTHORIZED USER ACCESS WILL BE UNINTERRUPTED, TIMELY, SECURE OR ERROR-FREE. EXCLUDING ONLY DAMAGES ARISING OUT OF THE COMPANY'S WILLFUL MISCONDUCT, THE COMPANY SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR EXEMPLARY DAMAGES RESULTING FROM THE CUSTOMER'S OR ANY AUTHORIZED USER'S USE OR INABILITY TO USE ANY SERVICES OR SERVICES THEREON. SCHEDULED AND PREVENTIVE MAINTENANCE AS WELL AS REQUIRED AND EMERGENCY MAINTENANCE WORK MAY TEMPORARILY INTERRUPT SERVICES OR ACCESS TO THE SERVICES. THE COMPANY IS NOT RESPONSIBLE FOR CUSTOMER'S OR ANY AUTHORIZED USER'S USE OF THE SERVICES OR THE DECISIONS AND INCIDENT MANAGEMENT OF THE CUSTOMER OR ANY OF ITS AUTHORIZED USERS.
- e. **LIMITATION OF LIABILITY.** In no event shall the company's total cumulative liability to the customer, any authorized user or any other party under this agreement, arising out of the use of the Services or otherwise exceed \$50.00. Some jurisdictions do not allow the exclusion of certain warranties or the limitation



or exclusion of liability for incidental or consequential damages. Accordingly, some of the above limitations may not apply to the Company. The disclaimers of warranty and limitations of liability apply, without limitation, to any damages or injury caused by the failure of performance, error, omission, interruption, deletion, defect, delay in operation or transmission, computer virus, communication line failure, theft or destruction or unauthorized access to, alteration of or use of any asset, whether arising out of breach of contract, tortious behavior, negligence or any other course of action by the company. Any claim or cause of action arising out of or related to use of the Services or this Agreement must be filed within one (1) year after such claim or cause of action arose or be forever barred.

## 9. **Privacy Compliance.**

- a. **Personal Information Defined.** “**Personal Information**” for purposes of this section means information that the Company processes on Customer’s behalf that identifies, relates to, describes, or is reasonably capable of being associated with or linked to a particular identifiable person or household and includes, without limitation, “personal information” as defined by the California Consumer Privacy Act of 2018, as amended, and as defined by the Personal Information Protection and Electronic Documents Act (Canada). For avoidance of doubt and not limitation, de-identified or aggregated information that is no longer reasonably capable of being associated with or linked to a particular identifiable person or household (“**Anonymized Information**”), will not be deemed Personal Information even if such information was derived from Personal Information. The Company may use and disclose Anonymized Information without limitation or restriction.
- b. **Restrictions on Use.** Unless specifically directed or authorized by Customer, the Company will not (i) sell or share (for cross-context behavioral advertising purposes) Personal Information; (ii) retain, use, or disclose Personal Information for any purpose other than the specific purpose of performing the services contemplated by this Agreement, including retaining, using, or disclosing Personal Information for a commercial purpose other than providing the services contemplated by this Agreement; (iii) retain, use, or disclose Personal Information outside of the direct business relationship between the parties; or (iv) combine the Customer’s Personal Information with Personal Information the Company processes on behalf of third parties or itself to the extent prohibited by applicable privacy and data security laws. Notwithstanding the foregoing, the Company may retain, use, or disclose Personal Information as reasonably necessary to fulfill or demonstrate compliance with its legal obligations.
- c. **Consent for Use.** The Customer will provide all notices and obtain all consents required by applicable laws and regulations for the Company to process Personal Information in connection with the Services and services contemplated by this Agreement including, without limitation, the Company’s transfer to and processing of Personal Information in the United States of America, Canada, and Australia. The Customer and each Authorized User will use the Services in compliance with all applicable laws and regulations.
- d. **Data Security.** The Company will implement reasonable administrative, technical, and physical safeguards to protect Personal Information in its control from unauthorized or unlawful access, disclosure, or use. Without limiting the generality of the foregoing, the Company will (i) encrypt all Personal Information while in transit from/to the Customer or a third party designated by the Customer to/from

the Company via SSL 256 bit AES encryption or equivalent; (ii) store Personal Information on server(s) located in SSAE 16 certified data center(s); and (iii) not disclose Personal Information to third-party subcontractors unless such subcontractors have entered into a written agreement with the Company imposing privacy, data security, and confidentiality obligations on such subcontractors no less stringent than those imposed on the Company in this Agreement. The Customer gives consent to the Company's use of subcontractors to process Personal Information on the Customer's behalf so long as the foregoing criteria are satisfied, and the Customer waives any right it may have under applicable privacy and data security laws to receive notice of the Company's appointment or removal of any subcontractor. The Customer will not knowingly introduce, or negligently permit to be introduced, into the Company's computer systems, databases, hardware, or software, any virus, malware, ransomware, or other contaminants (including, but not limited to, codes, commands, instructions, devices, techniques, bugs, or flaw) that may be used to access, alter, delete, threaten, infect, damage, disable, or inhibit our full use of the Company's computer systems, databases, hardware, or software.

- e. **Cooperation.** The Company will reasonably cooperate with Customer, at the Customer's cost, (i) in response to data subject requests for access, correction, deletion, or to exercise any other right provided by applicable laws and regulations to the use of such data subject's Personal Information and (ii) in response to the Customer's requests for assistance in connection with a data protection impact assessment, risk assessment, or similar analysis required by applicable privacy and data security laws. In the event the Company receives a data subject request relating to Personal Information, the Company will notify such data subject that it is unable to respond to the request without authorization from the Customer and will direct such data subject to contact the Customer directly to make the request.
- f. **User IDs.** The Customer will use best efforts to protect the confidentiality of user IDs, passwords, and other access credentials used by the Customer, or Customer's employees, agents, representatives, and Authorized Users' to access any of the services provided by the Company. The Customer will provide prompt notice to the Company of any actual or suspected compromised user IDs, passwords, or other access credentials.
- g. **Notice of Noncompliance.** The Company will provide notice to the Customer if the Company determines it can no longer process your Personal Information in compliance with this Agreement or applicable privacy and data security laws. The Customer may, at Customer's cost and upon at least thirty (30) days prior written notice to the Company, take reasonable and appropriate steps to mitigate the Company's processing of Personal Information that is not in compliance with this Agreement or applicable privacy and data security laws.
- h. **Audit.** No more than once per twelve-month period, at the Customer's cost, the Customer or its designee may audit the Company's data security and privacy practices related to Personal Information. The Customer will provide at least thirty (30) days' prior written notice of its intent to conduct such audit and will reasonably cooperate with the Company to minimize disruption to the Company's day-to-day business operations as a result of such audit.
- i. **Personal Information Retention.** Upon termination of the Customer's account, the Company will return or destroy, at the Customer's option, the Personal Information the Company processes on the Customer's behalf. Notwithstanding the foregoing, if return of such Personal Information is impractical, the Company

may destroy such Personal Information. Further notwithstanding the foregoing, the Company may retain such Personal Information (i) stored in an archive or backup system until such Personal Information is deleted from such system in the normal course of the Company's business and (ii) as reasonably necessary to fulfill or demonstrate compliance with its legal obligations or to defend or pursue a legal claim.

- j. **Opt-In Data Disclosures.** From time-to-time the Company may make available features or integrations that permit Customer to make certain data, which may include Personal Information, available to other Company customers or to third parties. If Customer opts-in to the use of such features or integrations, Customer authorizes Company to make Customer's data available as explained during the opt-in process. Customer agrees that company will have no liability to Customer related to data disclosed to other Company customers or third parties in connection with such features or integrations. Customer may withdraw its consent at any time by providing written notice to Company at the address for notice listed below, or via an email message sent to support@tabletcommand.com.
  - k. **AVL Data.** The Company is hereby authorized to share Automatic Vehicle Location ("AVL") data with other Company customers. Customer acknowledges and agrees that Company will have no liability to Customer related to AVL data shared with other Company customers. Company acknowledges and agrees that Customer retains the ability to opt out of participation in this AVL data sharing agreement at any time by providing written notice to Company at the address for notice listed below, or via an email message sent to support@tabletcommand.com.
10. **Insurance.** The Company will maintain in force during the term the insurance coverages as set forth on Exhibit B.
11. **Records.** The Company will maintain complete and accurate records in accordance with its then-current policies.
12. **Miscellaneous.**
- a. **Governing Law; Venue.** This Agreement shall be governed by the laws of the State of Washington without regard to Washington's conflicts of law rules. The Parties agree that the exclusive venue for any dispute arising hereunder shall be the federal or state located in King County Washington and the parties waive any objection to personal jurisdiction or venue in any forum located in that county.
  - b. **Assignability.** This Agreement may not be assigned by Customer, including by operation of law, without the prior written consent of the Company. The rights and liabilities of the parties hereto shall bind and inure to the benefit of their respective successors, executors and administrators.
  - c. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous written and oral agreements between the Parties regarding the subject matter of this Agreement. Any waiver, modification, or amendment of any provision of this Agreement shall be effective only if in writing and signed by the Parties hereto.

- d. **Publicity.** Each party may issue press releases or otherwise publicly reference the other in advertising and marketing (such as Internet, TV, radio and print) including the use of quotations from key staff, pictures, and videos.
- e. **Attorney's Fees.** If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other relief to which such party may be entitled.
- f. **Counterparts; Electronic Signatures.** This Agreement may be executed in counterparts, each of which will constitute an original, and all of which will constitute one agreement. The parties agree that they will accept signature by electronic transmission in portable document format (PDF) in lieu of original signatures and that the Agreement and any amendments hereto or quotes entered pursuant to this Agreement will have the same binding and enforceable effect with electronic PDF signatures as they would have with original signatures.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above. The authorized representatives of the parties have signed this Agreement as of the Effective Date.

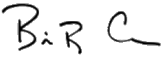

<b>Puget Sound Regional Fire Authority</b>	<b>Tablet Command, Inc.</b>
By: 	By: 
Name: Brian Carson	Name: William Pigeon
Title: Fire Chief	Title: CEO
Address for Notice:  Puget Sound Regional Fire Authority 20811 84 <sup>th</sup> Ave S, Suite 110 Kent, WA 98032	Address for Notice:  Tablet Command, Inc. 1212 Broadway Plaza, Ste 2100 Walnut Creek, California 94596

EXHIBIT A  
FORM QUOTE

EXHIBIT B  
INSURANCE REQUIREMENTS

During the term of the Agreement, the Company will maintain in force no less than the insurance coverages set forth as follows:

***General Liability***

General Aggregate:	\$4,000,000
Each Occurrence:	\$2,000,000
Products/Completed Operations Aggregate:	\$4,000,000
Personal & Advertising Injury:	\$4,000,000
Damage to Rented Premises:	\$250,000
Medical Expenses (Any one person):	\$10,000

***Automobile Liability***

Hired/Non-Owned:	\$4,000,000
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***Errors & Omissions***

General Aggregate:	\$4,000,000
Per Claim:	\$2,000,000
Per Occurrence:	\$2,000,000

***Cyber Liability***

General Aggregate:	\$4,000,000
Each Occurrence:	\$2,000,000



## Memorandum

**Date:** 9/16/2025

**Meeting of:** Committee of the Whole - Public Safety and Human Services

**File No.** CM 25-513

**Type:** Committee Memo

**TO:** Committee of the Whole - Public Safety and Human Services

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Fire	Adrian Sheppard	425-556-2201
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**DEPARTMENT STAFF:**

Fire	Ameé Quiriconi	Deputy Fire Chief
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**TITLE:**

Adoption of 2025-2050 Redmond Fire Department Functional Plan

**OVERVIEW STATEMENT:**

The City of Redmond Fire Department is proposing an amendment to the Capital Facilities Element of the Comprehensive Plan to include the 2025-2050 Fire Department Functional Plan, adopted by reference. This amendment ensures alignment between the City's long-range planning framework and the operational and capital needs of the Fire Department.

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

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**
  - Redmond 2050 Comprehensive Plan
  - King County Countywide Planning Policies
  - Washington state Growth Management Act (GMA)
- **Required:**
  - RZC 21.76.070 Criteria for Evaluation and Action
  - RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment
- **Council Request:**
  - N/A
- **Other Key Facts:**
  - N/A



**OUTCOMES:**

The Fire Functional Plan is a long-range planning document that identifies facility conditions, service area needs, and capital investment priorities through 2050. It provides the policy framework for future council decisions on capital projects but does not authorize construction. Its adoption fulfills GMA concurrency and adequacy requirements, integrates with Redmond 2050, and advances the city's commitment to equity, sustainability, and resilience.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Public Hearing, 8/13/2025
- **Outreach Methods and Results:**  
Public Hearing (written and publicly provided)  
Prior community meetings during strategic planning (2021/2022)
- **Feedback Summary:**  
Written Comments attached

**BUDGET IMPACT:**

**Total Cost:**

N/A

**Approved in current biennial budget:**

☐ Yes

☐ No

☒ N/A

**Budget Offer Number:**

N/A

**Budget Priority:**

Safe and Resilient

**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)**

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

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
10/14/2025	Study Session	Provide Direction

**Time Constraints:**

Adoption needed before the adoption of the General Government Facilities Plan (forthcoming); Vision 2050 plan; and before Fire impact fees can be updated

**ANTICIPATED RESULT IF NOT APPROVED:**

Increased facilities maintenance expenses due to degradation

Potential decreases in levels-of-service due to facility inadequacies to meet increased demand

Inability to update, collect, and utilize fire impact fees

**ATTACHMENTS:**

Attachment A - Redmond Planning Commission Report with Appendices

- A. Planning Commission Issues Matrix
- B. Public Hearing Notice
- C. Planning Commission Meeting Minutes
- D. Written Public Comments
- E. Technical Committee Report with Exhibits

*Att. A - Staff Compliance & Analysis*

*Att. B - 2025-2050 Redmond Fire Department Functional Plan - DRAFT*



Redmond Planning Commission Report: Appendices  
2025-2050 Redmond Fire Department Functional Plan

- A. Planning Commission Issues Matrix
- B. Public Hearing Notice
- C. Planning Commission Meeting Minutes
- D. Written Public Comments
- E. Technical Committee Report with Exhibits
  - Att. A - Staff Compliance & Analysis*
  - Att. B - 2025-2050 Redmond Fire Department Functional Plan - DRAFT*



PLANNING COMMISSION REPORT AND RECOMMENDATION TO  
CITY COUNCIL  
August 27, 2025

Project File Number:	LAND-2025-00156   SEPA-2020-00934	
Proposal Name:	2025-50 Redmond Fire Functional Plan	
Applicant:	City of Redmond	
Staff Contact:	Ameé Quiriconi, Deputy Chief	425-556-2106

FINDINGS OF FACT

Public Hearing and Notice

- a. Planning Commission Study Sessions and Public Hearing Dates
  - i. The City of Redmond Planning Commission held study sessions on July 23, August 13, and August 27, 2025.
  - ii. The City of Redmond Planning Commission held a public hearing on the proposed amendment on August 13, 2025. Comments were received and are provided in Appendices C and D.
- b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on July 23, 2025, in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas and distributed by email to various members of the public and various agencies.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The City of Redmond Fire Department is proposing an amendment to the Capital Facilities Element of the Comprehensive Plan to include the 2025-2050 Fire Department Functional Plan, adopted by reference. This amendment ensures alignment between the City's long-range planning framework and the operational and capital needs of the Fire Department. By formally incorporating the Fire Functional Plan, the City strengthens its ability to plan for essential public safety services, prioritize infrastructure investments, and maintain compliance with Growth Management Act (GMA) requirements related to adequate public facilities and levels of service.

The Fire Functional Plan is a long-range planning document that identifies facility conditions, service area needs, and capital investment priorities through 2050. It provides the policy framework for future council decisions on capital projects but does not authorize construction. Its adoption fulfills GMA concurrency and adequacy requirements, integrates with Redmond 2050, and advances the city's commitment to equity, sustainability, and resilience.

The Fire Functional Plan supports the Comprehensive Plan by:

- Aligning with GMA, Vision 2050, and King County Countywide Planning Policies
- Meeting Capital Facilities Element requirements (inventory, needs forecast, facility locations, financing plan)
- Complying with fire-related Capital Facilities policies (CF-1, CF-2, CF-6)

## Planning Commission Report – Recommendations

**Redmond Fire Dept. Functional Plan**

August 27, 2025

- Integrating with the Capital Investment Strategy (CF-7 through CF-13, Six-Year CIP, impact fees)
- Advancing equity and sustainability goals (Equity in Infrastructure, Environmental Sustainability Action Plan, LEED Gold standards, fleet electrification)
- Ensuring consistency with Redmond 2050 growth targets and service needs in Downtown and Overlake
- Establishing a transparent policy framework for capital planning (does not authorize construction, provides accountability and predictability)

The full plan is provided in Attachment E, Exhibit B.

## Staff Analysis

Staff analysis for this proposal can be found in Appendix E (Technical Committee Report - Exhibit A) and is summarized as follow:

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA (Full staff analysis attached as Exhibit A, Attachment E- Technical Committee Report)		MEETS/ DOES NOT MEET
a.	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs);	Meets
b.	Consistency with the Comprehensive Plan policies and the designation criteria;	Meets
c.	Potential impacts to vulnerable community members;	Meets
d.	Potential economic impacts;	Meets
e.	Potential impacts to the ability of the City to provide equitable access to services;	Meets
f.	Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;	Meets
g.	The capability of the land for development, including the prevalence of environmentally critical areas;	N/A (No land use change or site-specific proposal)
h.	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;	N/A (No land use change proposed)
i.	If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed and whether the change would result in the loss of the capacity to accommodate other needed land uses;	N/A (No change in allowed uses proposed)
j.	Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;	Meets
k.	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <ol style="list-style-type: none"> <li>Unanticipated consequences of an adopted policy, or</li> <li>Changed conditions on the subject property or its surrounding area, or,</li> <li>Changes related to the pertinent plan map or text; and</li> <li>Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.</li> </ol>	Meets

Planning Commission Report – Recommendations  
**Redmond Fire Dept. Functional Plan**  
 August 27, 2025

## Recommended Conclusions of the Technical Committee

On June 18, 2025, the Technical Committee reviewed the Redmond Fire Dept Fire Functional as an amendment to the Capital Facilities element of the Redmond 2050 Comprehensive Plan, as documented in Appendix E, and found the amendment to be consistent with applicable review criteria and therefore recommended approval with no additional conditions.

## RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report (Appendix E).*

## Summary of Planning Commission Discussion Issues

The Planning Commission discussed a range of issues during its review of the 2025-2050 Fire Department Functional Plan. Several recommendations were identified for Council consideration to improve clarity and transparency in the document.

- **Funding & Accountability** – Concerns about reliance on impact fees and grants, cost estimate transparency, and the need for clearer monitoring cadence and outcome-based accountability.
- **Sustainability & Resilience** – Questions on climate standards for new stations, long-term use of diesel generators, fleet electrification readiness, and future risks from battery/electrical fires.
- **Facilities & Infrastructure** – Clarification sought on what happens to old stations, coordination with the Water System Plan, and how seismic risks factor into siting decisions.
- **Regional & Technology Coordination** – Requests for more clarity on mutual aid agreements and consideration of emerging tools like drones, with emphasis on cross-departmental coordination.
- **Equity & Climate Risk** – Recommendation to revise demographic language in the Infill Growth section and clarify how vegetation management and wildfire risk are addressed in other plans.

## Recommendation

The Planning Commission reviewed the Redmond Fire Dept. Functional Plan as an amendment to the Capital Facilities Element of the Redmond 2050 Comprehensive Plan and found the amendment to be consistent with applicable review criteria and therefore recommends approval with additional conditions as noted hereafter:

- **Funding Stability:** Commissioners suggested clarifying that the plan’s funding strategy is intended to remain adaptable to changing conditions:  
*“The Plan is designed to adapt to funding shifts while maintaining long-term delivery goals.”*
- **Monitoring Cadence & Accountability:** Commissioners recommended that Section 8.5.3 include a specific review cycle:  
*“The Fire Department Functional Plan will be reviewed and updated at least every six years in coordination with the Capital Facilities Plan update, and no less than every ten years in alignment with the Comprehensive Plan’s periodic review under RCW 36.70A.130, or sooner if required.”*
- **Construction Cost Transparency:** Commissioners recommended adding language to Section 7.3 to explain that cost estimates reflect present-day values:

Planning Commission Report – Recommendations  
**Redmond Fire Dept. Functional Plan**  
 August 27, 2025

*“All cost estimates are stated in current-year (at time of plan publication) construction dollars, based on recent local public safety facility benchmarks, and do not include escalation for future inflation.”*

- **Disposition of Existing Facilities:** Commissioners suggested clarifying how decisions regarding facility reuse or sale are handled. Recommended addition to Section 6.5:

*“While the plan identifies capital needs, priorities, and sequencing for fire facilities, decisions regarding the disposition of existing facilities are addressed through the City’s broader asset management program. These decisions are made through separate planning and budget processes as each project advances, ensuring alignment with citywide priorities and governance.”*

- **Water Infrastructure Coordination:** Commissioners recommended strengthening language in Section 2.5 to acknowledge coordination with Public Works:

*“While the Fire Department does not direct water infrastructure projects, the Fire Functional Plan helps quantify and communicate fire flow needs to Public Works, strengthening cross-departmental coordination. The Fire Plan’s Implementation and Monitoring framework also recognizes the need for ongoing engagement with related citywide plans, including water, transportation, and land use. Changes in one plan may trigger re-evaluation of assumptions or needs in another, and staff are actively working to build strong planning alignment across departments.”*

- **Demographic Impact Language:** Commissioners recommended revising a bullet point in Chapter 4 to avoid potential misinterpretation:

Replace

*“Growing numbers of renters, seniors, and others who rely heavily on emergency services”*

with

*“Growing numbers of seniors and other residents with higher emergency service needs, such as those with mobility limitations, medical dependencies, or communication barriers.”*

DocuSigned by:  
  
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 Carol Helland  
 Planning and Community Development Director

Signed by:  
  
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 Susan Weston  
 Planning Commission Chair

## Attachments

- Planning Commission Issues Matrix - Final
- Public Hearing Notice
- Planning Commission Meeting Minutes for August 13, 2025
- Written Public Comments
- Technical Committee Report with Exhibits
  - Staff Compliance Review and Analysis
  - 2025-50 Fire Dept. Functional Plan

Item	Discussion Notes	Issue Status
<b>Redmond Fire Dept. Functional Plan 2025-2050</b>		
<b>1.</b>  SB 5491 Relevance to Plan  Copley	<p><b><u>Commission Discussion</u></b></p> <p>How does the Functional Plan relate to potential changes to the building code as a result of the adoption of Senate Bill 5491 (single stairwells in multi-family structures) in 2023 in terms of safety but also potential impacts to future development?</p> <p><b><u>Staff Comments</u></b></p> <p>The Fire Functional Plan focuses on fire capital facilities and equipment; any potential impacts to services are addressed in Standards of Covers while the review of new developments are in the purview of the department's Prevention team. No changes to the plan recommended.</p>	<p>Opened 7.23.25</p> <p>Closed 8.13.25</p>
<b>2.</b>  Plan Monitoring and Accountability  Varadharajan	<p><b><u>Commission Discussion</u></b></p> <p>Asked how the City will ensure accountability and monitoring of the projects outlined in the Fire Functional Plan, especially given that the 2011 plan included projects that were never built, with the exception of Station 17.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff acknowledged this concern and confirmed that the failure to deliver on past project lists was due in large part to the lack of an adopted Fire Functional Plan. Without such a plan, the City could not update impact fees rates or justify capital priorities. This updated and adopted Plan closes that gap. No changes to the plan recommended.</p>	<p>Opened 7.23.25</p> <p>Closed 8.13.25</p>
<b>3.</b>  Reliance on Impact Fees and Grant Volatility  Varadharajan	<p><b><u>Commission Discussion</u></b></p> <p>Asked about the risks associated with relying on impact fees and FEMA grants, particularly in the event of an economic slowdown or grant program suspension. How will the City ensure funding stability and project delivery?</p>	<p>Opened 7.23.25</p> <p>Closed 8.27.25</p>



Item	Discussion Notes	Issue Status
	<p><b><u>Staff Comments</u></b></p> <p>Staff explained that the funding strategy is diversified, with impact fees covering about one-third of the \$26-27M program. Other sources include bonds (~\$11M), real estate excise tax (REET), and capital reserves. Due to grant unpredictability, FEMA and Building Resilient Infrastructure and Communities (BRIC) funds were excluded from the core strategy—though they may be pursued if reinstated. The recent suspension of BRIC confirms the importance of this cautious approach. The Plan is designed to adapt to funding shifts while maintaining long-term delivery goals. No changes to the plan recommended.</p> <p><b><u>Commission Discussion (8.13.25)</u></b></p> <p>Commissioner agreed to close the item but recommended adding this statement to the plan for clarification: <i>"The Plan is designed to adapt to funding shifts while maintaining long-term delivery goals."</i></p> <p><b><u>Staff Comments (8.13.25)</u></b></p> <p>Staff will add recommendation to the Planning Commission Recommendations report in Chapter 7.4 Summary (page 99.)</p>	
<p><b>4.</b></p> <p>Planning for Future Growth and Future Density</p> <p>Weston</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked whether the Fire Functional Plan includes forward-looking analysis tied to future urban development—particularly high-rise growth in Overlake and Downtown. The Commissioner inquired whether best practices from cities of similar size (120K-150K) were consulted, or whether the plan relies solely on existing conditions in Redmond. She questioned whether the plan reflects a transformational approach or continues incremental upgrades from a system originally designed for low-rise environments.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff explained that the Plan is informed by Redmond's current and projected service needs, using a standards of cover methodology tailored to local geography, building stock, call volume, and station availability. While comparisons to other cities were not the primary design driver, national best</p>	<p>Opened 7.23.25</p> <p>Closed 8.13.25</p>

Item	Discussion Notes	Issue Status
	<p>practices around call concurrency, vertical access, and station flexibility were embedded into the analysis. The Plan includes detailed modeling, found in Appendix B, that evaluates station location scenarios based on forecasted growth, especially in vertical districts like Overlake. It recommends moving two stations and adding one to optimize coverage, reduce response times, and accommodate future needs. New stations will be designed with capacity for additional units and vertical response capability, ensuring they support both immediate needs and scalable deployment. The plan reflects a balance between realistic fiscal constraints and forward-thinking operational readiness. No changes to the plan recommended.</p>	
<p>5.</p> <p>Clarifying Accountability in Monitoring &amp; Evaluation</p> <p>Coleman</p>	<p><b><u>Commission Discussion</u></b></p> <p>Requested clarification of Chapter 8 (Monitoring &amp; Evaluation), noting it reads more like a general process description than an outcome-based accountability framework. The Commissioner expected clearer linkages between actions and anticipated results—e.g., “if we do X, we expect Y”—and asked how performance targets are determined, monitored, and adjusted over time.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff clarified the goal of this section is to articulate how the Fire Department remains accountable to <i>the plan</i>, not to restate all citywide systems of capital/budget management already in place. The plan identifies the Fire Department’s internal responsibilities for plan stewardship, including triggering updates and responding to level of service degradation. It is not designed to track all operational outcomes, which are instead governed by the department’s <a href="#">Strategic Plan</a> and <a href="#">Community Risk Assessment and Standards of Cover</a>—each of which contains detailed outcome goals. These documents are updated regularly and used to inform both annual performance reviews and budget decisions. Staff agrees that a direct link to these supporting documents should be added to future memos and public hearing materials for transparency. Staff will explore whether Chapter 8 could benefit from minor clarification; however, its scope—capital accountability rather than operational performance - aligns with the purpose of the Fire Functional Plan.</p>	<p>Opened 7.23.25</p> <p>Closed 8.10.25</p>
<p>6.</p> <p>Clarifying Monitoring Cadence and Responsibilities</p>	<p><b><u>Commission Discussion</u></b></p> <p>Followed up on the discussion of Chapter 8 by expressing that, while she understood who is responsible for monitoring the plan, she was unclear on what specifically would be monitored, and how often. She requested that the plan more explicitly state the cadence of review and how the</p>	<p>Opened 7.23.25</p> <p>Closed 8.27.25</p>

Item	Discussion Notes	Issue Status
Varadharajan	<p>monitoring of the functional plan aligns with other city planning cycles (e.g., strategic plans, biennial budgets, other functional plans).</p> <p><b><u>Staff Comments</u></b></p> <p>Staff appreciates this feedback and agrees that additional clarity in Section 8.5 could benefit readers. While the plan is intentionally scoped to highlight the Fire Department’s role within the broader capital investment process—rather than restating citywide procedures—staff will review whether brief reference to standard review intervals (e.g., biennial budget cycles, periodic capital plan updates) can be added to help orient readers.</p> <p><b><u>Commission Discussion (8.13.25)</u></b></p> <p>Requested to leave the issue open and add a clear review cadence for the Fire Department Functional Plan to align with the update schedule of other city functional plans. While no specific interval was recommended, the commissioner emphasized the need to ensure the plan will be regularly reviewed and evaluated for performance, consistent with established citywide processes, to guarantee accountability, demonstrate follow-through, and signal to both the council and the public that its implementation will be monitored.</p> <p><b><u>Staff Comments (8.13.25)</u></b></p> <p>Suggested edit for Section 8.5.3, page 108:</p> <p><i>“The Fire Department Functional Plan will be reviewed and updated at least every six years in coordination with the Capital Facilities Plan update, and no less than every ten years in alignment with the Comprehensive Plan’s periodic review under RCW 36.70A.130, or sooner if required.”</i></p>	<p>Opened 7.23.25</p> <p>Closed 8.27.25</p>
<p><b>7.</b></p> <p>Construction Cost Accuracy and Inflation Planning</p> <p>Varadharajan</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked whether the estimated \$1,300 per square foot construction cost accounts for inflation or long-term cost escalation. Also asked whether the plan clearly communicates that these are placeholder figures, particularly for mid- and long-term projects.</p>	<p>Opened 7.23.25</p> <p>Closed 8.27.25</p>

Item	Discussion Notes	Issue Status
	<p><b><u>Staff Comments</u></b></p> <p>Staff clarified that the plan’s construction cost assumptions are based on recent local comparisons for fire station construction and are in current dollars. Detailed cost modeling, including escalation factors and real estate variables, will be conducted through separate feasibility studies and as part of the City’s Capital Investment Strategy process. Staff will explore whether clarifying language can be added to the plan summary or Council memo to indicate that the figures are order-of-magnitude placeholders subject to refinement.</p> <p><b><u>Commission Discussion (8.13.25)</u></b></p> <p>The commissioner asked for added clarity in Section 7.3 (Cost Estimate Methodology) to explain the basis of the construction cost figures in the plan. They were satisfied with the staff’s explanation that the estimates use benchmarks from comparable public safety projects and reflect current-year construction dollars without escalation for inflation. They recommended including a brief context statement directly in the plan, near the cost figures themselves, so readers understand that the numbers are in present-day values and not projected for future inflation. This addition would provide transparency and prevent misinterpretation.</p> <p><b><u>Staff Comments (8.13.25)</u></b></p> <p>Suggested edit for section 7.3, page 95, under Cost Estimate Methodology:</p> <p><i>“All cost estimates are stated in current-year (at time of plan publication) construction dollars, based on recent local public safety facility benchmarks, and do not include escalation for future inflation.”</i></p>	
<p><b>8.</b></p> <p>Sustainability Standards for Station Construction and Renovation</p> <p>Weston</p>	<p><b><u>Commission Discussion</u></b></p> <p>Requested clarification on the climate-related requirements applied to new station construction and major retrofits. Asked whether the plan is aligned with state-level mandates, such as the Clean Building Standard, and whether Redmond intends to exceed those requirements through local climate policies.</p>	<p>Opened 7.23.25</p> <p>Closed 8.13.25</p>

Item	Discussion Notes	Issue Status
	<p><b><u>Staff Comments</u></b></p> <p>Staff confirmed that the Fire Functional Plan communicates compliance with the Washington State Clean Buildings Standard, which is a legal requirement for buildings over a certain square footage. As of now, only Station 11 is subject to this mandate due to its size. However, Redmond has adopted additional climate goals, including LEED Gold standards for municipal facilities, which will be applied to all new or majorly renovated stations regardless of size. These higher standards influence both material choices and energy efficiency performance. The regulatory framework outlined in <b>Chapter 2</b> of the plan includes these requirements. Staff will consider whether to add a clarifying appendix or memo note to summarize applicable sustainability tiers for public reference. No changes to the plan recommended.</p>	
<p><b>9.</b></p> <p>Future Consideration of Non-Diesel Backup Power</p> <p>Weston</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked whether diesel generators—currently relied upon for backup power in fire stations—will eventually be replaced by lower-emission alternatives such as battery systems over the 20-year planning horizon.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff acknowledged the importance of exploring sustainable backup power solutions. At present, diesel generators are required for essential facilities due to their reliability and compliance with current building codes. While battery technology is improving, it has not yet met the performance or safety requirements for mission-critical infrastructure. The Implementation and Monitoring framework in Chapter 8 allows the City to reassess technologies as they evolve. No changes to the plan recommended.</p>	<p>Opened 7.23.25</p> <p>Closed 8.13.25</p>
<p><b>10.</b></p> <p>Mutual Aid and Interagency Service Agreements</p> <p>Van Niman</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked whether Redmond receives or provides financial compensation for services shared with neighboring agencies, such as Kirkland or Bellevue. Also asked for clarification on how inter-agency agreements function and whether Redmond is structurally reliant on neighboring jurisdictions for core service delivery.</p>	<p>Opened 7.23.25</p> <p>Closed 8.27.25</p>

Item	Discussion Notes	Issue Status
	<p><b><u>Staff Comments</u></b></p> <p>Staff confirmed that Redmond participates in automatic and mutual aid agreements with surrounding fire agencies, including Kirkland and Bellevue. These agreements are reviewed annually to assess call volume balance and ensure system equity. While no direct compensation is exchanged, the regional model enables resource-sharing across specialized functions like hazardous materials response and technical rescue. The Fire Functional Plan acknowledges these partnerships as part of the level of service strategy but emphasizes planning self-sufficiency. The plan is designed to ensure that Redmond can meet its own service needs without assuming aid will always be available—especially as neighboring jurisdictions face their own growth and fiscal pressures. This approach balances regional collaboration with local readiness, ensuring service continuity even under strain. No changes to the plan recommended.</p>	
<p><b>11.</b></p> <p>Fleet Electrification Strategy and Resilience Planning</p> <p>Copley</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked how the City is approaching electrification of the Fire Department fleet, particularly in light of the higher cost of electric apparatus and the potential risk of service disruption during major power outages. Inquired how Redmond balances climate leadership with operational readiness in edge-case events such as the 2024 bomb cyclone.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff acknowledged the importance of electrification as a citywide sustainability goal and noted that the Fire Department is closely aligned with Redmond’s broader fleet electrification strategy. The Fire Functional Plan identifies necessary infrastructure upgrades at stations—particularly Stations 11 and 12—to support EV deployment. While the department is proactively planning for the addition of a second electric engine, staff emphasized the need for a diverse and resilient fleet, given that Redmond does not control the regional power grid. Diesel generators remain a required backup to meet essential facility standards, and hybrid solutions may be necessary in the near term. Redmond Fire’s electrification strategy is guided by both innovation and caution—ensuring alignment with the City’s decarbonization goals while maintaining uninterrupted emergency response capabilities during large-scale outages. The approach remains flexible and tactical as the technology and policy landscape continues to evolve. No changes to the plan recommended.</p>	<p>Opened 7.23.25</p> <p>Closed 8.13.25</p>

Item	Discussion Notes	Issue Status
<p><b>12.</b></p> <p>Disposition of Existing Facilities Post-Rebuild</p> <p>Weston</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked what happens to the existing Station 11, Station 12, and the Station 11 Annex once those facilities are rebuilt or relocated. Sought clarity on whether this is addressed in the plan or which department is responsible for those decisions.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff clarified that decisions regarding the future use, sale, or retention of existing fire facilities are the responsibility of Council and are not within the scope of the Fire Functional Plan. While the plan identifies capital needs and sequencing, facility disposition is a citywide asset management issue that will be addressed through separate planning and budget processes at the time each project advances. No changes to the plan recommended.</p> <p><b><u>Commission Discussion (8.13.25)</u></b></p> <p>The commissioner acknowledged that the issue ultimately falls under City Council’s authority and does not require changes to the Fire Department Functional Plan. However, they recommended including the staff’s explanatory text in the plan to help readers, especially those unfamiliar with city processes, understand how such decisions are handled.</p> <p><b><u>Staff Comments (8.13.25)</u></b></p> <p>Suggested edit to be included at the end of 6.5, page 87:</p> <p><i>“While the plan identifies capital needs, priorities, and sequencing for fire facilities, decisions regarding the disposition of existing facilities are addressed through the City’s broader asset management program. These decisions are made through separate planning and budget processes as each project advances, ensuring alignment with citywide priorities and governance.”</i></p>	<p>Opened 7.23.25</p> <p>Closed 8.27.25</p>

Item	Discussion Notes	Issue Status
<p><b>13.</b> Water Storage, Access, and Cross-Plan Coordination</p> <p>Varadharajan</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked whether concerns about water access and storage—referenced briefly in the plan—are addressed within the Fire Functional Plan or another planning document. Also asked if shared water infrastructure and fire flow capacity are part of service agreements with regional partners.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff clarified that water storage and access are critical components of fire response capacity and directly affect level of service and insurance ratings (e.g., WSRB). However, responsibility for water infrastructure planning resides with Public Works and is governed by the Water System Plan, which is listed in Chapter 2 of the Fire Functional Plan. While the Fire Department does not direct water infrastructure projects, the Fire Functional Plan helps quantify and communicate fire flow needs to Public Works, strengthening cross-departmental coordination. The Fire Plan’s Implementation and Monitoring framework also recognizes the need for ongoing engagement with related citywide plans, including water, transportation, and land use. Changes in one plan may trigger re-evaluation of assumptions or needs in another, and staff are actively working to build strong planning alignment across departments. No changes to the plan recommended.</p> <p><b><u>Commission Discussion (8.13.25)</u></b></p> <p>The commissioner agreed that no change to the plan’s scope was needed but recommended adding language to explicitly acknowledge the connection between the Fire Functional Plan and the City’s Water Functional Plan. They suggested noting that the department works in partnership with Public Works to support shared goals for water availability and storage, since these directly affect fire service levels. Including this clarification—particularly in the plan alignment section—would help readers understand the interdependence of the two plans and reassure the public that coordination is ongoing on this high-interest topic.</p>	<p>Opened 7.23.25</p> <p>Closed 8.27.25</p>



Item	Discussion Notes	Issue Status
	<p><b><u>Staff Comments (8.13.25)</u></b></p> <p>Staff recommends inserting the following statement into Section 2.5, page 21, immediately after “A Note on Plan Integration,” to address the commissioner’s feedback and strengthen plan alignment language:</p> <p><i>“While the Fire Department does not direct water infrastructure projects, the Fire Functional Plan helps quantify and communicate fire flow needs to Public Works, strengthening cross-departmental coordination. The Fire Plan’s Implementation and Monitoring framework also recognizes the need for ongoing engagement with related citywide plans, including water, transportation, and land use. Changes in one plan may trigger re-evaluation of assumptions or needs in another, and staff are actively working to build strong planning alignment across departments.”</i></p> <p>This placement reinforces the interdependence of citywide plans, clarifies the Fire Department’s role, and responds directly to the commissioner’s request without altering the plan’s scope.</p>	
<p><b>14.</b></p> <p>Anticipating Risks from Electrification and Battery Fires</p> <p>Coleman</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked whether the Fire Functional Plan considers the long-term increase in electric fires—particularly those involving battery storage systems—as the built environment becomes more electrified. Inquired how the plan accounts for evolving response needs that differ from traditional firefighting.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff confirmed that risks related to electrification and EV battery storage are identified in Chapter 5 (Needs Assessment) under emerging threats. While the specific operational demands of future electric fire response are still evolving, the plan includes capital flexibility to accommodate new infrastructure, tools, or training needs as they arise. This is reflected in the long-range planning horizon (Appendix) and in the placeholder funding for future growth-related needs tied to electrification. These investments are impact fee eligible, and the plan’s structure allows Redmond to adapt its capital priorities as response requirements change. No changes to the plan recommended.</p>	<p>Opened 7.23.25</p> <p>Closed 8.10.25</p>
<p><b>15.</b></p> <p>Liquefaction Zone Risk and Site Selection Criteria</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked whether known seismic risks—specifically the downtown station’s location in a liquefaction zone—are considered in fire station siting decisions.</p>	<p>Opened 7.23.25</p> <p>Closed 8.13.25</p>

Item	Discussion Notes	Issue Status
	<p>Weston</p> <p><b><u>Staff Comments</u></b></p> <p>Staff confirmed that seismic and geotechnical hazards, including liquefaction risk, are part of station siting criteria and will be further analyzed during project-specific feasibility studies. The Fire Functional Plan identifies high-level needs and locations, but does not include engineering-level assessments. In the case of Station 11, rebuilding on the current site will significantly improve seismic performance, even if the underlying soil conditions remain less than ideal. Relocating the station to a lower-risk area could create coverage gaps and require additional station construction—doubling the cost. The plan reflects a balanced risk-and-cost approach, and future site-specific studies will guide final decisions. No changes to the plan recommended.</p>	
<p><b>16.</b></p> <p>Emerging Technologies &amp; Cross-Department Coordination</p> <p>Woodyear</p>	<p><b><u>Commission Discussion</u></b></p> <p>Asked how the plan considers emerging technologies such as using drones as tools to extend the reach, efficiency, and adaptability of existing fire infrastructure. It was noted the police department's existing drone fleet and questioned whether such capabilities, particularly as payload and situational awareness technologies advance, could play a role in fire response and modeling. It was also raised the idea of including a more formal statement on cross-departmental coordination, especially with the police department, to ensure a holistic approach to solving operational challenges.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff clarified that while emerging technologies such as drones have potential operational benefits, evaluating and adopting such tools is outside the scope of the Fire Functional Plan, which focuses on facilities and large-scale capital investments. These considerations are better addressed through the Community Risk Assessment, Standards of Cover, and other operational planning processes. While cross-departmental coordination is important and does occur, these activities fall under separate planning and budgeting processes, not the capital-focused scope of the Fire Functional Plan. No changes to the plan are recommended.</p>	<p>Opened 8.13.25</p> <p>Closed 8.27.25</p>
<p><b>17.</b></p> <p>Clarify Demographic Impact Language in Infill Growth Section</p>	<p><b><u>Commission Discussion</u></b></p> <p>Noted that a bullet point in Chapter 4 (page 43) under "Infill Growth Across Established Neighborhoods" states "growing numbers of renters, seniors, and others who rely heavily on emergency services." They expressed concern that the reference to "renters" could be interpreted as</p>	<p>Opened 8.13.25</p> <p>Closed 8.27.25</p>

Item	Discussion Notes	Issue Status
	<p>Varadharajan</p> <p>implying that renters, as a group, disproportionately use emergency services, which could be perceived as biased or discriminatory. It was recommended rephrasing the statement to focus on vulnerability, access, or communication barriers rather than housing status, and suggested removing “renters” to avoid unintended negative connotations.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff agrees that the current phrasing in the bullet point could be improved for clarity and tone. The intent is to highlight demographic and vulnerability factors that may increase emergency service demand, not to distinguish between renters and homeowners. Staff recommends revising the bullet (page 43) as follows:</p> <p><b>Current:</b></p> <ul style="list-style-type: none"> <li>• Growing numbers of renters, seniors, and others who rely heavily on emergency services</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• Growing numbers of seniors and other residents with higher emergency service needs, such as those with mobility limitations, medical dependencies, or communication barriers</li> </ul>	
18.	<p>Vegetation Management and Wildfire Risk</p> <p>Coleman</p> <p><b><u>Commission Discussion</u></b></p> <p>A written public comment was referenced expressing concern about increased vegetation hazards in the community, such as browning trees, falling needles, and accumulated ground fuels. It was noted that these conditions raise both climate change and public safety concerns, and asked how such issues are addressed in the Fire Functional Plan. The discussion touched on whether vegetation management falls within the scope of the plan or is primarily an operational or cross-departmental responsibility.</p> <p><b><u>Staff Comments</u></b></p> <p>Staff clarified that while vegetation conditions can impact fire risk, the Fire Functional Plan’s scope is focused on long-range facility siting, capital investments, and meeting service level standards. Vegetation management and wildfire risk reduction are addressed through other planning efforts, including the City’s vegetation management plan (<a href="#">subject of April 30, 2025 briefing</a>), which is</p>	<p>Opened 8.13.25</p> <p>Closed 8.27.25</p>

Item	Discussion Notes	Issue Status
	coordinated across departments such as Public Works and Parks, as well as through countywide initiatives. These topics are more appropriately addressed in the Community Risk Assessment and Standards of Cover, not in the Fire Functional Plan therefore no changes to the plan are recommended.	



## NOTICE OF PUBLIC HEARING CITY OF REDMOND

### Redmond Comprehensive Plan Amendment: Redmond Fire Functional Plan (LAND-2025-00156)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on *August 13, 2025 at 7 p.m.* or as soon thereafter, on:

**SUBJECT:** The City of Redmond Fire Department is proposing an amendment to the Capital Facilities Chapter of the Comprehensive Plan to include the 2025 -2050 Fire Department Functional Plan, adopted by reference.

**REQUESTED ACTION:** Planning Commission recommendation on the proposed amendment(s) to the Redmond Comprehensive Plan.

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

Public comment can be provided in-person at City Hall. Public comment can also be made 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, Washington, 98073-9710.

A copy of the proposal is available at <https://www.redmond.gov/FireFunctionalPlan>

If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Ameé Quiriconi, Deputy Chief, 425-556-2106, [aquiriconi@redmond.gov](mailto:aquiriconi@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: July 23, 2025



## REDMOND PLANNING COMMISSION

Susan Weston, Chair | Jeannine Woodyear, Vice-Chair  
Adam Coleman | Bryan Copley | Denice Gagner  
Tara Van Niman | Aparna Varadharajan

### MEETING MINUTES

#### REDMOND PLANNING COMMISSION MEETING

**Wednesday, August 13, 2025 – 7:00 p.m.**

#### 1. Call to Order & Roll Call – 7:00 p.m.

Commissioners Present: Chair Susan Weston, Vice-Chair Jeannine Woodyear, Commissioners Adam Coleman, Bryan Copley, Denice Gagner (Virtual), and Aparna Varadharajan

Commissioners Excused: Commissioner Tara Van Niman

Staff Present: Glenn Coil, Michael Despain (Virtual), Amee Quiriconi, and Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

#### 2. Approval of the Agenda

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

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

- *Motion by Commissioner Copley to approve the July 23, 2025 Meeting Summary. Motion seconded by Commissioner Aparna. The Motion passed unanimously.*

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

- **David Morton**, Redmond 98053, stated that the location where Cadman gravel operations took place in Southeast Redmond is environmentally sensitive. A future school development zoning change proposal would benefit the growing community, but the site location is in a Critical Aquifer Recharge Area (CARA). Development in the area should support the

Redmond Planning Commission Meeting Minutes  
August 13, 2025

Redmond Comprehensive Plan, safeguard the environment, and protect the health and safety of Redmond residents.

## 5. 2025-50 Redmond Fire Functional Plan (Public Hearing and Study Session)

Deputy Chief Quiriconi gave the presentation.

### *Public Hearing*

- **David Morton**, Redmond 98053, stated being in support of the 2025-50 Redmond Fire Functional Plan and expressed several reasons.

Senior Planner Coil stated that two written comments had also been received.

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

### *Study Session*

Deputy Chief Quiriconi began the Issues Matrix with Issue one. Commissioner Copley stated that the Issue could be closed.

Regarding Issue two, Commissioner Aparna stated that the Issue could be closed.

Regarding Issue three, Commissioner Aparna stated that the Issue could be closed but recommended that the last line of the response be added to the narrative of the Plan. [Later in the meeting, at Issue thirteen, Commissioner Aparna stated that Issue three should remain open to review verbiage]

Regarding Issue four, Chair Weston stated that the community would appreciate information that builds on general knowledge or case studies from other communities particularly when a vote is to occur.

Regarding Issue five, Commissioner Coleman stated that the Issue could be closed.

Regarding Issue six, Commissioner Aparna stated that a line such as *will mirror the cadence of review of other functional plans* should be added and asked that the Issue remain open to review language. Chair Weston stated agreement as while city workers may understand the process, average residents may not have the same familiarity. Senior Planner Coil stated that edits would not be made to the draft during the Public Comment period, but that example text can be recommended to Council and that the Planning Commission role is as a recommendation body to Council. Chair Weston asked for clarification regarding edits made to the Parks plan by the Commission in the past, and Senior Planner Coil replied that the process was a part of Redmond 2050, more review processes involved toward a final adoption draft for Council, but recommendations still noted as such. Chair Weston asked for clarification regarding changes made to the Water and Park functional plans in the past and stated that staff would be followed up with after the meeting to clarify. Chair Weston confirmed that the Issue should remain open.

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Regarding Issue seven, Commissioner Aparna stated the staff response was fine and that if a line of context can be included, the Issue could be closed. Deputy Chief Quiriconi replied that verbiage would be sent to Commissioner Aparna for approval.

Regarding Issue eight, Chair Weston stated that the question was only for clarification and could be closed.

Regarding Issue nine, Chair Weston stated that the Issue could be closed.

Regarding Issue ten, Chair Weston stated that the Issue should remain open until Commissioner Van Niman is present to close.

Regarding Issue eleven, Commissioner Copley stated that the Issue could be closed.

Regarding Issue twelve, Chair Weston stated that additional text would be important to add for clarification to the public.

Regarding Issue thirteen, Commissioner Aparna stated that additional text would be important, not changing the plan but to clarify. Commissioner Aparna asked that both Issues three and thirteen remain open as edits.

Regarding Issue fourteen, Commissioner Coleman stated that the Issue could be closed and asked for clarification regarding *impact fee eligible*. Deputy Chief Quiriconi replied if it can be connected to growth.

Regarding Issue fifteen, Chair Weston stated that the Issue could be closed.

Vice-Chair Woodyear asked for clarification regarding chapter six, specifically emerging technologies and drones. Deputy Chief Quiriconi explained how analysis needs to be conducted regarding how drones can assist. Vice-Chair Woodyear asked if there needs to be a more formal statement of cross-departmental coordination with Police. Deputy Chief Quiriconi replied that the statement is out of the scope of the functional plan.

Commissioner Aparna stated, regarding page 43, that verbiage implies that renters may require more emergency services than others and could be phrased differently. The Issue would be added to the Issues Matrix. Commissioner Aparna suggested that to the verbiage *growing numbers of renters, seniors, and others will rely heavily on*; that the word *people* replace *renters, seniors, and others*.

Commissioner Coleman asked how written comments can be brought into the Issues Matrix and Chair Weston replied with the procedure. Senior Planner Coil replied that the community does not see written comments until the Planning Commission report is published.

Commissioner Coleman stated that vegetation maintenance is both a climate change question and safety question and asked if the issue would be functional or operational. Deputy Chief Quiriconi replied that the functional plan involves, in example, where stations are located in regard to the Comprehensive Plan level of service requirements, and that vegetation would be a management plan crossed through Fire, Public Works, Parks, and any other related entities within the city, and that there may also be district issues for King County. Commissioner Coleman asked if there is a way for the public to



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report a vegetation issues, and Deputy Chief Quiriconi replied that if the Fire department is called, the issue would be referred to Public Works or Parks, and considering if the issue is in the right-of-way or in a neighboring yard. Senior Planner Coil replied that in the climate resiliency element of the Comprehensive Plan there are high level policies that provide direction toward the potential increased risk of wildfires. Chair Weston stated that while the Planning Commission is limited in scope but that the Council is not, and community feedback should be forwarded to Council. Deputy Chief Despain explained the process being developed.

## 6. Staff & Commissioner Updates

Senior Planner Coil stated that the next Planning Commission meeting will be August 27, 2025, continuing with the Fire Functional Plan, the introduction of the Capital Facilities Plan for General Government Facilities, and a briefing regarding the Environmental Sustainability Action Plan Refresh.

Chair Weston asked the Commissioners to review the meeting schedule going forward to manage attendance.

Chair Weston asked that students interested the Planning field be referred to the Puget Sound Regional Council (PSRC) Summer Planning Academy and described the program. A web link can be found on the PSRC website under Get Involved.

Chair Weston stated having been on a walking tour of the Issaquah Creek Rehabilitation Project. The Mountains to Sound Greenway Trust website lists upcoming events.

## 7. Adjourn

- *Motion to adjourn at 7:57 p.m. by Commissioner Copley, seconded by Commissioner Coleman. The Motion passed.*

Minutes approved on:

8/29/2025

Planning Commission Chair

Signed by:

*Susan Weston*

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**From:** [Glenn Coil](#)  
**To:** [Amea Quiriconi](#); [Micheal Despain \(MED Enterprises\)](#)  
**Subject:** FW: Redmond Fire Functional Public Hearing Comments  
**Date:** Wednesday, August 13, 2025 6:01:03 PM

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Commissioners (bcc'd)

Please see public comment received on the Fire Functional Plan.

**Amea/Mike** – please save for the PC Report as a written public comment.

Thanks,

glenn

**Glenn Coil**

Senior Planner, City of Redmond

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☎ 425-556-2742 ■ [gcoil@redmond.gov](mailto:gcoil@redmond.gov) 🖱 [www.redmond.gov](http://www.redmond.gov)

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**From:** Devon Kellogg <devonkellogg@gmail.com>  
**Sent:** Wednesday, August 13, 2025 5:20 PM  
**To:** Planning Commission <planningcommission@redmond.gov>; Lauren Alpert <lalpert@redmond.gov>; Glenn Coil <gcoil@redmond.gov>  
**Cc:** David Morton <davidwardmorton@yahoo.com>  
**Subject:** Redmond Fire Functional Public Hearing Comments

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

Greetings Redmond Planners and Commissioners,

Thank you for the opportunity to comment on Redmond's Fire Functional Plan. Overall, the plan appears to be a comprehensive assessment of our fire-fighting facilities, equipment, personnel, and other resources. My main concerns are regarding the increased fire risks in our area due to drier vegetation, stress on water supplies, and

seismic impacts on our gas lines. It would be great to see these risks captured in the plan. There are also opportunities offered by the city's growing EV fleet which would be nice to see identified in the plan.

In looking at recent mass fire events in cities such as Paradise, CA (2018), [Superior and Louisville, CO](#) (2021), Maui, HI (2023), and the [Greater Los Angeles, CA area](#) earlier this year, a pattern emerges around drier vegetation and in some cases inadequate water pressure to suppress the flames. I have been living in my current home with large trees on our property for over 16 years, In the past 5 or so years, I have noticed an increase in the amount of cones and needles around the base of the trees, as well as increased insect activity (carpenter ants) on some of the trees in the past 2 years. I have also noticed more browning trees and vegetation around the neighborhood. The growing amount of potential fire fuels around Redmond is concerning. I'm also hearing about increasing drought conditions in our state, [including in the Puget Sound region](#). I'm hoping that the Fire Function Plan will assess the risks around these changing vegetation and drought conditions.

Additionally, as we live in a seismic fault zone with an extensive network of toxic and explosive gas pipelines, it would be reassuring to know what the plan is for addressing this potentially catastrophic risk!

Lastly, on Page 46 of the plan there is a gap noted for portable power and lighting systems. It would be great to see an evaluation done regarding how the city's transition to an EV fleet might help here and with backup power in general, since EVs are essentially large portable batteries on wheels! EV models equipped with bi-directional capabilities can provide backup power to buildings, be utilized as portable power supplies, and/or can even charge other EVs. There is so much potential here, if you will pardon the pun.

I'm excited to see Redmond's forward-thinking strategies and comprehensive planning documents. Please consider making them even more robust and future-proof by addressing these additional risks and opportunities..

Thank you for your consideration,  
Devon Kellogg

I'd like to speak in **support** of the proposed [2025-2050 Redmond Fire Functional Plan](#).

This plan is not just a bureaucratic document; it's a critical roadmap for ensuring Redmond's safety and well-being. As Redmond continues its impressive growth, particularly in high-density areas like Downtown and Overlake, Redmond's fire and emergency services must evolve to meet these new demands. The Functional Plan comprehensively addresses this by outlining necessary investments in facilities, apparatus, and staffing.

I commend the plan's emphasis on several key areas. First, the commitment to modernizing Redmond's fire stations is paramount. The Plan's assessment highlights critical deficiencies in [seismic readiness](#), [backup power](#), and [basic accessibility](#) at some stations. Ensuring that essential facilities can remain operational during disasters is best practice and a fundamental responsibility. The proposed renovations and new construction, including the [relocation of Station 12](#) and [the future Station 19](#), are vital steps to improve response times and coverage in your densifying urban centers.

Second, the plan's focus on [equitable service delivery](#) is crucial. Identifying and addressing response gaps in vulnerable and underserved communities aligns perfectly with Redmond's broader vision of an inclusive city. Every resident deserves timely and effective emergency services, regardless of their location or demographics.

Finally, I appreciate the forward-thinking approach to [fleet modernization](#), including the integration of [electric apparatus](#), and the recognition of emerging risks like [battery fires](#). This demonstrates a commitment to both environmental sustainability and operational readiness in a changing world.

The plan also clearly outlines a [diversified fiscal strategy](#), including the appropriate use of impact fees, which ensures that new development contributes its fair share to the infrastructure it relies upon. This is a responsible approach to funding these essential upgrades.

In closing, the 2025-2050 Redmond Fire Functional Plan is a well-researched, strategic, and necessary investment in Redmond's future. It provides a clear path to maintain and enhance the high level of public safety that Redmond residents expect and deserve. I urge the Planning Commission to **recommend its adoption to the City Council**.



## TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

June 18, 2025

**Project File Number:** LAND-2025-00156; SEPA-2020-00934  
**Proposal Name:** 2025-50 Redmond Fire Functional Plan  
**Applicant:** City of Redmond Fire Department  
**Staff Contacts:** Amée Quiriconi, Deputy Chief 425-556-2106

### TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

#### *A. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment*

### REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

The City of Redmond Fire Department is proposing an amendment to the Capital Facilities Chapter of the Comprehensive Plan to include the 2025-50 Fire Department Functional Plan, adopted by reference. This amendment ensures alignment between the City's long-range planning framework and the operational and capital needs of the Fire Department. By formally incorporating the Fire Functional Plan, the City strengthens its ability to plan for essential public safety services, prioritize infrastructure investments, and ensure compliance with Growth Management Act (GMA) requirements related to adequate public facilities and levels of service. The Fire Functional Plan outlines current facility conditions, service area needs, and future capital improvement priorities, providing a comprehensive foundation for integrated citywide planning.

#### RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA

(Full staff analysis attached as Attachment A)

MEETS/  
DOES NOT  
MEET

- |   |       |
|---|-------|
| a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs); | Meets |
| b. Consistency with the Comprehensive Plan policies and the designation criteria;   | Meets |
| c. Potential impacts to vulnerable community members;   | Meets |

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA (Full staff analysis attached as Attachment A)		MEETS/ DOES NOT MEET
d.	Potential economic impacts;	Meets
e.	Potential impacts to the ability of the City to provide equitable access to services;	Meets
f.	Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;	Meets
g.	The capability of the land for development, including the prevalence of environmentally critical areas;	N/A (No land use change or site-specific proposal)
h.	Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;	N/A (No land use change proposed)
i.	If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed and whether the change would result in the loss of the capacity to accommodate other needed land uses;	N/A (No change in allowed uses proposed)
j.	Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;	Meets
k.	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <ul style="list-style-type: none"> <li>i. Unanticipated consequences of an adopted policy, or</li> <li>ii. Changed conditions on the subject property or its surrounding area, or,</li> <li>iii. Changes related to the pertinent plan map or text; and</li> <li>iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.</li> </ul>	Meets

## STATE ENVIRONMENTAL POLICY ACT (SEPA)

The Fire Functional Plan is being updated as part of the Redmond 2050 Comprehensive Plan update.

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c). An EIS scoping period was held from October 12 to November 25, 2020. A draft EIS was issued June 16,

2022 and a comment period for the draft EIS was open through August 26, 2022. A supplemental draft EIS was published on September 20, 2023 and a comment period for the supplemental draft EIS was open through October 20, 2022. A final EIS was published on December 15, 2023. Additional information can be found at <https://www.redmond.gov/1442/Documents> under tab "Environmental Review."

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## STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

A. *RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment*

Staff recommends approval of the proposed amendment. Staff compliance review and analysis is provided in Attachment A.

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## TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendment identified in Attachment B and finds the amendment to be consistent with review criteria identified below:

A. *RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment*

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## REVIEWED AND APPROVED BY



David Lee for

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Carol Helland,  
Planning and Community Development  
Director



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Aaron Bert,  
Public Works Director

## Exhibits

- A. Staff Compliance Review and Analysis
- B. Proposed Comprehensive Plan Amendment – 2025-50 Redmond Fire Functional Plan



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS**  
**Redmond Fire Functional Plan**  
**LAND-2025-00156; SEPA-2020-00934**

**Comprehensive Plan Amendment Criteria (RZC 21.76.070.J)**

CRITERIA	ANALYSIS										
a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs);	<p>The amendment is consistent with the GMA by supporting coordination between land use planning and public facility provision. Including the Fire Department Functional Plan strengthens the City's compliance with concurrency and adequate public facilities requirements. It aligns with Vision 2050's emphasis on livability, resilience, and infrastructure readiness, and supports CPP policies encouraging integrated capital planning and investment in essential public services.</p> <table><tr><th>Capital Facilities Element Requirement</th><th>Where addressed in Plan</th></tr><tr><td>(a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;</td><td>Chap. 3, 4, 5 &amp; 6</td></tr><tr><td>(b) a forecast of the future needs for such capital facilities;</td><td></td></tr><tr><td>(c) the proposed locations and capacities of expanded or new capital facilities;</td><td>(c) Chap. 6</td></tr><tr><td>(d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and</td><td>(d) Chap. 7</td></tr></table> <p>The Fire Functional Plan is consistent with applicable King County CPP's, including PF-2, PF-24, PF-25, PF-27, and incorporates its projections for household and employment growth.</p>	Capital Facilities Element Requirement	Where addressed in Plan	(a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;	Chap. 3, 4, 5 & 6	(b) a forecast of the future needs for such capital facilities;		(c) the proposed locations and capacities of expanded or new capital facilities;	(c) Chap. 6	(d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and	(d) Chap. 7
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CRITERIA	ANALYSIS																						
b. Consistency with the Comprehensive Plan policies and the designation criteria;	<p>This amendment directly supports policies in the Capital Facilities by ensuring long-range planning reflects operational realities and capital needs. It also fulfills the intent of infrastructure coordination policies that require public facilities to be evaluated and planned comprehensively across departments.</p>																						
	<table> <tr> <th data-bbox="841 537 1243 600">Consistency with Capital Facilities Policy CF-2</th><th data-bbox="1300 537 1459 632">Where addressed in Plan</th></tr> <tr> <td data-bbox="841 636 1268 793">A description of the current capital facility infrastructure, including green infrastructure, and the scope and cost of its operation and maintenance;</td><td data-bbox="1300 636 1422 663">Chapter 3</td></tr> <tr> <td data-bbox="841 798 1268 919">A description of current capital facility deficiencies and appropriate strategies to remedy these deficiencies;</td><td data-bbox="1300 798 1422 825">Chapter 5</td></tr> <tr> <td data-bbox="841 924 1268 1052">An analysis of capital facilities needed through the year 2050, and preliminary cost estimates to meet those needs;</td><td data-bbox="1300 924 1422 987">Chapter 6 and 7</td></tr> <tr> <td data-bbox="841 1056 1243 1150">An analysis specifying how capital facilities will be financed and maintained;</td><td data-bbox="1300 1056 1422 1083">Chapter 7</td></tr> <tr> <td data-bbox="841 1155 1268 1249">A description of the functional plan's public outreach, participation and review process;</td><td data-bbox="1300 1155 1422 1182">Chapter 1</td></tr> <tr> <td data-bbox="841 1253 1211 1348">Criteria to be used to prioritize projects and inform the Capital Investment Strategy;</td><td data-bbox="1300 1253 1422 1281">Chapter 8</td></tr> <tr> <td data-bbox="841 1352 1227 1446">An analysis of how proposed investments impact underserved communities and geographies;</td><td data-bbox="1300 1352 1422 1415">Chapter 5 and 6</td></tr> <tr> <td data-bbox="841 1451 1243 1608">A description of how the plan addresses emergency preparedness and resilience to natural hazards, including climate change impacts;</td><td data-bbox="1300 1451 1422 1478">Chapter 5</td></tr> <tr> <td data-bbox="841 1612 1260 1734">A description of how the functional plan and supporting documents fulfill Growth Management Act requirements; and</td><td data-bbox="1300 1612 1422 1640">Chapter 2</td></tr> <tr> <td data-bbox="841 1738 1219 1890">An analysis indicating that the functional plan, including any subsequent revisions or modifications, is consistent with Comprehensive Plan policies,</td><td data-bbox="1300 1738 1422 1801">Chapter 2 and 8</td></tr> </table>	Consistency with Capital Facilities Policy CF-2	Where addressed in Plan	A description of the current capital facility infrastructure, including green infrastructure, and the scope and cost of its operation and maintenance;	Chapter 3	A description of current capital facility deficiencies and appropriate strategies to remedy these deficiencies;	Chapter 5	An analysis of capital facilities needed through the year 2050, and preliminary cost estimates to meet those needs;	Chapter 6 and 7	An analysis specifying how capital facilities will be financed and maintained;	Chapter 7	A description of the functional plan's public outreach, participation and review process;	Chapter 1	Criteria to be used to prioritize projects and inform the Capital Investment Strategy;	Chapter 8	An analysis of how proposed investments impact underserved communities and geographies;	Chapter 5 and 6	A description of how the plan addresses emergency preparedness and resilience to natural hazards, including climate change impacts;	Chapter 5	A description of how the functional plan and supporting documents fulfill Growth Management Act requirements; and	Chapter 2	An analysis indicating that the functional plan, including any subsequent revisions or modifications, is consistent with Comprehensive Plan policies,	Chapter 2 and 8
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CRITERIA	ANALYSIS
	Zoning Code regulations, and applicable state and federal laws.
c. Potential impacts to vulnerable community members;	The Fire Department Functional Plan identifies facility needs that directly impact emergency response capacity, which disproportionately affects vulnerable residents. This amendment enhances planning for equitable emergency services access and supports mitigation strategies for service gaps in underserved areas.
d. Potential economic impacts;	The amendment enables better prioritization and phasing of public safety infrastructure investments, which supports economic stability and growth by reducing risk and ensuring continuity of emergency services. It also provides a transparent framework for budgeting and potential impact fee updates tied to capital needs.
e. Potential impacts to the ability of the City to provide equitable access to services;	By incorporating the Fire Functional Plan, the City reinforces its commitment to delivering equitable public safety services. The plan includes analysis of service distribution, access barriers, and future facility siting needs to improve coverage and reduce disparities in response times.
f. Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;	The amendment does not authorize specific construction projects but sets a planning framework. Any future capital improvements will undergo environmental review. The Fire Functional Plan emphasizes sustainability and resilience in future facility design, supporting the City's environmental goals.
g. The capability of the land for development, including the prevalence of environmentally critical areas;	This amendment is policy-focused and does not propose land use changes. Future facility siting will consider land suitability, including avoidance of critical areas, as detailed in the Fire Plan.
h. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;	No new land use designations or use changes are proposed. The amendment is administrative in nature and ensures that long-range capital planning is consistent with current land use policies.
i. If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed and	Not applicable. The amendment does not propose a change to allowed uses.

CRITERIA	ANALYSIS
whether the change would result in the loss of the capacity to accommodate other needed land uses;	
j. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;	The amendment supports the preferred growth pattern by ensuring fire and emergency services planning keeps pace with expected growth in Downtown, Overlake, and other high-density urban centers. This ensures adequate infrastructure is in place to support smart growth and development.
k. The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <ul style="list-style-type: none"> <li>i. Unanticipated consequences of an adopted policy, or</li> <li>ii. Changed conditions on the subject property or its surrounding area, or,</li> <li>iii. Changes related to the pertinent plan map or text; and</li> <li>iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.</li> </ul>	The Fire Department Functional Plan reflects updated analysis of facility conditions, service demands, and capital needs that have evolved due to population growth, urban development, and increasing complexity in emergency response. This amendment addresses the need to integrate these changes into the Comprehensive Plan to maintain its coherence and effectiveness.

# Fire Department Functional Plan

*City of Redmond*

*The Redmond Fire Department Functional Plan serves as a strategic roadmap to ensure our mission of compassionately, proactively, and professionally protecting life, property, and the environment. Rooted in our core values of integrity, inclusion, and teamwork, this plan reflects our commitment to exceeding the expectations of the communities we serve. By aligning with Growth Management Act requirements and Redmond's vision for the future, the plan advances our preparedness, response, recovery, and prevention efforts, ensuring resilient, sustainable, and equitable fire services through 2050.*



# Redmond Fire Department Functional Plan 2025-2050

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# Acknowledgements

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The City of Redmond would like to acknowledge and thank the community members who participated in the strategic planning surveys, questionnaires, focus groups, and community meetings. Your feedback was instrumental in the development of this plan.



# Message from the Mayor and Chief

Dear Redmond Community,

We are proud to present our new Fire Department Functional Plan. This strategic blueprint is our shared commitment to protecting our vibrant community – your lives, homes, businesses, and cherished natural environment – today and in the future.

As Redmond grows, we embrace new opportunities while navigating complexities like population increases, climate risks, and evolving emergency response technology. This plan is the result of a comprehensive, data-driven review of our Fire Department's capabilities. It is designed to integrate seamlessly with Redmond 2050, the City's comprehensive plan update, and positions us to become national leaders in equitable and sustainable emergency response.

We are modernizing our foundation by assessing station locations, upgrading aging infrastructure, and integrating sustainable design, including renewable energy upgrades. Also, planned investments in cutting-edge tools and advanced life-support equipment ensure our firefighters can protect the safety of all community members.

This plan is truly a citywide effort. It was shaped by the invaluable insights of our firefighters, City of Redmond leadership, residents, and regional partners.

Your perspectives were essential in creating this ambitious, fiscally responsible plan that will help empower informed decisions on facility renovations, new construction, and resource allocation – all of which will maximize safety outcomes.

The 2025 Fire Functional Plan is more than a document: it is our commitment to your safety, exceptional service, and constant adaptability. Together, we will ensure Redmond remains a safe, vibrant home for generations to come.

In partnership,



Adrian Sheppard  
Fire Chief  
Redmond Fire Department



Angela Birney  
Mayor  
City of Redmond



# Executive Summary

The Redmond Fire Department Functional Plan provides a forward-looking, policy-aligned framework to guide fire and emergency services investments through 2050. Anchored in Redmond's commitment to community resilience, equity, and operational excellence, the plan ensures fire system infrastructure evolves in step with the city's growth, development patterns, and service expectations.

Redmond's fire system has matured alongside the City, adapting to growth through thoughtful management and steady investment. However, as Redmond moves into its next phase of urban development - with denser neighborhoods, vertical growth centers, and emerging risks - existing facilities, apparatus, and deployment models must be modernized to maintain reliable service levels.

Through a comprehensive assessment using both state-required Facility Condition Index (FCI) scores and Redmond's Fire Station Effectiveness Grading System, the plan identifies where system upgrades are needed to support seismic resilience, workforce wellness, energy efficiency, and operational capacity. These findings represent a natural next step in the city's long-range capital evolution.

Key capital priorities identified in the plan include completing Fire Station 17, modernizing Station 11, establishing a centralized logistics and support facility, and relocating Fire Station 12 into city limits. The plan also highlights the opportunity to expand community resilience functions, such as supply staging and public access features, within fire station modernization projects, aligning with regional best practices.

This is Redmond's first fire capital plan fully integrated with Washington State Growth Management Act impact fee eligibility, positioning the City to recover a portion of development costs. A diversified fiscal strategy combining impact fees, levies, grants, EMS revenues, and public-private partnerships ensures investments can move forward responsibly.

The Functional Plan is designed as an adaptive, living document that is flexible enough to respond to emerging risks, funding shifts, and evolving community needs. It emphasizes cross-departmental collaboration, fiscal stewardship, and equity-driven service delivery. By aligning with Redmond 2050 and the city's Capital Investment Strategy, the plan supports Redmond's continued leadership as a safe, resilient, and future-ready community.

# 01 Introduction

The Redmond Fire Department Functional Plan serves as a strategic blueprint to ensure that fire protection, emergency medical services, and specialized rescue capabilities evolve in step with the city's growth, infrastructure investments, and community priorities. More than just a facilities plan, this document is a policy-aligned tool that guides long-term decisions about capital investments, fleet modernization, staffing readiness, and service equity across both Redmond and its contracted service areas.

This plan is one component of a broader ecosystem of city planning. It works in concert with Redmond's Capital Facilities Program (CFP), the Redmond 2050 Comprehensive Plan, and the Capital Investment Strategy (CIS), aligning financial tools with public safety outcomes. Together, these efforts form the city's infrastructure and emergency readiness foundation, designed not only to accommodate projected growth but to ensure that Redmond remains resilient, equitable, and responsive in the face of both anticipated and emerging risks.

While later chapters focus on technical details such as infrastructure conditions, financing strategies, and implementation timelines, this chapter introduces the purpose and planning approach behind the Fire Functional Plan. It clarifies how the plan fits within Redmond's policy framework and public engagement strategy, and sets the stage for deeper analysis to come.

## 1.1 Capital Planning and Functional Plans

Effectively planning for major public safety infrastructure requires more than just reacting to immediate needs. It requires discipline, foresight, and a planning process that integrates policy goals, growth forecasts, and community expectations. The City of Redmond meets this challenge through its use of functional plans, which guide infrastructure development in critical service areas such as fire, transportation, parks, and utilities.

Functional plans translate citywide goals into actionable strategies for capital investment. They evaluate long-term needs, establish service standards, and identify funding priorities that align with the city's Capital Facilities Plan (CFP) and Comprehensive Plan. Each functional plan supports both the Capital Investment Strategy (CIS) - which sets prioritization criteria - and Redmond's long-range financial planning, ensuring projects are feasible and sustainable over time.

The Fire Functional Plan builds on this framework by focusing specifically on the facilities, apparatus, and operational infrastructure needed to deliver modern, responsive, and equitable fire services through 2050. It evaluates capital needs based on service benchmarks, identifies gaps created by growth or aging infrastructure, and offers phased investment strategies to close those gaps.

While financial strategy is addressed in later chapters, this plan is rooted in the understanding that capital planning is not a technical exercise. It is a policy choice. How the City chooses to invest in its fire services reflects community values, resilience goals, and the shared responsibility to provide timely, inclusive emergency response.

## 1.2 Integration with Citywide Planning

The Fire Functional Plan is not a standalone document. The plan operates within an interdependent system of citywide plans and investment strategies. Together, these frameworks guide how Redmond grows, how it prioritizes resources, and how it delivers critical services like fire and emergency response.

At the highest level, the **Redmond 2050 Comprehensive Plan** sets the long-term vision for land use, housing, transportation, and public infrastructure. It outlines where and how the city is expected to grow and sets the policy direction that functional plans must support. For fire services, this means ensuring that fire station locations, apparatus capabilities, and service models are aligned with projected development patterns and population shifts.

The Capital Investment Strategy (CIS) serves as Redmond's consolidated Capital Facilities Plan (CFP), capturing capital needs from all functional areas, including fire facilities, into one coordinated framework. It identifies the types of projects, such as station upgrades and logistics facility expansions, that will be needed over the near-, mid-, and long-term to support community growth and resilience. The CIS informs but is distinct from the Capital Improvement Program (CIP), which functions as the City's six-year budgeting tool.

The Capital Investment Strategy (CIS) organizes projects into near-, mid-, and long-term timeframes using a shared set of criteria across departments - including equity, sustainability, financial readiness, and alignment with growth areas. While the CIS does not produce a detailed, ranked priority list, it ensures that Redmond Fire Department investments are considered within a broader, coordinated strategy that maximizes public value. The Capital Improvement Program (CIP) draws from the CIS—particularly near-term projects—and applies a more detailed prioritization process to determine which projects move forward within the six-year budget.

This functional plan also incorporates insights from related strategic and operational efforts across the City, such as transportation planning, sustainability initiatives, and facilities modernization. While Chapter 2 offers a deeper look at these relationships and the policies that govern them, this chapter frames the importance of cross-departmental alignment as a prerequisite for achieving a high-functioning, future-ready emergency system.

## 1.3 Equity, Sustainability, and Resilience Commitments

The Fire Functional Plan reflects Redmond's commitment to future-ready infrastructure, designed to serve not only today's community but also the one we're becoming. It centers on a vision of public safety that is inclusive, environmentally responsible, fiscally sound, and fundamentally resilient.

Redmond understands that resilience is not just about surviving crises—it's about building systems that can withstand disruption, adapt to change, and continue serving the people who depend on them. That kind of resilience requires us to embed equity, sustainability, and economic responsibility into every facility we construct, every apparatus we purchase, and every capital decision we make.

### **Inclusive Facility Design**

Fire stations must serve a modern and diverse workforce. This plan prioritizes facility updates that include gender-neutral restrooms, private locker rooms, and ergonomic workspaces that meet the needs of all body types and abilities. Apparatus and equipment purchases also prioritize usability and safety across a wide range of physical profiles.

### **Community Service Equity**

A resilient city serves all its neighborhoods consistently and equitably. This plan evaluates response time disparities, access to services, and geographic coverage to ensure that capital investments close service gaps and reach historically underserved communities.

### **Sustainable Infrastructure**

Environmental sustainability is a resilience strategy. Upgraded facilities will incorporate high-efficiency systems, green building practices, and the gradual transition away from fossil fuels. Planning for electric fire apparatus and clean energy infrastructure helps ensure operational continuity in the face of environmental and supply chain shocks.

Redmond's approach to capital planning is people-focused, climate-aware, and economically grounded. These principles are not just best practices; they are the foundation for building a resilient community that can endure, evolve, and thrive in a rapidly changing world.

## **1.4 Public Outreach and Engagement**

Effective public engagement is not just about visibility – it's about trust, accountability, and designing services that reflect the realities of the community. The Fire Functional Plan is shaped by years of strategic input from residents, local businesses, partner agencies, and fire personnel. This collective wisdom serves as the foundation for a capital planning approach that is responsive, inclusive, and future-focused.

### **Community-Driven Planning**

In July 2021, the Redmond Fire Department initiated a comprehensive strategic planning process to understand community expectations and operational challenges. That outreach effort included:

- Facilitated stakeholder sessions with residents, business leaders, and regional partners such as King County Fire District 34 (FD34).
- Internal engagement with firefighters, command officers, and administrative staff.
- A full SWOT analysis (Strengths, Weaknesses, Opportunities, and Threats) to assess effectiveness and growth-readiness.

This effort directly informed the department's Strategic Goals and Standards of Cover, which define the operational benchmarks and deployment strategies underpinning this Fire Functional Plan.

### **Key Themes Identified by the Community:**

1. Improving emergency response through modernized stations, better equipment, and data-informed deployment.
2. Addressing service demand increases driven by population growth, vertical development, and new risk areas like rail corridors and high-tech manufacturing.
3. Communicating fire's value through stronger engagement around public safety programs, risk reduction, and preparedness.

### **Integration with Citywide Planning and Public Input**

Though the Fire Department did not conduct standalone open houses specifically for this functional plan, it regularly engages the public through broader city-led outreach effort, and plays an active role in interdepartmental planning initiatives. Key channels include:

- City open houses and forums, led by Planning and Public Works, address land use, mobility, and infrastructure – all of which impact fire response
- Public safety engagement events, such as Fire Prevention Week, the annual Safety Fair, and CPR/disaster preparedness training
- Citywide surveys and Strategic Plan input, particularly the 2023 revision of the Community Strategic Plan, which reaffirms public safety as a core city priority focused on equity, compassion, and responsiveness

### **Fire's Role in Planning and Regional Partnerships**

As one of many departments supporting Redmond's safety and infrastructure systems, the Fire Department works collaboratively to ensure its operational needs are aligned with citywide planning priorities and community goals. Rather than operating in isolation, Fire serves as a contributing partner within the city's broader planning ecosystem, helping ensure that emergency response considerations are integrated alongside other key functions:

- **Planning and Development:** Fire partners with Planning, Economic Development, and Public Works to align infrastructure decisions with emergency response capacity.
- **Emergency Preparedness Programs:** The department contributes to business continuity planning and regional resilience strategies.
- **FD34 and Sound Transit:** Capital planning includes coordination with transit agencies, regional fire districts, and infrastructure partners to prepare for emerging risks tied to growth and system complexity.
- **OneRedmond and Business Outreach:** Regular engagement with developers and employers through venues like the OneRedmond Government Affairs Committee provides insights into how emergency services support economic development and growth.

## **Public Education as a Pillar of Engagement**

Community-based fire education is a cornerstone of Redmond Fire’s outreach mission. Key programs include:

- The Safety Fair – A high-impact event with hands-on safety demonstrations and preparedness resources.
- Fire Prevention Week – A citywide outreach campaign with school and business involvement.
- Life Safety Training Programs – A series of programs that includes CPR training, home fire safety inspections, and disaster preparedness workshops.

These efforts not only raise awareness but build a culture of resilience – an essential complement to physical infrastructure investments.

## **Ongoing Commitment**

Public engagement is not episodic – it’s continuous. As the City evolves, the Fire Department will:

- Expand its outreach toolkit to include new platforms and audiences
- Stay actively involved in city planning forums and strategic initiatives
- Continue using community feedback to guide decisions about station siting, fleet purchases, and resilience investments

By embedding the public’s voice into the planning process, the Fire Functional Plan ensures that capital investments remain aligned with the people they’re designed to serve.

## **1.5 Plan Structure Overview**

This Fire Functional Plan is organized to guide the reader from context to action. Each chapter builds on the last, starting with foundational policies and ending with practical implementation tools. The structure reflects a deliberate flow: from understanding Redmond’s fire service needs to making informed, strategic investment decisions that ensure resilience, equity, and operational effectiveness through 2050.

### **Chapter 2: Regulatory and Planning Framework**

Outlines the laws, codes, and city policies that govern fire capital planning. Includes Growth Management Act mandates, building and safety standards (IBC, CBPS), NFPA and CPSE best practices, and city-adopted frameworks for equity, sustainability, and resilience. Also includes a summary matrix that crosswalks this plan with related studies and planning documents.

### **Chapter 3: Current System Overview**

Provides a snapshot of the Redmond Fire Department’s existing system, including station locations, staffing levels, deployment model, apparatus, and capital equipment. Includes high-level facility condition grades, but reserves deeper diagnostic analysis for Chapter 5.

## **Chapter 4 – Level of Service and Growth Impacts**

Evaluates current performance against response benchmarks and documents where system strain is already emerging. Uses data on turnout times, call volume, and unit availability to show that existing facilities and staffing are nearing capacity. Highlights emerging pressure points like Stations 11, 12, and 17 and introduces the concept of “early facility strain,” setting the stage for more detailed diagnostics in Chapter 5.

## **Chapter 5 – System Needs Assessment**

Serves as the diagnostic core of the plan. It builds a comprehensive picture of facility, deployment, and workforce needs across eight performance domains. It identifies specific capital and operational gaps, including seismic and energy code upgrades, internal layout challenges, and fleet capacity. The chapter also elevates overlooked but critical infrastructure needs, such as logistics, warehousing, administrative support, and potential community resilience hub functions, to strengthen citywide readiness. It culminates in a system-wide gap summary and bridges to the investment strategy outlined in Chapter 6.

## **Chapter 6 – Capital Investment Recommendations**

Presents a phased roadmap of capital projects aligned with Redmond’s service needs and growth projections. Projects are grouped into five time horizons:

- 2025-2030 (current CIP)
- 2027-2032
- 2033-2040
- 2041-2050
- Beyond 2050

Each project is tied directly to needs identified in Chapter 5, categorized by type (e.g., stations, fleet, specialty systems), and prioritized based on facility condition, service coverage, growth impacts, and alignment with citywide planning goals.

## **Chapter 7 – Fiscal Strategy and Funding Tools**

Outlines the financial framework supporting implementation. Connects investment priorities to Redmond’s available financing tools, including impact fees, grants, bonds, levies, apparatus funds, and public-private partnerships. Introduces a fiscal strategy for the 2027-2032 planning horizon and offers recommendations for maintaining long-term fiscal sustainability while ensuring service continuity.

## **Chapter 8 – Implementation and Monitoring**

Provides the delivery plan. Introduces an adaptive phasing framework (Near-Term, Mid-Term, Long-Term) to organize capital deployment by readiness and urgency rather than fixed calendar years. Defines governance roles, emphasizes Fire leadership’s participation in citywide CIP decision-making bodies, and introduces a model for ongoing performance monitoring. The plan is structured to remain flexible as conditions and priorities evolve.



## 02 Regulatory and Planning Framework

Redmond's fire infrastructure must meet not only the operational needs of the community but also the legal, policy, and design standards that govern public capital projects. This chapter defines the regulatory environment that shapes facility investments, fire station design, and eligibility for funding tools such as impact fees.

Fire infrastructure planning does not occur in isolation. It is governed by state statutes, national safety standards, regional resilience targets, and adopted city policies, including Redmond 2050. Together, these frameworks establish both the minimum requirements and the strategic expectations that the Fire Functional Plan must meet. These mandates ensure that Redmond's fire facilities are not just code-compliant but also climate-resilient, equitable, and financially sound.

This chapter summarizes:

- Core legal mandates under the Growth Management Act (GMA), Revised Code of Washington (RCW), International Building Code (IBC), and Firefighter Safety Standards (WAC 296-305)
- National fire service performance standards, including NFPA 1710 and CPSE accreditation model criteria
- Redmond's internal policy frameworks: sustainability, equity, and resilience
- Functional planning standards for essential public facilities, including continuity, energy, and safety systems

Together, these policies define the rules of the road and help ensure that fire capital projects deliver lasting public value.

### 2.1 State and Legal Mandates

Fire departments operate under a web of legal requirements that establish both minimum obligations and capital planning expectations. These mandates shape everything from where and how stations are built to how fire departments prepare for population growth and climate resilience. This section outlines the statutory and regulatory drivers that Redmond must follow to remain compliant and future-ready.

#### **Growth Management Act (GMA) - RCW 36.70A.070 - Capital Facility Planning Requirements**

The Washington State Growth Management Act requires all jurisdictions planning under GMA to develop a Capital Facilities Plan (CFP) as part of their Comprehensive Plan. The CFP must demonstrate that essential public services, including fire protection, can be delivered in a way that supports projected growth without sacrificing service quality.



Key GMA requirements impacting this plan include:

- **Facilities Inventory** – Cities must maintain a current inventory of fire stations, apparatus, and equipment – and assess their existing capacity.
- **Forecasting** – Demand must be projected through the planning horizon (2050), including population growth, zoning changes, and service area adjustments.
- **Six-Year Capital Improvement Program (CIP)** – A financially constrained CIP must be included to identify how priority projects will be funded.
- **Land Use Consistency** – All fire capital planning must align with Redmond’s adopted land use and zoning strategy, ensuring adequate coverage for future development.

### **Washington State Development Impact Fees – RCW 82.02.050-100**

To ensure new development pays its fair share, Washington law allows cities to collect impact fees for essential public services, including fire protection. However, impact fees are subject to strict rules.

Allowable uses for fire impact fees include:

- Construction of new stations or expansion of existing ones to serve growth
- Capital purchases of apparatus (e.g., engines, ladder trucks) required for growing service demand
- Specialized equipment to meet emerging building types and risks (e.g., high-rise firefighting tools)

Restrictions:

- **Deficiency Correction Prohibited** – Impact fees cannot be used to address existing service shortfalls
- **Ten-Year Expenditure Rule** – Collected funds must be spent within 10 years to remain valid

### **Washington State Clean Buildings Performance Standards (CBPS) – RCW 19.27A.210**

The Washington State Clean Buildings Performance Standards (CBPS) mandate energy efficiency improvements in commercial buildings, including fire stations, as part of the state’s greenhouse gas reduction goals.

Compliance tiers:

- **Tier 1 (≥50,000 sq. ft.)** – Compliance required by June 1, 2026
- **Tier 2 (20,000–49,999 sq. ft.)** – Compliance required by July 1, 2027; benchmarking begins in 2025
- **Tier 3 (<20,000 sq. ft.)** – Not currently regulated, but encouraged to follow best practices

Capital planning implications:

- Fire stations must begin tracking and reporting energy use to meet compliance requirements.
- HVAC upgrades, LED retrofits, and envelope improvements may be necessary for Tier 1 and Tier 2 buildings.
- Redmond's decarbonization strategy will influence capital decisions, including conversion from natural gas to electric heating and cooling.
- New and renovated stations must be designed with solar readiness, EV charging capacity, and high-efficiency systems

### **International Building Code (IBC) - Essential Facility Requirements**

Fire stations are classified under the IBC and Washington State Building Code (RCW 19.27) as *Risk Category IV* essential facilities. This means they are held to stricter structural and operational requirements than typical public buildings to ensure they remain functional during and after disasters.

Requirements for essential facilities include:

- **Seismic Design Standards** – Stations must meet elevated structural codes for earthquake resilience.
- **Backup Power Systems** – Stations must include permanent generators to support uninterrupted emergency operations.
- **Critical Life Safety Systems** – Stations must meet enhanced fire suppression, ventilation, and compartmentalization standards.
- **Durability and Survivability** – Materials and designs must be able to withstand extreme weather to allow for the continuity of operations.

All new stations and major renovations must meet these codes. As part of this plan, facilities that cannot be cost-effectively retrofitted will be prioritized for replacement.

### **Firefighter Safety Standards - WAC 296-305**

Washington Administrative Code 296-305 establishes occupational safety and health standards for firefighters, shaping how stations are designed and how apparatus are configured.

Impacts on fire facilities:

- Stations must incorporate decontamination zones, turnout gear separation, and provisions for firefighter health and wellness.
- Gender-inclusive locker rooms and private sleeping quarters are increasingly necessary to support workforce diversity and health equity.
- Expanded training infrastructure is required to ensure compliance with safety protocols and ongoing firefighter education.

Impacts on apparatus:

- Apparatus must meet design and safety standards for mounting, lighting, crew protection, and access.
- Compliance requirements affect vehicle procurement timelines, specifications, and total lifecycle costs.

Together, these legal mandates establish a floor for safety, sustainability, and service equity. They guide how the Fire Functional Plan translates community needs into action-ready capital investments.

## 2.2 National Performance Standards

While legal mandates define minimum obligations, national fire service standards shape what excellence looks like. These standards guide how departments like Redmond's plan for service delivery, measure performance, and justify capital investments. This section introduces the most widely accepted national benchmarks used in fire department assessments and explains how they influence the planning that follows in this document.

### NFPA 1710 - Response Times, Staffing, and Deployment

The National Fire Protection Association (NFPA) 1710 standard outlines expectations for the organization and deployment of fire suppression, EMS, and special operations by career fire departments. Although not legally binding, it is widely used as the de facto benchmark for Level of Service (LOS) in urban fire systems.

Key NFPA 1710 performance goals:

- First Unit Response Time: Four minutes (travel) + 80 seconds (turnout) for fire suppression or EMS
- Effective Response Force (ERF): Full complement of personnel on scene within eight minutes
- Staffing: Minimum of four firefighters per engine company, with higher counts for ladder truck and specialty units

Capital planning implications:

- Station Siting: Drive-time coverage maps must align with four-minute response goals for the highest-risk areas.
- Apparatus Investment: Deployment of new ladder trucks or engines must be coordinated with coverage needs.
- Turnout Time Technology: Station alerting and dispatch systems must support reduced notification and response times.

These standards are used to measure current system strain and are foundational to Chapter 4, where Redmond's actual performance is evaluated against these targets.

## **Washington Surveying and Rating Bureau (WSRB) - Insurance Ratings and Public Protection**

The WSRB evaluates fire protection capabilities for cities and fire districts across Washington. It issues a Public Protection Classification (PPC) score that influences local property insurance rates. While not a planning standard per se, WSRB scoring is used by many departments as a proxy for system strength.

WSRB considers:

- Station locations and distribution
- Staffing and apparatus availability
- Water supply systems (hydrants, flow, testing frequency)
- Fire prevention and inspection programs
- Training and communications systems

Capital planning implications:

- Fire station location and response times directly affect PPC ratings
- Investments in water systems and hydrants influence infrastructure priorities
- Coordination with the Public Works *Water System Plan* is essential, particularly where recommended water distribution upgrades aim to improve fire flow and system reliability in neighborhoods with aging infrastructure
- Training facilities and programs support WSRB scoring and overall preparedness

Improving or maintaining WSRB scores supports both resident safety and economic development, especially for commercial districts where insurance premiums can significantly impact business costs.

## **Center for Public Safety Excellence (CPSE) - Accreditation and Strategic Planning**

The CPSE accreditation framework promotes continuous improvement through a cycle of community-driven planning and system assessment. CPSE recommends integrating data from Standards of Cover (SOC) studies and Community Risk Assessments (CRA) to guide infrastructure and resource decisions.

Redmond's 2022-2027 SOC document provides the foundation for this plan, offering:

- Risk-based station coverage models
- Incident frequency heatmaps
- Hazard-specific deployment recommendations

CPSE-aligned tools help departments connect capital planning with outcomes, improving transparency and public accountability.

## **From 'Should' to Strategy: The Role of National Standards**

These national benchmarks provide the logic and language to justify capital investments and system improvements. While they are not legally mandated, they are widely recognized by:

- Peer agencies
- Accreditation bodies
- Granting authorities
- Insurers and rating bureaus

Redmond's Fire Functional Plan uses these best practices not only to evaluate its current system but to define what future-readiness looks like in a growing, diverse, and increasingly vertical city.

## 2.3 Interlocal Agreements

The Redmond Fire Department plays a critical role in ensuring the safety and well-being of both Redmond residents and neighboring communities. Its responsibilities extend beyond city boundaries, reflecting a unique service model that includes partnerships with King County Fire Protection District 34 and leadership of the Northeast King County Medic One program.

### King County Fire Protection District 34

Redmond's partnership with FD34 dates back to 1969 when the City formed its own fire department, reflecting a long-standing, integrated fire service model. Today, FD34 spans approximately 28 square miles of unincorporated King County and serves a population of roughly 24,700 residents. Fire protection and emergency medical services are provided through a formal interlocal agreement, with daily operations managed by RFD under contract.

#### Stations and Ownership

FD34 includes **Stations 13, 14, and 18**, all of which are staffed by RFD personnel and owned by the City with limitations on capital responsibilities. These stations serve rural and suburban areas east and north of Redmond's city limits.

The 2023–2027 Emergency Services Operating Agreement outlines capital responsibilities and cost-sharing structures:

- **Major capital improvements and facility renovations** are led and funded by KCFD34.
- The **City of Redmond** is responsible for routine maintenance, managed through either Parks or Fire Department staff.
- **Apparatus replacement** for FD34 stations is funded by the district through an apportioned cost model and aligned with Redmond Fire's joint capital planning process.

#### Functional Plan Boundary Clarification

While FD34 stations are operationally integrated with the city's system, they are not included in Redmond's city-led capital investment recommendations or fire impact fee planning. Any future upgrades to those facilities will require separate planning and funding through FD34's governance.

## **Northeast King County Medic One**

The City of Redmond Fire Department also serves as the lead agency for Northeast King County Medic One, providing Advanced Life Support (ALS) services across a 266-square-mile area with a population of over 333,000. The Medic One program is funded through the King County ALS levy and serves multiple jurisdictions, including the cities of Redmond, Kirkland, Duvall, Woodinville, and surrounding unincorporated areas. Basic Life Support (BLS) services are provided jointly to the City of Redmond Fire and Fire District 34, ensuring seamless integration of emergency medical response.

The Interlocal Agreement (ILA) for Medic One Services directly impacts facility and capital equipment planning, as the Fire Functional Plan must incorporate ALS operational needs, including paramedic response capabilities, station locations, and specialized equipment.

### **Facility Planning Considerations**

As the lead agency, Redmond's fire stations must support paramedic deployment, training, and ALS equipment storage. Key facility needs include:

- Strategic siting of ALS units to maintain county response time standards.
- Dedicated medic bays, expanded living quarters, and garage space for reserve units at designated ALS deployment sites.
- Training space and decontamination zones to support both internal readiness and partner agency coordination.

### **Equipment and Apparatus Impacts**

ALS service delivery requires capital planning for:

- Specialized medic units and backup vehicles.
- Advanced life-saving equipment such as cardiac monitors, ventilators, and secure medication storage.
- Sustainability upgrades, including evaluation of electric-powered ALS vehicles as part of future fleet transitions.

### **Cost-Sharing and Funding Alignment**

The interlocal agreement includes mechanisms for shared funding in the event of capital shortfalls. Redmond coordinates equipment planning and levy alignment with King County EMS to ensure ALS capital cycles are supported and sustained.

## **2.4 Alignment with Redmond 2050: Policies on Capital Facilities, Sustainability, and Equity**

The Fire Functional Plan aligns directly with the Capital Facilities Element (CFE) of the Redmond 2050 Comprehensive Plan, the Environmental Sustainability Action Plan, and the

city's Equity in Infrastructure Framework. Together, these policy frameworks establish the expectations for how infrastructure must support safety, growth, resilience, and inclusion over the long term. This plan fulfills those expectations by translating citywide values into operational fire service investments.

### **Capital Facilities Element: Policy Alignment**

The CFE mandates that functional plans like this one be developed and maintained to guide infrastructure and equipment decisions. These requirements are outlined in CF-1 and CF-2, which call for:

- Regular updates to assess fire service needs and system performance
- An inventory of existing stations and apparatus
- Identification of current or projected gaps
- A forecast of system needs through 2050 that considers zoning, population growth, and increasing service demand
- Integration of equity, sustainability, and emergency preparedness principles

The city's commitment to maintaining Level of Service (LOS) standards is reinforced in CF-6, which defines response time benchmarks and facility standards that directly inform Chapter 4. These policy anchors also provide the planning basis for new stations or station relocations in response to changing growth patterns or response times.

### **Capital Investment Strategy and Fiscal Policies**

The Capital Investment Strategy (CIS), codified in policies CF-7 through CF-13, ensures that fire system investments are fiscally sustainable and responsive to community needs. These policies require:

- Long-range capital planning for facilities and equipment (CF-7)
- Coordination of capital investments with available revenues (CF-8)
- Adjustments to growth assumptions or LOS standards if financial imbalances are identified (CF-9)
- Biennial review of the city's funding capacity to deliver capital improvements (CF-10)
- Alignment of capital recommendations with the City's Six-Year Capital Improvement Program (CIP) (CF-11)
- Use of long-term financial forecasting to support high-quality fire and EMS services (CF-12)
- Ensuring that growth contributes its fair share toward fire protection infrastructure through the use of impact fees (CF-13)

This framework is foundational to Chapter 7, where these policies shape the funding roadmap for Redmond's evolving fire system.

### **Environmental Sustainability and Equity Commitments**

The Fire Functional Plan is also aligned with Redmond's **Environmental Sustainability Action Plan**, which outlines energy efficiency, fleet electrification, and green infrastructure goals.

Chapter 5 of this document integrates these goals by assessing facility readiness for electrification, clean energy transitions, and CBPS compliance.

Similarly, the city's **Equity in Infrastructure** guidelines influence how fire service investments are prioritized, particularly in areas of historical underinvestment or where demographic data indicates higher vulnerability. These principles are operationalized in Chapter 4 and throughout the recommendations in Chapter 6.

## **2.5 Plan Alignment Matrix: Integrating Citywide Plans with Fire Infrastructure Strategy**

Fire service planning in Redmond operates within a broader civic ecosystem of infrastructure plans, policy frameworks, operational standards, and financial strategies. The Fire Functional Plan must align with these interconnected documents to remain effective, fundable, and consistent with the City's long-term goals.

Many of these plans serve multiple functions. Some set long-range policy direction, others define operational performance standards, and several determine financial feasibility, phasing, and investment priorities. To reflect these overlapping roles, this plan uses a single integrated matrix that shows how each document informs fire infrastructure decisions.

This matrix increases transparency around how fire capital planning connects to land use, sustainability, fiscal strategy, and emergency service delivery. It supports cross-department coordination and strengthens the Fire Department's ability to advocate for investments that advance public safety, climate goals, and community resilience.

### **Plan Roles Defined**

- **Planning and Policy:** Documents that establish long-range goals, values, and frameworks for how fire infrastructure should support the city's growth and priorities.
- **Service Impacting:** Documents that directly inform service levels, response performance, or operational requirements.
- **Capital Planning/Financial:** Documents that define financial feasibility, phasing, prioritization, and investment decisions.

### **A Note on Plan Integration**

The Fire Functional Plan does not restate the detailed requirements embedded in other city plans, such as green building standards, equity frameworks, or sustainability targets. Instead, it assumes compliance with adopted policies and focuses on how those standards influence fire infrastructure needs and investment decisions.



Table 1 - Plan Alignment Matrix – Functional Roles of Related Plans

Plan/Document	Purpose	Relevance to Fire Functional Plan	Department Responsible
<b>Capital Facilities Plan (CFP)</b>	The City's formal six-year plan required under the Washington Growth Management Act (RCW 36.70A.070). It documents the financing plan for general government facilities—including fire stations—and ensures consistency with the Redmond 2050 Comprehensive Plan.	<b>Capital Planning / Financial</b> – Documents funded and planned capital projects within the six-year horizon. <b>Planning and Policy</b> – Integrates fire facility needs with land use and growth strategies.	Parks
<b>Blueprint 2050 – Capital Investment Strategy (CIS)</b>	Defines Redmond's consolidated Capital Facilities Plan, aligned with the Comprehensive Plan, guiding infrastructure timing and funding through 2050.	<b>Capital Planning / Financial</b> – Establishes the long-term capital framework and funding strategy. <b>Planning and Policy</b> – Provides growth projections and infrastructure policies that guide investment decisions.	Planning
<b>Environmental Sustainability Action Plan (ESAP)</b>	Sets sustainability goals for city operations and infrastructure, including emissions reduction and energy efficiency targets.	<b>Planning and Policy</b> – Establishes sustainability standards for facilities and fleet. <b>Capital Planning / Financial</b> – Influences facility design and investment requirements for compliance with sustainability goals.	Executive
<b>Facilities Conditions Assessment</b>	Assesses the physical condition of city-owned buildings, including fire stations, to inform maintenance, renovation, or replacement needs.	<b>Capital Planning / Financial</b> – Informs repair, replacement, and upgrade decisions based on condition. <b>Service Impacting</b> – Identifies risks that may affect operational readiness or safety.	Parks
<b>Fire Department Master Plan</b>	Provides a comprehensive roadmap for fire operations, staffing, facility needs, and service delivery strategies.	<b>Planning and Policy</b> – Sets long-range goals for operations and facilities. <b>Capital Planning / Financial</b> – Drives infrastructure recommendations tied to service needs. <b>Service Impacting</b> – Guides operational service models that affect deployment.	Fire
<b>Fire Department Standards of Cover (SOC)</b>	Defines response time goals, deployment models, and service level standards for fire and emergency services.	<b>Service Impacting</b> – Defines benchmarks for service levels, station siting, and deployment. <b>Capital Planning / Financial</b> – Directly informs the need and	Fire

		justification for new stations, apparatus, and staffing tied to response models.	
<b>Fire Department Strategic Plan</b>	Sets medium-term goals for operations, staffing, and resource allocation over a 3-5 year horizon.	<b>Planning and Policy</b> – Provides operational direction and priorities. <b>Capital Planning / Financial</b> – Connects staffing, apparatus, and facility needs to short-term investment priorities.	Fire
<b>Fleet Assessment</b>	Evaluates the condition and lifecycle of city vehicles, including fire apparatus, to support replacement planning.	<b>Capital Planning / Financial</b> – Supports funding cycles for fleet replacement. <b>Service Impacting</b> – Affects operational readiness based on apparatus availability and reliability.	Public Works
<b>Long-Range Financial Strategy</b>	Provides a six-year framework for fiscal sustainability, resource allocation, and alignment with city goals and priorities.	<b>Capital Planning / Financial</b> – Ensures that fire investments fit within long-range financial capacity. <b>Planning and Policy</b> – Aligns financial decisions with broader city priorities and service expectations.	Finance
<b>Office of Emergency Management Program Charter</b>	Defines the city's emergency management structure, including roles, coordination mechanisms, and resource allocation during disasters.	<b>Service Impacting</b> – Defines operational roles in emergencies. <b>Planning and Policy</b> – Provides preparedness goals that influence resource allocation and facilities needs.	Fire / Executive
<b>Redmond 2050 Comprehensive Plan</b>	Guides long-term land use, growth management, and infrastructure development for the City of Redmond.	<b>Planning and Policy</b> – Establishes the policy foundation for fire service growth and station siting. <b>Capital Planning / Financial</b> – Influences long-term infrastructure investment priorities tied to land use and growth.	Planning
<b>Safety, Health and Environmental Services Assessment</b>	Assesses fire facilities for compliance risks, occupational safety hazards, and environmental health concerns.	<b>Capital Planning / Financial</b> – Informs investments needed to address deficiencies. <b>Service Impacting</b> – Impacts safe and reliable facility operations that support readiness.	Parks
<b>Transportation Master Plan (TMP)</b>	Provides long-range strategies for transportation infrastructure, mobility, and emergency response access.	<b>Service Impacting</b> – Ensures transportation supports fire response reliability. <b>Planning and Policy</b> – Aligns mobility plans with emergency services needs and growth areas.	Planning
<b>Water System Plan</b>	Provides long-term planning for water infrastructure, including fire suppression,	<b>Service Impacting</b> – Supports hydrant coverage, water flow, and suppression needs.	Public Works

system reliability, and regulatory compliance.	<b>Capital Planning / Financial</b> – Drives investments in water infrastructure that support fire operations.
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## 2.6 Summary

Redmond’s fire capital planning is grounded in a complex and evolving regulatory environment that spans federal, state, and local mandates. Chapter 2 establishes the legal and strategic foundations that guide the Fire Functional Plan, ensuring it aligns with growth management requirements, essential facility standards, and nationally recognized fire service best practices.

State law, including the Growth Management Act (GMA), RCWs related to impact fees, and the Clean Buildings Performance Standards (CBPS), provides mandatory requirements for capital planning, energy benchmarking, and financial accountability. These “musts” create the backbone of facility development and modernization.

In parallel, nationally recognized consensus standards such as NFPA 1710, CPSE principles, and WSRB criteria, guide performance standards, staffing models, and apparatus readiness. While not legally binding, these frameworks are critical for maintaining accreditation, insurance ratings, and service excellence.

Redmond’s interlocal agreements with Fire District 34 and King County Medic One introduce additional complexity, requiring close coordination with external agencies on shared facilities, equipment, and ALS deployment. These partnerships directly affect capital planning priorities and clarify the geographic boundaries of this plan’s recommendations.

The Fire Functional Plan is also shaped by the policy and financial architecture of the Redmond 2050 Comprehensive Plan, particularly the Capital Facilities Element. Key policies define how level-of-service (LOS) standards are established, how growth projections inform infrastructure investment, and how the city maintains financial balance through impact fees, long-range forecasting, and biennial reviews.

Finally, a matrix clarifies how various citywide documents influence fire infrastructure decisions, whether by altering service levels, guiding planning assumptions, or providing the financial framework for implementation. This alignment ensures that the Fire Functional Plan supports a cohesive, efficient, and forward-looking capital investment strategy, while avoiding redundancy with other adopted plans.

## 03 Current System Overview

Redmond's fire system is made up of people, buildings, vehicles, and equipment, all working together every day to deliver life safety, emergency response, and community care. This chapter outlines the current state of that system. It documents what exists today: the number and location of fire stations, how those stations are staffed and equipped, the capital inventory that supports operations, and the recurring costs required to keep the system functional.

This is not an evaluation chapter. It doesn't assign grades or make recommendations. Those are addressed in the chapters that follow. Instead, this section establishes the factual baseline so that future decisions about capital investments, growth response, and system modernization are grounded in a shared understanding of what we're already working with.

Because this system has been built over time through decades of population growth, annexation, and evolving service demands, its structure reflects past priorities and opportunities. Some parts of it are aging. Some are new. Some are ready for what's next, and others will require changes. But all of it functions today as the backbone of Redmond's emergency response network.

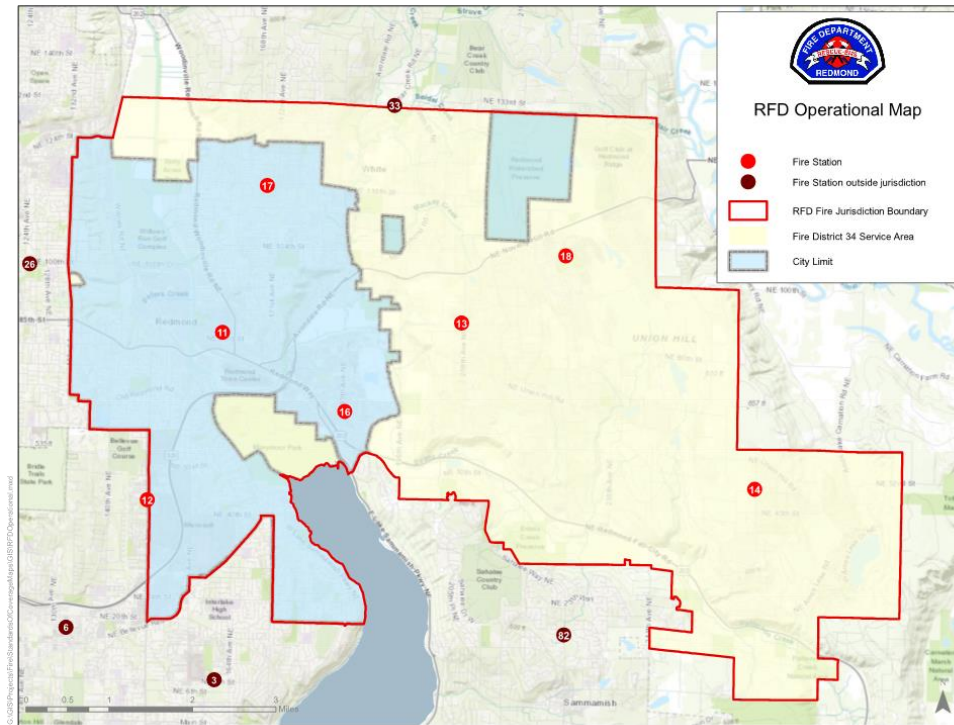
The chapters that follow will explore how well this current system aligns with where the city is going. But first, we begin here with what we have.

### 3.1 Fire Facilities Inventory

The Redmond Fire Department operates seven fire stations, an apparatus maintenance facility, and one satellite office annex to serve the City of Redmond and its contract partner, King County Fire Protection District 34. These facilities are distributed across the city and surrounding district to provide overlapping coverage, support timely response, and ensure operational continuity during high-demand events.

The system includes both city-owned and district-owned properties. While this plan focuses on city assets, the full deployment footprint is included here to reflect the reality of current operations.

Figure 1: Redmond Fire Department Operational Map



## City of Redmond Facilities

### Fire Station 11

8450 161<sup>st</sup> Avenue NE

Description of Use	Built in 1981. Provides service to the downtown area and the neighborhoods of Willows, Education Hill, and Sammamish Valley. Also serves as the Fire Administration Headquarters.
Apparatus Space	Four drive-through bays

### Fire Station 12

4211 148 Avenue NE, Bellevue, WA

Description of Use	Built in 1980. Located on the southern end of the City, provides service to the Overlake, Viewpoint, Grass lawn, and Rose Hill neighborhoods in the City. Located in Overlake (within Bellevue city limits), this station serves the
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<b>Apparatus Space</b>	<p>Overlake and Idylwood neighborhoods and is a key responder to mid-rise commercial and residential developments.</p> <p>Three bays, two are drive through bays</p>
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## Fire Station 16

6502 185th Avenue NE

<b>Description of Use</b>	<p>Built in 1996. Provides service to the southeast area of Redmond including the light industrial section of the City. It is part of the complex that houses the fleet maintenance building. Serves a mix of light industrial zones and expanding residential areas.</p>
<b>Apparatus Space</b>	<p>Three drive through bays</p>

## Fire Station 17

16917 NE 116<sup>th</sup> Street

<b>Description of Use</b>	<p>Built in 2012. Located in the northern section of the City. Serves North Redmond, including Education Hill and growing residential developments. Also houses the department's Medical Services Officer (MSO).</p>
<b>Apparatus Space</b>	<p>Three drive through bays</p>

## Accessory Operations Buildings

**Apparatus Maintenance Shop** – Located next to Station 16. This city-owned facility is used by the Fire Department's internal fleet maintenance team for apparatus inspections, testing, repairs, and compliance checks.

**Fire Station 11 Annex** – Built in 1985. Located adjacent to Station 11. Provides office space and vehicle storage for the Mobile Integrated Health (MIH) and Community Care programs.

## King County Fire District 34 Facilities

(Not included in capital planning scope, but listed here for operational context.)

**Fire Station 13** (8701 208<sup>th</sup> Avenue, NE) – Built in 1973. Serves the Avondale corridor and parts of Education Hill.

**Fire Station 14** (5201 264<sup>th</sup> Avenue NE) – Built in 1991. Located near Ames Lake. Serves the eastern rural portions of the district.

**Fire Station 18** (22710 NE Alder Crest Drive) – Built in 2002. Located in Redmond Ridge. Serves both Redmond Ridge and Trilogy residential areas.

These seven stations are the core physical infrastructure of the current fire system. They vary in age, size, and readiness for future growth, but together they form a single operational network supporting both city and district service areas.

## 3.2 Current Staffing Levels and Deployment Model

Redmond Fire Department operates under a 48/96 shift schedule, with three platoons (A, B, and C) providing continuous 24-hour coverage. Daily staffing includes engine and ladder companies, cross-staffed aid units, and a battalion chief, all distributed across the seven active stations. While the department serves both the City of Redmond and Fire District 34, staffing and apparatus are deployed as a unified system to maximize coverage and response efficiency.

Each engine or ladder company is typically staffed with three firefighters, while aid and medic units are staffed with two. Cross-staffing is a deployment model where a single crew is assigned to multiple apparatus and selects the appropriate vehicle based on the nature of the call. This approach provides operational flexibility but also has implications for response reliability and system readiness, which will be explored in later chapters.

The table below outlines current daily staffing at each station and apparatus assignments:

**Table 2 - Daily Staffing, Station**

Station	Primary Apparatus	Cross-Staffed Units	Daily Staffing
<b>Station 11</b>	Engine 111, Aid 111, Medic 119		7
<b>Station 12</b>	Engine 112, Aid 112		5
<b>Station 13</b>	Engine 113	Aid 113 (cross-staffed)	3
<b>Station 14</b>	Engine 114	Aid 114 (cross-staffed)	3
<b>Station 16</b>	Ladder 116	Rescue 116 (cross-staffed)	3
<b>Station 17</b>	Engine 117	Aid 117 (cross-staffed), Medical Service Officer	4
<b>Station 18</b>	Engine 118	Aid 118 (cross-staffed)	3
<b>Battalion Chief</b>	Battalion 111	-	1



*Note: Staffing for Medic 123 and Medic 135, located at Kirkland and Woodinville stations, is also provided by Redmond personnel as part of the regional Northeast King County Medic One system.*

In total, 31 personnel are on duty per shift, not including administrative, prevention, or logistics staff. These resources are strategically positioned to meet incident demand, ensure NFPA 1710 alignment for critical tasking, and support back-to-back or concurrent incidents across the service area.

### **3.3 Apparatus and Fleet Profile**

Redmond's fire apparatus and support vehicle fleet is designed to meet a wide range of operational needs, from fire suppression and advanced life support transport to technical rescue, wildland response, and incident command. The department's fleet includes both frontline and reserve units, as well as planned future replacements.

#### **Primary Apparatus Types**

##### **Engines (Fire Suppression Units):**

Engines are the department's frontline response vehicles for both fire and medical emergencies. Each carries 500 gallons of water for initial attack and can deliver up to 1,500 gallons per minute when connected to a hydrant. Engines are equipped with fire suppression gear, EMS supplies, and basic rescue tools.

##### **Ladder Trucks and Tractor-Drawn Aerials (TDAs):**

Ladder trucks are essential for reaching upper floors in Redmond's growing inventory of mid-rise and high-rise buildings. These units include 100-foot aerial ladders capable of accessing both above- and below-grade areas. Unlike engines, ladder trucks carry minimal water and rely on engine support to perform suppression operations. Redmond currently operates one ladder truck, with additional units in the replacement pipeline.

##### **Aid Cars (BLS Units):**

These ambulances are equipped to provide Basic Life Support (BLS) care and patient transport. They are deployed throughout the city in both dedicated and cross-staffed configurations.

##### **Medic Units (ALS Units):**

Medic units are staffed with firefighter-paramedics and provide Advanced Life Support (ALS) services as part of the regional Northeast King County Medic One system. Redmond units are stationed within the city as well as at strategic locations in Woodinville and Kirkland.

##### **Brush and Wildland Engines:**

These smaller, agile vehicles are designed for urban-wildland interface (WUI) response. They are equipped with pumps, hand tools, and water tanks tailored to off-road access and fast suppression of vegetation fires.

##### **Specialty Rescue Vehicles:**

Technical rescue and hazmat capabilities are supported by cross-staffed specialty units



located at Stations 13 and 16. These include water rescue gear, extrication tools, and urban search and rescue (USAR) equipment. Redmond's HazMat unit provides limited hazardous materials response capacity, with mutual aid support from regional partners for larger-scale incidents.

### **Support and Specialty Vehicles**

The department also maintains a diverse set of support vehicles including:

- **Command Staff Vehicles** – Assigned to Battalion Chiefs, the Fire Chief, Operations Chief, and Training Officers.
- **Prevention and Logistics Vehicles** – Multiple units support fire inspection, investigation, logistics transport, and emergency management functions. Vehicles are assigned to both pool and individual staff.
- **Training Equipment Trailers and Vans** – Includes smoke machines and other mobile training assets.
- **Public Education and Emergency Management Vehicle** – Used for outreach, volunteer coordination, and preparedness education.

### **Fleet Planning and Replacement**

Fleet replacement and expansion is planned through a multi-decade capital strategy that aligns vehicle life cycles with response demands, workload projections, and anticipated service area changes. Upcoming purchases prioritize both operational capacity and environmental performance, including electrification readiness and apparatus compatibility with EV charging infrastructure at city facilities.

A detailed vehicle-by-vehicle inventory, including projected timelines, and costs, is maintained by the department and available in Appendix C.

## **3.4 Capital Equipment Inventory**

Redmond Fire Department's capital equipment systems support a modern, all-hazards emergency response model. From protective gear and lifesaving EMS technology to technical rescue tools and facility infrastructure, this equipment forms the operational backbone that enables firefighters to perform their work safely and effectively. These assets are funded through a combination of dedicated equipment replacement programs and general capital planning, with cyclical investments tied to service life, safety standards, and evolving community risks.

This section outlines the major categories of capital equipment currently in service.

### **Self-Contained Breathing Apparatus (SCBA) Systems**

SCBA systems allow firefighters to operate safely in smoke-filled or toxic environments and are essential to every structure fire, confined space entry, and hazardous materials response. Each

set includes an air bottle, regulator, facepiece, and integrated communication equipment. Redmond maintains SCBA compressor systems at key stations and deploys SCBAs across all frontline units. Bottle replacements and system-wide upgrades are timed according to NFPA standards and manufacturer life cycles.

### **Personal Protective Equipment (PPE)**

All firefighters are issued structural firefighting gear including turnouts (coat and pants), helmet, hood, gloves, and boots. This gear is replaced on a rotating schedule based on exposure, wear, and a 10-year NFPA expiration timeline. Redmond also maintains reserve PPE and specialty protective gear such as ballistic vests, wildland packs, and water rescue suits. PPE procurement includes fit testing, inspections, and decontamination practices to support firefighter health and safety.

### **Fire Suppression Tools**

The department maintains a full inventory of suppression equipment including nozzles, hand tools, irons, hooks, forcible entry gear, and thermal imaging cameras. High-rise firefighting tools, such as standpipe packs, hose bundles, and pressure-reducing valves, are strategically assigned to stations that serve vertical developments, including Stations 11 and 12. Large-diameter hose (LDH) for water supply operations is stocked on engines and ladder units for extended lays.

### **Emergency Medical Equipment**

Aid and medic units are equipped with advanced patient care systems including:

- **Stryker power cots and autoloaders** for safe transport and lifting
  - **Lifepak cardiac monitors/defibrillators** for ALS-level cardiac care
  - Oxygen delivery systems, suction units, IV supplies, and trauma gear
- Equipment is rotated based on lease schedules, service life, and reinspection protocols. Redmond maintains redundancy across key EMS tools to ensure readiness during high-call-volume periods or equipment failure.

### **Technical Rescue Equipment**

Technical rescue gear is primarily housed on Rescue 16 and includes confined space kits, rope systems, extrication tools (e.g., hydraulic cutters/spreaders), and specialized stabilization equipment. These assets support motor vehicle entrapments, trench collapses, high-angle rescues, and urban search and rescue operations. Equipment is maintained under manufacturer inspection guidelines, with specialized training required for use.

### **Hazardous Materials Equipment**

Redmond's Haz-Tac unit includes detection monitors, decontamination kits, and PPE specific to hazmat operations. While Redmond provides limited-scope hazmat response, large-scale or Tier I incidents are managed through mutual aid with regional partners such as Bellevue Fire. Equipment is stored centrally for fast deployment and integrated with the department's regional response protocols.

## Wildland and WUI Response Gear

Wildland response tools such as chainsaws, hose packs, hand tools, and fire shelters are stored on designated Type 6 engines and at stations near the wildland-urban interface (WUI). While most wildland gear is not capitalized, it is essential for initial attack and containment of fast-moving vegetation fires within city limits and neighboring unincorporated areas.

## Fire Station Systems and Infrastructure

Key facility-based equipment includes:

- **Backup power systems** (generators and battery storage) to support emergency operations during utility outages and ensure uninterrupted dispatch, lighting, and apparatus bay functions.
- **Exhaust removal systems and decontamination showers** to reduce exposure to diesel particulates and other carcinogens from firefighting operations.
- **Extractors (specialized washing machines)** designed to remove toxins from turnout gear following exposure to smoke and hazardous materials. Extractors are located at designated stations to support NFPA-compliant cleaning protocols and help prevent long-term health risks.
- **Fire station alerting systems** that provide zoned audio and visual notifications to improve crew response times and reduce night-time sleep disruption for non-involved personnel.
- **Security infrastructure** such as badge-controlled access, perimeter alarms, and surveillance systems to protect personnel, equipment, and city assets.
- **Sustainable infrastructure** including EV charging stations, solar prewiring, and stormwater recovery systems, consistent with Redmond's citywide green building standards and long-term environmental goals.

## 3.5 Support Infrastructure and Functions

Redmond Fire Department relies on a range of physical support systems beyond frontline stations and apparatus to sustain operations, maintain readiness, and meet essential safety and regulatory standards. These assets form the operational backbone of the department and directly influence reliability, staff safety, and capital lifecycle performance.

### Apparatus Maintenance Facility

The City maintains an in-house apparatus maintenance facility equipped to handle the complex demands of a growing and modernized fire fleet. Capital assets at this facility include:

- **Post-mounted and portable vehicle lifts** – Certified lifting systems that provide safe, stable elevation of heavy fire apparatus and aid cars. These tools are critical for

technician safety and are regularly load-tested and maintained in accordance with OSHA and manufacturer standards.

- Diagnostic tools for engine performance, electronic system calibration, and emissions testing.
- Fluid management systems, vehicle exhaust ventilation, and emergency power systems that support safe and continuous shop operation.
- Apparatus testing tools such as pump testing equipment and alignment systems to ensure vehicles meet operational performance standards.

This facility plays a vital role in minimizing fleet downtime, reducing reliance on third-party vendors, and supporting the long-term capital replacement plan.

### **FS11 Annex - Community Health and Outreach Hub**

Located adjacent to Station 11, the FS11 Annex serves as the operational base for the department's Mobile Integrated Health (MIH) and Community Care outreach programs. Though not a traditional response station, it houses durable assets that support non-emergency deployment and community-based intervention.

- **Office and meeting space** for MIH and outreach coordination.
- **Medical and field equipment** for patient assessments, home safety checks, and follow-up care.
- **Dedicated city vehicles** (non-code) used for transportation to homes, shelters, and care sites.
- **Supply storage** for PPE, educational materials, and client support items.

The Annex represents a growing capital category for alternative response models that reduce 911 volume and improve outcomes through upstream care.

### **Training Support and Equipment**

Although Redmond does not currently operate a dedicated fire training center, the department maintains decentralized training assets and mobile props to support ongoing skill development.

- Training trailers and mobile storage for drill materials and simulation gear.
- Forcible entry props, rescue mannequins, and smoke machines for in-station evolutions.
- AV systems for classroom instruction.
- PPE and turnout gear designated for training use to preserve operational inventory.

### **Emergency Management Equipment**

The Office of Emergency Management (OEM) maintains equipment to support citywide preparedness, continuity, and response coordination. These assets are staged for rapid deployment and managed by OEM staff at Fire Headquarters.

- AM radio equipment

- Digital whiteboards and visual coordination tools used during Emergency Operations Center (EOC) activations.
- Public preparedness stockpiles, including cots, blankets, water jugs, shelter signage, and hygiene kits.
- Portable fire extinguisher training sets and community education materials.

This infrastructure enhances Redmond’s capacity to manage multi-day events and support resident safety during large-scale disruptions.

### **Health and Wellness Equipment**

All Redmond fire stations include dedicated fitness areas designed to promote firefighter wellness and reduce occupational injuries.

- **Treadmills, rowing machines, bikes, and free weights** used for daily training and injury prevention.
- **Station-based rehab tools**, including foam rollers, massage guns, and stretching equipment.
- **Integrated gym space** planned as part of station remodels and future facilities to support 24-hour operations and sustained performance.

### **Logistics and Readiness Support**

Redmond Fire currently operates without a dedicated logistics facility. Instead, the critical functions of inventory management, procurement coordination, and supply readiness are distributed informally across the department. This decentralized model relies on repurposed spaces in active fire stations spaces that were never designed for long-term storage or logistical workflows.

Each station plays a part:

- Station 11 serves as the primary logistics coordination point. The Logistics Officer is based here, managing shipping, receiving, and deliveries for the department. A mezzanine above the apparatus bay is used for overflow storage of uniforms, supplies, and other operational materials.
- Station 12 serves as logistics for the PF (physical fitness equipment)
- Station 13 houses hazardous materials response equipment, including detection and monitoring tools for the region’s HAZMAT program.
- Station 14 supports PPE and SCBA logistics, including spare gear and bottle rotation.
- Station 16 stores technical rescue tools, including rope systems, confined space kits, ground ladders, and stabilization gear.
- Station 17 holds EMS and ALS medical supplies for restocking and shift readiness.
- Station 18 manages and stores hoses as well as other essential small tools and core suppression equipment such as spare nozzles, Halligan bars, fittings, and ladders often in shelving built into vehicle bays.

There is currently no climate-controlled facility, no dedicated racking system, and no structured intake or distribution space to support logistics operations. Storage is accommodated through improvised use of apparatus bays, mechanical rooms, and mezzanine areas, spaces not designed for inventory management or scalable logistics functions.

Despite these limitations, the department's logistics/administrative staff ensure:

- Timely issuance, laundering, and rotation of turnout gear and SCBA equipment
- Ongoing inventory and restocking of EMS and ALS medical supplies across shifts

These activities are essential to maintaining operational continuity and crew readiness. However, the current model, while functional, is not sustainable. As the Fire Department continues to expand its personnel, apparatus, and programmatic responsibilities, the absence of a dedicated logistics facility represents an increasing constraint on efficiency, readiness, and resilience.

### 3.6 Green Infrastructure and Fleet Transition

Redmond Fire Department has begun incorporating green infrastructure and fleet transition strategies into its core operations, aligning with the City's broader climate and sustainability commitments. These early efforts reflect a practical, phased approach to decarbonization that prioritizes operational continuity while reducing environmental impact.

Current initiatives include:

- **Deployment of Washington state's first electric fire engine** at Station 12, representing a major milestone in clean fleet integration for emergency response vehicles.
- **Transition of light-duty operational vehicles** to electric and hybrid platforms, including those assigned to the Prevention Division, Deputy Chief of Operations, and Battalion Chief (Training).
- **Installation of electric vehicle (EV) charging infrastructure** at Station 12, with additional capacity being added at Station 11 through support from Puget Sound Energy's fleet electrification grant program.

While these efforts are still in the early stages, they represent a clear pivot toward sustainable public safety infrastructure. Future capital planning will need to account for the facility, electrical, and equipment upgrades required to support continued expansion of the department's low-emission fleet.

### 3.7 Operating and Maintenance Costs

The City of Redmond's fire system incurs ongoing operating and maintenance (OandM) costs to ensure safe, functional, and mission-ready facilities and fleet. These costs are distinct from

personnel, capital construction, and program expansion, and instead reflect the baseline investment required to operate the current system reliably.

### **Facility Operations and Upkeep**

Facilities maintenance is funded through both the Fire Department and the Parks and Recreation Department, which is responsible for the maintenance of city buildings and grounds. In 2025:

- The **Fire Department** budget includes \$37,800 for maintenance and consumables at Stations 11, 12, 16, and 17.
- The **Parks Department** contributes an additional \$328,000 to support janitorial services, landscaping, minor building repairs, and utilities at those same stations.

For Fire District 34 (FD34) stations, specifically Stations 13, 14, and 18, operating costs are shared under an interlocal agreement:

- **Fire Department costs** for FD34 are projected at \$243,000 in 2025, reimbursed through the contract with the district.
- Non-reimbursable General Fund support for these facilities adds \$13,200.
- The **Parks Department** allocates another \$112,000 for exterior maintenance, cleaning, and utility support.

These investments maintain essential infrastructure that enables 24/7 service delivery, including climate control systems, lighting, water, sewer, and basic preventive maintenance.

### **Fleet and Equipment Maintenance**

The Fire Department maintains a diverse fleet of emergency response and support vehicles through a combination of in-house staff and contracted services. In 2025, fleet maintenance costs—excluding labor—are projected at approximately **\$340,000**. This includes:

- Routine maintenance and inspections
- Major component repairs
- Pump and ladder certification
- Specialized servicing (electrical, hydraulic, braking systems)
- Fuel and fluids

As the city transitions to electric vehicles, additional costs may emerge for diagnostic tools, battery maintenance, and technician training.

The department's operational fleet includes:

- 2 Ladder Trucks
- 9 Engines
- 9 Aid Cars
- 6 Medic Units
- 5 Specialty Vehicles (hazmat, rescue, wildland, Polaris, etc.)
- 2 Command Vehicles (Battalion Chiefs)
- 4 Training Officer Vehicles

- 27 Support Staff Vehicles (Chiefs, MSOs, MIH, Prevention, and others)

A complete fleet inventory and condition assessment is provided in Appendix C.

### **3.8 Summary**

Redmond's current fire system consists of seven staffed fire stations, a diversified fleet of response and support vehicles, specialized equipment for a range of incident types, and distributed logistics and storage arrangements. Together, these assets form the backbone of the city's fire and emergency services system.

Operations are supported through a combination of city-managed and interlocal facilities, with maintenance and readiness responsibilities coordinated across departments. The system includes both traditional emergency response units and community-focused programs such as Mobile Integrated Health and public preparedness outreach. In addition, early investments in electric apparatus and infrastructure signal an ongoing shift toward sustainable fleet modernization.

Over \$1 million dollars annually in operating and maintenance costs are distributed across Fire, Parks, and contract partners and reflect the resources required to maintain the current level of service across facilities and fleet. This includes facility upkeep, vehicle maintenance, logistics functions, and specialized program support.

The following chapter will examine how this system performs in relation to current demand and forecasted development. It will also explore how community growth, urban density, and service expectations are shaping the city's emergency response system over time.



## 04 Level of Service and Growth Impacts

Fire and emergency services are foundational to a safe and resilient city—but delivering those services requires more than trained personnel and reliable equipment. It requires a system that is designed, staffed, and resourced to meet the demands of a growing and evolving community. That’s where Level of Service (LOS) comes in.

LOS is the planning framework used by Redmond to evaluate whether its emergency response capabilities are keeping pace with community needs. It provides a set of performance benchmarks that help the City measure access to emergency services, identify system weaknesses, and make informed capital investment decisions. These benchmarks are not just internal management tools. They are codified in Redmond’s long-range planning goals.

In this plan, LOS standards serve as both a performance yardstick and a planning compass. They guide the structure of the department’s needs assessment, help determine capital project priorities, and provide a measurable connection between the City’s growth trajectory and the fire system’s future readiness.

### 4.1 Level of Service Standards and Performance Benchmarks

The Redmond Fire Department uses a multifaceted Level of Service (LOS) framework to evaluate the department’s ability to meet current and future emergency response expectations. At its core, LOS refers to a set of performance targets that guide both day-to-day operations and long-range capital planning.

The City’s adopted response time target is as follows:

Travel time of six minutes or less for 90 percent of emergency fire and medical calls in the city.<sup>1</sup>

This benchmark, at the time it was adopted, was grounded in national best practices, including NFPA 1710, and reflects Redmond’s policy commitment to timely, professional service across all neighborhoods. It is supported by GIS travel time modeling, referenced in the Redmond 2050 Comprehensive Plan, and reinforced through annual system performance monitoring.

However, travel time alone is not a sufficient indicator of system readiness. This plan uses a broader set of LOS benchmarks to capture the realities of modern response, growth-driven complexity, and system strain. These indicators are described below.

#### Travel Time Coverage

GIS modeling is used to assess how much of the city can be reached by a responding unit within four or six minutes of drive time. This geographic coverage model is the foundation of

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<sup>1</sup> Redmond 2050 Comprehensive Plan policy CF-6

station siting and planning decisions. However, while this measure is technically consistent with Redmond's LOS policy, it does not reflect real-time dynamics like access delays, call concurrency, or unit availability.

### **Unit Reliability and Call Concurrency**

Unit reliability refers to percentage of time the unit assigned to the zone is able handle the call for service. This factor is usually impacted by call concurrency, or the measure of time that a call for service comes in at the same time the first due unit is already committed to a prior incident. As population and call volume have increased, concurrent calls are becoming more frequent. When a station's units are already committed, the next closest unit must be dispatched often from outside the intended service zone. This leads to:

- Longer total response times
- Longer unit commitment times/unit hour utilization
- Geographic coverage gaps
- Fatigue from more frequent unit redeployments

While cross-staffing is a reasonable staffing model for agencies with relatively low call volumes in certain areas like Redmond, the model in Redmond impacts this issue as demand increases or surges. If a single crew is responsible for both an aid car and an engine, a response with one automatically removes the other from service even if demand remains.

### **Turnout Time and Access Delays**

Travel time LOS begins when the unit begins moving. It does not capture:

- Dispatch processing time
- Crew mobilization ("turnout time")
- Time spent navigating to the incident location within a large or complex structure

In many modern buildings, particularly in Overlake and Downtown, crews may lose 1-7 minutes after arrival due to locked stairwells, elevator delays, or internal travel distance. These "invisible minutes" are not captured in traditional LOS metrics, but they directly impact outcomes.

### **Effective Response Force (ERF) Availability**

For higher-risk incidents such as structure fires or technical rescues, Redmond relies on the timely arrival of multiple units to assemble an Effective Response Force (ERF) - the minimum number of firefighters necessary to accomplish all the critical tasks for a given incident. Current ERF response is limited by a lack of a ladder company in the appropriate location, the geographic dispersion of units, and staffing limitations at undersized stations. Even when travel time goals are met, assembling a full ERF within the required timeframe can be compromised.

### **Apparatus and Equipment Readiness**

Fleet availability and configuration also affect LOS. Although frontline units have been modernized, reserve units are aging, and the department lacks:

- Tools for EV fires and battery containment

- Specialized equipment for light rail platforms
- Station-based electrical infrastructure for large-scale EV adoption

Several stations also lack the square footage to house our current and future fleet, further limiting unit deployment flexibility. Housing the fleet has two limiting factors. 1. There is insufficient room to house all our current emergency response vehicles. Some reserve units must be stored outside the fire shop, exposed to the elements, which reduces their lifespans. 2. Due to city growth and density, the agency needs to employ new fire apparatus types (tractor-drawn aerial ladder truck) that has tighter turning radius and maneuverability, but very few stations can accommodate the length of this new type of fire apparatus. In these cases, LOS isn't just about geography or staffing, it's about whether the right tool is ready for the job.

### **Mutual Aid/Automatic Aid**

A key factor that must be added to a LOS analysis is the availability of mutual aid from other fire agencies in the region and especially those adjacent to the city. Mutual aid in the fire service is a formal agreement between two or more agencies to provide assistance during emergencies when one agency's resources are insufficient. It operates on a "request-and-approval basis," meaning the agency in need must request help, and the assisting agency must affirmatively agree to respond each time. Mutual aid is commonly used during large-scale incidents, multiple-alarm fires, or overlapping calls that exceed an agency's local capacity.

By contrast, "automatic aid" is a form of mutual aid that is pre-arranged through formal agreements, allowing resources to be automatically dispatched across jurisdictional lines without a separate request each time. This is commonly used in urban or metro areas where closest-unit response is prioritized over jurisdictional boundaries. The benefits of mutual and automatic aid include increased surge capacity, enhanced regional coordination, and cost savings from shared resources. However, there are drawbacks. In Washington State, mutual aid must be provided without compensation (per RCW 43.43.960), which can lead to inequities if one agency regularly relies on others for routine service delivery. While mutual aid is a critical tool for handling large or unusual events, it should not be used to compensate for chronically under-resourced agencies. Automatic aid agreements, when properly structured, can help ensure equitable and predictable service levels between partners.

Overall, Redmond Fire Department is a net contributor to the region, providing 461 more calls for service than received in 2024. This is partially due to the location of Fire Station 12. Approximately 23 percent of the calls for service answered by units assigned to Station 12 (Aid 112 and E112) have been outside the City of Redmond, and primarily in Bellevue. Whereas, the Kirkland provides 332 more calls to the Redmond than they receive, due to the lack of coverage along the northeaster boundaries of Redmond.

Figure 2 – Concentration of Calls for Service Answered by A112 and E112 - 2024

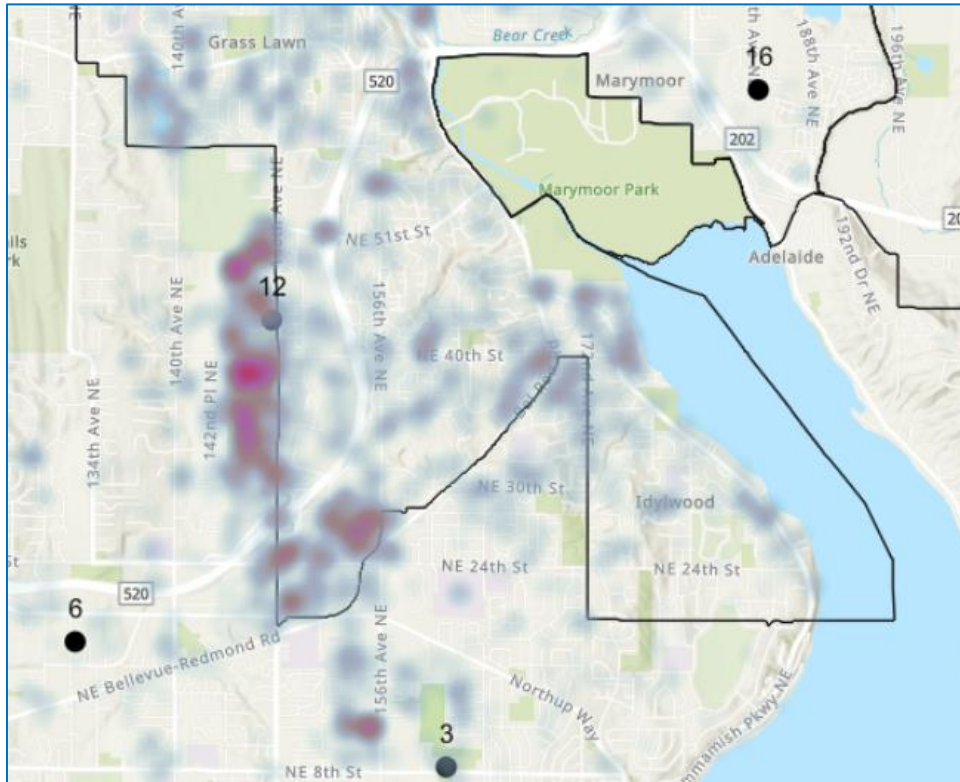


Table 3 - Mutual/Automatic Aid Comparison 2024

Agency	Redmond Providing Service to...	Redmond Receiving Service from...	Net
Bellevue	1220	683	537
Eastside Fire and Rescue	517	398	119
Kirkland	143	475	-332
Others*	153	16	137
Total Net Calls for Service			461

\*Others: Other agencies in the region or statewide mobilization.

## 4.2 Analysis of Growth Drivers and Future Service Demand

Redmond is entering a new era of urban development marked by rapid population growth, land use intensification, and the increasing complexity of emergency service delivery. According to the Redmond 2050 Comprehensive Plan, the city is projected to grow from a population of approximately 80,000 in 2024 to 114,000 residents by 2050, and to add 24,800 new housing units and 30,000 new jobs. This job growth will further expand Redmond's

daytime population—already over 147,000 as of 2024—exerting additional pressure on emergency services, especially during business hours when call volume tends to spike.

This transformation is not just about numbers—it reshapes how and where the fire department must operate. Demand for emergency medical and fire response correlates strongly with population density and activity levels, meaning more people, more structures, and more jobs directly translate into more calls for service. The city's growth trajectory is not spread evenly, either. Instead, it is spatially concentrated in a few key geographic zones, requiring targeted infrastructure and deployment adaptations.

### **Three Regional Growth Centers Will Absorb 75% of Development**

The Redmond 2050 Comprehensive Plan designates **Downtown**, **Overlake**, and **Marymoor Village** as the city's three growth centers. Together, these areas represent less than 10% of Redmond's land area, yet they are expected to absorb more than 75% of all new residential and commercial development.

Each growth center presents unique operational demands for emergency services:

- **Downtown Redmond** is evolving into a civic and cultural hub with vertical housing, mid- to high-rise buildings, pedestrianized corridors, and constrained access for apparatus. Fire response in this environment increasingly involves limited street access, high occupant loads, and vertical egress scenarios.
- **Overlake** is becoming a mixed-use tech and residential district with mid- to high-rise buildings, international business presence, and a highly multilingual population. These attributes increase the complexity of incident management, access control, and public communication.
- **Marymoor Village** combines urban residential density with proximity to industrial zones, regional trails, and the wildland-urban interface (WUI), creating a hybrid risk profile that requires both structure fire and wildland readiness.

As these three growth centers densify, they will generate the city's most concentrated service demand and pose the greatest operational complexity, requiring significant changes to Redmond's current fire infrastructure and deployment model to ensure service levels can keep pace.

### **Infill Growth Across Established Neighborhoods**

In parallel with regional center development, Redmond's established residential neighborhoods including **Education Hill**, **Grass Lawn**, and **Southeast Redmond** are seeing steady infill, middle housing development, and demographic shifts. This growth may appear incremental on the surface, but it adds cumulative pressure to the system without the benefit of large-scale infrastructure upgrades.

Infill often leads to:

- Narrower roads and reduced apparatus access

- Increased population density in areas not originally designed for it
- Growing numbers of renters, seniors, and others who rely heavily on emergency services

Without targeted investments in response capacity and station upgrades, infill development can silently erode LOS even in areas that appear "built out" on the map.

### **Light Rail and Transit-Oriented Risk**

The extension of Sound Transit through Redmond introduces a new class of response demand. Four new stations located in or adjacent to the growth centers will serve as high-volume pedestrian hubs with elevated risks for:

- Medical incidents in crowded or elevated platforms
- Security access delays for responders
- Overlapping event-based calls (e.g., concerts, sporting events, festivals)
- Multi-agency coordination in constrained public spaces

Transit infrastructure also increases reliance on vertical mobility and limits direct apparatus access, placing more pressure on station siting and turnout efficiency.

### **Why Spatial Compression Matters**

The city's growth strategy relies on spatial compression which is placing more people, jobs, and activity within walkable, transit-rich neighborhoods. While this is consistent with climate goals and sustainability values, it also raises the stakes for every fire response.

In a more compressed city:

- Fires and medical incidents occur in more complex environments
- Patient/fire area of origin access times increase even if GIS travel time doesn't change
- Staffing and apparatus must scale to meet overlapping calls within minutes, not miles
- The potential impact of a fire grows significantly with building size and occupancy. While a fire in a single-family home may affect one to four people, a fire in a high-rise can endanger hundreds of residents at once.
- Station location, layout, and logistics readiness become mission-critical

### **Summary**

Redmond's fire and emergency response system was originally designed for a lower-density city with fewer vertical structures and simpler access patterns. As the city grows, both in

population and in physical complexity, demand for service is expected to increase in both volume and operational complexity.

Decades of proactive code development and enforcement along with Community Risk Reduction (CRR) efforts have helped maintain low fire loss rates compared to similar jurisdictions. These programs have been instrumental in improving building safety and reducing incident frequency. Continued investment in prevention remains important, but must be paired with operational readiness to meet the demands of evolving land use and increased density.

In 2024, approximately 60% of calls were medical, with EMS representing the most frequent type of response. However, the remaining 40%, primarily non-medical incidents, require a significant share of department time and staffing. These calls often involve longer durations and more personnel, especially for fire suppression, technical rescue, and hazardous conditions. Maintaining balance between medical and non-medical response capabilities is essential to sustaining system performance.

This plan presents a forward-looking roadmap to support that balance. Recommendations for facility updates, fleet modernization, and staffing alignment are based on projected service demand and capacity analysis. These investments are intended to ensure the department remains well-positioned to serve the community as Redmond continues to grow and change.

### **4.3 Apparatus Needs and Fleet Condition Context**

Apparatus availability, condition, and alignment with current risk are essential to maintaining Redmond's Level of Service (LOS) commitments. While facility location and staffing determine system coverage, it is the department's fleet that delivers service on the ground. As Redmond grows denser and more complex, the demands on its apparatus fleet—and the facilities that house and maintain it—are intensifying.

This section outlines the current state of the department's fleet, identifies operational and infrastructure constraints, and highlights how apparatus condition directly affects emergency response performance.

#### **Current Fleet Overview and Lifecycle Pressures**

The Redmond Fire Department maintains a multi-functional fleet of frontline engines, ladder trucks, aid cars, wildland units, and support apparatus. The department adheres to industry-standard lifecycle expectations, generally aligned with the American Public Works Association (APWA) replacement guide and NFPA 1901 guidance. These standards distinguish between *frontline* and *reserve* service life:

- **Heavy apparatus** (fire engines, ladder trucks):
  - 9 to 10 years in frontline service



- An additional 9 to 10 years in reserve status
- **Medium-duty vehicles** (ambulances, command units):
  - 3 to 5 years in frontline service
  - An additional 3 to 5 years in reserve status
- **Specialty apparatus** are evaluated based on usage patterns, mission profile, and maintenance condition rather than a fixed timeline.

**Note:** These timelines reflect the operational distinction between high-utilization frontline service—where reliability and performance are paramount—and reserve use, where vehicles remain available but are expected to perform under lower demand. The combined service life is typically **double** the frontline estimate. For example, a command vehicle may serve up to 10 years total when transitioned to reserve status after its initial 3-5 years of intensive use.

While recent investments have stabilized the frontline fleet, aging reserve units and emerging risk factors present clear vulnerabilities.

A full inventory of current apparatus, including purchase dates, assigned stations, frontline/reserve status, and estimated replacement timelines, is provided in **Appendix C**. That table also identifies which units are approaching or have exceeded recommended service life thresholds.

Key observations from the data include:

- Several **reserve engines and aid cars** exceed service life expectations, creating reliability risks when frontline units are down for maintenance. These older units are also the **highest consumers of repair funds**, with some incurring annual maintenance costs greater than ten years' worth of lease payments on a new fire engine.
- **Wildland response capacity** is limited to two aging brush units, despite escalating wildland-urban interface (WUI) risks in southeast Redmond, Marymoor, and Bear Creek zones.
- **Specialty and surge capacity vehicles**, critical for large-scale events, severe weather, or technical rescue incidents, are lacking, limiting the department's adaptability to high-impact or multi-day incidents.

## **Apparatus and LOS Interdependence**

Apparatus condition is not a technical detail. It is a core driver of Redmond's LOS performance. The following operational risks are directly linked to current fleet condition:

- **Unit reliability:** Aging or unreliable units increase downtime and reduce the availability of the closest appropriate vehicle. From 2022 through early 2024, Redmond had to



borrow fire engines from other adjacent agencies due to increases in apparatus downtime and lack of sufficient reserve units.

- **ERF assembly:** Fire suppression incidents require multiple apparatus within tight windows. Gaps in apparatus availability delay that Effective Response Force.
- **Response scalability:** Growth in incident volume and density will require additional units. Without replacement and expansion planning, LOS will erode even with full staffing.

Apparatus readiness must be understood as both a performance enabler and a capital planning priority.

### **Apparatus Gaps and Infrastructure Compatibility**

The department currently lacks a ladder truck assigned to Downtown or Overlake despite clear growth in vertical development and mid-rise housing. This limits operational readiness in areas where building height and occupant load require immediate access to elevated rescue tools and tactics. This also hinders improving the City of Redmond's public protection class rating score through the Washington Surveying and Rating Bureau, adversely impacting fire insurance premiums large portions of Downtown.

Additionally, many stations were not designed to accommodate longer or more modern apparatus, including:

- Tandem-axle or tiller ladder trucks
- Units with expanded tool complement or EMS storage
- Electric vehicles with charging infrastructure needs

The department's first electric engine, a state-leading milestone, has introduced new energy demands that exceed the electrical capacity of most stations. These constraints, if unaddressed, will compromise future EV deployment and the ability to meet clean energy goals without degrading operational performance.

### **Emerging Risk and Apparatus-Associated Equipment Gaps**

The department's fleet also lacks equipment tailored to the City's evolving risk profile. Several gaps exist in:

- Lithium-ion containment and EV fire suppression
- Portable power and lighting systems
- Air quality mitigation tools for wildfire smoke events
- Urban flood and stormwater access equipment

In addition, the department currently lacks any apparatus specifically configured to support elevated transit platform rescues, mass-casualty patient movement, or crowd evacuations at Redmond's four Sound Transit stations. These locations are positioned in the city's most densely developed neighborhoods and require rapid-access vehicles, platform-specific rescue tools, and scalable EMS support, none of which are included in the existing fleet profile.

These emerging risks reflect broader urbanization and climate-related trends and require both targeted equipment planning and integration with future facility design.

### **Apparatus Maintenance and Shop Capacity: The Hidden Side of Readiness**

Apparatus readiness depends not only on purchasing new vehicles but also on having the maintenance capacity to keep them in service. Currently, the department faces mounting strain on its fleet maintenance infrastructure, with impacts that directly affect system performance:

- Too few mechanics to support a growing and increasingly complex fleet (a new mechanic position was added in 2025)
- Limited space to accommodate growth or provide secured parking for apparatus
- Aging reserve units that require more frequent and intensive service

While recent staffing improvements have helped reduce a long-standing maintenance backlog, preventive maintenance continues to be delayed by shop congestion and limited technician availability. This increases the risk of frontline apparatus being out of service, especially during concurrent calls or major incidents.

Fire and EMS vehicles require specialized maintenance knowledge that extends beyond typical automotive or public works fleet repairs. Technicians must be trained in emergency lighting systems, onboard electronics, high-capacity braking, pump operations, hydraulic ladder systems, and in some cases, the maintenance of life-saving EMS equipment stored in aid cars. Certification through the Emergency Vehicle Technician (EVT) program, along with ASE (Automotive Service Excellence) credentials, is often required or preferred to ensure that work meets national safety standards.

Apparatus support is a critical operational component that directly influences the department's ability to maintain consistent Levels of Service. As Redmond's fleet continues to evolve in size and complexity, support systems must scale accordingly. Ensuring long-term service reliability will require a forward-looking apparatus support strategy, one that proactively addresses facility capacity, technical specialization, and the unique maintenance needs of modern fire and EMS vehicles.

## 4.4 Additional Constraints on Level of Service

While Redmond's fire system remains functional and staffed by a highly capable workforce, its ability to deliver consistent, equitable, and timely emergency response is already under measurable strain. Level of Service (LOS) benchmarks, including travel time, unit availability, response reliability, and equipment readiness, are being increasingly challenged by operational, environmental, and infrastructure pressures. These are not future risks. The data confirms that degradation is already occurring.

Like all public systems, fire and EMS delivery is shaped by the risks a community is willing to accept. In Redmond, performance metrics embedded in the budget process and adopted plans, including a six-minute travel time goal, reflect the city's implicit risk posture. However, as demand grows and resources remain fixed, the gap between expectations and capability widens. This section outlines the most critical constraints threatening Redmond's emergency response capacity and invites deeper policy dialogue about how risk should be measured, mitigated, and managed going forward.

### Cross-Staffing Vulnerabilities

Redmond Fire relies heavily on cross-staffing at many stations, meaning that a single crew is assigned to operate more than one apparatus. While this approach helps conserve personnel, it creates structural vulnerabilities: if the crew responds to a medical call in the Aid Car, the fire engine sits unstaffed for the duration of the call, and vice versa. This constrains system flexibility and contributes to cascading delays during moderate or high-volume periods. Cross-staffing also takes up extra time during the turnout phase of response as the crews need to move 40 lbs. of protective equipment between either vehicle depending on the call type.

### Average Turnout Time Comparison

- Cross-Staffed Units: Three minutes and 22 seconds
- Non-Cross-staffed Units: Two minutes and 7 seconds

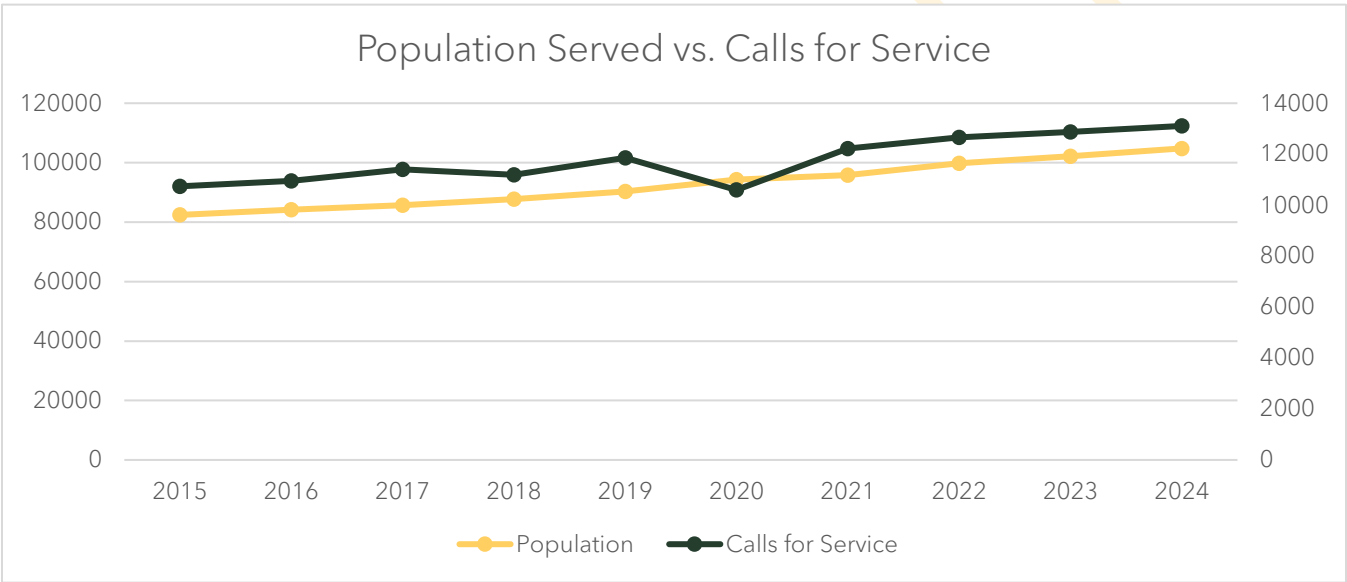
### Facility and Site Limitations on Scaling Response

Several stations, including Station 11, Station 12, and Station 17, lack the physical capacity to support expanded staffing or apparatus deployment. In some cases, there is no additional dormitory space, gear storage, or apparatus bay room to add the personnel or equipment needed to sustain response performance.

These constraints aren't abstract. They've had real impact. Until 2025, Station 17 operated with only two personnel, limiting it to aid car service. This left Northeast Redmond, including portions of Fire District 34, without dedicated engine coverage, often requiring out-of-area units to respond to structure fires and rescue calls. In 2025, four new FTEs were approved which was the first increase in suppression staffing since 2007, allowing the station to begin full engine operations. That change alone alleviated a major LOS gap, but other stations remain capacity-limited.

Staffing Capacity, Deployment Standards, and LOS Pressure

Population and development growth in Redmond have led to sustained increases in emergency call volume, particularly EMS and service-related incidents. These trends, combined with increased response complexity, directly drive the need for additional staffing to maintain Level of Service (LOS). Yet suppression staffing levels have remained largely unchanged for nearly two decades. Not because the need was unrecognized, but because the Fire Department historically lacked a capital planning instrument to link those needs to growth-based investment strategies.



In 2022, the Redmond Fire Department completed a **Community Risk Assessment and Standards of Cover** report. That analysis documented current response gaps and recommended additional staffing and apparatus to maintain LOS as the city urbanized. However, while the Standards of Cover met internal and operational planning goals, it did not fulfill the statutory or policy requirements to serve as a capital planning document under Washington State’s Growth Management Act (GMA) or Redmond’s municipal code. As a result, those recommendations, though valid, did not trigger impact fee eligibility or formal resource alignment with the City’s broader capital improvement program (CIP).

This Fire Functional Plan is the corrective step. It is Redmond’s first strategic framework that meets the capital planning criteria necessary to formally link staffing and apparatus needs to population growth and land use changes. Once adopted, it becomes the enabling document that allows the City to collect and use fire impact fees for eligible, growth-related projects and investments, including facilities, vehicles, and the staffing required to operate them.

To maintain safe 24/7 operations, Redmond Fire operates on a 48/96 hour shift schedule with three rotating platoons (A, B, and C). Each daily staffed position requires 4.43 full-time

equivalents (FTEs) to account for coverage across leave time, injury, training, and FLSA compliance.

This deployment model is consistent with regional practices and has been optimized for staffing efficiency under current labor agreements. While ongoing discussions periodically explore potential adjustments, any significant changes would require collective bargaining and, in many cases, could increase overall staffing costs. For example, aligning with shorter shift models used in nearby cities such as Bellevue or Kirkland could increase the required FTEs per seat from 4.43 to 4.5 or higher.

Based on the current model:

- A new engine company with a three-person crew requires approximately 13.3 FTEs
- A new aid car staffed with two personnel requires approximately 8.9 FTEs

Without corresponding investments in authorized staffing, system reliability erodes even when facilities and equipment are physically available. Units may be purchased but cannot be deployed; stations may be built but remain underutilized. This Functional Plan affirms that staffing is not an operational afterthought but is a capital necessity and a core enabler of Level of Service.

### **Capital Equipment Impacts of Growth-Driven Staffing**

As staffing increases to meet LOS targets, capital equipment needs also scale. Each new firefighter requires:

- Structural PPE
- SCBA (self-contained breathing apparatus)
- Radio and communication gear
- Station gear and personal tools

Per-firefighter equipment costs range from **\$15,000 to \$25,000**, depending on assignment. These costs rise further for HAZMAT, wildland, or technical rescue personnel. For every new apparatus, the cost of equipping a full crew must be included in capital planning.

These items meet state capital cost thresholds and may be eligible for fire impact fee funding when tied to LOS-driven growth.

### **Deployment Benchmarks and Redmond's LOS Standards**

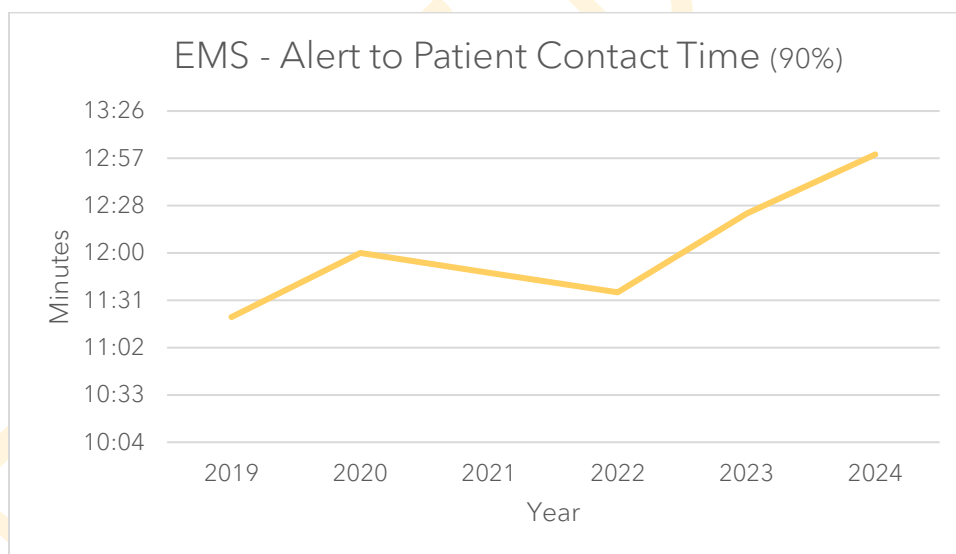
While the City of Redmond has historically relied on a six-minute travel time as a general planning guideline, the Fire Department's 2022 Community Risk Assessment and Standards of Cover recommended adopting a four-minute travel time benchmark for first-due unit arrival in

the areas with highest density and risk. This aligns with NFPA 1710 and is more appropriate for a city transitioning to a vertically oriented, mixed-use urban environment.

The four-minute standard reflects a practical trade-off: as buildings grow taller and patient or fire access becomes more time-consuming, the travel distance must shrink to preserve total response effectiveness. While advances in building codes and life safety systems, highlighted in Section 4.2, have reduced certain structural risks, they do not offset the operational delays caused by vertical access, high occupancy, or concurrent call volume.

These national benchmarks are increasingly difficult to meet under current conditions particularly given Redmond's rising call volume, aging reserve fleet, facility constraints, and suppression staffing lag. The longer these capital and operational gaps persist, the further Redmond's performance will drift from industry standards and from the expectations of the community it serves.

As illustrated in the figure below, Redmond's EMS "alert-to-patient contact" time at the 90th percentile has increased over a minute and a half over the past five years. This reflects growing operational strain caused by concurrent calls, vertical access delays, and unit unavailability during peak periods. LOS erosion is no longer a future risk, it is already occurring.



### Equity-Based Response Gaps in Rapidly Changing Neighborhoods

While citywide LOS maps show broad six-minute coverage, internal performance reviews and field reports confirm that certain neighborhoods consistently experience slower service particularly in Northeast and Southeast Redmond. These areas are home to higher proportions of:

- Renters

- Residents with limited English proficiency
- Seniors and individuals with disabilities

Delays of even one to two minutes can have disproportionate impacts in these communities, especially when paired with other risk factors like limited personal transportation, health vulnerabilities, or reduced access to private services.

These disparities are already appearing in data and will become more pronounced if LOS thresholds are not enforced through capital, staffing, and siting decisions that center both equity and readiness.

## 4.5 Strain Cases: Signs of System Stress

While most capital facility analysis focuses on long-term planning, several of Redmond's fire stations are already contributing to Level of Service (LOS) degradation today. These are not theoretical vulnerabilities. They are real limitations affecting how quickly, efficiently, and reliably the department can respond.

This section highlights three active stations where current facility constraints are directly impacting operations and contributing to growing LOS stress across the system.

### Station 11: Aging Core, Insufficient Capacity

Station 11 is one of the oldest stations in the Redmond system and serves as the anchor for Downtown response. It also houses the Fire Department's administrative functions, placing even greater operational demands on a facility that was originally built for a smaller, less complex service model.

Key LOS-related limitations include:

- No capacity for a tractor-drawn aerial truck, despite vertical growth in Downtown
- Limited dorm and storage space to support added staffing or specialty teams
- Outdated internal layout that challenges modern turnout flow and decontamination practices
- Delays in response due to constrained site access and internal congestion

As service demand rises in the Downtown core, Station 11's physical constraints are increasingly limiting deployment flexibility and crew readiness. While personnel and apparatus may be available, the facility's configuration and capacity reduce their operational effectiveness.

### Station 12: Undersized, Mislocated, Overstretched

Station 12 currently serves the Overlake Growth Center, one of the city's fastest-developing neighborhoods, but was originally sited to serve a different demand pattern and is now poorly aligned with current service needs. Though located just outside Redmond city limits, the issue is not its jurisdictional boundary but its geographic placement relative to where the majority of call volume and development is now concentrated.

Current LOS impacts include:

- Undersized bays and dorms, limiting the ability to add apparatus or personnel
- No zoning between apparatus and crew spaces, increasing exposure risks
- Delayed turnout due to congested layout and inadequate flow
- Insufficient space for surge staffing or specialty units
- More than half of its effective response coverage area is outside the City of Redmond.

With Overlake poised for substantial residential and commercial infill, and the addition of light rail infrastructure, the current station footprint cannot sustain the operational load required to meet modern LOS expectations.

### **Station 17: Operational Gains, Facility Constraints Remain**

Station 17 has seen significant progress. In 2025, the City authorized four new FTEs to staff a dedicated engine company at this site for the first time, a major operational milestone that improved unit availability in North Redmond. However, the station was never fully completed during its initial construction and still lacks key facilities needed to support a fully staffed unit.

Ongoing challenges include:

- Inadequate sleeping quarters for the additional personnel, requiring temporary workarounds
- No flex space for training, surge staffing, or incident staging
- Continued reliance on regional partners like Kirkland and Woodinville to cover parts of Redmond Ridge and northern Redmond, areas previously underserved due to unit unavailability

While the recent staffing enhancement improved response capacity, the station's unfinished buildout and lack of support space constrain its ability to serve as a fully functional engine company base over the long term.

### **Why These Cases Matter**

These stations illustrate a central truth of this plan: LOS is not just about miles or minutes. It is about infrastructure readiness. Even with skilled personnel and functional apparatus, the station itself can be a rate-limiter if it isn't aligned with the demands of the service environment.



The following chapter presents a comprehensive, station-by-station assessment of infrastructure condition, essential facility compliance, and capacity to support growth through 2050.

## 4.6 Summary and Transition to Needs Assessment

Redmond's fire and emergency medical services are entering a period of sustained pressure. The effects of population growth, land use transformation, and increased call complexity are no longer future scenarios. They are current realities that the department is already navigating. While the system remains functional and crews continue to meet critical needs, performance indicators show a clear trend: the margin for reliability is getting thinner.

This is not a crisis. It is a slow, measurable erosion of the conditions that have traditionally enabled Redmond Fire to meet its Level of Service goals. The department now experiences more overlapping calls, longer times on scene, and increasing demands on a workforce that has not grown proportionally with the community it serves. The result is a system that is still performing, but it's performing under pressure.

That pressure shows up not just in data, but in daily experience:

- **Concurrent calls** that leave zones uncovered
- **Turnout delays** due to fatigue, station design, or cross-staffing limitations
- **Increased reliance on aging reserve units** due to past shortfalls in frontline fleet investment and staffing gaps in vehicle maintenance
- **Gaps in aerial, wildland, and EV suppression** capability
- **Crew sizes stretched to meet growing demand** with outdated facilities and limited gear

These are not reflections of mismanagement, but of a system doing more than it was originally built or resourced to sustain. Redmond Fire has historically operated as a fixed-asset system, scaled to a prior era of lower-density, single-story neighborhoods and slower growth cycles. That model is no longer sufficient. The city's built environment is evolving rapidly, with vertical development, transit expansion, and infill housing introducing new response patterns, increased call complexity, and physical access constraints.

The Fire Functional Plan serves as an intentional course correction, realigning fire service investments with the scale, complexity, and pace of modern urban growth. It marks a shift from reactive adaptation to proactive readiness, ensuring capital decisions are driven by operational reality and not historical precedent.

While Redmond is not experiencing a fire service crisis, the data points to a narrowing margin of reliability and a need for sustained reinvestment. Level of Service is not a static benchmark; it reflects the department's ability to meet community expectations as conditions evolve. This chapter provides that performance assessment.

Previous planning efforts, such as the 2022 Standards of Cover, identified many of these emerging challenges, but lacked the capital planning structure required by Washington State law and Redmond’s fiscal governance. This Functional Plan fills that gap by linking population growth, risk exposure, and service demand to the infrastructure and funding decisions needed to support them. It establishes a durable framework for impact fee eligibility, long-term resource alignment, and measurable system improvements.

The next chapter presents the capital response to this reality: a sequenced investment roadmap to restore, maintain, and future-proof the fire system through 2050, ensuring the department is positioned not just to respond, but to succeed.

# 05 System Needs Assessment

The Redmond Fire Department is more than a service provider. It is a core component of the city's physical, social, and operational resilience. To maintain that role into the future, the City must continually evaluate whether its fire infrastructure is keeping pace not just with building codes or minimum standards, but with the real demands of a growing, diversifying, and increasingly risk-exposed community.

This chapter serves as a systems-level scan of facility readiness across Redmond's fire station network. Rather than evaluating buildings on aesthetics or age, this assessment asks a more consequential question:

*Do these facilities enable safe, reliable, and equitable emergency service under both normal conditions and disruptive events?*

To answer this question, the City employed a dual-method evaluation:

- The **Citywide Facility Condition Assessment (MENG 2024)** provided a structural and system-level evaluation of fire stations, using the Facility Condition Index (FCI) and capital forecasting to determine baseline building integrity.
- The internally developed **Fire Station Effectiveness Grading System** translated operational expectations into performance scores across five critical dimensions: essential facility standards, workforce wellness, Level of Service (LOS) support, internal layout, and environmental sustainability. Unlike conventional facility ratings, this method reflects a systems thinking approach, designed to evaluate how well each station supports the Fire Department's current and future mission. See Appendix B.

Together, these tools offer a more complete picture of fire infrastructure readiness—pairing objective condition ratings with operational performance factors.

To organize this diagnostic, this chapter is structured around five interdependent performance dimensions, each representing a core element of a modern emergency service facility. Within each subsection, we identify existing gaps, cite supporting standards or field data, and outline how these deficiencies affect system performance, staff safety, and public trust. These dimensions are:

## **Essential Facility Performance:**

Can our fire stations survive and operate during major events? Are they seismically sound, code-compliant, and energy-resilient?

## **Healthy Building and Workforce Wellness:**

Do our facilities protect the health of the people who work and live in them 24/7? Are they designed for diverse, inclusive, and cancer-conscious shift work?

### **Level of Service and Staffing Capacity:**

Can our infrastructure support the staffing and apparatus needed to meet Level of Service benchmarks in high-demand areas?

### **Community Resilience Infrastructure:**

Are facilities configured to support Redmond's decentralized resilience goals, climate adaptation needs, and equitable access to emergency services?

These categories were selected not only to assess compliance with codes and standards, but to evaluate how well Redmond's fire facilities are positioned to support the broader goals of Redmond 2050 including sustainability, equity, and neighborhood-level resilience.

Each section of this chapter presents a scored assessment, followed by a narrative analysis of what's working, what's at risk, and what changes will be required to sustain and evolve the system. The final section summarizes these findings and sets the stage for capital investment recommendations in Chapter 6.

For a full breakdown of individual station scores and grading criteria used in this chapter, see Appendix B.

While this chapter focuses on facility-specific diagnostics, apparatus and growth-related equipment needs are addressed narratively in Chapter 6, where they are directly connected to service demand, unit reliability, and response system strain. Because apparatus performance is tightly coupled with Level of Service but not tied to facility condition, those needs are not scored here but will be reflected in the capital investment priorities outlined in Chapter 7.

## **5.1 Essential Facility Performance**

Redmond's fire stations are designated Essential Facilities, meaning they are expected to remain operational during and after disasters to support life safety, emergency response, and continuity of city operations. To meet this expectation, stations must satisfy key resilience criteria—including seismic performance, backup power capacity, accessibility, and energy efficiency—that are defined by national and state standards.

### **Guiding Standards**

Essential Facility expectations are grounded in the following frameworks:

- **FEMA P-58 and ASCE 41-23**, which outline seismic performance tiers for essential buildings—including the "Operational" performance level required for full post-event functionality.
- **International Building Code (IBC) §1604.5**, which classifies fire stations as Risk Category IV, requiring enhanced seismic design to ensure life safety and continuity of service.
- **NFPA 110**, which governs emergency and standby power systems for essential services, and **RCW 19.27A.210**, which sets energy performance thresholds under Washington's Clean Buildings Performance Standard (CBPS).

- **Redmond’s own Fire Station Effectiveness Grading System**, which translates these standards into a scored evaluation framework, allowing stations to be compared across functional readiness domains.

This section evaluates each of the four City-owned fire stations (FS11, FS12, FS16, FS17) in four scored domains. Structural integrity was not independently scored, as it was already captured in the 2024 MENG Facility Condition Assessment.

## 1. Seismic Performance

Seismic resilience is foundational for essential facilities. Under FEMA and ASCE guidance, three levels of seismic performance are defined:

Table 4 -

Performance Tier	Definition	Score in Redmond Grading System
Life Safety	Building won’t collapse, but may be unusable	-10
Immediate Occupancy	Safe to re-enter, limited systems functionality	+5
Operational	Fully functional post-event, with systems active	+10

All four City stations scored “Poor” in this category, meaning they are either only code-compliant or have not been evaluated for modern operational performance. None of the stations meet the “Operational” standard, and seismic deficiencies were a noted concern in the MENG assessment for FS11, FS13, and FS17.

## 2. Backup Power and Redundancy

Per NFPA 110, essential facilities must have backup systems that can support critical operations, such as lighting, HVAC, bay doors, communications, and apparatus maintenance, for extended durations during utility outages. Redmond’s stations all have fixed diesel generators, but most are aging and undersized.

The failure of FS12’s generator during the November 2024 bomb cyclone, despite passing regular tests, illustrated the system’s vulnerability. Crews remained in the station to serve the hard-hit neighborhoods with limited heat and no kitchen access. No station currently has transfer switches or external plug-in ports to connect a portable generator in the event of primary failure, limiting operational resilience.

As part of the city’s strategic capital planning, all stations require:

- Replacement of aging fixed generators
- Installation of manual transfer switches

- Plug-and-play infrastructure for portable units

These upgrades are essential to maintain continuity during increasingly frequent and longer-duration outages, especially as fire apparatus electrification increases total power demand.

**Scoring Criteria:** No back up = -10, back up less than 200kW = 0, back up more than 200kW = +10

### 3. Americans with Disabilities Act (ADA) Accessibility

Accessibility is both a legal requirement and an operational necessity. During disasters or staff surges, facilities may be accessed by a wider range of personnel including reserve responders, city volunteers, or mutual aid partners. During normal operations, access must be provided for employees and visitors. Inaccessible stations introduce operational friction and potential liability.

Each City station was evaluated for basic ADA compliance—specifically in restrooms, lockers, internal travel paths, and storage access. All four stations scored “Poor” in this category. Common deficiencies include:

- Mezzanine access via stairs only
- Non-compliant restrooms and showers
- Narrow internal corridors or thresholds

Upgrades in this area are foundational, not optional, to ensure readiness, equity.

### 4. Clean Buildings Performance Standard (CBPS) Compliance

Under Washington’s Clean Buildings Act, public facilities over 50,000 square feet are covered under Tier 1 mandates, while smaller buildings are encouraged to meet Tier 2 targets.

Station 11, as a Tier 1 covered facility, is currently non-compliant and must be upgraded to avoid future penalties.

Stations 12, 16, and 17, while not mandated for compliance, also fail to meet Tier 2 energy targets, reducing operational efficiency and increasing grid dependency.

Energy performance is a resilience factor. Efficient buildings:

- Require less backup power during outages
- Provide better indoor environmental quality (IEQ) during smoke and heat events
- Align with Redmond’s climate action goals

**Scoring Criteria:** Meets Tier 2 Energy Use Intensity target (EUI<sub>t</sub>). -10 if non-compliant and mandatory, 0 if not compliant, +5 if compliant but not mandated, +10 if compliant and mandated,

## Conclusion: Widespread Essential Facility Gaps

None of Redmond's City-operated fire stations meet the full performance standard expected of essential public safety facilities. In every domain—seismic readiness, backup power, accessibility, and energy resilience—the current infrastructure fails to deliver the reliability needed to sustain operations during major disruptions.

### Essential Facility Standards - Summary Matrix

Scored domains: Seismic Performance, Backup Power, ADA Accessibility, CBPS Compliance  
Score range per domain: -10 (Fail) to +10 (Fully Compliant).

Table 5 -

Station	Seismic	Backup Power	ADA Accessible	CBPS Compliant	Total Score (Max: 40)	Readiness Rating
FS11	-10	0	0	0	-10	High Risk
FS12	-10	0	0	0	-10	High Risk
FS16	-10	0	0	0	-10	High Risk
FS17	-10	0	0	0	-10	High Risk

These are not minor deficiencies. They represent systemic risks to continuity of operations, responder safety, and public trust. Addressing these needs will require coordinated capital investment.

## 5.2 Healthy Building and Workforce Wellness

Fire stations serve not only as emergency response hubs but as long-duration living and working spaces for firefighters, many of whom spend a third of their career in these environments. Because of this, the condition and design of station interiors directly impact firefighter health, performance, and psychological recovery. Modern fire facilities must support physical wellness, reduce occupational exposure risks, accommodate a diverse and inclusive workforce, and provide the infrastructure needed for rest and recuperation between calls.

This section evaluates four core wellness categories drawn directly from Redmond's Fire Station Grading System:

1. Contamination Control and Cancer Risk Reduction
2. Shift-Based Livability
3. Fitness and Recovery Support
4. Gender Inclusivity and Equity in Design

Each element is scored according to NFPA standards, firefighter health research, and Washington state law including RCW 51.32.185, which defines certain cancers, PTSD, and infectious diseases as presumptive occupational illnesses for firefighters. This legal recognition

underscores the need for municipalities to reduce workplace health hazards through proper facility design and maintenance.

### 1. Contamination Control and Cancer Risk Reduction

Firefighter cancer risk is well-documented, with toxic exposures occurring not only during fireground operations but also through contaminated gear stored or cleaned improperly inside stations. NFPA 1581 and national “Healthy In, Healthy Out” practices recommend:

- Zoned decontamination corridors
- Isolated gear extractors and laundry
- Exhaust removal systems and PPE separation from living quarters

#### Station Scoring Summary:

- **FS17:** Scored **+8** for its decontamination layout and **+10** for exhaust/PPE infrastructure, the only station to meet modern best practices.
- **FS11, FS12, FS16:** Scored **0** or below for lacking either zoning separation, dual-system decontamination areas, or full exhaust/PPE containment.

Only FS17 currently reduces contamination risks to a meaningful degree. Other stations maintain partial protections but are not aligned with national cancer mitigation standards.

### 2. Shift-Based Livability

Firefighters operate on 24-hour shifts. Station livability, which includes bedrooms, restrooms, kitchens, and dining areas, is essential to mental and physical wellness during both routine operations and high-tempo periods like wildfires, storm events, or surges in EMS demand.

#### Grading Categories and Results:

- **Bedrooms and Bathrooms** (Max 10 points): FS16 and FS17 scored **10**, FS11 = 8, FS12 = 6
- **Kitchen Facilities** (All = 10): Each station supports shiftwide food prep and storage
- **Gender-Inclusive Facilities:** FS16 and FS17 scored **10**; FS11 and FS12 scored **0** due to outdated restroom and locker room design

Only FS16 and FS17 provide adequate sleeping and inclusive rest/bathing accommodations. FS11 and FS12 continue to reflect legacy staffing assumptions that restrict workforce diversity and limit operational flexibility.

### 3. Fitness and Recovery Support



Firefighting is physically demanding and requires regular access to strength, conditioning, and recovery spaces to prevent musculoskeletal injury and support long-term cardiovascular and joint health. Access to appropriate fitness space is also directly tied to injury prevention and is considered a best practice by the IAFF and national wellness programs.

All Redmond fire stations receive standardized fitness equipment to ensure equity in tools and resources across the department. However, the physical environments in which crews use this equipment vary significantly. Some stations have dedicated, purpose-built workout rooms, while others must place equipment in multi-use spaces that may limit usability and privacy.

#### Station Scores:

- **FS17:** Scored **10** – full-size, dedicated fitness space
- **FS16:** Scored **8** – functional but smaller or shared use space
- **FS11:** Scored **6** – equipment available but limited space or ventilation
- **FS12:** Scored **1** – minimal space or functional access despite having equipment

While fitness equipment is provided equitably, significant disparities in functional access remain. FS12 in particular lacks the spatial design to support meaningful fitness use, and FS11 requires layout improvements to optimize existing infrastructure and to minimize cross-contamination from the apparatus bay.

#### Summary Matrix: Healthy Buildings and Workforce Wellness

*Wellness criteria included: decontamination, livability, fitness, and gender-inclusive design.*

Table 6 -

Station	Total Wellness Score ( Max: 60)	Readiness Rating
<b>FS11</b>	24	Inadequate
<b>FS12</b>	16	Inadequate
<b>FS16</b>	38	Partial
<b>FS17</b>	58	Strong

*Note: A full breakdown of all station wellness scores by category—including decontamination, kitchen, sleep quarters, fitness access, and inclusivity—can be found in Appendix X: Facility Scorecards and Evaluation Criteria.*

#### Final Observations

Only one station (FS17) achieves a high-performance rating in wellness, but it is constrained by small staffing capacity. FS16 shows strong potential but requires targeted improvements in contamination control and air quality. FS11 and FS12 fall significantly below modern expectations across all categories—posing elevated health risks, restricting staffing flexibility, and failing to support 24-hour operational sustainability.

These conditions not only undermine resilience, they place the City at risk of preventable occupational harm, legal exposure, and rising medical leave costs. Modernizing stations for

wellness and inclusion is no longer a discretionary improvement; it is a basic operational responsibility aligned with both law and science.

### 5.3 Level of Service and Staffing Capacity

A fire department's ability to meet Level of Service (LOS) goals is shaped not only by apparatus and personnel, but by whether its facilities and the sites they sit on are physically capable of supporting efficient deployment, scalable staffing, and round-the-clock readiness. As detailed in Chapter 5, Redmond's system is already showing signs of strain: increased response times, delayed staffing expansion despite rising call volume, and station configurations that limit operational flexibility.

This section evaluates how each station performs across three critical LOS enablers:

- Turnout Time Configuration and Deployment Flow
- Staffing Capacity and Growth Readiness
- Response Area Efficiency and Siting

These domains directly impact Redmond's ability to meet NFPA 1710 and CPSE-aligned response standards—particularly the emergency response time benchmarks. Together, they reflect whether the fire system's physical footprint can keep pace with the scale and complexity of the community it serves.

#### 1. Turnout Time Configuration

Turnout time begins when a unit is dispatched and ends when the wheels start moving. Poor station layout—long hallways, stairwell transitions, multiple interior doors—can delay this critical interval, even when crews are ready and responsive. Redmond's Station Grading System evaluates travel path distance from living quarters to apparatus bays, including penalties for excessive doors or physical barriers. Redmonds Station Grading Scoring Criteria is:

- Travel path more than 150 feet from living spaces = -10,
- More than 125 feet = -5,
- More than 100 feet = 0,
- Less than 100 feet = +1,
- Less than 80 feet = +5,
- Less than 60 feet = +10 (minus 3 points for every door past 2 in the travel path)

#### Turnout Path Scores:

FS11: -3 - long travel path with multiple barriers

FS12: -5 - extended route with obstructive layout

FS16: +1 - relatively efficient layout

FS17: -5 - surprisingly poor given newer build; long internal distance

Only FS16 scores positively. FS17's poor performance reflects a design mismatch between physical infrastructure and operational speed demonstrating a missed opportunity for a newer facility.

## 2. Staffing Capacity and Growth Readiness

As Redmond's population and service demands increase, stations must be able to support additional personnel and apparatus. This includes both the interior configuration of the facility and the capacity of the physical site to accommodate future growth.

Table 7 – Staffing Capacity and Growth Readiness

Station	Observations
FS11	Can support up to 10 staff today, but is at maximum capacity. Critically, the apparatus bay cannot house a larger ladder truck—an urgent need for vertical coverage in the downtown core. The site is landlocked and cannot support expansion.
FS12	Limited to 5 staff. Small footprint and tight site prevent any expansion of staffing or units, despite serving a growth area (Overlake and Southeast Redmond). No viable path to scale operations from this facility.
FS16	Currently supports 9 staff and has a sound internal layout. No near-term expansion is needed; however, it will require a planned remodel within the next 5–10 years to prevent degradation and preserve performance. The site offers limited options for modest upgrades.
FS17	Intended to support up to 5 staff but only 3 sleeping quarters were built out. Apparatus bay is fully functional, and the site has additional capacity. With modest investment, the facility can be brought up to its original design potential and used to absorb additional demand.

Note: FS11 and FS12 are structurally and spatially capped, unable to scale alongside growth or complexity. FS16 is currently aligned with needs but will need lifecycle investments. FS17 is physically expandable but underbuilt, presenting a strategic opportunity for targeted investment.

## 3. Response Area Efficiency and Siting

Geographic positioning remains essential for ensuring timely response across a growing city. GIS-based analysis assessed each station's ability to reach risk-weighted structures within national standards: 4 minutes for urban response and 8 minutes for suburban/rural zones.

Table 8 -

Station	Score	Observations
FS11	7.9/10	Centrally located; covers core areas of Downtown but relies heavily on mutual aid from Kirkland for areas west of 148 <sup>th</sup> Ave NE and north of NE 95 <sup>th</sup> Street. Due to the proliferation of mixed use, mid- and high-rise structures in the Downtown, this station will not be able to maintain its LoS over time, as evidenced by degrading patient contact times.

FS12	4.4/10	Located in Bellevue and outside Redmond's central jurisdiction. Only 50 percent of its effective response coverage overlays Redmond, at the expense of adequate coverage for areas of Idylwood and west of 172 <sup>nd</sup> Ave. NE.
FS16	6.7/10	Adequately positioned for Southeast Redmond and aligned with projected residential and employment growth but currently houses only a ladder truck, which means no fire engine/water suppression capabilities at this location.
FS17	7.4/10	Excellent siting for North Redmond, but, at the time of scoring and prior to recent change, underleveraged due to low staffing and turnout limitations.

Note: FS16 and FS17 are well-positioned to meet the city's future risk geography. FS11 remains viable but increasingly congested. FS12's location poses long-term challenges for coverage and infrastructure planning.

**Table 9 - LOS Support and Staffing Readiness Summary Matrix**

Station	Turnout Score	Growth Capacity	Coverage Score	Overall LOS Readiness
FS11	-3	Maxed out; bay cannot fit future ladder truck	7.9/10	Moderate
FS12	-5	Small footprint; no room for staff or units	4.4/10	Inadequate
FS16	+1	Currently sufficient; remodel needed within decade	6.7/10	Moderate
FS17	-5	Expandable site; underbuilt but structurally capable	7.4/10	Adequate (latent potential)

## Summary

Redmond's fire system is currently maintaining its Level of Service commitments through operational efficiency and overlapping coverage zones but this model is showing signs of stress. Three of the four City-operated stations have internal or site-based limitations that restrict their ability to scale staffing, house additional apparatus, or meet emerging service demands from vertical growth and increasing call volume.

Stations 11 and 12 are of particular concern. Both are physically constrained and unable to accommodate the units or personnel needed to serve expanding urban neighborhoods. FS12 is especially misaligned with Redmond's long-term coverage needs due to its location outside city limits and its lack of expansion options. FS16 is appropriately scaled today but will require reinvestment within the next decade to maintain performance. FS17 stands out as Redmond's most adaptable station with strong siting, structural flexibility, and underbuilt capacity that could be activated through targeted capital upgrades.

The findings in this section reinforce that Level of Service is not just a staffing or apparatus issue, it is a facilities issue. Redmond cannot sustain or improve service delivery without strategic investment in the footprint, functionality, and future-readiness of its fire stations.

## 5.4 Community Resilience Infrastructure, Climate Risk, and Access Equity

Redmond 2050 defines resilience as the community's ability to *"prepare for and recover from adverse events in ways that maintain and improve individual and collective well-being."* This holistic approach emphasizes physical infrastructure, environmental sustainability, social equity, and access to essential services during disruption. For the Fire department, this expanded definition of resilience reveals a critical set of infrastructure and service vulnerabilities—spanning climate risk, access equity, and operational adaptability.

Redmond Fire's Standards of Cover identifies a wide range of operational hazards, including mass casualty incidents, technical rescue events, and large-scale medical or fire surge scenarios. While those threats are addressed through deployment models, response protocols, and operational training, this Functional Plan highlights a narrower subset of hazards, specifically those that have a direct impact on fire facilities and their ability to remain operational during disruption. These include environmental risks to station continuity, infrastructure gaps related to equity and accessibility, and systemic vulnerabilities in power, fuel, and water readiness.

### Environmental Risk and Infrastructure Vulnerability

Redmond's fire system faces growing environmental pressures from prolonged heat events, stormwater surges, smoke and air quality degradation, and wildfire-adjacent zones. These evolving risks are already testing the reliability of the department's facilities and operational systems.

Fire stations are increasingly strained by:

- **Aging roof and drainage systems** that are prone to leaks or flooding during heavy storms
- **Outdated HVAC** unable to regulate indoor air quality during heat or smoke events
- **Backup generators** that are aging, undersized, and often noncompliant with the Clean Buildings Performance Standard (CBPS)

The failure of the backup generator at Station 12 demonstrated the real-world vulnerability of essential facilities when resilience systems are outdated or lacking redundancy.

Additionally, electrical infrastructure across stations is insufficient to support the transition to electric apparatus. Redmond's deployment of a fully electric fire engine marks a progressive step, but the current electrical capacity at most stations cannot support regular charging or scalable EV integration. This creates a service risk during power outages, as backup generators are not capable of recharging electric apparatus at the speed or scale needed to sustain operations.

As Redmond transitions toward electric apparatus in support of citywide climate goals, the Fire Department fully supports the need to reduce the environmental impact of emergency response. Electrification is a critical step toward long-term sustainability. At the same time, it

introduces new operational considerations, particularly during prolonged power outages when recharging infrastructure may be unavailable or insufficient to meet demand.

While diesel fuel remains a viable short-term fallback, ensuring long-duration energy resilience will require continued planning and integration across city departments. The ability to sustain emergency response during grid failures depends not only on vehicle technology, but on coordinated infrastructure, backup systems, and fueling strategies that align with both climate adaptation and operational continuity. As the City moves toward decarbonization, these dual priorities—resilience and sustainability—must be advanced together.

### **Water Access and Conservation Needs**

Water availability is another emerging dimension of fire system resilience. The department currently lacks infrastructure and protocols for water conservation during training and non-emergency equipment testing. This creates unnecessary draw on the city's potable water supply and may increase long-term operational costs or sustainability impacts.

In addition, alternative water sourcing is not currently integrated into fire system planning. There are outdated plans for access to drafting sites or supplemental water sources in the event of system failures, dry hydrants, or critical infrastructure damage. As climate stress and regional growth increase strain on municipal water systems, the ability to access and mobilize water resources during emergencies will become a more significant operational concern.

### **Neighborhood-Level Disparities in Response and Access**

While GIS analysis shows broad fire coverage across Redmond, internal performance data and operational field experience indicate that actual service access varies depending on call volume, overlapping incidents, and street network constraints. These delays, often measured in minutes, can have outsized impacts in areas with higher demographic vulnerability.

According to the Redmond 2050 Comprehensive Plan, the city's population is becoming increasingly diverse, with over 44% of residents born outside the U.S. and nearly 30% speaking a language other than English at home. The plan also highlights the importance of supporting seniors, renters, individuals with disabilities, and residents without access to personal vehicles, all of whom may rely more heavily on public emergency services.

While the plan does not identify specific neighborhoods by name, it underscores a citywide need to *"expand access to services across all neighborhoods, particularly for underrepresented and historically marginalized populations."* As infill and redevelopment continue, especially in areas like Overlake, Southeast Redmond, and portions of Downtown, small disparities in response time and system redundancy will become more consequential, particularly for those with limited capacity to navigate alternate systems or delayed emergency response.

Redmond's equity commitments must be reflected in how fire and emergency infrastructure is sited, scaled, and maintained so that response capacity grows alongside the community, not behind it.

## **Gaps in Distributed Resilience Infrastructure**

Currently, none of Redmond's fire stations include built-in infrastructure to support decentralized community resilience. There are no secured supply caches, backup communication hubs, or externally accessible support zones to partner with neighborhood preparedness groups like Community Emergency Response Teams (CERT). The absence of these elements limits the City's ability to implement its distributed resilience vision and creates overreliance on centralized resources during major incidents. To meet Redmond 2050 resilience goals, fire facilities must be upgraded not only as emergency response hubs but as decentralized platforms for public health, preparedness, and neighborhood continuity. Neighboring jurisdictions like Bellevue are implementing similar strategies in their new fire facilities while communities such as Issaquah, are promoting community resilience hubs in private as well as public facilities.

## **Redmond's THRIVE Program and the FS11 Annex: A Community-Facing Resilience Asset**

In addition to its fire stations, Redmond Fire's FS11 Annex is a facility that, while not part of the emergency response deployment model, plays a critical role in citywide resilience. The Annex houses the Fire Department's Mobile Integrated Health (MIH) and Community Care teams under the THRIVE: Community Health Program. These teams work proactively to reduce system strain by serving frequent 911 callers, individuals in crisis, and residents with complex social and medical needs. Their work improves public health outcomes, reduces emergency call volume, and enhances equity by delivering services directly into homes and communities. In many cases, these teams are the first point of contact for vulnerable residents long before a 911 call is made. These programs provide upstream intervention, reaching residents before emergencies escalate, making them an essential pillar of Redmond's community risk reduction strategy.

The FS11 Annex facility, however, is in poor condition and structurally inadequate for its current function. It was rated one of the lowest-performing city facilities in the 2024 Facility Condition Assessment (FCI: 0.21) and lacks seismic integrity, energy resilience, and ADA compliance. Despite its foundational role in the City's distributed care model, the Annex is not currently supported by an infrastructure strategy that reflects its community-facing mission. As Redmond continues to expand its decentralized resilience model, the FS11 Annex should be prioritized alongside fire stations for capital investment.

## **Summary**

Redmond's current fire system does not yet reflect the integrated resilience goals established in Redmond 2050. Gaps in infrastructure, energy readiness, water access, and neighborhood equity create vulnerabilities that affect both emergency performance and community trust. These needs are not isolated. They are structurally connected, and their resolution will require intentional design and investment in the capital priorities outlined in the next section.



## 5.5 Administrative, Logistics, and Training Gaps

The operational strength of Redmond Fire and Rescue depends not only on frontline response but also on the effectiveness of its administrative, training, and logistical support systems. These functions, though often invisible to the public, are essential to maintaining consistent service delivery, equipment readiness, and workforce coordination. At present, the department lacks adequate infrastructure to support these needs.

**Administrative operations** are primarily housed at Station 11, which was not originally designed to accommodate professional office functions. The headquarters were added to the original station in 2000. As the department's administrative responsibilities have expanded, including staffing management, budgeting, data systems, interdepartmental coordination, logistics, and operations management, available workspace has become insufficient, crowded, and poorly configured to meet current needs.

**Logistics and supply management** are similarly constrained. The department does not have a centralized, climate-controlled facility for storing and managing equipment such as PPE, EMS supplies, specialty tools, and critical backup resources. Instead, materials and equipment programs are dispersed across multiple fire stations, resulting in fragmentation of both physical assets and the administrative processes used to manage them. The fragmentation of storage and supply systems impedes not just operational efficiency, but real-time readiness during large-scale incidents or logistical surges.

These challenges extend to vehicle storage. The City currently lacks sufficient secure, indoor space for housing reserve apparatus, which are instead stored outdoors. This practice exposes vehicles to weather-related degradation, including mold and mildew growth inside cabs, as well as increased risk of theft or vandalism. Over time, these conditions erode vehicle reliability and inflate maintenance costs, undermining the reserve fleet's role as a safety net for sustained operations.

This fragmentation also affects staffing. Equipment programs are often overseen by field personnel, such as station captains, whose shift-based schedules frequently misalign with the department's business operations and the working hours of external vendors or City purchasing systems. As a result, procurement tasks, vendor coordination, inventory tracking, and compliance documentation are often delayed, inconsistently managed, or dependent on informal workarounds. These gaps increase risk, especially as the department scales and becomes more reliant on standardized systems and coordinated logistics.

**Training capacity** is also constrained. The department currently lacks a dedicated, department-controlled facility suitable for in-service instruction, large-scale drills, or multi-agency exercises. Most hands-on training occurs in field environments or temporary spaces, which limits flexibility and accessibility.

In addition, the department relies on a partnership with the City of Bellevue to access a shared training facility for firefighter academies. While this arrangement offers exposure to an urban training environment, it is limited in capacity and availability. There is also a long travel time



associated with crews leaving their respective zone and commuting to the Bellevue training center. The department is currently restricted to one full entry level academy per year, which constrains hiring timelines and limits the number of new personnel that can be onboarded. If a recruit separates during the academy, the line position they were slated to fill may remain vacant until the next annual cycle, exacerbating staffing shortages and overtime. A smaller fall academy is occasionally held for lateral hires, but it is capped at eight participants and subject to reduced facility access due to Bellevue's internal training needs.

## Summary

Without dedicated infrastructure to support the department's administrative, logistics, and training functions, Redmond Fire cannot scale or sustain the systems needed to meet future demands. These support systems must be elevated as core capital priorities, not afterthoughts, because they directly affect everything from firefighter safety and hiring timelines to procurement accountability and operational resilience.

## 5.6 Summary of System Needs and Transition to Investment Strategy

The diagnostic findings in this chapter reveal a fire system under mounting structural strain. While Redmond Fire continues to deliver a high level of service across the city, its physical infrastructure is no longer aligned with the scale, complexity, or equity expectations of a growing and diversifying community.

Across five performance domains—Essential Facility Standards, Healthy Buildings and Workforce Wellness, LOS Support and Staffing Readiness, Community Resilience Infrastructure, and Administrative and Support Operations—clear patterns have emerged:

- **All four City-owned fire stations failed to meet the minimum criteria for essential facility performance**, with systemwide gaps in seismic readiness, backup power, ADA compliance, and clean energy infrastructure. These deficiencies place the department at risk of failure during major disruptions and compromise responder safety.
- **Only one station (FS17) approaches full wellness functionality**, and it is currently underbuilt. FS11 and FS12 lack inclusive facilities, contamination controls, and functional fitness spaces, falling short of modern occupational health standards.
- **Level of Service performance is being maintained only through overlap and system strain**. FS11 and FS12 are physically incapable of accommodating additional units or staff. FS17 has untapped capacity, and FS16 is well-positioned today but will require a mid-term capital investment to avoid functional decline.
- **Redmond's facilities are not yet configured to support the City's resilience and equity goals**. Energy and water system vulnerabilities remain unaddressed. No fire stations currently support decentralized response functions like community supply caches or CERT access. The FS11 Annex, home to the THRIVE community care team, is a critical public health asset operating out of a severely degraded building. Many stations also

lack gender-appropriate facilities, which undermines workforce inclusion and limits the City's ability to support a diverse, modern fire service.

- **Administrative, logistics, and training infrastructure is absent or makeshift.** These core systems, vital to recruiting, equipping, and coordinating the workforce, are currently dispersed, overextended, and reliant on informal workarounds. Without capital investment, these operational gaps will intensify as the system grows.

### **The Central Finding:**

The current facility footprint was not built for the demands of today's city, much less the one anticipated in Redmond 2050. Infrastructure that once worked efficiently now constrains service delivery, readiness, equity, and resilience.

The next chapter outlines the capital investment strategy that responds to these findings. It prioritizes the most urgent infrastructure needs, identifies where systemwide investment will unlock readiness and capacity, and sets the foundation for a modernized, community-centered fire system that is equipped to protect Redmond today and into the future.

## 06 Capital Investment Recommendations

The Redmond Fire Department is entering a defining decade. The assessments in the previous chapters have revealed a system that, while staffed by a dedicated and highly capable workforce, is being strained by outdated infrastructure, limited physical capacity, and a growing mismatch between the city's fire system and the realities of urban growth.

From seismic deficiencies and inaccessible facilities to aging apparatus and missing surge capacity, Redmond's fire infrastructure is becoming misaligned with the service expectations, equity goals, and risk environment of the city it is becoming. Level of Service (LOS) is not just a performance metric. It's a warning system. Every delayed response, constrained station footprint, or out-of-service unit is a signal that the system needs reinvestment.

This chapter translates diagnosis into action.

Rather than relying on a single score or formula, the City has evaluated each capital project through a practical, multi-dimensional lens, drawing from field data, community growth patterns, and direct operational impacts. Projects were prioritized based on five core considerations:

- Facility condition and safety risks
- Operational performance and scalability
- Growth pressure and future service demand
- Equity of access and service delivery
- Continuity of operations and resilience readiness

Together, these considerations reflect what it takes to maintain a modern fire system, not just today, but through 2050. While project prioritization in this plan is guided by five dimensions of evaluation criteria, it is important to recognize that many of the identified facility issues also present increasing risk exposure. Delaying investment not only undermines operational readiness, it can also result in significant legal and financial consequences. Inaction may lead to civil liability if known deficiencies contribute to injury or harm, ultimately costing the City more through both legal settlements and the eventual need to make overdue improvements.

This chapter outlines near and long-term investment priorities across three categories: fire station renovations and new builds, essential apparatus and specialty equipment, support facilities for logistics, training, and administration as well as sustainability infrastructure, and systemwide resilience upgrades. Each project has been sequenced based on urgency, impact, and alignment with Redmond's broader planning goals.

Importantly, this is also Redmond's first impact fee eligible fire capital plan designed to meet the requirements for impact fee eligibility under the Washington State Growth Management

Act. By clearly linking population growth and service demand to infrastructure needs, this plan enables the City to recover a portion of capital costs from new development, ensuring that future growth helps fund the emergency services it relies on.

The investments recommended here are not just about buildings or vehicles. They are about protecting people: residents, responders, and the city itself. And they are the foundation of a fire system that will be ready not just to respond, but to lead in a more complex, risk-exposed future.

## **6.1 Alignment with the 2011 Vision Blueprint: Capital Investment Strategy (2013-2030)**

The *2011 Vision Blueprint: Capital Investment Strategy 2013-2030* identified a phased investment plan totaling approximately \$36.5 million for Redmond Fire facilities over an 18-year horizon. These investments were grouped by the City's capital planning timelines: Near-Term (2013-2018), Mid-Term (2019-2024), and Long-Term (2025-2030). The priorities were based on projected growth, station condition, and the need to meet the City's adopted service standard of six-minute travel time for 90% of emergency calls.

### **Near-Term (2013-2018)**

- **Fire Station 17 Construction – \$8 million**  
Identified as a top priority to serve the rapidly growing Southeast Redmond area. Station 17 was substantially but still only partially completed within this timeframe, providing Basic Life Support (BLS) capabilities. However, the station was not built out to accommodate a full engine company, leaving a service gap in the eastern portion of the city.

### **Mid-Term (2019-2024)**

- **Station 11 Replacement or Major Renovation – \$15 million**  
Intended to modernize Downtown's primary response hub and headquarters, which remains spatially constrained and operationally outdated. No significant progress has been made to date.

### **Long-Term (2025-2030)**

- **Station 12 Renovation – \$4.5 million**
- **Apparatus Bay Expansion or Modernization at Station 13 or 14 – \$9 million**  
These improvements were planned to extend the life and functionality of existing assets as citywide demand increased. As of this writing, these projects have not been initiated.

## Implementation Gap and Strategic Reprioritization

With the exception of the partial completion of Station 17, none of the fire-related capital investments identified in the Vision Blueprint were executed as planned. A key contributing factor has been the absence of an up-to-date Fire Department Functional Plan, which would have provided the necessary operational justification, prioritization framework, and policy alignment to move projects forward through the City's Budgeting by Priorities (BP) process.

This updated Functional Plan now fills that gap, re-establishing the long-range capital strategy for fire services and aligning it with current land use, population growth, and essential facility resilience standards. Future capital planning should re-evaluate and re-sequence the remaining projects originally outlined in the *Vision Blueprint* to ensure readiness for inclusion in the City's 6-year Capital Improvement Program (CIP) and long-term strategic funding discussions.

*Source: City of Redmond, Vision Blueprint: Capital Investment Strategy 2013-2030. Approved December 13, 2011.*

## 6.2 Capital Investment Framework

Redmond's capital strategy for fire infrastructure is no longer organized around facility age or individual project costs. It is instead structured around operational impact – what each investment enables in terms of service reliability, response equity, and system resilience in a city that is rapidly growing more dense, diverse, and complex.

To translate system needs into action, this section organizes capital investments into four phased categories:

- **Current Investments (2025-2030):** Active or programmed projects from the 2025-2030 Capital Facilities Plan (CFP)
- **Blueprint 2050 (2027-2032):** Strategic investments aligned with known growth pressures, logistics needs, and Level of Service (LOS) risks
- **Growth Response (2033-2040):** Major facility and apparatus projects tied to population expansion and system modernization
- **Sustainment and Long-Term Expansion (2041-2050 and Beyond):** Lifecycle renovations, specialty systems, and new facilities to support system continuity and scalable readiness

Projects were not prioritized by a single formula. Each was evaluated using five interdependent criteria:

1. **Facility condition and safety risks:** Structural, seismic, accessibility, and compliance risks based on assessments and facility lifecycle data.
2. **Operational performance and scalability:** Ability to support current staffing, apparatus, and deployment models; adaptability to projected growth.
3. **Growth pressure and demand:** Alignment with population and development projections, particularly within Regional Growth Centers.

4. **Equity of service access:** Potential to improve response in underserved areas or areas with complex access issues.
5. **Continuity of operations and resilience readiness:** Infrastructure readiness for prolonged outages, climate disruptions, and concurrent emergencies.

This functional plan not only realigns Redmond's capital strategy to better match operational needs, but also enables the city's first use of fire impact fees under the Growth Management Act. By directly tying capital investments to new growth, Redmond can recover a portion of its infrastructure costs while ensuring future development contributes to the system it depends on.

### 6.3 Investment Categories

Redmond's fire system needs are complex, but they are not abstract. Each facility, apparatus, and support function plays a concrete role in enabling emergency response. To structure its capital investment strategy, the City has grouped its fire infrastructure priorities into four actionable categories:

- **Fire Station Renovations, Relocations, and New Construction**
- **Support Facilities for Logistics, Training, and Administrative Capacity**
- **Apparatus and Specialty Equipment**
- **Facility Systems Modernization and Planning Studies**

Together, these categories address the full spectrum of operational demands – from housing personnel and apparatus, to sustaining system functions and preparing for long-term service evolution. The following subsections detail the individual projects within each category, sequenced by phase and aligned with the capital investment timeline introduced in Section 6.2. Methodology used for determining project costs is detailed in Chapter 7.

A full summary of capital investments, including location, cost, funding sources, impact fee eligibility, and alignment with Redmond 2050 themes, is provided in the Capital Investment Sequencing Table (see Appendix E). Projects are organized across the four strategic phases introduced above, enabling clear alignment between operational priorities and capital planning timelines.

#### **Fire Station Renovations, Relocations, and New Construction**

Fire stations are the operational core of Redmond's emergency response system. Each one anchors a segment of the city's geographic coverage, housing the personnel, apparatus, and systems required to meet Level of Service (LOS) standards and maintain continuity during emergencies. As the city grows denser and more complex, several existing stations have become outdated, undersized, or poorly aligned with current and future service needs. Others lack the flexibility to scale alongside new development patterns and risk conditions.

This category includes targeted renovations to address deficiencies, strategic relocations to improve coverage and jurisdictional alignment, and new construction to meet demand in underserved or rapidly growing areas. Projects are sequenced based on operational urgency, interdependencies, and their role in supporting Redmond's long-range growth and resilience goals.

### **Station 11: Repairs, Remodel, and Phase 2 Rebuild**

#### **Phases:**

- Repairs (2025-2030): \$4,985,722
- Partial Remodel (2027-2032): \$1,600,000
- Phase 2 Rebuild/Renovation (2027-032): \$15,000,000
- Full Relocation (Beyond 2050): \$35,000,000 (if pursued)

**Impact Fee Eligible:** Partial

Station 11 is Redmond's highest-priority facility. It is seismically vulnerable, lacks sufficient bay clearance for the City's new TDA ladder truck, and is increasingly constrained by Downtown growth and staff demands.

- **Short-term repairs** are already funded and underway.
- **A partial remodel by 2032** will enable immediate deployment of the ladder truck, improve apparatus bay to meet modern design and operational standards, and address safety hazards.
- **A major renovation or rebuild on its current site by 2032** will modernize the facility, expand capacity, and extend its operational capabilities for another 15-20 years.
- **A full relocation beyond 2050** is under consideration if co-located planning with Station 19 proceeds.

### **Station 12: Relocation and Construction**

#### **Phases:**

- Land Acquisition (2033-2040): \$10,000,000
- New Station Construction (2033-2040): \$30,000,000

**Impact Fee Eligible:** Yes (partial)

Station 12 currently operates from a facility in Bellevue. Its location, size, and condition limit response effectiveness in the Overlake and Idylwood growth areas.

- A new site within Redmond will be acquired and developed as a 4-bay station with staffing capacity for a full engine company and aid unit.
- This investment provides a 7% improvement in LOS coverage to key multifamily zones and resolves long-standing jurisdictional challenges.

### **Station 17: Interior Buildout and Admin Relief**

**Phase:** 2025–2030

**Cost:** \$390,000

**Impact Fee Eligible:** No

This project completes the interior buildout at Station 17 to support the full engine company staffing added in 2025. It also includes conversion of second-floor space into administrative offices, improving livability and relieving crowding at Station 11.

- Generator plug-in infrastructure and future diesel exhaust replacement are planned to support long-term resilience.
- This is a low-cost, high-impact investment included in the adopted 2025–2030 Capital Facilities Plan.

### **Station 16: Lifecycle Renovation**

**Phase:** 2041–2050

**Cost:** \$12,000,000

**Impact Fee Eligible:** No

Station 16 remains functional but will require a full lifecycle renovation in a future capital planning cycle to preserve facility condition, support flexible staffing, and align with long-term deployment shifts.

- Diesel exhaust and generator upgrades may be completed earlier through interim system modernization investments (see Facility Systems category).
- The full renovation is scheduled for 2041–2050 as the station’s role evolves alongside growth and facility realignments citywide.

### **Station 19: New Construction**

**Phase:** Beyond 2050

**Cost:** \$35,000,000

**Impact Fee Eligible:** Yes

A new fire station will be required in northeast Downtown to maintain Level of Service (LOS) as vertical development and population density increase across the core. Current modeling shows that without this additional station, even fully staffing and upgrading existing facilities will not be sufficient to meet future demand.

However, constructing Station 19 is not just a coverage expansion, it is a critical enabler for a potential relocation of Station 11. While Station 11’s current site supports short-term ladder truck deployment, it cannot support long-term performance, resilience, or optimized



coverage. The addition of Station 19 would allow Station 11 to be moved to a more strategic location (such as the Willows corridor), relieving redundancy, improving unit distribution, and maximizing coverage citywide.

Together, the new Station 19 and a relocated Station 11 would close existing LOS gaps, reduce overlap, and position Redmond to absorb sustained growth across all three Regional Growth Centers. The capital timeline reflects that land acquisition and planning must occur in advance, even though construction is scheduled for post-2050.

### **Support Facilities: Logistics, Training, and Administrative Capacity**

While fire stations form the public face of the emergency response system, the effectiveness of that system depends just as much on what happens behind the scenes. Logistics operations, administrative management, and training capacity are essential to maintaining readiness, sustaining staffing, and coordinating multi-unit responses across the city. Redmond's current facilities for these functions are fragmented, outdated, or entirely absent. Without targeted investment, these gaps will continue to limit the department's ability to grow, adapt, and respond effectively in a more complex service environment.

#### **Centralized Logistics Warehouse: Lease and Tenant Improvements**

**Phase:** 2027-2032

**Cost:** \$600,000

**Impact Fee Eligible:** No

Redmond Fire currently lacks a centralized, climate-controlled facility for storing and staging equipment, PPE, reserve apparatus, and specialized supplies. These assets are currently dispersed across stations, stored in non-purpose-built areas, and managed by field personnel with limited capacity. This creates delays in replenishment, complicates deployment during emergencies, and occupies valuable space in frontline facilities.

This project will fund tenant improvements at a leased 10,000-square-foot warehouse to support:

- Storage of reserve vehicles and high-use specialty tools
- PPE management and EMS inventory control
- Basic administrative workspace for logistics staff
- Surge support and cache storage for the Office of Emergency Management

By consolidating storage and logistics into a single location, the City will increase deployment efficiency, reduce equipment degradation, and reclaim space in fire stations for operational use. This investment is considered foundational to systemwide performance and resilience and is prioritized in Phase 1. There is currently no plan for a permanent logistics facility; the leased model is expected to meet operational needs for the foreseeable future.

#### **Apparatus Shop Expansion and Logistics Facility Modernization**

**Phase:** 2027-2032

**Cost:** \$5,000,000

**Impact Fee Eligible:** TBD

In addition to the leased warehouse for immediate logistics needs, the City will earmark funding and initiate exploration of options to address long-term logistics capacity. This assessment will consider factors such as facility siting, cost, operational impact, and alignment with Redmond's broader capital planning goals.

The renovation will include:

- Structural expansion to house reserve vehicles and specialized equipment in a secure, climate-controlled environment
- Dedicated zones for PPE storage, SCBA maintenance, and EMS supply inventory
- Improved utility access, lighting, and ventilation to support staff health and safety
- Workspace and infrastructure for logistics coordination, including future adaptation for EV apparatus needs

While the leased warehouse addresses immediate capacity issues, this strategic planning effort aims to establish a City-owned logistics hub capable of supporting operational continuity, emergency surge readiness, and future system growth. By reserving resources and leaving options open, the City ensures that its long-term logistics investments remain adaptable, efficient, and aligned with resilience strategies outlined in the Fire Department Functional Plan.

#### **Administrative Relief: Station 17 Second Floor Conversion**

**Phase:** 2025-2030 (bundled with FS17 Expansion)

**Cost:** Included in FS17 expansion

**Impact Fee Eligible:** No

Station 11's administrative wing is overcrowded and no longer supports the department's expanding planning and operational staff. As part of the Station 17 buildout, underutilized second-floor space will be converted into administrative offices. This will:

- Relocate staff out of Station 11 to reduce space pressure and operational interference
- Improve working conditions and meeting space availability
- Separate strategic planning and emergency operations to minimize disruption

This project is a cost-effective way to increase functionality and system flexibility, and is already programmed for delivery as part of the 2025-2030 Capital Facilities Plan.

#### **Training Facility Planning: Long-Term Need, Not Currently Programmed**

**Phase:** Beyond 2050 (Unfunded Priority)

**Cost:** Not yet programmed

**Impact Fee Eligible:** TBD

The Fire Department has identified the need for a dedicated training facility to support firefighter recruit academies, specialty instruction, and coordinated training exercises. While regional partnerships currently provide some access, these arrangements present challenges in scheduling, scale, and long-term sustainability. A local training space would improve readiness, accelerate onboarding and reduce overtime due to unfilled vacancies, and support specialized needs including rail, high-rise, and wildland response.

At this time, a training facility is not included in the current capital planning cycle. The decision reflects broader infrastructure priorities and an emphasis on maximizing near-term return on investment. However, this functional plan recognizes the operational value of a future facility and notes that the most likely path forward will involve long-range planning beyond 2050 or collaboration with regional partners.

In the meantime, the department will continue to leverage shared training resources and explore creative adaptations of existing spaces for instructional use.

### **Apparatus and Specialty Equipment**

Redmond's fire apparatus fleet is both the frontline delivery system for emergency response and one of the City's most visible public assets. While recent investments have stabilized frontline units, significant gaps remain in reserve capacity, specialty tools, and vehicle readiness for emerging risks such as electric vehicle fires, vertical rescue, and crowd-based incidents. Apparatus planning must be closely linked to facility readiness, staffing models, and regional hazards.

#### **New Engine Company at Station 16**

**Phase:** 2027-2032

**Cost:**

- Apparatus: \$1,200,000
- Additional PPE/Onboarding: \$168,000

**Impact Fee Eligible:** Yes

Station 16 currently operates without an engine company, leaving a gap in suppression capability for Southeast Redmond. This investment includes:

- Procurement of a new fire engine
- Personal protective equipment and onboarding supplies for new staff
- Future cross-staffing of the engine and aid car, with flexibility to expand staffing as demand grows

The station's existing footprint can support the new unit without major renovation, making this a high-return, near-term investment to improve call concurrency and area coverage.

### Tractor-Drawn Aerial (TDA) Ladder Truck for Station 11

**Phases:**

- Primary Unit: 2025-2030
- Reserve Unit: 2033-2040

**Total Cost:**

- Primary: \$2,810,000
- Reserve: \$3,346,000

**Impact Fee Eligible:** Yes (both)

Redmond's densifying built environment, particularly in the Downtown and Overlake growth centers, necessitates the deployment of specialized ladder truck capability. A tractor-drawn aerial (TDA) apparatus provides critical vertical access, complex rescue functionality, and compliance with Effective Response Force (ERF) standards for multi-story structures.

- The first TDA ladder truck has already been ordered and is scheduled to enter service by 2028-2029. However, Station 11's apparatus bay cannot currently house the vehicle due to height and clearance limitations. A partial remodel of Station 11, previously identified in this plan as a near-term facility investment, is essential to enable this deployment. This early action ensures that the apparatus is strategically located to serve Redmond's highest-density zones and improves response readiness in the Downtown core.
- A second ladder truck, planned as a reserve unit, will be procured in 2034 and delivered by 2038. This truck will provide deployment redundancy during maintenance or concurrent incidents and ensure uninterrupted coverage as vertical development expands throughout the city. It will also serve as a system-level asset during surge events or major structure fires, particularly if the network evolves to include a relocated Station 11 and new Station 19.

### New Engine Company and Aid Unit at Station 19

**Phase:** Beyond 2050 (tied to FS19 construction)

**Cost:** Included in station deployment costs

**Impact Fee Eligible:** Yes

When Station 19 is constructed, it will require a fully staffed engine company and aid unit to support service delivery in northeast Downtown and surrounding high-growth zones.

- Apparatus and staffing costs will be incorporated into the capital program for Station 19
- Deployment will enable systemwide redistribution and improve response time reliability in the city core

### Specialty Equipment Packages (High-Rise, Power Storage Systems, Rail, Wildland)

**Phase:** 2041-2050

**Cost:** \$1,000,000

**Impact Fee Eligible:** Partial

As Redmond's infrastructure continues to evolve, the department will need to maintain and expand its inventory of specialty equipment to address high-risk and high-complexity incident types. These tools support both frontline response and surge capacity, especially in areas where vertical growth, transit systems, or the wildland-urban interface introduce unique operational demands.

This investment will support ongoing procurement and replacement of:

- **High-rise firefighting tools** (e.g., hose bundles, standpipe kits, stair chairs)
- **Lithium-ion battery suppression gear** (e.g., containment blankets, fire caps)
- **Technical rescue equipment** for rail platforms and industrial sites
- **Mass casualty kits** (portable stretchers, triage tarps, portable lighting)
- **Wildland response packages**, including updated brush units, PPE, hose packs, and water tanks

These equipment packages are matched directly to known and growing hazards within Redmond's built and natural environment.

In 2023, the City received a one-time capital contribution of approximately \$500,000 from Sound Transit to support the initial outfitting of tools needed for East Link light rail-related emergencies. That funding allowed the Fire Department to purchase vertical access gear, transit rescue tools, and other equipment. However, those funds did not include replacement costs.

As this equipment reaches the end of its useful life during the 2040s, the City will need to sustain readiness through locally funded replacement. This future investment ensures Redmond continues to meet public expectations, training standards, and risk-specific response capability across all hazard types.

### **Facility Modernization and Planning Studies**

Not all fire system improvements involve new buildings or apparatus. Some of the most critical investments focus on sustaining operational continuity through targeted system upgrades and planning studies. These projects address essential air quality, backup power, and future-readiness needs across the department's core facilities.

#### **Diesel Exhaust System Upgrades**

**Phase:** 2027-2032

**Cost:** \$500,000

**Impact Fee Eligible:** No

Most of the Redmond fire stations still rely on aging diesel exhaust removal systems that were not designed for current staffing and usage levels. These systems are nearing end-of-life and becoming increasingly costly to maintain, posing both operational and health risks over time.

This project will:

- Replace outdated diesel exhaust capture systems in key facilities not slated for full rebuild
- Improve indoor air quality and reduce exposure risk for personnel
- Support long-term firefighter health and occupational safety
- Evaluate newer system options, including vehicle-mounted exhaust capture technologies, that may offer equivalent or superior performance with lower installation and replacement costs compared to traditional apparatus bay systems

### **Generator Upgrades and Redundancy**

Phase: 2027-2032

Cost: \$500,000

Impact Fee Eligible: No

Reliable backup power is a core requirement for essential public safety facilities. During the November 2024 “bomb cyclone,” the generator at Station 12 failed and remained out of service for the entire duration of the event due to an unavailable replacement part. With the surrounding area experiencing the worst of the storm’s impact, Station 12 operated under partial power, limited heat, and without functional cooking equipment, all while remaining staffed to serve the community.

This failure exposed a critical vulnerability in Redmond’s emergency response system. Several fire stations still rely on aging generators, many of which are at or near end-of-life. All stations lack the infrastructure to connect portable generators when fixed systems go down. These gaps undermine the department’s ability to fulfill its mission during high-risk, high-demand events.

This project will:

- Replace aging generators at priority fire stations
- Install external manual transfer switches and plug-in infrastructure to support portable generator deployment
- Ensure fire stations meet essential facility performance standards under FEMA guidance and the International Building Code
- Strengthen continuity of operations during extreme weather and grid disruptions
- Advance the City’s Zero Carbon Strategy by modernizing backup power systems for cleaner, more reliable performance

### **Station 11 Phase 2 Study – Not a Capital Project**

Phase: 2025-2030

Cost: \$350,000

Impact Fee Eligible: NA

To prepare for long-term facility decisions, this study will evaluate options for rebuilding or reconfiguring the non-apparatus areas of Station 11. The study will consider:

- Expansion needs for administrative functions
- Long-term seismic and energy performance upgrades
- Opportunities for co-location or modular design with other city functions
- Site feasibility for expansion/remodel of Station 11 at its current location

## 6.4 LOS Modeling and Siting Scenarios

### Validating the Systemwide Impact of Key Investments

While each project in the previous section was prioritized based on facility condition, operational limitations, and growth-related demand, the City also conducted a broader system modeling analysis to evaluate how these investments interact. This analysis was designed to answer a central question: **Do these capital projects measurably improve Redmond's ability to meet Level of Service (LOS) expectations under current and future conditions?**

Using GIS-based response modeling, the Fire Department and Planning staff evaluated a range of scenarios, including:

- Retaining all stations in their current configuration
- Relocating Station 12 into city limits
- Rebuilding Station 11 in its current location
- Constructing a new Station 11 in Southwest Downtown
- Constructing a new Station 19 in Northeast Downtown
- Combinations of the above

The analysis considered not just travel time coverage and vertical response intervals, but also concurrency strain, response redundancy, and the operational footprint required to meet projected call volume in the city's three growth centers: Downtown, Overlake, and Marymoor Village.

### Key Findings

#### 1. Station 12 Relocation Improves Jurisdictional Alignment and Reduces Access Barriers in Overlake

Relocating Station 12 into Redmond city limits improves LOS performance in the Overlake and Idylwood areas, particularly in the dense multifamily zones east of 148th Avenue NE. The shift reduces average response times by more than one minute and improves operational alignment with Redmond's growth areas and long-term deployment strategy.

Although mutual aid agreements ensure coordinated service across jurisdictions, Station 12 currently responds to 23% of its annual calls for service into areas outside the City of Redmond, primarily into Bellevue, due to its location, raising questions about long-term service alignment and cost accountability. Relocating the station enables Redmond to better match its staffing and capital investments with areas of highest demand within its own city, while preserving strong regional coordination with Bellevue and other partners.

## **2. Rebuild is Required to Support Ladder Truck**

The addition of a tractor-drawn aerial (TDA) ladder truck to Redmond's fleet is a critical step toward addressing the vertical fire and rescue challenges emerging in Downtown. As mid-rise and high-rise development accelerates, a ladder truck provides the reach, flexibility, and functional capability that traditional engines cannot. It also offers superior maneuverability in Downtown's increasingly pedestrian-oriented and spatially constrained street network.

However, while the ladder truck is essential for structural firefighting and technical rescue in taller buildings, its deployment does not significantly improve Level of Service (LOS) performance as measured by a six-minute travel time standard. Nor will it fully reverse the current degradation in total call response time, which is primarily driven by station location, unit availability, and concurrency. It will, however, improve coverage of the highest risk areas of the city and downward pressure on fire insurance rates for larger portions of the city.

Rebuilding or modifying Station 11 is necessary to house the ladder truck and ensure proper Downtown placement. But without systemwide adjustments to station locations and deployment patterns, the ladder truck alone will not resolve the broader LOS pressures facing the city's core.

## **3. Station 11 Relocation Expand Downtown Coverage**

As noted earlier, deploying a ladder truck from Station 11's current location provides only partial vertical coverage for the growing number of mid-rise and high-rise buildings in Downtown. Enlarging the bay offers a short-term solution to accommodate the apparatus, but response modeling shows that relocating the station closer to the Willows Road corridor would significantly improve access and functionality.

A new site would enhance ladder truck response not only in Downtown, but also in Redmond's expanding western employment zones, where multistory commercial buildings, larger square footage, and high-value infrastructure increase the need for extended aerial reach and flexible roof access. Relocation would also reduce service area overlap with Station 16, improving unit distribution and delivering the most substantial LOS benefit among the scenarios analyzed. It should also reduce the reliance on the City of Kirkland for over 330 calls per year of mutual aid to area not adequately covered by Redmond fire stations.

## **4. Construction of Station 19 Is the Best Path to Maintain Level of Service for Downtown**

Adding Station 19 in the Northeast Downtown area will also continue to address growing deficiencies in LOS. GIS modeling shows that this station, in concert with a relocated Station 11, will enhance coverage of the highest risk areas by 12% using current buildout, but this coverage percentage will grow over time as the Downtown sees more infill and denser



development. Without Station 19, even full staffing and apparatus upgrades at existing stations cannot close the service gap introduced by Redmond's projected growth.

#### **4. Combined Scenario Delivers Systemwide Gains in Coverage, Redundancy, and Staffing Efficiency**

The scenario that includes Station 12 relocation, Station 11 rebuild/relocation, and construction of Station 19 produces the most resilient and efficient deployment pattern. Station 11 and 19 combined will result in a 12% improvement in coverage for the majority of the core of Redmond and the Station 12 relocation will result in a 7% improvement for much of the Overlake and Idylwood areas. This combination reduces service gaps, strengthens redundancy in high-call areas, and improves the geographic distribution of staffing, which is essential for meeting Effective Response Force (ERF) timelines during concurrent incidents.

#### **Implications for Investment Strategy**

This modeling confirms that Redmond's fire system cannot be sustained or modernized through isolated fixes. The interdependence of these facilities is critical: the ability to deploy a ladder truck in one location, relieve call load in another, and scale staffing across all three hinges on coordinated capital investment. The City's proposed sequencing such near-term action at Stations 11, 12, and 17, with planning for Station 19, represents not just a facilities improvement strategy, but a reconfiguration of the entire response system to meet the city's future state.

### **6.5 Summary: Capital Investment as a Readiness Strategy**

The capital investments outlined in this chapter represent more than facility upgrades, they form the operational foundation for delivering consistent, responsive fire and emergency services as Redmond continues to grow. Each project, whether focused on station modernization, apparatus procurement, or system infrastructure, responds to a specific need identified through facility assessments, service modeling, or operational input.

These investments were evaluated using a common, disciplined framework that considered condition, capacity, demand, equity, and resilience. While individual projects vary in scope and timing, together they reflect a coordinated approach to system readiness, one that supports current service expectations while positioning the department to adapt to future challenges.

This chapter also establishes the framework for the City's use of fire impact fees under the Washington State Growth Management Act. By linking capital improvements to growth-driven service demand, the plan supports cost recovery from new development and ensures that infrastructure planning keeps pace with land use and population trends.

The next chapter will build on this capital strategy to define the financial roadmap necessary to support implementation. This includes identifying funding sources, estimating long-term costs, and aligning with the broader Capital Improvement Strategy. Taken together, this

capital and fiscal alignment provides a solid foundation for sustaining a modern, high-performing fire system through 2050 and beyond.

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# 07 Fiscal Strategy and Funding Tools

A capital plan is only as effective as its funding strategy. Redmond's long-range fire infrastructure goals, such as new stations, expanded fleet capacity, facility modernization, and enhanced EMS readiness, require a coordinated fiscal approach that is both responsible and adaptive. This chapter builds on the investment priorities outlined in the previous chapter by identifying how the City can align funding tools with system needs, project timelines, and community expectations.

While fire services represent just one component of the broader Capital Investment Strategy (CIS), they carry unique urgency due to their life-safety mission, 24/7 operational demands, and high cost of delay. Strategic capital investments must be phased to match available resources, withstand economic fluctuations, and position the system for both current reliability and future scalability.

This chapter outlines the key funding sources available for fire capital projects, including general revenues, dedicated reserve funds, impact fees, grants, bonds, and emerging partnerships. It clarifies eligibility rules, explains how revenues can and cannot be used, and addresses fiscal planning considerations that will shape Redmond's ability to deliver on its fire service commitments through 2050.

## 7.1 Key Funding Sources for Fire Capital Projects

Effectively delivering reliable, modern fire service infrastructure requires more than technical planning. It demands a diversified and sustainable financial strategy. Redmond's fire capital investments are funded through a blend of traditional and innovative mechanisms, each aligned to specific project types and legal constraints. These sources include general fund allocations, dedicated reserve accounts, development impact fees, state and federal grants, voter-approved bonds and levies, contracts for service, and emerging alternative models such as public-private partnerships. Understanding both the eligibility and limitations of each tool is essential to sequencing investments strategically and effectively maintaining operational readiness through 2050. The following sections describe each funding source, its intended use, and how it fits into Redmond's long-range capital strategy.

### General Fund, Capital Equipment Reserve Fund, and Fire Apparatus Fund

The General Fund is the City's primary flexible funding source for fire and EMS services. While its core use is for operational staffing, maintenance, and routine expenses, it also provides critical support for minor capital projects, emergency repairs, and building maintenance that do not qualify for bond or grant funding. The General Fund ensures continuity of services and helps bridge timing gaps when capital projects span multiple budget cycles.

To support major equipment and vehicle needs, Redmond maintains two dedicated sub-funds:

The **Capital Equipment Reserve Fund** provides long-range financial planning for non-apparatus equipment purchases, ensuring the replacement of aging assets such as specialized tools, communications equipment, and durable goods used in daily fire and EMS operations.

The **Fire Apparatus** Fund is a purpose-specific account used to purchase and maintain the department's frontline engines, ladders, aid units, and support vehicles. The fund is sustained through biennial transfers from the General Fund, based on projected need and planned procurement timelines. It enables Redmond to maintain a consistent apparatus replacement cycle while ensuring high reliability and readiness of its fleet. The fund also covers maintenance, repairs, and refurbishment of apparatus to extend their service life and reduce unscheduled downtime.

Additionally, the Interlocal Agreement (ILA) with Fire District 34 provides a shared funding model that contributes to overall system costs. FD34 reimburses Redmond for its proportional share of expenses, including labor, fuel, equipment wear, and capital depreciation, based on service area call volumes and asset usage. These payments strengthen the General Fund and reduce the burden on City-only resources.

Together, these three funds are the backbone of Redmond's ongoing operational and capital readiness. They support both immediate response capacity and long-term financial sustainability.

### **King County Fire Protection District 34 - Contract for Service**

The Redmond Fire Department and King County Fire Protection District 34 (KCFD34) have been under Emergency Services Agreement (contract for service) for more than 77 years. In 2025, KCFD34 will pay the City of Redmond \$10,669,478 for fire protection services. A portion of the funds are spread into different budget categories in support of operational costs, capital costs and risk premiums. Due to service demands within the City of Redmond outpacing the Department's response capacity, KCFD34 resources have been subsidizing the LoS within the city boundaries. In 2025, the City of Redmond credited KCFD34 \$917,834 for services paid for in 2024 but provided back to the City of Redmond. The following table (Table X) lists the base rates and credits back to KCFD34 since 2021.

Table 10 - Contract for Service Charges and Credits to KCFD34

Year	2021	2023	2024	2025
<b>Credit for Calls into the City</b>	\$448,739	\$530,525	\$553,492	\$917,834
<b>Net Rate</b>	\$7,988,807	\$9,817,965	\$10,053,038	\$10,669,478

### **EMS Transport Billing Revenues (Eligibility and Use)**

Redmond Fire Department participates in a cost recovery program for EMS transport services, billing patients or their insurers for Basic Life Support (BLS) ambulance transports. These

revenues are designated for use in supporting the direct costs of EMS service delivery, particularly those tied to the operation, maintenance, and readiness of the City's aid units.

While EMS transport billing revenue is not eligible for general fund use, it can be applied to capital expenditures directly associated with BLS operations, including:

- Replacement or procurement of aid units and EMS apparatus
- Purchase of medical equipment and durable goods required for patient care
- Station modifications to accommodate EMS response units or personnel
- Technology upgrades supporting EMS documentation and compliance

Funds may also support limited facility investments that improve the delivery or efficiency of EMS services, such as expansion of dorms or office space to house a Medic One unit or improvements that reduce response time for EMS calls.

EMS transport revenues do not fully fund the EMS system and are not sufficient for large-scale capital projects. However, they provide a reliable, recurring funding stream that can offset eligible expenses and reduce the City's reliance on general fund or levy dollars for EMS-related capital needs. These funds are managed and tracked in accordance with state law and city financial policies to ensure compliance and transparency.

### **Development Impact Fees**

Impact fees are a foundational tool for ensuring that the costs of growth are shared equitably by the development that drives it. In accordance with Washington State law (RCW 82.02.050–82.02.090), these fees are collected from new development to fund capital infrastructure needed to accommodate increased demand for public services—such as fire protection, EMS response, and resilience capacity.

Impact fees must be directly linked to growth, and cannot be used for operational expenses, maintenance, or replacement of existing assets. When deployed strategically, they provide a flexible, growth-responsive funding stream that reduces the fiscal burden on existing residents.

Eligible projects include:

- **New fire station construction** in underserved or high-growth areas
- **Station expansions or renovations** where added population density and service demand exceed current capacity
- **Procurement of new fire apparatus** that are demonstrably required to maintain Level of Service in response to development, such as aid units, engines, or ladder trucks added to serve vertical growth areas

Impact fees must be carefully tracked, programmed, and spent within a defined time window. Their availability also strengthens the City's case for matching grant funds and justifies capital investments that would otherwise be cost-prohibitive.

## State and Federal Grants

Grants offer critical supplemental funding for specific capital priorities particularly those that support innovation, equity, or resilience goals that align with state and federal policy. While often competitive and project-specific, these programs can offset major costs for facility improvements, fleet modernization, and public safety enhancements.

Notable programs include:

- **FEMA - Assistance to Firefighters Grant (AFG):** Supports purchases of firefighting apparatus, protective gear, EMS equipment, and related training
- **FEMA - SAFER Grant (Staffing for Adequate Fire and Emergency Response):** Can help fund new personnel in conjunction with facility expansion or service-level enhancements
- **FEMA - Building Resilient Infrastructure and Communities (BRIC):** A FEMA grant program focused on hazard mitigation, seismic upgrades, and infrastructure resilience, often applicable to station retrofits or generator projects
- **State Infrastructure and Resilience Grants:** May support facility modernization, energy improvements, or electrification infrastructure

Redmond's ability to leverage grant opportunities depends on having shovel-ready projects, clear local match strategies, and planning documents like this one that demonstrate alignment with larger strategic frameworks.

## Bonds and Levies

Voter-approved capital funding remains one of the most powerful tools available to cities for financing large-scale infrastructure investments. When used judiciously, these mechanisms enable major upgrades while spreading costs over time.

- **Voter Approved General Obligation Bonds (G.O. Bonds):** Allow the City to borrow funds for specific capital projects—such as fire station construction or major renovations—typically repaid through property taxes. G.O. bonds require a supermajority voter approval and can only be used for capital, not operations.
- **Capital Levies:** Offer a more flexible, recurring revenue source dedicated to infrastructure. These can support project phases over multiple years and fund a blend of facility, fleet, and technology investments. A capital levy may also be structured to replace aging assets on a planned schedule.

Both options require strong public communication and demonstrate alignment with community safety priorities—something Redmond has established through its long-range planning and transparent capital strategies.

## Public-Private Partnerships and Alternative Funding Models

Creative capital solutions will be essential in a land-constrained, high-demand environment like Redmond. In addition to traditional financing tools, the City can pursue collaborative approaches that unlock new value from urban redevelopment and major infrastructure projects.

- **Public-Private Partnerships (P3s):** May include co-development of fire facilities within larger mixed-use projects or joint-use agreements for emergency infrastructure. These arrangements allow the City to secure needed assets while sharing development costs and land risk.
- **Impact Fee Credits:** Developers may offer land, facility space, or direct capital contributions in exchange for impact fee offsets. This mechanism can accelerate project timelines and embed fire readiness into new neighborhoods from the start.
- **Friendly Eminent Domain:** In rare cases where strategic land acquisition is critical for public safety, the City may pursue *friendly eminent domain*, a process in which property is acquired through legal authority, but in partnership with a willing seller and based on fair market value. This approach was successfully used recently by the City of Kirkland to secure land for fire station construction and can serve as a responsible fallback when voluntary purchase is infeasible. It preserves both community trust and the City's ability to act on behalf of public need.

As the city's land supply tightens and its infrastructure needs diversify, these partnerships and tools will be increasingly important for securing strategic sites and deploying infrastructure efficiently.

### **King County Advanced Life Support Services Levy**

The King County EMS levy provides critical regional funding for Advanced Life Support services, including Redmond's assigned Medic units. This funding stream can reimburse the City for a pro-rata share of capital costs tied to Medic unit deployment, including:

- Dedicated apparatus bays used by Medic units
- Living quarters and support space assigned to Medic personnel

In facility planning, this allows the City to offset a portion of capital costs when expanding or renovating a station to accommodate Medic One operations. ALS levy eligibility helps ensure that regional services are funded regionally, without placing undue burden on Redmond's general fund.

### **Public Safety Levy (2007 - Labor Funding Only)**

Although not a direct capital funding source, the 2007 voter-approved Public Safety Levy played a pivotal role in expanding Redmond's emergency response capacity. The levy funded the addition of 18 firefighter positions and 17 police officers, enabling the City to maintain service levels and staff critical response units during a period of significant growth.

However, under state law and the structure of the levy itself, revenue is restricted to labor costs—it cannot be used for facilities, apparatus, or other capital expenses. Moreover, the levy is constrained by a 1% annual revenue growth cap, while personnel costs have increased closer to 5% annually. This mismatch has diminished the levy's purchasing power over time, requiring the City to gradually absorb these positions into the General Fund to maintain staffing levels.

Though outside the scope of capital budgeting, the 2007 levy remains a key reference point in Redmond's broader public safety funding strategy. In 2022, the City proposed a new public safety levy to expand staffing, enhance behavioral health services, and support technological upgrades; however, voters narrowly rejected this proposition. Future capital planning efforts may benefit from coordinated ballot measures or financial strategies that align operational and infrastructure investments under a shared vision of community safety.

## **7.2 Fiscal Alignment and Impact Fee Eligibility**

The fire system capital projects outlined in this chapter are not just operationally necessary, they are also eligible for growth-based funding under Washington State law. This section defines how the City of Redmond can use its existing fire impact fee program to support the investments presented in this plan, in accordance with the requirements of the Washington State Growth Management Act (GMA).

### **Linking Capital Investments to Population Growth**

The GMA allows cities to assess impact fees to fund public facilities that are necessary to serve new development. To qualify, a project must:

- Increase the capacity of a public service to serve growth
- Be identified in a capital plan or facilities strategy
- Demonstrate a clear nexus between new development and service demand

This Fire Functional Plan satisfies those criteria. It provides a comprehensive, growth-informed analysis of the facilities, apparatus, and infrastructure needed to sustain emergency services as Redmond's population, density, and complexity increase through 2050. With its adoption, the City can formally align fire capital investments with its impact fee structure.

### **Eligible Projects**

The following investments meet the statutory requirements for fire impact fee use, either in full or in proportion to the project's role in serving new development:

#### **Station 19: New construction and engine company**

Fully eligible as a capacity-expanding facility tied directly to Northeast Downtown Redmond growth and infill development.

#### **Station 12 Relocation**

Eligible for costs associated with expanded deployment capacity and strategic site alignment within Redmond's jurisdiction.

#### **Station 11 Relocation or Rebuild**

Eligible for new service capacity associated with growth in Downtown, Willows, and west Redmond, including bay expansion for a ladder truck.

#### **Tractor-Drawn Aerial (TDA) Ladder Truck for Station 11**

Eligible as a new apparatus required to maintain Level of Service in Redmond's vertically



developing urban core. This unit is essential for supporting high-rise response and effective coverage in areas of concentrated growth, particularly Downtown and Overlake. To ensure operational continuity for such a critical asset, this project includes the purchase of **two (2) TDA ladder trucks**—one frontline and one in reserve. Given the strategic importance of ladder truck availability for multi-story structure fires, technical rescues, and dense urban coverage, maintaining a dedicated reserve unit is vital to minimize service disruption during maintenance or mechanical failure of the primary unit. This dual procurement ensures system resilience and supports the City's public protection class rating goals under the Washington Surveying and Rating Bureau.

#### **New Engine Companies (FS16 and FS19)**

Apparatus and capital equipment costs (including SCBAs, radios, PPE) are eligible when tied to staffing increases required to meet growth-based demand.

#### **New Aid Car (Growth-Initiated)**

Eligible when tied to a new unit needed to address concurrency strain in expanding service areas. This may include assignment to FS16, FS19, or future stations required by call volume thresholds.

#### **Permanent Logistics Facility**

If programmed to support new population-driven response complexity, such as surge staffing, reserve apparatus, or disaster cache deployment, the growth-proportionate share of the facility may qualify.

All eligibility claims must be accompanied by documentation showing that the investment is directly tied to population growth, land use changes, or service demands introduced by new development.

#### **Capital Investment Plan Structure**

The Redmond Fire Department's Capital Investment Plan (CIP) outlines key projects identified to sustain and enhance the city's fire and emergency response infrastructure in alignment with Redmond's long-term growth, evolving service demands, and resilience priorities. The CIP provides a structured framework for improving emergency service delivery, maintaining equitable access to public safety resources, ensuring facility safety and operational continuity, and supporting the city's broader community preparedness goals.

The City of Redmond defines a capital investment as a project costing \$50,000 or more with a useful life of five years or longer. The Fire Department's CIP projects are considered general capital investments supporting both essential service operations and future community needs. Proposed projects within the six-year horizon are considered achievable under current staffing and resource capacity. However, detailed cost estimates for larger-scale investments may require further study as projects advance.

Consistent with Redmond's broader financial planning horizon, the Fire Functional Plan also includes a 25-year capital investment strategy. This long-term outlook identifies station renovations, facility replacements, equipment modernization, and new infrastructure needs that extend beyond the immediate six-year window. By establishing these long-range

priorities, the department positions itself to leverage future grant funding, intergovernmental partnerships, and developer contributions as opportunities emerge.

The following CIP summary highlights priority fire station, apparatus, equipment, and facility projects under consideration for the next six years, (project details in Chapter 6.) These investments focus on maintaining safe, effective, and resilient emergency services through facility maintenance and upgrades, expansion of capacity, and replacement of aging infrastructure.

### **7.3 Capital Investment Plan - 2027-2032**

To maintain financial balance while ensuring necessary investments, the Fire Department follows a long-term capital planning strategy that includes:

- Project phasing to match available funding – Major projects are sequenced in alignment with anticipated revenue sources.
- Leveraging grants and state funding – Identifying opportunities to secure external funding for eligible projects.
- Strategic debt management – Evaluating the feasibility of bonds or levies for significant capital projects.
- Sustainability investments – Incorporating energy-efficient upgrades to reduce long-term operational costs.

#### **Cost Estimate Methodology**

Projected capital investment needs for Redmond Fire extend through 2050 and require a clear, evidence-based methodology for estimating costs. This section outlines the assumptions used to support long-range financial planning and the phased sequencing of facility and equipment needs.

Cost estimates were developed using benchmarks from comparable public safety facility projects in cities like Bellevue, Kirkland, and Seattle. For new fire stations, Redmond assumes a standard configuration of four apparatus bays and capacity for up to 10 operational personnel, resulting in an estimated 20,000 square foot footprint.

Construction costs for new facilities were estimated using a range of \$1,200 to \$1,400 per square foot, with a median value of \$1,300/SF applied for capital planning purposes. For example:

$$20,000 \text{ SF} \times \$1,300/\text{SF} = \$26 \text{ million in direct construction costs.}$$

This reflects Redmond's expectations for seismic performance, energy efficiency, and essential service continuity standards.

Renovations and expansions were estimated at \$850 to \$1,100 per square foot, depending on the scope and building condition. For example, a 10,000 SF remodel at \$950/SF results in a project cost of \$9.5 million. This range covers interior reconfiguration, mechanical system upgrades, ADA compliance, and structural/seismic improvements.

Together, these assumptions ensure transparency and consistency in how cost estimates were developed. They provide a conservative but realistic foundation for the capital investment plan and allow future refinements as projects move into design and permitting phases.

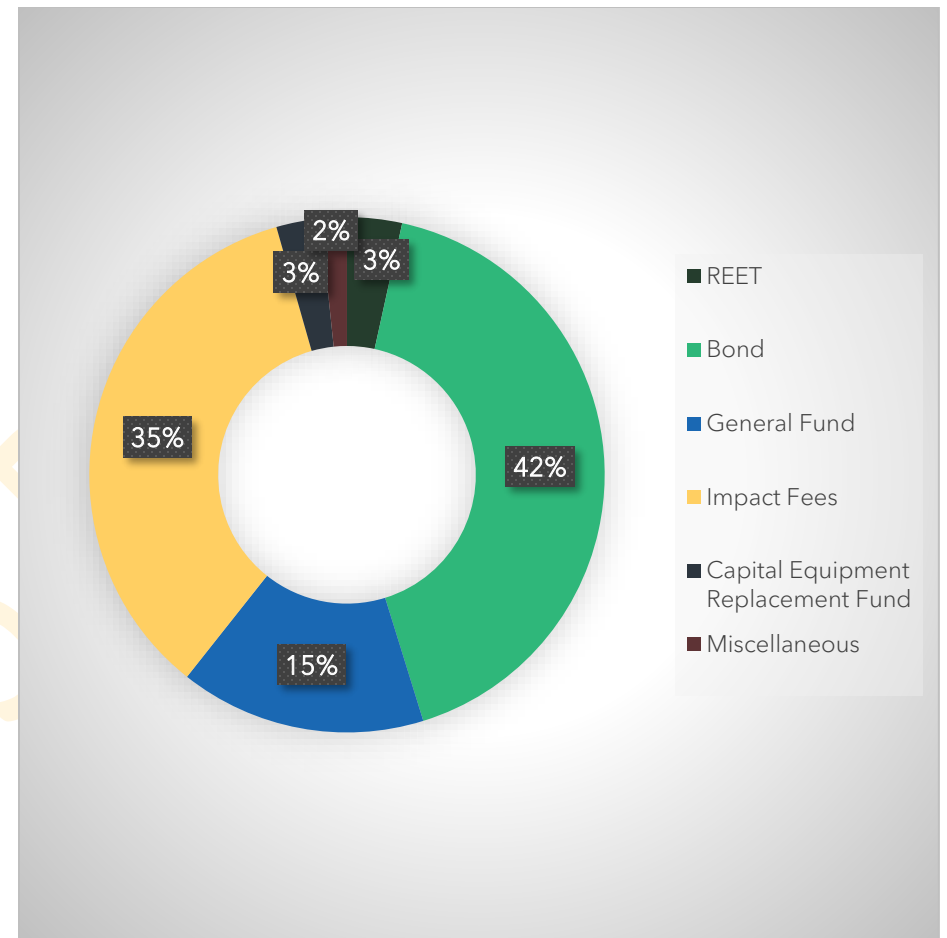
See the full Capital Investments Sequencing for all phases in Appendix E.

Table 11: 2027-2032 Capital Investment Strategy

2027 - 2032 - Blueprint 2050 Capital Investment Strategy			Costs: 2027-2032	Funding Sources
Partial Remodel of FS11 for TDA Deployment and urgent building upgrades	8450 161st Ave NE (Downtown)	Immediate operational need; enables TDA deployment in 2028-link to new engine 16 time*remodel	\$1,600,000	REET, Impact Fees
Purchase/Order of Tractor Drawn Aerial (TDA)	Downtown	Address growth impacts due to development impacts (streets and verticality). Projected in-service 2028/2029	\$1,405,000	General Fund, Impact Fees
SCBA Replacement	Citywide	Replacement of self-contained breathing apparatus equipment due to end of life	\$736,000	General Fund
Logistics Warehouse Tenant Improvements	TBD	Tenant improvements to a 10,000-square-foot leased warehouse to support fire logistics operations, including storage for reserve apparatus, specialized equipment, and a small administrative workspace.	\$600,000	General Fund
New Engine Company at FS16 - Apparatus	SE Redmond	One-time cost for new engine at FS 16 to provide suppression capabilities in the SE Redmond area	\$1,200,000	General Fund, Impact Fees
Diesel Exhaust Upgrades	Citywide	Upgrade aging diesel exhaust systems in city fire stations	\$500,000	General Fund
Generator Upgrades and Redundancy	Citywide	Required to maintain air quality and reliable backup power for essential facilities	\$500,000	General Fund
Logistics/Apparatus Maintenance Building/Improvements	TBD		5,000,000	General Fund, Impact Fees
Phase 2 Renovation/Rebuild of FS11	8450 161st Ave NE (Downtown)	Extensive Remodel/Renovation of FS/Admin on current site	\$15,000,000	General Fund, Impact Fees
<b>TOTAL</b>			<b>\$26,541,000</b>	

2027-2032							
	REET	Bond	General Fund	Impact Fees	Capital Equipment Replacement Fund	Miscellaneous	TOTAL
Fire Station 11 - Partial remodel for TDA deployment				1,163,636		436,364	1,600,000
Fire Station Phase 2 - Renovation/rebuild	913,283	11,086,717		3,000,000			15,000,000
Logistics Warehouse Tenant Improvements			600,000				600,000
Logistics/apparatus maintenance/Improvements			2,500,000	2,500,000			5,000,000
Fire Station 16 - New Fire Engine				1,200,000			1,200,000
Diesel Exhaust Upgrades			500,000				500,000
Generator Upgrades and redundancy			500,000				500,000
Tractor Drawn Aerial (TDA)				1,405,000			1,405,000
SCBA Replacement					736,000		736,000
	<b>913,283</b>	<b>11,086,717</b>	<b>4,100,000</b>	<b>9,268,636</b>	<b>736,000</b>	<b>436,364</b>	<b>26,541,000</b>

Funding Sources		2027-2032
REET		913,283
Bond		11,086,717
General Fund		4,100,000
Impact Fees		9,268,636
Capital Equipment Replacement Fund		736,000
Miscellaneous		436,364
		26,541,000



## 7.4 Summary

Redmond's fire capital strategy is grounded in the understanding that financial planning is not separate from public safety planning—it is a core enabler of it. As the City continues to grow more complex and more vertical, fire infrastructure investments must be both timely and fiscally strategic to ensure a responsive, resilient emergency system.

- **Phased investments are essential.** Capital projects must be sequenced to align with both projected service needs and the timing of available revenues. This plan organizes projects across distinct phases to match growth patterns, readiness factors, and funding mechanisms, with an eye toward operational continuity and long-term sustainability.
- **Impact fees remain a primary tool for growth-related investments.** As authorized under the Growth Management Act, fire impact fees provide a dedicated, proportionate source of revenue to fund facilities, vehicles, and equipment that are necessary to maintain Level of Service standards in response to new development. Strategic planning ensures these fees are used efficiently and in compliance with statutory requirements.
- **Supplemental funding sources are critical for system-wide upgrades.** Grants, capital levies, and general obligation bonds will continue to play a vital role in bridging the gap for large-scale projects, particularly those that address existing system deficiencies or deliver transformational upgrades. Each funding tool carries different legal, political, and timing considerations that must be coordinated across departments.
- **Sustainable financial planning underpins system resilience.** Redmond Fire's financial strategy is designed not just to fund today's priorities, but to anticipate future system renewal and avoid deferred maintenance cycles. This includes setting aside capital reserves, aligning investments with broader city financial policies, and maintaining flexibility for emerging needs such as electrification, climate adaptation, and specialized response infrastructure.
- **Land acquisition is a critical early investment.** Even when the City is not yet ready to build, securing strategically located land for future fire stations is essential. In a rapidly urbanizing area, the availability and affordability of appropriate parcels may diminish over time, especially in high-density or redeveloping corridors. Acquiring land now preserves future options, avoids service gaps, and ensures the City can act when construction funding becomes available.
- **Creative approaches and cross-sector partnerships will expand Redmond's options.** As the landscape of public service delivery evolves, Redmond must remain open to new models for capital investment. This includes exploring public-private partnerships, land swaps, co-location within private developments, and integration with regional infrastructure projects. Creative thinking will be essential to maximize public value, especially in space-constrained or high-cost areas.

The total projected investment required to deliver these infrastructure priorities through 2050 is approximately **\$83 million**, with an additional **\$70 million in long-term projects identified beyond 2050**. This includes \$10.4 million in currently funded near-term projects (2025-2030) and **\$26.5 million for the next CIP (2027-2032)**. These projects cover facility renovations, apparatus procurement, system upgrades, and strategic station expansions. By providing a phased and realistic forecast of costs, this plan enables City leadership to align funding strategies with project readiness, growth pressures, and community expectations.

This fiscal framework directly supports the capital priorities outlined in the previous chapter and ensures the Fire Department remains fully equipped to meet its mission. By integrating financial planning with service planning and remaining open to innovation, the City can continue to deliver high-quality fire and EMS services that are equitable, scalable, and ready to meet the challenges of a growing and changing Redmond.

# 08 Implementation and Monitoring

This Functional Plan is not just a document, it is a commitment. It establishes a strategic direction for Redmond Fire's capital investments and provides a framework to align infrastructure decisions with service outcomes, projected growth, and community resilience goals. Chapter 8 outlines how that commitment will be carried out.

Rather than prescribing rigid, year-by-year milestones, this plan adopts an adaptive implementation strategy, recognizing that capital planning must remain flexible in response to emerging risks, funding shifts, and community needs. This mirrors the approach used in other city functional plans, where infrastructure delivery is sequenced over broad time horizons and tied to system readiness, not fixed calendar targets.

As infrastructure ages, growth accelerates, and readiness standards rise, implementation must be nimble and principle-driven. Redmond Fire's strategy is anchored by four pillars:

- **Phased Horizons**, not fixed timelines—ensuring that investment sequencing remains responsive to service demand, not static budgeting assumptions;
- **Cross-Department Ownership**—integrating capital planning across Fire, Facilities, Finance, and Planning to reduce silos and improve system coordination;
- **Strategic Levers for Action**—embedding capital readiness into tools like impact fees, facility standards, and emergency preparedness frameworks;
- **Light Monitoring and Learning**—using an iterative, feedback-driven model that balances progress tracking with the flexibility to adjust course.

This chapter also addresses the realities of Redmond's capital governance process—including how projects are authorized and how Fire can participate more fully in shaping infrastructure outcomes. As a living plan, implementation is treated not as a checklist, but as a dynamic alignment between purpose, people, and systems.

The sections that follow define citywide roles, outline governance pathways, and establish accountability structures to guide implementation over time.

## 8.1 Roles and Responsibilities

Successful implementation of this Functional Plan depends on strong coordination across departments, grounded in shared accountability and aligned priorities. While the Fire Department serves as the steward of this plan, execution relies on sustained engagement from capital planning partners across the City's infrastructure and financial ecosystem.

Redmond's Capital Improvement Program (CIP) is managed by the **Public Works Department**, which oversees citywide capital delivery in alignment with adopted budgets and infrastructure strategies. Governance is provided through a two-tier committee structure:



- The **Portfolio Management Committee (PMC)**, composed of program managers, reviews changes to scope, schedule, and budget, and makes recommendations on capital program adjustments.
- The **Governance Committee (GC)**, composed of department directors and executive leadership, authorizes major changes and oversees strategic alignment across the capital portfolio.

Fire capital projects currently fall within the **General Government** CIP category, alongside other civic infrastructure. Day-to-day project delivery is typically led by the **Parks – Facilities Division**, while project scoping and prioritization are shaped through cross-department coordination and ultimately approved via the city’s capital governance process.

Key roles include:

- **The Fire Department**, which defines operational facility needs, ensures compliance with Level of Service standards and essential facility mandates, and tracks implementation progress.
- **Parks – Facilities Division**, which manages small projects, facility maintenance, and non-capital improvements for General Government facilities. The division also supports design and construction coordination in collaboration with other departments.
- **The Finance Department**, which oversees CIP fiscal planning, funding strategies, and performance tracking, including integration of impact fees, bonds, and other financial tools.
- **The Planning Department**, which ensures capital investments are aligned with land use, zoning, and Comprehensive Plan policies and supports project eligibility for impact fee funding.
- **Public Works**, which manages the city’s overall Capital Investment Program (CIP), delivers capital projects, and leads cross-departmental coordination through the Project Management Committee (PMC) and Governance Committee (GC) processes.
- **The Mayor and City Council**, who authorize CIP funding and provide policy-level guidance and oversight for infrastructure investments citywide.

To support implementation, capital stewardship is a core Fire leadership function. The Fire Chief and Deputy Chief of Support Services and Administration are responsible for advancing the plan’s priorities, coordinating with city partners, and ensuring alignment with LOS targets and regulatory mandates. The Deputy Chief of Operations and other administrative staff may contribute to specific projects or funding initiatives as needed.

By embedding capital planning into executive decision-making and department budgeting, rather than assigning it to a separate working group, this structure ensures implementation remains strategic, accountable, and aligned with the Fire Department’s operational mission.

## 8.2 Phasing Strategy

While Chapters 6 and 7 outline specific timelines and funding assumptions for priority investments, those projections reflect the best available data at the time of this plan's development. They serve a critical purpose: enabling City Council, Finance, and CIP managers to plan for project scoping, sequencing, and budgeting in alignment with expected service needs and revenue forecasts.

However, experience shows that capital planning rarely follows a fixed timeline. Site readiness, permitting, construction market conditions, emergency needs, and co-location opportunities can all shift priorities. To navigate these uncertainties, this chapter introduces a second planning lens: an adaptive phasing strategy based on project readiness and urgency, not calendar years.

This flexible model organizes Redmond Fire's capital priorities into three horizons: Near-Term, Mid-Term, and Long-Term, mirroring the approach used in the City's other functional plans. It supports:

- A consistent framework for adjusting priorities as new data emerges
- Shared language for governance discussions and decision-making
- Ongoing alignment with Redmond's approach to "living plans" designed for practical use and adaptation

To be clear: the timelines in Chapters 6 and 7 remain the official roadmap for legislative planning, capital intake, and Council budgeting. This section does not replace that roadmap—it strengthens its resilience. Chapter 8 offers the strategic flexibility to stay on course when conditions change, without undermining the overall plan integrity.

### Near-Term (Years 1-6)

This horizon prioritizes projects already in motion or urgently needed to meet Level-of-Service (LOS) standards, health and safety compliance, or system-critical upgrades. These include essential systems like backup power, failing station infrastructure, and decontamination improvements, as well as early-phase growth-related projects identified as impact fee-eligible.

Triggers include:

- Project readiness or design feasibility
- Compliance deadlines (e.g., Clean Buildings Standard)
- Facilities with critical deficiencies
- Cost-sharing or joint-use opportunities

### Mid-Term (Years 7-12)

Mid-Term projects support modernization, infill development, and system expansion. This includes new station siting, facility relocations, or phased renovations tied to anticipated population or vertical growth, especially in Overlake and Downtown. Cross-departmental coordination is essential in this horizon to ensure joint planning benefits are captured.

Triggers include:

- Measurable LOS gaps tied to development patterns
- Interdepartmental facility alignment
- Grant availability or funding unlocks
- Outcome of feasibility studies

### **Long-Term (Years 13-20+)**

This horizon includes generational investments such as full facility replacements or system expansion tied to regional trends and emerging risks. These projects typically require extensive planning, community engagement, and integration with major citywide initiatives like fleet electrification or climate resilience.

Triggers include:

- Nearing End-of-life infrastructure
- Alignment with Redmond 2050 initiatives
- Technology-driven changes in service delivery
- Shifts in community risk and hazard exposure

This dual-track model—structured but flexible—ensures the Fire Department’s capital priorities remain feasible, fundable, and future-ready. It gives the City the tools to act decisively today while staying adaptable for tomorrow.

## **8.3 Accountability and Governance**

The implementation of this Functional Plan will be guided by Redmond’s established Capital Improvement Program (CIP) structure, which provides a transparent and accountable framework for delivering capital projects. Projects are organized into four program areas: Transportation, Utilities, Parks, and General Government, with Fire facilities currently managed within the General Government portfolio. However, the Fire Department does not currently hold a formal seat on either the **Portfolio Management Committee (PMC)** or the **Governance Committee (GC)**, the two oversight bodies responsible for prioritizing, sequencing, and modifying CIP projects across the city.

Each CIP project includes a defined scope, schedule, and budget, and is assigned a delivery lead within Construction, Facilities, Finance, or Maintenance. Progress is tracked monthly via bar charts and program reports. Changes to scope, timing, or budget follow a tiered approval structure: minor changes are resolved administratively; moderate changes require PMC approval; and major changes escalate to the GC. This system ensures fiscal and procedural oversight but currently lacks structured operational input from departments responsible for the services those facilities are meant to support.

### **Why Fire Is Included**

Redmond Fire occupies **8 of the City’s 18 government facilities**—a significant share of the City’s built portfolio, excluding the new Maintenance and Operations Center. Unlike many other

facilities, these structures are directly tied to service delivery outcomes and regulated performance standards. As demonstrated throughout this plan, the condition, location, and configuration of fire stations directly impact response times, operational readiness, and the City's ability to meet its Level of Service (LOS) commitments.

Fire infrastructure is shaped by a distinct set of planning and compliance requirements, including:

- **The Growth Management Act**, which links capital investments to long-term land use and population growth;
- **The Clean Buildings Performance Standard**, which triggers decarbonization requirements for several older fire stations;
- **WAC 296-305**, which establishes design and safety standards specific to firefighter health, turnout zoning, and decontamination;
- **LOS expectations** tied to emergency response performance and equity in service delivery; and
- **Essential facility requirements under the International Building Code (IBC)**, which mandate enhanced seismic resilience and redundant life-safety systems to ensure stations remain operational during and after disaster events.

These considerations go beyond conventional building use. Fire stations must be able to house 24/7 emergency personnel, operate independently during prolonged outages, and support highly specialized apparatus, training, and health standards.

Currently, decisions about facility upgrades, sequencing, and funding are made through the City's capital governance process, without direct representation from Fire leadership on the Project Management Committee (PMC) or Governance Committee (GC). This structure, while historically consistent with past practices, may limit the City's ability to fully account for the operational implications of capital decisions affecting emergency response.

Incorporating Fire more formally into CIP governance would help ensure that capital planning processes are informed by real-time operational needs, risk mitigation priorities, and regulatory context. This integration would also support more proactive alignment between infrastructure investments and the service expectations residents rely on—particularly as Redmond continues to grow in complexity and scale.

### **Strategic Recommendation**

To realign responsibility with authority and improve citywide capital outcomes, the Fire Department will participate in both the Portfolio Management Committee and the Governance Committee. Doing so would:

- Ensure public safety infrastructure is prioritized with an operational lens
- Prevent capital project changes from compromising Level-of-Service targets or essential facility mandates
- Enable cross-departmental coordination on hybrid projects (e.g., decarbonization, EV infrastructure, co-location opportunities)

- Provide early insight into tradeoffs and delivery challenges that impact Fire operations and response readiness

Rather than assigning this responsibility to a separate working group, Fire will embed capital planning into its core leadership function, ensuring direct alignment with departmental strategy and executive decision-making, and establishing accountability within its department for participation.

At the same time, the Fire Department must continue to actively participate in the citywide capital ecosystem. This includes engaging early and earnestly with other departments such as Planning, Parks, Police, and the Executive as they develop their functional plans (as outlined in Chapter 2), and recognizing the role of fire infrastructure in advancing shared city priorities such as resilience, growth management, sustainability, and equity. To be effective partners in the capital process, Fire leadership must move beyond a siloed operational mindset and embrace their role as strategic contributors to Redmond's broader civic vision.

As Redmond's growth accelerates and climate, equity, and resilience pressures continue to shape capital priorities, the governance model must evolve. Including Fire as a standing voice in capital decision-making is not just an operational necessity; it is a matter of strategic coherence and civic responsibility.

## 8.4 Funding Plan Alignment

The Fire Functional Plan aligns with the City of Redmond's biennial budget cycle and long-range Capital Investment Strategy by providing a clear foundation for forecasting, prioritizing, and packaging fire-related capital projects. Chapters 6 and 7 identify the preferred sequence and funding approach for key investments; this section clarifies how those recommendations connect to citywide fiscal governance.

Fire facility projects fall primarily within the General Government program area of the CIP. This positions them alongside other city infrastructure needs competing for limited discretionary revenues. As a result, successful implementation depends not only on project merit but also on timing, alignment with external grants or state/federal funding cycles, and internal advocacy.

To advance fire priorities effectively, this plan incorporates three core fiscal strategies:

### 1. Targeted Use of Impact Fees for Growth-Related Investments

As outlined in Chapter 7, Redmond's fire impact fees provide a proportional, dedicated revenue stream to fund capital investments needed to support new development. This plan ensures that eligible projects, such as new station construction or growth-triggered apparatus procurement, are scoped to meet legal thresholds for impact fee use. Projects were carefully evaluated to avoid overreach and to preserve fee defensibility in the event of audit or challenge.

## **2. Leveraging Supplemental Revenues for Readiness Improvements**

Not all critical infrastructure qualifies for impact fee support. Therefore, this plan identifies parallel funding strategies to address readiness-related upgrades, such as SCBA systems, alerting networks, and backup power. These projects may be supported through internal transfers (e.g., EMS revenues, telecom leases), external grants (e.g., FEMA AFG), or integrated into broader citywide initiatives such as fleet electrification or Clean Building compliance. Chapter 5 through Chapter 7 identify these dependencies and opportunities in detail.

## **3. Realistic Acknowledgment of Unfunded Mandates**

Despite efforts to align capital needs with available revenue streams, several system-wide upgrades and facility replacements remain unfunded or underfunded. Without intervention, these gaps will compound, increasing lifecycle costs, reducing operational flexibility, and undermining the City's ability to meet adopted Level-of-Service (LOS) standards. This plan surfaces those risks directly and offers phasing recommendations and project rationales to support future Council deliberations and funding requests.

As Redmond's capital governance continues to evolve, this plan positions the Fire Department to actively contribute to the City's fiscal strategy, not just as a service provider, but as a steward of essential infrastructure. The combination of impact fee alignment, alternative revenue utilization, and clear documentation of remaining gaps ensures that funding discussions are grounded in strategic need, not just project age or visibility.

## **8.5 Ongoing Monitoring and Evaluation**

Implementation of this plan requires more than annual reporting. It requires continuous situational awareness, cross-departmental coordination, and principled adaptability. Rather than establishing a rigid dashboard or new performance bureaucracy, the Fire Department will embed monitoring responsibilities into its existing leadership structure, guided by three key principles:

### **1. Integrated Oversight, Not Parallel Tracking**

The Fire Chief and Deputy Chief of Support Services will provide internal oversight of implementation progress by using the same tools and processes already employed by the City's CIP team, Facilities, and Finance. This includes participation in business case development, alignment with General Government reporting expectations, and collaboration on milestone tracking. Progress will be monitored against the horizon-based phasing outlined earlier in this chapter, not a strict annual schedule, to maintain flexibility while ensuring forward momentum.

### **2. Milestone-Based Evaluation Anchored in Service Outcomes**

Evaluation will focus on project delivery milestones (e.g., scoping complete, design initiated, construction underway) in relationship to their role in sustaining Level-of-Service standards,

improving readiness, or meeting regulatory requirements. This outcome-focused lens ensures that monitoring stays tied to mission-critical results, not just procedural completion.

### **3. Feedback Loop with Citywide Planning Efforts**

To remain relevant over time, this plan must evolve alongside other city strategies. Fire leadership will actively monitor and engage with cross-departmental planning initiatives, including those related to growth management, fleet transitions, energy efficiency, and climate resilience. Implementation lessons, emerging needs, or shifting priorities will be documented and shared with Planning, Facilities, and Finance to inform updates to this plan and future capital programming.

The Fire Functional Plan is a living document. Monitoring its implementation is not about checking boxes. It's about keeping pace with a changing city and ensuring that fire and life safety infrastructure grows in step with Redmond's vision, values, and risk profile. The Fire Department is committed to continuous engagement, strategic stewardship, and full participation in the city's long-range investment process.

# Appendices

## Appendix A - Optimal Fire Station Coverage Analysis

Fire stations serve as critical lifelines during emergencies, making their location pivotal to effective response times and community safety. As cities grow and evolve, the placement of fire stations must be reassessed to meet changing demographics, urban landscapes, and risk profiles. This section provides an analysis of factors influencing the relocation or establishment of fire stations and outlines strategic reasons behind each recommendation.

### 1. Key Factors in Station Location Analysis

#### Population Density

Areas with higher population densities typically require quicker emergency response times due to the greater likelihood of incidents, like fires, hazardous material releases and water pipe breaks, impacting a larger number of people. Relocating fire stations closer to densely populated neighborhoods ensures that emergency teams can reach affected individuals swiftly, especially in areas above three stories, reducing potential fatalities and property damage.

#### Urban Expansion

The City of Redmond has been identified by King County as one of 11 designated urban growth areas (UGA), meaning that future urban growth must be concentrated only in designated growth areas. This has resulted in a proliferation of mid- and high-rise structures, mainly in the Downtown, Marymoor and Overlake areas. Relocating fire stations to better serve current and future developed areas is sometimes necessary ensures coverage in places that previously lacked adequate emergency infrastructure, balancing accessibility across the urban landscape.

#### Response Time Optimization

The National Fire Protection Association (NFPA) standards recommend a travel time of four to six minutes for urban areas, which allows additional time for firefighters to access upper floors or complex occupancies. Strategic placement of fire stations in locations that minimize travel distances—from clusters of residential homes to key traffic arteries—enhances compliance with these critical benchmarks.



## **Risk Assessment**

Certain areas are inherently more prone to specific emergencies. For instance, industrial zones may face higher fire risks due to hazardous materials....

## **Accessibility and Transportation Networks**

Fire stations must be easily accessible to main roads and highways to facilitate efficient movement during emergencies. Placing stations near well-maintained transportation networks minimizes delays caused by traffic congestion or infrastructure bottlenecks.

## **Community Equity**

Underserved communities often face disproportionate risks due to inadequate emergency services. Relocating or establishing fire stations in areas that have historically lacked coverage promotes equity and ensures all residents benefit from rapid response capabilities.

## **2. Strategic Recommendations for Relocation**

### **Locating Fire Stations in High-Density Urban and Industrial Areas**

Urban centers with high-rise buildings and concentrated populations pose unique challenges during emergencies. Fire stations should be positioned to allow for 4 minutes or less of travel time to such areas, ensuring firefighters have sufficient time to access upper floors of such buildings and address incidents involving large numbers of people and complex structures effectively. This travel time standard is recommended for fire stations 11, 12 and 16.

### **Locating Fire Stations in Suburban Growth Areas**

Suburban growth areas primarily service single-family homes and structures less than 3 stories. This travel time standard is recommended for Fire Station 17. Areas serviced by fire stations 13, 14, and 18 have response time standards stipulated by contract with King County Fire District 34 and not part of this analysis.

### **Improving Accessibility in Traffic-Prone Areas**

Traffic congestion can dramatically increase response times, undermining the effectiveness of fire services. Relocating fire stations to areas with easy access to highways and major roads minimizes delays, particularly during peak traffic hours.

### **Expanding Coverage in Underserved Communities**

Relocating fire stations to low-income or historically underserved areas ensures equitable access to emergency services. This move also fosters community trust and reduces disparities in safety and health outcomes.

### 3. Technological Tools Used in this Analysis

#### Geospatial Mapping

Using Geographic Information Systems (GIS) and five years of response data, we analyzed over 50,000 calls for service by location, incident type and response time. Every structure in Redmond was plotted and given a risk score: 1 point for single-family homes and 5 points for every multi-family, commercial, industrial or middle-housing structure. The reasoning is that a fire in a single-family structure might adversely impact one to four occupants but would have little impact on the community at large. However, a fire in a multi-family occupancy might impact hundreds of people, adjacent businesses, and aggregate fire loss costs, which could adversely impact fire insurance premiums for the entire city. Therefore, more weight is given to multi-family, commercial, industrial or middle-housing structures versus single-family.

Each fire station currently covers a zone that is based on historical coverage capability. Each zone was analyzed for two factors using the risk score; a maximum score that reflect the combined value of all the structures in each particular zone, and a coverage score that reflects how many structures (points) that station was able to cover within 4-minutes based on past performance. For example, Fire Station 11 is currently designated to cover a total area score worth 10,935 points but has historically only been able cover 8,675 points. Therefore, we would give the Station 11 a coverage capability score of 79 percent.

#### Predictive Analytics

Using the coverage capability score methodology, we can then use GIS data to theoretically move fire stations and use simulation tools to analyze changes in coverage scores. The goal is to provide the highest coverage score for the least number of fire stations, even if the stations need to be moved. Based on the growth predicted within the Redmond 2050 plan, we know that the current configuration will diminish slightly over time due to any development in areas not adequately covered by the current configuration of fire stations. However, the proposed configuration should be less impacted by future growth, making the recommendations stronger over time.

The analysis resulted in the recommendation to move fire stations 11, 12, and add a new fire station (Station 19).

Table 1

Current	Station 11 (4 min)	Station 12 (4 min)	Station 16 (4 min)	Station 17 (6 min)	Total for City
Max Coverage	10,935	8,733	4,374	5,849	29,864
Current Configuration	8,675	3,855	2,915	4,310	19,755
Percent Covered	79.3%	44.1%	67.1%	73.7%	66.2%
Proposed	Station 11 (4 min)	Station 12 (4 min)	Station 16 (4 min)	Station 17 (6 min)	Total for City
Max Coverage	10,935	8,733	4,374	5,849	29,864

New Configuration	10,143	4,447	2,915	4,310	21,815
Percent Covered	92.8%	50.9%	67.1%	73.7%	73.0%

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Figure 1: Current 4-minute coverage configuration map

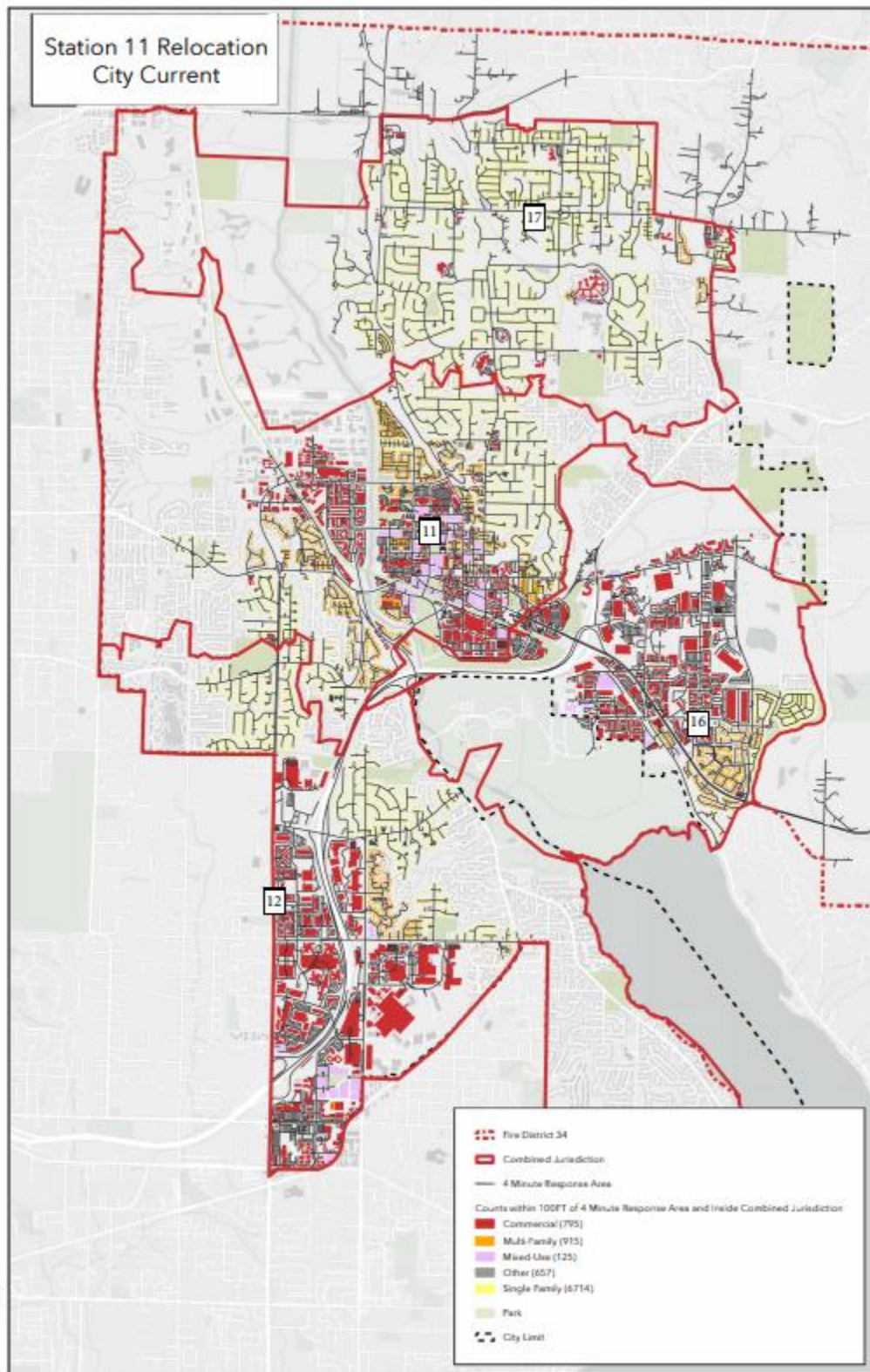
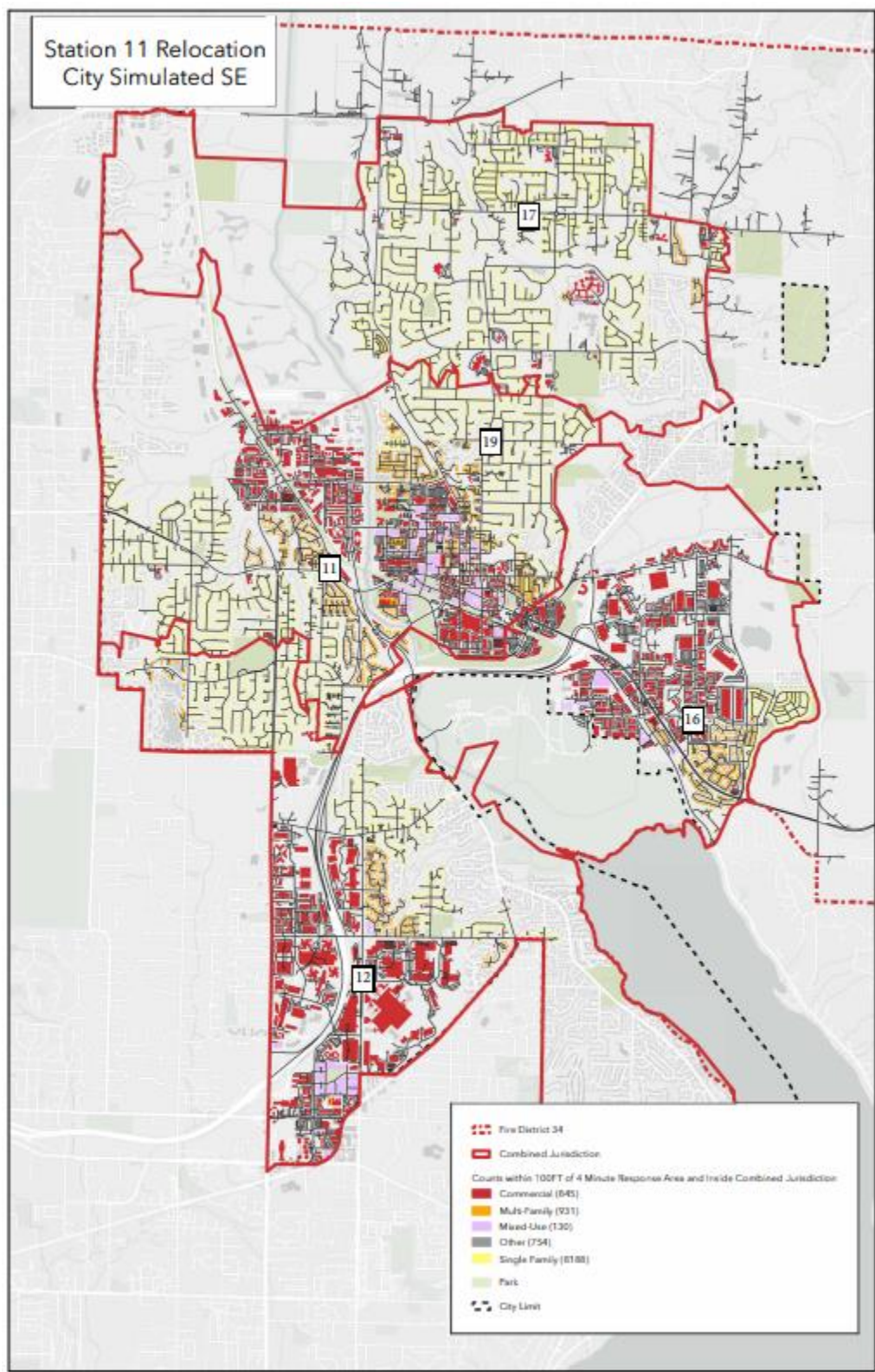




Figure 2: Proposed 4-minute coverage configuration map



### **Assumptions and Limitations:**

This analysis relies on additional factors related to response time performance and incident outcomes that are outlined in the 2022-2027 Redmond Fire Department - Standards of Cover document but not included in this report. Such factors include, patient contact intervals, unit reliability, unit hour utilization, and fire station design to accommodate growth. This analysis also relies on approximate locations for proposed fire stations. Availability of land plays a significant role in the validity and applicability of this analysis. The analysis also assumes that high density development will follow that which is outlined in the Redmond 2050 plan. Finally, this analysis assumes the proper response vehicle and staffing configuration will be assigned to each station (i.e. Station 16 currently does not have a fire engine assigned the station so this analysis would not be valid for fire incidents but would be for EMS incidents).

## **4. Challenges in Relocating Fire Stations**

### **Community Resistance**

Relocating fire stations will certainly face opposition from communities that fear reduced coverage or different impacts to their anecdotal service level experience. Communities adjacent to where a new fire station will be place might also pose some opposition with anecdotal concerned over additional noise and lighting impacts to the neighborhood. Transparent communication, comprehensive data analysis and community engagement are essential to mitigate resistance and foster support for relocation plans.

### **Financial Constraints**

Relocating fire stations involves navigating zoning regulations, infrastructure limitations, and governmental approvals. These challenges require careful planning and collaboration with various stakeholders. Building new stations or retrofitting existing ones requires significant financial investment and planning, however securing the optimal parcel of land is the key constraint for any facility relocation plan.

# Appendix B - Fire Station Effectiveness Grading System

The Fire Station Effectiveness Grading System (FSEGS) was developed specifically for Redmond as a novel approach to fire facility evaluation. While each individual criterion in the system is grounded in national codes, regulatory mandates, and published best practices, the integrated scoring and weighting framework is original. It was designed by the City in partnership with our external consultant, who brings extensive fire service consulting experience and who has been serving as interim Deputy Fire Chief since 2022. The intent was to move beyond fragmented compliance checks and develop a systems thinking model, one that reflects the interdependence of safety, resilience, and operational readiness in modern fire service facilities. This appendix explains how that framework works.

Fire stations are complex facilities that must serve as operational command posts, 24-hour workplaces, residential spaces, and critical infrastructure hubs during emergencies. Traditionally, fire station assessments have relied on fragmented evaluations—facility condition reports, seismic studies, compliance audits, or deployment models—each addressing one facet of performance but failing to offer a unified picture. This siloed approach makes it difficult for leaders, planners, and policymakers to clearly understand how well a station functions, where the risks lie, and what improvements should be prioritized. The ultimate goal is to provide the least number of fire stations necessary to effectively cover the communities' desired level of service, while ensuring each facility is functionally safe, efficient and welcoming to the community and the firefighters that rely on it.

The **Fire Station Effectiveness Grading System (FSEGS)** was developed to solve this problem by integrating diverse evaluation criteria into a single, transparent scoring framework. It provides a comprehensive view of station performance—connecting structural readiness, operational capability, workforce health, and regulatory compliance in one place. Just as importantly, the system assigns weighted scores that reflect the risk associated with each deficiency, enabling the City to prioritize investments based on both urgency and impact.

## Scoring Methodology and Criteria Summary

The FSEGS uses a point-based system across multiple performance domains, clustered under three tiers: High-Risk/Life Safety-Critical, Medium-Risk/Regulatory Compliance, and Low-Risk/Operational Quality of Life. Each criterion is scored with both positive and negative values depending on how well the facility meets defined standards or exposes the organization to operational, legal, or reputational risk.

### 1. High-Risk, Life Safety-Critical Criteria

These components directly impact the safety of firefighters or the public's ability to receive emergency service. Because failures in these areas pose immediate, high-consequence risks, they are assigned **higher weights** and allow for **negative scoring**.

Criteria:

- **Seismic performance** - FEMA P-58 and ASCE 41-23, which outline seismic performance tiers for essential buildings—including the “Operational” performance level required for full post-event functionality and **International Building Code (IBC) §1604.5**, which classifies fire stations as Risk Category IV, requiring enhanced seismic design to ensure life safety and continuity of service.

Table 2

Performance Tier	Definition	Score
Life Safety	Building won't collapse, but may be unusable	-10
Immediate Occupancy	Safe to re-enter, limited systems functionality	+5
Operational	Fully functional post-event, with systems active	+10

- **Backup power** - Per NFPA 110, essential facilities must have backup systems that can support critical operations, such as lighting, HVAC, bay doors, communications, and apparatus/equipment charging, for extended durations during utility outages.

Table 3

Performance Tier	Definition	Score
No Back Up	Lack of any back up power source	-10
Minimal	Backup power less than 200kW	0
Sufficient	Backup power more than 200kW	+10

- **Turnout Time** - Turnout time begins when a unit is dispatched and ends when the wheels start moving. This criterion evaluates **travel path distance** from living quarters to first due emergency response units, including penalties doors that must be opened (beyond 2).

Table 4

Performance Tier	Definition	Score
Poor	More than 150 ft	-10
Poor	More than 125 ft	-5
Moderate	More than 100 ft	0
Fair	Less than 100 ft	+1
Good	Less than 80 ft	+5
Optimal	Less than 60 ft	+10
*Minus 3 points for each door past 2 in travel path		



- **Airborne Contamination Control** – Particulate, bacterial, viral, and other carcinogenic materials are common hazards associated with fire apparatus, equipment, and personal protective gear. Limiting exposure, especially in living quarters, is a critical design consideration in any modern fire station. This includes an evaluation of diesel exhaust extraction systems (enforced by LandI), ventilation of PPE storage rooms and decontamination areas.

Table 5

Performance Tier	Definition	Score
Poor	No Exhaust or PPE storage	-10
Poor	Absence of one system	-5
Moderate	Exhaust system and PPE storage area	0
Good	Exhaust system and PPE storage area w/ sufficient ventilation	+10

- **Decontamination Area** – Particulate, bacterial, viral, and other carcinogenic materials are common hazards associated with fire apparatus, equipment, and personal protective gear. Unlike the airborne contamination control criteria described above, this section evaluates the physical space and equipment required to decontaminate apparatus, gear, and equipment—ensuring they do not pose a hazard to firefighters or the public when redeployed outside the fire station (enforce by LandI). An optimal decontamination area includes features such as a separate shower, eye wash station, sink, and drying area. Surfaces and materials are designed for easy cleaning and decontamination (e.g., stainless steel and glass), and appropriate soaps and neutralizing agents are readily available.

Table 6

Performance Tier	Definition	Score
Poor	No designated Decon area	-10
Moderate	Decon area designated but not adequately designed or supplied	-5
Good	Decon area is designated, has sufficient space and supplies	+10

- **Air Monitoring Systems** – In accordance with the Washington State Building Code, RCW 19.27.530, and local amendments to the International Fire Code, essential facilities such as fire stations are required to install air monitoring systems—specifically

smoke alarms and carbon monoxide (CO) detectors. While the regulations for each device differ, in general:

- **Smoke alarms (SA)** must be installed in each occupiable living space, including sleeping quarters, offices, fitness rooms, and similar areas.
- **Carbon monoxide detectors (COD)** are required on each floor, positioned outside of any sleeping areas and adjacent to rooms or spaces containing fuel-burning appliances or other CO-producing equipment.

Table 7

Performance Tier	Definition	Score
Poor	Lack of any SA or COD	-10
Minimal	SA and COD are present but not in sufficient quantity (meets the code but not the level of risk due to size of station)	0
Good	SA and COD are present and appropriately placed	+10

- **Fire Protection Systems** - Per Washington State Building Code, RCW 19.27.530, Redmond Municipal Code (RMC) 15.06.016, and Redmond Fire Department Standard 5.3.1, fire stations must have fire sprinkler systems. This requirement is enforced by Landl.

Table 8

Performance Tier	Definition	Score
Poor	Lack of a sprinkler system	-10
Minimal	Sprinkler systems compliant with Building/Fire code at time of construction	0
Good	Sprinkler system meets current Building/Fire code	+10

## 2. Medium-Risk, Legal or Regulatory Compliance Criteria

These elements may not cause immediate harm but expose the City to legal action, civil liability, or regulatory penalties. These carry a **moderate weight** and may also include **negative scores** for non-compliance.

- **ADA Accessibility** - Accessibility is both a legal requirement and an operational necessity under the Americans with Disabilities Act of 1990 (ADA). During disasters or staff surges, facilities may be accessed by a wider range of personnel including reserve responders, city volunteers, or mutual aid partners. During normal operations, access must be provided for employees and visitors. Inaccessible stations introduce operational friction and potential liability. This criterion was evaluated using the ADA Title II Transition Plan as commissioned by the City of Redmond in 2021.

Table 9

Performance Tier	Definition	Score
Poor	Has Priority 1 Needs	-10
Poor	Has Priority 2 Needs	-5
Moderate	Has Priority 3 or 4 Needs	0
Fair	Has Only Priority 5 Needs	+5
Good	Has No Priority Needs	+10

- **Industrial Safety** – Washington State Labor and Industries (LandI) regulates facility safety for fire stations. Key facility standards, not already covered in other sections, include emergency lighting, sanitation and hygiene, apparatus bay safety and configuration, and training and safety programs (hazard communication, accident prevention, safety committee, record keeping, etc.). This criterion was evaluated using the Safety, Health and Environmental Services, LLC report as commissioned by the City of Redmond in July 2024.

Table 10

Performance Tier	Definition	Score
Poor	Facility has multiple high-risk deficiencies	-10
Poor	Facility has at least (1) high-risk deficiency	-5
Moderate	Facility has only minor deficiencies	0
Fair	Facility has (3) or less minor deficiencies	+5
Good	Facility has no deficiencies	+10

- **Facility Security** – Fire stations provide occasional healthcare and social services, often to emotionally escalated individuals. As such, Washington State Labor and Industries (LandI) would likely consider violence prevention measures to part of the agency's responsibilities under RCW 49.17 and WAC 296-800 – General Duty Clause. This criterion evaluates the following items:
  - Controlled access systems (locks, keypads, secured lobbies, parking areas)
  - Emergency notification systems (panic buttons, radios, phones)
  - Lighting and camera systems on public-facing areas
  - Window and door hardening
  - Training and protocols

Table 11

Performance Tier	Definition	Score
Poor	Facility does not meet General Duty Clause	-10
Moderate	Facility meets LandI General Duty Clause	0
Fair	Facility meets LandI General Duty Clause	+5

	and some requirements for Healthcare/Social Services setting	
<b>Good</b>	Facility meets all LandI standards	+10

- **Gender Appropriate Facilities** – Firefighters operate on 24-hour shifts. Bedrooms, restrooms, dressing and locker areas, must be appropriate for a mixed gender work force. This criterion evaluates the following items:
  - Private bedroom, restroom, shower, dressing, and locker facilities

Table 12

Performance Tier	Definition	Score
<b>Poor</b>	Facility lacks appropriate facilities	-10
<b>Moderate</b>	Facility has appropriate facilities and can accommodate 25% female staffing	-5
<b>Fair</b>	Facility has appropriate facilities and can accommodate 50% female staffing	0
<b>Good</b>	Facility has appropriate facilities and can accommodate 100% female staffing	+10

- **Clean Building Standard** – Under Washington’s Clean Buildings Act, public facilities over 50,000 square feet are covered under Tier 1 mandates for Energy Use Intensity target (EUI<sub>t</sub>), while smaller buildings are encouraged to meet Tier 2 targets as these standards become more stringent over time.

Table 13

Performance Tier	Definition	Score
<b>Poor</b>	Facility mandated but non-compliant	-10
<b>Moderate</b>	Facility non-mandated and non-compliant	0
<b>Fair</b>	Facility is non-mandated but compliant	+5
<b>Good</b>	Facility is mandated and compliant	+10

### 3. Low-Risk, Operational Quality-of-Life Criteria

These factors improve functionality or firefighter wellness but are not essential to safe or legal operation. They carry the **lowest weight** and have **only positive scores**, recognizing their value without penalizing their absence.

Examples include:

- **Apparatus Bay Configuration** – Vehicle access and egress is important for response time performance as well as safety and efficiency in accessing the bays to return the

unit to a ready status for the next deployment. Ideal station design allows for sufficient number of bays for rapid deployment of all frontline units as well as pull through bays to avoid safety issues caused by repetitive backing maneuvers.

Table 14

Performance Tier	Definition	Score
Poor	(1) or no pull-through bays	0
Moderate	(2) pull-through bays	+2
Fair	(3) pull-through bays	+5
Good	(4) pull-through bays	+10

- **Bedrooms to Accommodate Staffing** - Efficient and effective deployment requires flexibility of assigning vehicles and staffing in the right configuration. This requires fire stations to have the appropriate number of bedrooms in its design.

Table 15

Performance Tier	Definition	Score
Poor	Facility accommodates (5) or less	0
Moderate	Facility can accommodate (6)	+2
Moderate	Facility can accommodate (7)	+4
Fair	Facility can accommodate (8)	+6
Good	Facility can accommodate (9)	+8
Good	Facility can accommodate (10+)	+10

- **Kitchen/Dining Facilities** - Efficient and effective deployment requires flexibility of assigning vehicles and staffing in the right configuration. This requires fire stations to have the appropriate facilities to allow all assigned staff to cook and eat together, including chairs, tables, dishes, dishwasher, ice, etc. Each shift has access to an assigned refrigerator and food locker space.

Table 16

Performance Tier	Definition	Score
Poor	Facility accommodates (5) or less	0
Moderate	Facility can accommodate (6)	+2
Moderate	Facility can accommodate (7)	+4
Fair	Facility can accommodate (8)	+6
Good	Facility can accommodate (9)	+8
Good	Facility can accommodate (10+)	+10

- **Training and Meeting Space** - Efficient and effective deployment requires flexibility of assigning vehicles and staffing in the right configuration. This requires fire stations to have the space available to meet training requirements and administrative needs.

Table 17

Performance Tier	Definition	Score
Poor	Facility accommodates (5) or less	0
Moderate	Facility can accommodate (6)	+2
Moderate	Facility can accommodate (7)	+4
Fair	Facility can accommodate (8)	+6
Good	Facility can accommodate (9)	+8
Good	Facility can accommodate (10+)	+10

- **Parking Space for Employees and Visitors** – Efficient and effective deployment requires flexibility of assigning vehicles and staffing in the right configuration. This requires fire stations to have the space available for employees and visitors to park their vehicles. Ideal design includes parking for each employee assigned coming on duty as well as going off duty (total employees assigned to a shift x's 2), parking for 4 visitors, including ADA accessible spaces.

Table 18

Performance Tier	Definition	Score
Poor	Facility accommodates (13) or less	0
Moderate	Facility can accommodate (14)	+2
Moderate	Facility can accommodate (16)	+4
Fair	Facility can accommodate (20)	+6
Good	Facility can accommodate (22)	+8
Good	Facility can accommodate (24+)	+10

- **Space for Exercise and Fitness** – Efficient and effective deployment requires flexibility of assigning vehicles and staffing in the right configuration. This requires fire stations to have the space available to meet fitness requirements of employees.

Table 19

Performance Tier	Definition	Score
Poor	Facility accommodates (5) or less	0

Moderate	Facility can accommodate (6)	+2
Moderate	Facility can accommodate (7)	+4
Fair	Facility can accommodate (8)	+6
Good	Facility can accommodate (9)	+8
Good	Facility can accommodate (10+)	+10

#### 4. Low-Risk, Environmental Sustainability

- **EV Charging Infrastructure** – As Redmond transitions toward electric apparatus in support of citywide climate goals, electrification is an important part of the overall strategy. The capacity to charge multiple vehicles rapidly will need to be incorporated into the design of fire stations. Providing EV charging infrastructure for employee and visitor use less critical but also an important component for station design. The best design would allow for (4+) Level 3 chargers for emergency response units, and (4+) Level 2 chargers for employees and visitors.

Table 20

Performance Tier	Definition	Score
Poor	Facility has no chargers	0
Moderate	Facility has (1+) L3 chargers	+2
Moderate	Facility has (2) L3 chargers	+4
Fair	Facility has (2+) L3 and (2+) L2 chargers	+6
Good	Facility has (3+) L3 and (3+) L2 chargers	+8
Good	Facility has (4+) L3 and (4+) L2 chargers	+10

- **Fire Station Design Meets LEED Gold or Higher**  
Under Redmond's Climate Emergency Declaration and the adopted City of Redmond Operations Zero Carbon Strategy, all new city facilities are expected to achieve LEED Gold or higher. This standard is a critical part of Redmond's goal to reach carbon neutrality in municipal operations by 2030, and it reflects the City's leadership in climate-smart capital investment. While older stations may not be eligible for certification, renovations and major retrofits should be designed to meet or exceed LEED Gold criteria whenever feasible.

Table 21

Performance Tier	Definition	Score
Poor	Facility Does Not Meet LEED Gold	0
Good	Facility Meets LEED Gold	+10

- **Onsite Renewable Energy (Solar or Alternative Energy Systems)**  
To support the City's transition to 100% renewable electricity and a 30% reduction in municipal energy use, fire stations should incorporate onsite generation whenever

feasible. Solar photovoltaic (PV) systems, battery storage, and other renewable technologies reduce long-term operating costs, support continuity of operations during outages, and directly advance Redmond's carbon neutrality by 2030 target. This criterion evaluates the presence and capacity of such systems, giving greater credit to facilities that can meaningfully offset peak demand or support grid independence during emergencies.

Table 22

Performance Tier	Definition	Score
Poor	Facility has no renewable energy systems	0
Moderate	Small-scale solar (offsets <10% of load)	+2
Fair	Solar system offsets 10-25% of annual load	+4
Good	Solar system offsets 25-50% of annual load	+6
Very Good	Solar system offsets >50% of annual load or includes storage	+8
Exceptional	Facility is net-zero energy ready or exceeds 75% offset	+10

## 5. Fire Station Facility Condition Assessment

The **Citywide Facility Condition Assessment (MENG 2024)** provided a structural and system-level evaluation of fire stations, using the Facility Condition Index (FCI) and capital forecasting to determine baseline building integrity.

This criterion carries **very high weight** and has **only positive scores**, recognizing a functional facility maintenance, repair and replacement program will ensure fire stations remain in operational condition the longest. Deferred maintenance, repair and replacement relegates the agency to more frequent and longer duration "out of service" time, as well as adverse impacts to the budget.

## 6. Fire Station Location/Coverage (covered in Appendix A)

Fire station location is the most important aspect of this analysis since the best fire station in the wrong location will not be able to carry out its core function, provide rapid response to incidents. Therefore, this criterion carries the **highest weight** and has **only positive scores**, recognizing the best fire station locations equal better service for a broader area, and a poorly located fire station means a more restricted service area and possibly the need to place additional fire stations to fill the service gap.



## Fire Station 11

### Score

#### Fire Station Location/Coverage

**0 to 200 points**

Covers Urban areas within 4 minutes of travel time, or Suburban/Rural areas  
**161** within 8 minutes of travel time

#### Fire Station Functionality

**-10 to +10**

- 3 Turnout Time - Path of Travel Configuration
- 0 Airborne Contaminate Control (exhaust systems, PPE storage areas, etc.)
- 8 Decontamination Area and Contamination Reduction Corridor
- 10 Smoke and CO Alarm Coverage
- 0 Fire Sprinkler System
- 10 Seismic Protection
- 5 Gender Appropriate Restroom, Shower and Locker Facilities
- 0 Back Up Power
- 5 Station Security
- 0 ADA Compliant
- 0 OSHA/LandI Compliant
- 10 Clean Building Performance Standard (required for Station 11)

#### Fire Station Accommodations

**0 to +10**

- 8 Apparatus Bays for Engine, Truck, Aid Car and Command Officer + Reserves
- 10 Bedroom, Bathroom and Locker facilities
- 10 Kitchen
- 8 Training/Meeting Room
- 10 Sufficient parking
- 4 Exercise/Workout Facilities

#### Fire Station Environmental Sustainability

**0 to +10**

- 0 EV Charging Infrastructure
- 0 LEED Gold or higher
- 0 Solar System

#### Fire Station/Facilities Condition Assessment

**60-50 to +100**

**266** Total Score (out of 510)

## 52% Effectiveness Percent

### Fire Station 12

Score	<b>Fire Station Location/Coverage</b>
	<b>0 to 200 points</b> Covers Urban areas within 4 minutes of travel time, or Suburban/Rural areas <b>88</b> within 8 minutes of travel time
	<b>Fire Station Functionality</b>
	<b>-10 to +10</b>  <b>-5</b> Turnout Time - Path of Travel Configuration <b>0</b> Airborne Contaminate Control (exhaust systems, PPE storage areas, etc.) <b>8</b> Decontamination Area and Contamination Reduction Corridor <b>10</b> Smoke and CO Alarm Coverage <b>0</b> Fire Sprinkler System <b>-10</b> Seismic Protection <b>-5</b> Gender Appropriate Restroom, Shower and Locker Facilities <b>0</b> Back Up Power <b>7</b> Station Security <b>0</b> ADA Compliant <b>0</b> OSHA/LandI Compliant <b>0</b> Clean Building Performance Standard (required for Station 11)
	<b>Fire Station Accommodations</b>
	<b>20 to +10</b> <b>0</b> Apparatus Bays for Engine, Truck, Aid Car and Command Officer, + Reserves <b>10</b> Bedroom, Bathroom and Locker facilities <b>3</b> Kitchen <b>6</b> Training/Meeting Room <b>1</b> Sufficient parking Exercise/Workout Facilities
	<b>Fire Station Environmental Sustainability</b>
	<b>00 to +10</b> <b>10</b> EV Charging Infrastructure <b>0</b> LEED Gold or higher <b>0</b> Solar System
	<b>Fire Station/Facilities Condition Assessment</b>
	<b>60 -50 to +100</b>

**185** Total Score (out of 510)

## 36% Effectiveness Percent

### Fire Station 16

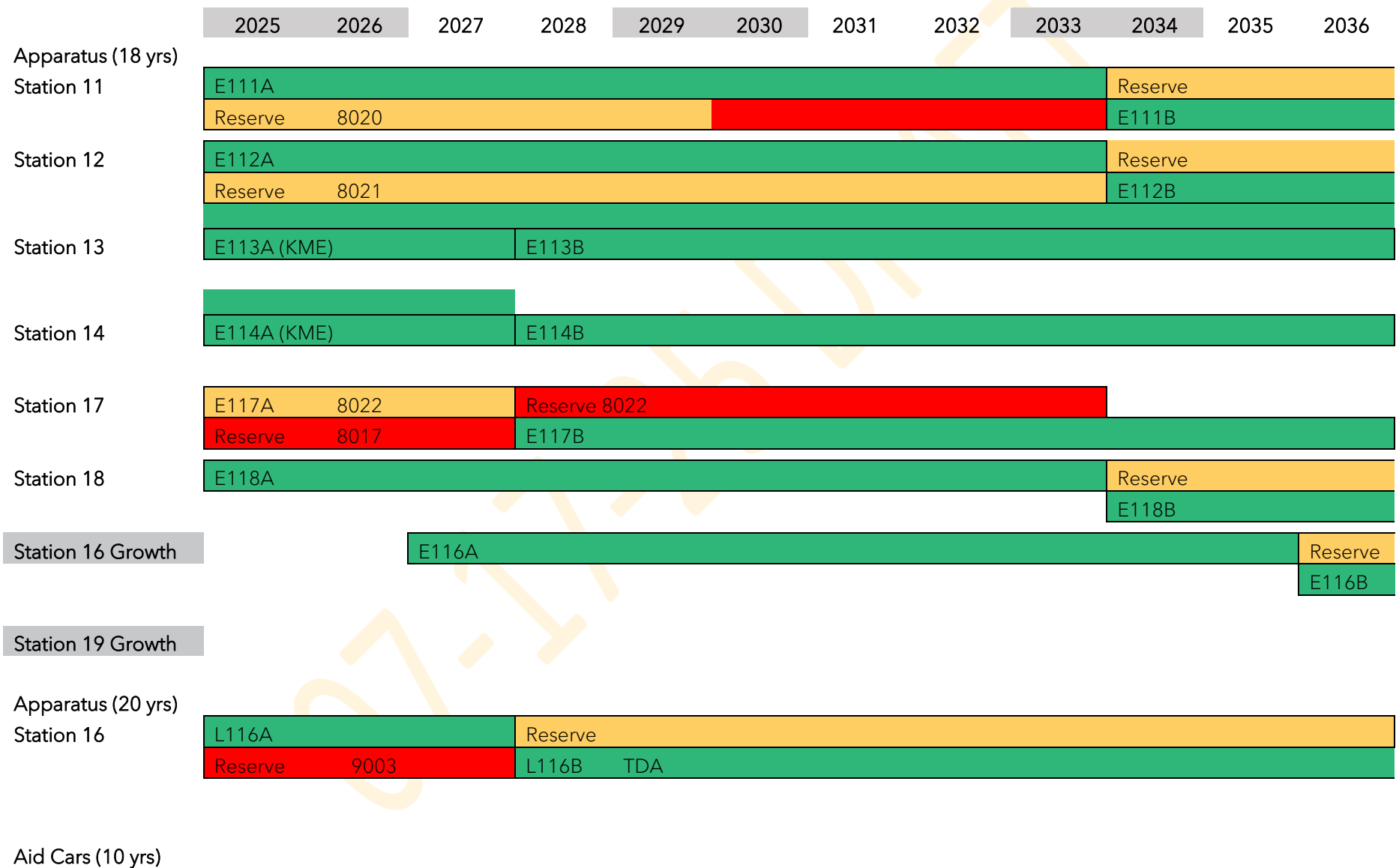
<b>Score</b>	<b>Fire Station Location/Coverage</b>
	<b>0 to 200 points</b>
	Covers Urban areas within 4 minutes of travel time, or Suburban/Rural
<b>134</b>	areas within 8 minutes of travel time
	<b>Fire Station Functionality</b>
	<b>-10 to +10</b>
	1 Turnout Time - Path of Travel Configuration
	0 Airborne Contaminate Control (exhaust systems, PPE storage areas, etc.)
	8 Decontamination Area and Contamination Reduction Corridor
	10 Smoke and CO Alarm Coverage
	0 Fire Sprinkler System
	-10 Seismic Protection
	0 Gender Appropriate Restroom, Shower and Locker Facilities
	0 Back Up Power
	5 Station Security
	0 ADA Compliant
	0 OSHA/LandI Compliant
	0 Clean Building Performance Standard (required for Station 11)
	<b>0 to +10</b>
	4 Apparatus Bays for Engine, Truck, Aid Car and Command Officer, + Reserves
	6 Bedroom, Bathroom and Locker facilities
	10 Kitchen
	8 Training/Meeting Room
	6 Sufficient parking
	7 Exercise/Workout Facilities
	<b>Fire Station Environmental Sustainability</b>
	<b>0 to +10</b>
	0 EV Charging Infrastructure
	0 LEED Gold or higher
	0 Solar System
	<b>Fire Station/Facilities Condition Assessment</b>
	<b>60-50 to +100</b>
	<b>249 Total Score</b> (out of 510)
	<b>49% Effectiveness Percent</b>

## Fire Station 17

<b>Score</b>	<b>Fire Station Location/Coverage</b>
	<b>0 to 200 points</b> Covers Urban areas within 4 minutes of travel time, or Suburban/Rural <b>147</b> areas within 8 minutes of travel time
	<b>Fire Station Functionality</b>
	<b>-10 to +10</b>  <b>-5</b> Turnout Time - Path of Travel Configuration <b>0</b> Airborne Contaminate Control (exhaust systems, PPE storage areas, etc.) <b>8</b> Decontamination Area and Contamination Reduction Corridor <b>10</b> Smoke and CO Alarm Coverage <b>0</b> Fire Sprinkler System <b>-10</b> Seismic Protection <b>5</b> Gender Appropriate Restroom, Shower and Locker Facilities <b>0</b> Back Up Power <b>7</b> Station Security <b>0</b> ADA Compliant <b>0</b> OSHA/LandI Compliant <b>0</b> Clean Building Performance Standard (required for Station 11)  <b>0 to +10</b> <b>8</b> Apparatus Bays for Engine, Truck, Aid Car and Command Officer, + Reserves <b>8</b> Bedroom, Bathroom and Locker facilities <b>10</b> Kitchen <b>10</b> Training/Meeting Room <b>10</b> Sufficient parking <b>10</b> Exercise/Workout Facilities
	<b>Fire Station Environmental Sustainability</b>
	<b>0 to +10</b> <b>0</b> EV Charging Infrastructure <b>0</b> LEED Gold or higher <b>0</b> Solar System
	<b>Fire Station/Facilities Condition Assessment</b>
	<b>70-50 to +100</b>  <b>288</b> Total Score (out of 510) <b>56%</b> Effectiveness Percent

# Appendix C - Fleet Inventory and Cost

Figure 1: Fleet replacement Gantt chart 2025 to 2036



Station 11	A111A		Reserve	
			A111B	
Station 12	A112A		Reserve	
			A112B	
Station 13	A113A	A113B	Reserve	
			A113C	
Station 14	A114A	A114B	Reserve	
			A114C	
Station 17	A117A		Reserve	
			A117B	
Station 18	A118A	A118B	Reserve	
			A118C	
Station 16 Growth	A116A		Reserve	
			A116B	
Specialty Veh(20 yrs)				
Rescue Unit	RescueA	6005		RescueB
Haz Mat Unit	HMA			
Wildland Unit	BE1A	BE1B		
Wildland Unit	BE2A			
Battalion Veh (14 yrs)	B111A	B111B	Reserve	
	Reserve	Reserve		B111C

## Staff Vehicles

Shop	Shop111A	Reserve
Shop	Reserve	Shop111B
Growth?		

Training	TRN111A	
Training	TRN112A	TRN112B
Training	TRN113A	TRN113B

## Admin (14 yrs)

Fire Chief	CH111A	CH111B
Deputy Chief	CH112A	
Deputy Chief	CH113A	CH113B
Emerg Mgnt	EMA	
Logistics	LogsA	
Investigator	InvA	InvB

## Logistics Growth?

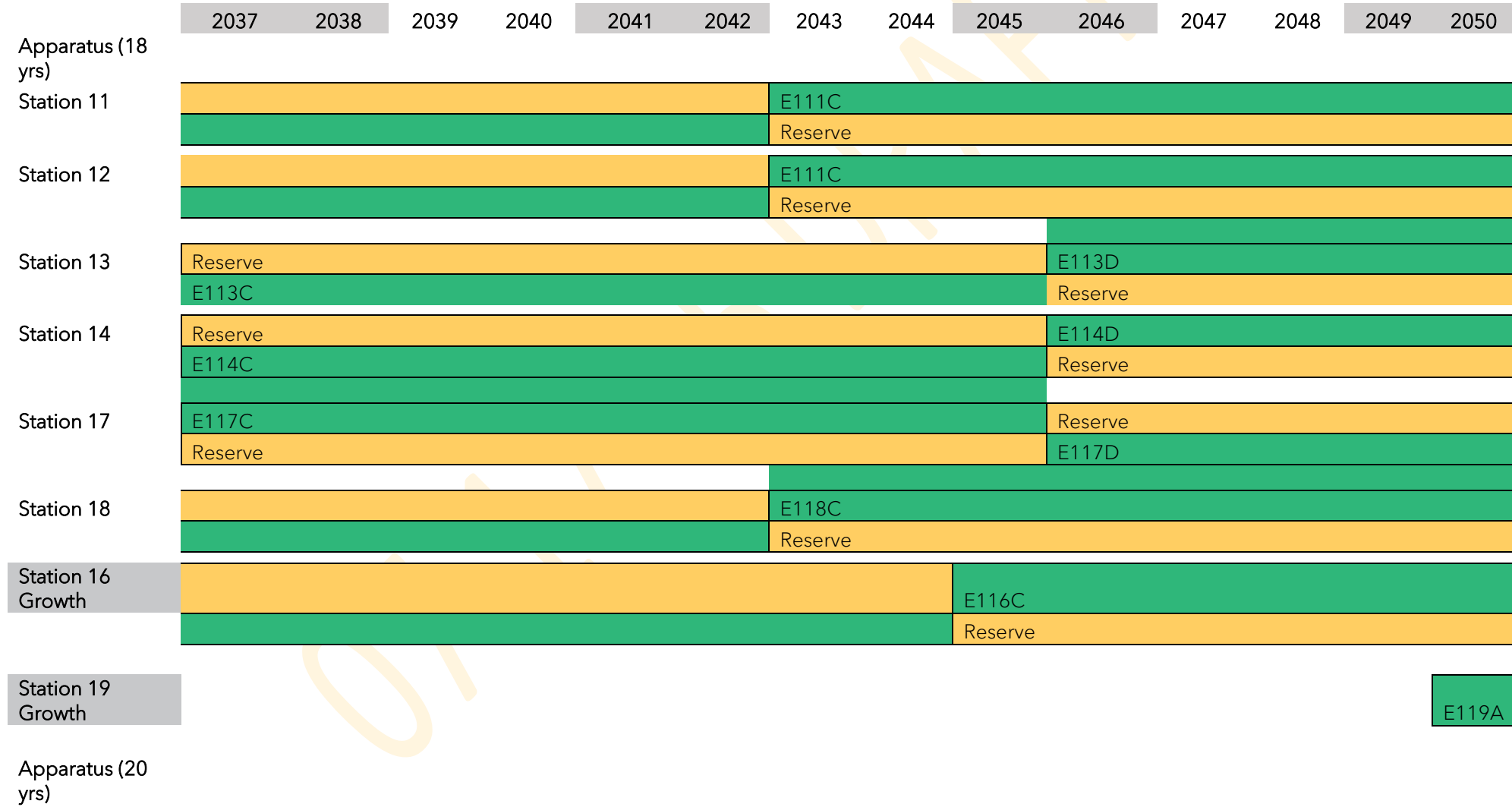
## Admin (20 yrs)

Prevention	P111A	P111B
Prevention	P112A	P112B
Prevention	P113A	P113B
Prevention	P114A	P114B
Prevention	P115A	P115B
Prevention	P116A	P116B
Prevention	P117A	P117B
Prevention	P118A	P118B
Prevention	P119A	P119B
Prevention	P120A	
Prevention	P121A	

Growth?

Beyond lifesplan

Figure 2: Fleet replacement Gantt chart 2037 to 2050





Station 16

	L116C	TDA	Reserve
	Reserve		L116D TDA

Aid Cars (10 yrs)

Station 11

	A111C	Reserve
	Reserve	A111D

Station 12

	A112C	Reserve
	Reserve	A112D

Station 13

	A113C	Reserve
	Reserve	A113D

Station 14

	A114C	Reserve
	Reserve	A114D

Station 17

	A117C	Reserve
	Reserve	A117D

Station 18

	A118C	Reserve
	Reserve	A118D

Station 16

Growth

	A116C	Reserve
	Reserve	A116D

Specialty Veh(20 yrs)

Rescue Unit

	Rescue C
--	----------

Haz Mat Unit

	HMB
--	-----

Wildland Unit

	BE1C
--	------

Wildland Unit	BE2B
---------------	------

Battalion Veh (14 yrs)	B111D	Reserve
	Reserve	B111E

#### Staff Vehicles

Shop	Shop111C	Reserve
Shop	Reserve	Shop111D
Growth?		

Training	TRN113B	
Training		TRN112C
Training	TRN113C	

Admin (14 yrs)		
Fire Chief		CH111C
Deputy Chief	CH112B	
Deputy Chief		CH113C
Emerg Mgnt	EMB	
Logistics	LogsB	
Investigator		InvC

#### Logistics Growth?

Admin (20 yrs)		
Prevention		P111C
Prevention		P112C
Prevention		P113C
Prevention		P114C

Prevention		P115C
Prevention		P116C
Prevention		P117C
Prevention		
Prevention		
Prevention	P120B	
Prevention	P121B	
Growth?		

Beyond lifespan	
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Figure 3: Fleet replacement cost estimates 2025 to 2036

			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Apparatus</b>														
Engine	18R				\$ 1,272,000	\$ 4,290,000						\$ 6,090,000		\$ 2,280,000
Ladder	20R					\$ 2,810,000						\$ 4,223,697		
Total			\$ -	\$ -	\$ 1,272,000	\$ 7,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,313,697	\$ -	\$ 2,280,000
<b>Aid Cars</b>														
Aid Car	14R			\$ 1,152,000	\$ 407,000					\$ 1,635,000	\$ 1,731,000	\$ 612,000		
Total			\$ -	\$ 1,152,000	\$ 407,000	\$ -	\$ -	\$ -	\$ -	\$ 1,635,000	\$ 1,731,000	\$ 612,000	\$ -	\$ -
<b>Other</b>														
Brush Engine	18				\$ 590,000									
HazMat Unit	18													
Heavy Rescue	20						\$ 1,389,000							
Total			\$ -	\$ -	\$ 590,000	\$ -	\$ 1,389,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Heavy Veh Total			\$ -	\$ 1,152,000	\$ 2,269,000	\$ 7,100,000	\$ 1,389,000	\$ -	\$ -	\$ 1,635,000	\$ 1,731,000	\$ 10,925,697	\$ -	\$ 2,280,000
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#### Command

Battalion	16R									\$ 152,000				
Chief/Dep Chief	14				\$ 114,000	\$ 120,000								
Investigator	14						\$ 128,000							
Training Officer	14			\$ 107,000					\$ 143,000					

#### Support Staff

Prevention	20					\$ 448,000		\$ 142,000						
Shop	20						\$ 128,000							
Administrative	20													

Lt Veh Total			\$ 107,000	\$ 114,000	\$ 568,000	\$ 256,000	\$ 142,000	\$ 143,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Grand Total		\$ -	\$ 1,152,000	\$ 2,376,000	\$ 7,214,000	\$ 1,957,000	\$ 256,000	\$ 142,000	\$ 1,778,000	\$ 1,731,000	\$ 10,925,697	\$ -	\$ 2,280,000	
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Figure 3: Fleet replacement cost estimates 2037 to 2050

		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals
Apparat us																
Engine	1 8 R	\$ 7,245, 000						\$ 10,278, 000		\$ 3,849,0 00	\$ 12,240, 000				\$ 5,150, 245	\$ 52,694, 245
Ladder	2 0 R									\$ 8,017,8 39						\$ 15,051, 536

Total		\$						\$		\$	\$				\$	\$
		7,245,	\$	\$	\$	\$	\$	10,278,	\$	11,866,	12,240,	\$	\$	\$	5,150,	67,745,
		000	-	-	-	-	-	000	-	839	000	-	-	-	245	781

#### Aid Cars

Aid Car	1 4 R			\$	\$	\$					\$	\$	\$			\$
				2,457,	2,604,	920,00					3,693,0	3,915,	1,383,			3,669,0
				000	000	0					00	000	000			18
Total		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		-	-	2,457,	2,604,	920,00	-	-	-	-	3,693,0	3,915,	1,383,	-	-	20,509,
				000	000	0					00	000	000			000

#### Other

Brush Engine	1 8			\$								\$				\$
				1,187,								1,892,				3,669,0
				000								000				18
HazMat Unit	1 8			\$												\$
				2,487,												2,487,0
				000												18
Heavy Rescue	2 0						\$							\$		\$
							2,962,0							4,454,		8,805,0
							50							000		70
Total		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		-	-	3,674,	-	-	2,962,0	-	-	-	-	1,892,	-	4,454,	-	10,507,
				000			50					000		000		050

Heavy Veh Total		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		7,245,	-	6,131,	2,604,	920,00	2,962,0	10,278,	-	11,866,	15,933,	5,807,	1,383,	4,454,	5,150,	98,761,
		000		000	000	0	50	000		839	000	000	000	000	245	831

#### Command

Battalion	1 6 R				\$							\$				\$
					228,00							343,00				723,000
					0							0				
Chief/Dep Chief	1 4		\$					\$								\$
			203,0					544,00								981,014
			00					0								
Investigator	1 4								\$							\$
									288,00							416,014
									0							

Training Officer	14	\$ 192,000				\$ 242,000				\$ 323,000					\$ 1,007,014
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**Support Staff**

Prevention	20	\$ 202,000												\$ 1,421,000	\$ 2,213,020
Shop	20	\$ 192,000							\$ 305,000						\$ 625,020
Administrative	20		\$ 214,000												\$ 214,020

<b>Lt Veh Total</b>		<b>\$ 586,000</b>	<b>\$ 417,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 242,000</b>	<b>\$ -</b>	<b>\$ 544,000</b>	<b>\$ 288,000</b>	<b>\$ 305,000</b>	<b>\$ 323,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,421,000</b>	<b>\$ 6,179,102</b>
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<b>Grand Total</b>		<b>\$ 7,831,000</b>	<b>\$ 417,000</b>	<b>\$ 6,131,000</b>	<b>\$ 2,604,000</b>	<b>\$ 1,162,000</b>	<b>\$ 2,962,050</b>	<b>\$ 10,822,000</b>	<b>\$ 288,000</b>	<b>\$ 12,171,839</b>	<b>\$ 16,256,000</b>	<b>\$ 5,807,000</b>	<b>\$ 1,383,000</b>	<b>\$ 5,875,000</b>	<b>\$ 5,150,245</b>	<b>\$ 104,940,933</b>
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**Assumptions and Limitations:**

This analysis assumes a 6 percent annual increase for vehicle costs starting with actual base rates paid in 2025. Vehicle order price estimate and actual delivery cost could be different due to fluctuations in Washington state sales tax rates. Vehicle order and delivery years could vary due to supply chain restrictions, national sales demand and other economic factor

# Appendix D: Glossary of Key Terms

This glossary provides definitions for key terms, acronyms, and concepts used throughout the Fire Functional Plan. It is intended to support clarity and consistency for all readers—including city staff, elected officials, and community stakeholders. Many of these terms reflect technical language from the fire service, capital facilities planning, and the broader regulatory framework that governs public infrastructure in the City of Redmond. Where appropriate, definitions align with national standards, state laws, and city policies referenced in the plan.

## Glossary of Terms

**Advanced Life Support (ALS):** Emergency medical care that includes advanced procedures and medications provided by paramedics.

**Aid Car:** Ambulances staffed and equipped to handle low-acuity emergency medical calls that require only Basic Life Support (BLS) service.

**Apparatus:** A general term for fire trucks and other specialized vehicles used in emergency response.

**Basic Life Support (BLS):** Emergency medical care that includes basic life-saving procedures and transportation to a hospital.

**Brush/Wildland Fire Units:** Fire apparatus designed for fighting fires in wildland or wildland-urban interface areas.

**Capital Equipment:** Non-fleet assets with a replacement cost between \$5,000 and \$50,000, such as medical equipment, extrication tools, and generators.

**Capital Facilities Element (CFE):** A section of the City of Redmond's Comprehensive Plan that guides planning for major infrastructure investments, including fire stations.

**Capital Facilities Plan (CFP):** A six-year plan that identifies and prioritizes capital facility investments for the city, including fire department facilities.

**Capital Investment Strategy (CIS):** Redmond's long-term financial framework for funding infrastructure projects across all city departments.

**Community Resilience Infrastructure:** Non-response facilities and resources that support the community's ability to prepare for and recover from emergencies, such as the Station 11 Annex, which houses Mobile Integrated Health and Community Care.

**Community Risk Reduction (CRR):** A fire service strategy that proactively reduces risks to the community through education, prevention, inspections, and targeted interventions.

**Cross-Staffing:** An operational model in which a single crew of firefighters is assigned to operate multiple types of apparatus, depending on the nature of the call. For example, the same crew may staff either an engine or a specialty rescue vehicle but not both simultaneously. This model improves flexibility and efficiency but also means that deploying one apparatus temporarily places the other out of service.

**Diversity, Equity, and Inclusion (DEI):** A commitment to fostering an inclusive and equitable environment for all employees and community members.

**Effective Response Force (ERF):** The minimum number of personnel and apparatus needed to effectively and safely manage an emergency incident.

**Emergency Backup Power:** Minimum power systems required to maintain life-safety, communications, and operational functions at a fire station during a power outage. This includes systems such as bay doors, exhaust removal, radios, and critical lighting.

**Emergency Medical Services (EMS):** A system that provides urgent medical care, stabilization, and transportation for individuals experiencing medical emergencies. In Redmond, EMS is delivered through a tiered response model that includes Basic Life Support (BLS) provided by firefighter-EMTs and Advanced Life Support (ALS) provided by paramedics through Northeast King County Medic One.

**Emergency Medical Technician (EMT):** A healthcare provider trained to deliver Basic Life Support (BLS), including patient assessment, CPR, bleeding control, airway management, and stabilization for transport. In Redmond, all firefighters are certified as EMTs and provide the first level of pre-hospital emergency medical care as part of the fire department's integrated EMS response.

**Emergency Operations Center (EOC):** A centralized facility used during major incidents to coordinate citywide response and recovery efforts.

**Engines:** The primary fire apparatus used for fire suppression, water supply, and emergency medical response.

**Environmental Sustainability Action Plan (ESAP):** A citywide plan that establishes sustainability goals for municipal operations, including infrastructure and fleet.

**Essential Facility:** A building or structure designated to remain operational during and after an emergency to support public safety and disaster response. Fire stations are classified as essential facilities because they provide critical life-safety services. Under building codes, essential facilities must meet higher standards for structural integrity, seismic resilience, and operational reliability, including backup power systems and emergency communications.

**Extractors:** Industrial washing machines designed for decontaminating firefighter turnout gear to remove carcinogens and biohazards.

**Facilities Master Planning:** A strategic process for assessing current facilities and planning future capital investments to meet operational, safety, and service delivery needs.

**Fire Functional Plan:** A strategic document that guides the development, maintenance, and investment in fire protection facilities and infrastructure to support public safety in Redmond.

**First-Due Unit:** The fire unit that is assigned to and typically the first to arrive at the scene of an emergency.



**General Fund:** The city's primary source of revenue for funding essential municipal services, including fire department operations.

**Green Infrastructure:** Sustainable infrastructure elements that promote environmental resilience, such as solar energy systems, electric vehicle charging, and stormwater management features.

**Growth Management Act (GMA):** Washington State law (RCW 36.70A) that requires cities to plan for growth and ensure that infrastructure, including fire protection, keeps pace with development.

**Hazardous Materials (HazMat) Response:** Specialized fire department response to incidents involving hazardous chemicals, biological agents, radiological materials, or other dangerous substances.

**Impact Fees:** Fees charged to new development to fund public infrastructure, including fire stations, needed to support growth.

**Incident Command System (ICS):** A standardized framework for command, control, and coordination of emergency response, used nationwide.

**Interlocal Agreement (ILA):** A formal agreement between two or more jurisdictions to share services or collaborate on programs, such as emergency medical services.

**International Building Code (IBC):** A widely adopted model building code that establishes minimum standards for building design, construction, and safety, including structural strength, fire protection, energy efficiency, and seismic design. The IBC defines facility classifications, including *essential facilities*, and mandates additional requirements for their construction to ensure public safety during disasters.

**Ladder Trucks:** Fire apparatus equipped with aerial ladders designed for high-angle rescues, ventilation, and firefighting in multi-story buildings.

**Level of Service (LOS):** Standards that define the minimum acceptable performance for fire protection and emergency response, typically including response time and staffing adequacy.

**Liquefaction Zone:** Areas prone to ground instability during earthquakes due to saturated soils losing strength, posing risks to buildings such as fire stations.

**Maintenance and Operations Center (MOC):** A centralized facility for managing the city's fleet, logistics, and support operations, including some services supporting the fire department.

**Mass Casualty Incident (MCI):** An incident in which the number of casualties exceeds the local emergency response system's immediate capacity to provide care.

**Medic Units:** Ambulances staffed by paramedics capable of delivering Advanced Life Support (ALS) for high-acuity medical emergencies.

**Mobile Integrated Health (MIH):** A fire department program that provides non-emergency, community-based healthcare and outreach services to improve patient outcomes and reduce strain on 911 systems.

**Mutual Aid Agreement:** A formal agreement between fire departments or jurisdictions to provide assistance during emergencies beyond their normal service boundaries.

**National Fire Protection Association (NFPA):** An international nonprofit organization that develops codes, standards, and guidelines for fire safety, including NFPA 1710, which governs fire department deployment standards.

**Northeast King County Medic One:** A regional ALS (paramedic) service providing emergency medical care across multiple jurisdictions, including Redmond.

**Occupational Cancer Risk (Fire Service):** The elevated risk of cancer among firefighters due to chronic exposure to carcinogens in fires and fire suppression environments.

**Occupational Safety and Health Administration (OSHA):** A federal agency responsible for establishing and enforcing workplace safety regulations.

**Response Time:** The total time elapsed from when a 911 call is received to when the first fire department unit arrives on scene.

**Resilience:** The ability of the fire department and community to anticipate, absorb, respond to, and recover from emergencies and disasters.

**Resilience Hub:** A facility designed to support community members during disasters by providing backup power, communications, shelter, and essential services.

**Resilient Infrastructure:** Buildings and facilities designed to continue operating during and after natural disasters, such as earthquakes, wildfires, and power outages.

**Seismic Resilience:** A building's capacity to withstand earthquakes without suffering catastrophic failure, protecting both occupants and operations.

**Sound Transit:** The regional public transit agency that operates bus, light rail, and commuter rail services across the Puget Sound region.

**Specialty Rescue Vehicles:** Apparatus equipped for specialized rescue missions such as water rescue, hazardous materials incidents, trench rescue, and technical rope rescue.

**Standards of Cover (SOC):** A fire service planning tool used to evaluate operational performance, deployment models, and risk-based coverage needs for fire protection services.

**Station Equity:** The principle of ensuring that all fire stations meet a minimum standard of operational safety, wellness facilities, backup power, and equipment, regardless of geographic location or age.

**Tractor-Drawn Aerial (TDA):** A type of ladder truck that consists of a tractor unit pulling a steerable trailer with an aerial ladder, offering superior maneuverability in dense urban environments.

**Turnout Gear:** The personal protective clothing worn by firefighters during emergency response, including helmets, coats, pants, gloves, boots, and hoods.

**Turnout Time:** The time interval from when a dispatch alarm is received until firefighters are suited up and departing the station.

**Vehicle Exhaust Removal System:** A system installed in fire station apparatus bays that removes harmful diesel exhaust emissions to protect firefighter health.

**Washington Administrative Code (WAC):** The compilation of state-level regulations. WAC 296-305 specifically governs firefighter health and safety standards in Washington State.

**Washington Surveying and Rating Bureau (WSRB):** An organization that evaluates fire protection capabilities and assigns ratings that influence property insurance premiums within communities.

**Wildland-Urban Interface (WUI):** Areas where human-built structures are located adjacent to or intermixed with wildland vegetation, presenting increased wildfire risks.

# Appendix E - Capital Investment Sequencing Summary

This appendix provides a consolidated summary of all major capital investments identified in Chapter 6, organized by implementation phase and aligned with the City's long-range growth strategy. Each project is listed with its location, description, estimated cost, funding sources, impact fee eligibility, and contribution to key Redmond 2050 themes: **Level of Service, Sustainability, Resilience, and Equity and Inclusion.**

The sequencing framework mirrors the four-phase structure outlined in Chapters 6 and 7:

- Current CIP (2025-2030)
- Blueprint 2050 (2027-2032)
- Growth Response (2033-2040)
- Sustainment and Long-Term Expansion (2041-2050 and Beyond)

This summary is intended to support transparent decision-making, resource alignment, and coordination across departments. It also serves as a reference for capital funding strategies, including the City's use of fire impact fees under the Growth Management Act. Project timing is based on operational urgency, infrastructure condition, population growth patterns, and the readiness of associated planning or design efforts.

Table 1: Capital Investment Sequencing

							Supports Redmond 2050 Themes		
Project	Location	Description	Costs: 2025-2030	Funding Sources	Impact Fee Eligible?	Level of Service Impacts	Sustainability	Resiliency	Equity & Inclusion
CURRENT CIP (2025-2030) & Other Approved Capital Purchases									
Fire Station 11 Repairs	8450 161st Ave NE (Downtown)	Improvements to Fire Station 11 and Medic One building shell and systems were identified as deficiencies in the Facilities Condition Assessment.	\$4,985,722	REET, Misc	No			✓	✓
Fire Station 11 and Fire Station 12 EV Charging Stations	Downtown and Overlake	Install EV charging infrastructure at FS11 and FS12 to support new electric vehicles	\$903,000	Grants, REET	No		✓	✓	
Fire Station 17 Siding Replacement	16917 NE 116th St (Education Hill)	Replacement of exterior siding	\$1,119,620	General Fund	No			✓	
Fire Station 17 Unfinished	16917 NE 116th St (Education Hill)	Expansion of facility to accommodate staff (operational and administrative)	\$390,000	General Fund	No		✓	✓	
PPE Management - Storage and Extractors	Citywide	Additional storage and cleaning facilities for personal protection equipment at multiple fire stations	\$505,000	General Fund	No			✓	✓
Purchase/Order of Tractor Drawn Aerial (TDA)	Downtown	Address growth impacts due to development impacts (streets and verticality). Projected in- service 2028/2029	\$1,405,000	General Fund, Impact Fees	Yes	✓		✓	

SCBA Replacement	Citywide	Replacement of self-contained breathing apparatus equipment due to end of life	\$864,000	General Fund	No	✓	✓
SCBA Compressor Replacement	Downtown and SE Redmond	Replace of aging breathing air cylinder filling compressors due to end of life at FS11 and FS16	\$220,000	General Fund	Partial	✓	✓
<b>TOTAL \$10,392,342</b>							
<b>2027 - 2032 - Blueprint 2050 Capital Investment Strategy</b>			<b>Costs: 2027-2032</b>	<b>Funding Sources</b>			
Partial Remodel of FS11 for TDA Deployment and urgent building upgrades	8450 161st Ave NE (Downtown)	Immediate operational need; enables TDA deployment in 2028-link to new engine 16 time*remodel	\$1,600,000	REET, Impact Fees	Partial	✓	✓ ✓ ✓
Purchase/Order of Tractor Drawn Aerial (TDA)	Downtown	Address growth impacts due to development impacts (streets and verticality). Projected in-service 2028/2029	\$1,405,000	General Fund, Impact Fees			
SCBA Replacement	Citywide	Replacement of self-contained breathing apparatus equipment due to end of life	\$736,000	General Fund			
Logistics Warehouse Tenant Improvements	TBD	Tenant improvements to a 10,000-square-foot leased warehouse to support fire logistics operations, including storage for reserve apparatus, specialized equipment, and a small administrative workspace.	\$600,000	General Fund	No	✓	✓

New Engine Company at FS16 - Apparatus	SE Redmond	One-time cost for new engine at FS 16 to provide suppression capabilities in the SE Redmond area	\$1,200,000	General Fund, Impact Fees	Yes	✓	✓		
Diesel Exhaust Upgrades	Citywide	Upgrade aging diesel exhaust systems in city fire stations	\$500,000	General Fund, Grants	No		✓	✓	
Generator Upgrades and Redundancy	Citywide	Required to maintain air quality and reliable backup power for essential facilities	\$500,000	General Fund, Grants	No	✓	✓	✓	
Logistics/Apparatus Maintenance Building/Improvements	TBD		5,000,000	General Fund, Impact Fees	Yes		✓	✓	✓
Phase 2 Renovation/Rebuild of FS11	8450 161st Ave NE (Downtown)	Extensive Remodel/Renovation of FS/Admin on current site	\$15,000,000	General Fund, Impact Fees	No	✓			
TOTAL			\$26,541,000						
2033- 2040									
			Costs: 2033-2040						
Reserve TDA Truck Procurement		Required for vertical growth and ERF coverage (Reserve)- order 2034/arrival 2038	\$3,346,000	General Fund, Impact Fees	Yes	✓	✓		
Acquire Property for FS12	Overlake	Estimated land acquisition costs for a minimum 1.25-acre site in Overlake to support relocation and construction of a new 4-bay fire station with 10 dorm rooms and associated operational infrastructure.	\$10,000,000	General Fund, Impact Fees	Yes	✓	✓	✓	✓
Build New FS12	Overlake	Construction of new 4-bay fire station in Overlake	\$30,000,000	General Fund, Impact Fees	Partial	✓	✓	✓	✓
TOTAL			\$43,346,000						

2041 -2050					Costs: 2041-2050		
FS16 Lifecycle Renovation	SE Redmond		\$12,000,000	General Fund	No	✓	✓
Specialty Equipment Packages (High-Rise, Rail, Wildland)	Citywide		\$1,000,000	General Fund, Grants, Impact Fees	Partial	✓	✓
TOTAL					\$13,000,000		
Beyond 2050							
New Station 19	Downtown	Construction of new 4-bay fire station in Downtown	\$35,000,000	General Fund, Bonds, Grants, Impact Fees	Yes	✓	✓
Relocated FS 11	Downtown	Construction of new 4-bay fire station in Downtown	\$35,000,000	General Fund, Bonds, Grants, Impact Fees	Yes	✓	✓
TOTAL					\$70,000,000		
Total Investments (2027 -2050)			\$82,887,000				
Additional Investments Beyond 2050			\$70,000,000				





The City of Redmond assures that no person shall, on the grounds of race, color, national origin, or gender, as provided by Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. For more information about Title VI, please visit [redmond.gov/TitleVI](http://redmond.gov/TitleVI).

无歧视声明可在本市的网址 [redmond.gov/TitleVI](http://redmond.gov/TitleVI) 上查阅 | El aviso contra la discriminación está disponible en [redmond.gov/TitleVI](http://redmond.gov/TitleVI).



## Memorandum

**Date:** 9/16/2025

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

**File No.** CM 25-516

**Type:** Committee Memo

**TO:** Committee of the Whole - Public Safety and Human Services

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Fire	Adrian Sheppard	425-556-2201
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**DEPARTMENT STAFF:**

Fire	Ameé Quiriconi	Deputy Fire Chief
Fire	Jim Whitney	Deputy Fire Chief
Finance	Daniel Morgan	Sr. Financial Analyst

**TITLE:**

Quarterly Overtime Report: January 1, 2025, through June 30, 2025

**OVERVIEW STATEMENT:**

The Quarterly Overtime Report provides Fire department data from January 1, 2025, through June 30, 2025.

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

**REQUESTED ACTION:**

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
N/A
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
N/A

**OUTCOMES:**

Key highlights from the Quarterly Overtime Report include the following:

- Fire department Regular and Overtime salaries combined are 23.7% spent of budget relative to a 25% target

through the second quarter of 2025.

- Overtime costs are 36.9% spent of budget for a total of \$3.1 million, which is 11.9%, or \$1.02 million above target. Regular Salary savings due to vacancies contributes \$1.87 million to offset the total overtime costs.
- Firefighter recruits are paid while attending the Fire Academy, and since they are not yet working on the line, overtime by other staff is required to meet minimum staffing levels. This year's academy has seen slightly higher than normal level of attrition due to unforeseen circumstances.
- An increase in mandatory overtime caused by employees on family leave, medical leaves, and extended modified leaves. While the staff on medical leave continues to support department work, their unavailability for line service increases overtime costs.
- Fire Wildland overtime totals \$110 thousand due to a deployment to the California Wildfires. The overtime is fully reimbursable by regional agencies.

**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:**  
N/A

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

**Budget Offer Number:**  
N/A

**Budget Priority:**  
Healthy and Sustainable, Safe and Resilient, Strategic and Responsive, and 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)**

Date	Meeting	Requested Action
Click and select a date, or click and press delete if none.	Item has not been presented to Council	Click and select an action from the dropdown menu.

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
Click and select a date, or click and press delete if none.	Click and select a meeting from the dropdown menu.	Click and select an action from the dropdown menu.

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

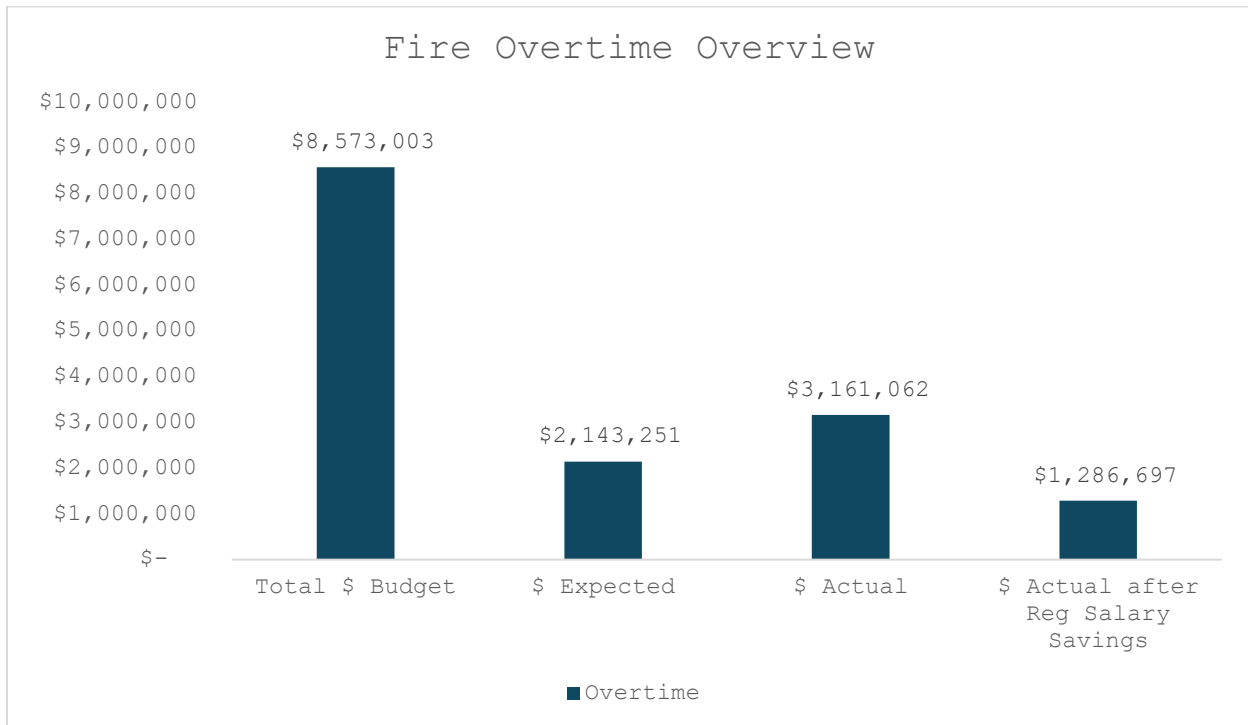
Attachment A: Quarterly Overtime Report - January 1, 2025, through June 30, 2025

## Fire Quarterly Overtime Report January 1, 2025, Through June 30, 2025

Fire Department	2025-2026 Budget	2025-2026 Actual	% Spent	% Over (Under) Expected	\$ Over (Under) Expected
Regular Salaries	\$ 57,940,278	\$ 12,610,705	21.8%	-3.2%	\$ (1,874,365)
Overtime Salaries	8,573,003	3,161,062	36.9%	11.9%	\$ 1,017,811
Total Salaries	\$ 66,513,281	\$ 15,771,766	23.7%	-1.3%	\$ (856,554)

Regular and Overtime salaries combined are 23.7% spent of budget relative to a 25% target through the second quarter of 2025.

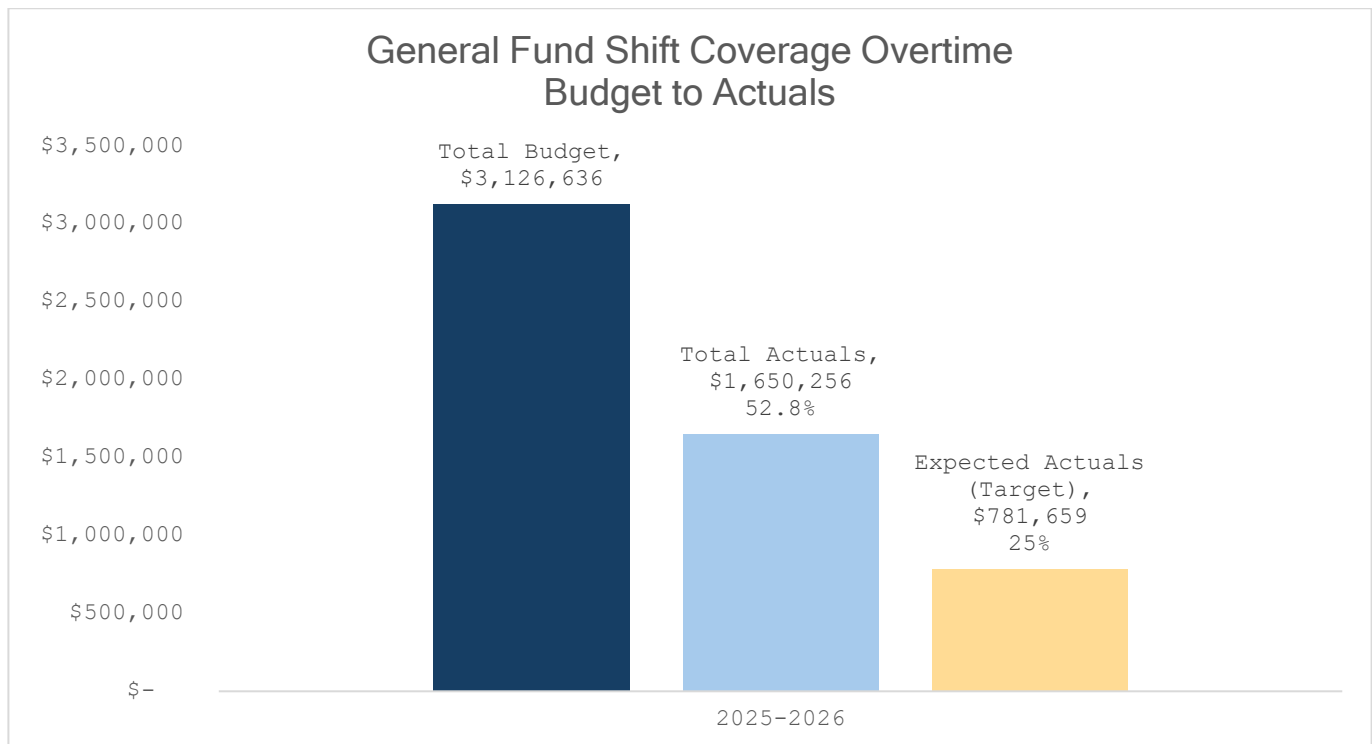
Overtime costs are 36.9% spent of budget for a total of \$3.1 million, which is 11.9%, or \$1.02 million above target. However, these additional costs are offset fully by the Regular Salary savings of \$1.87 million due to vacancies.



The primary causes of overtime include:

Shift Coverage Overtime (hours worked to ensure adequate staffing for regular operations)

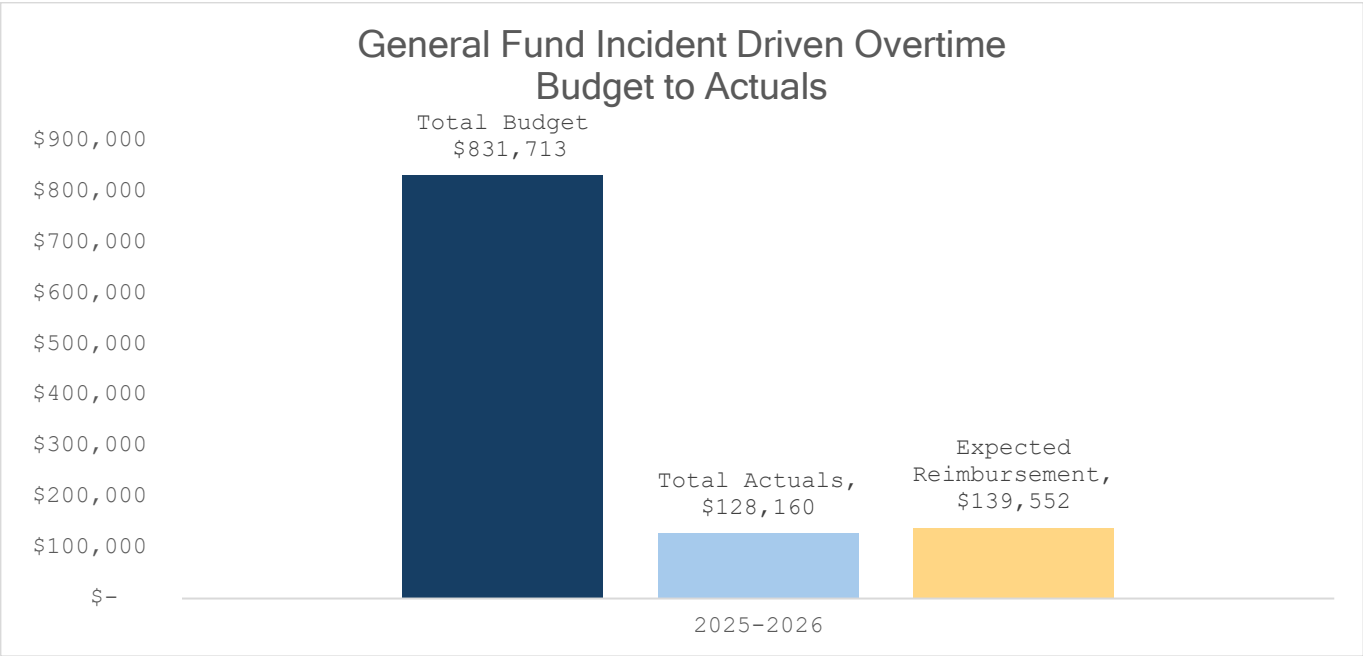
- *Planned and unplanned leave*
- *Sick or injury leave*
- *Training and academy*



- Fire Suppression overtime is 45%, or \$916 thousand, above target, however due to current vacancies, there are regular salary savings of \$1.15 million to offset overtime. Overtime causes can be attributed to the following:
  - Fire Fighter recruits are paid while attending the Fire Academy, and since they are not yet working on the line, overtime by other staff is required to meet daily staffing levels. This year's academy has seen slightly higher than normal level of attrition due to unforeseen circumstances.
  - An increase in mandatory overtime caused by employees on family leave, medical leaves, and extended modified leaves. While the staff on medical leave continues to support department work, their unavailability for line service increases overtime costs.
  - The requirement for higher ranks to be filled causes additional overtime since there are less positions that can fill that rank, and "actors" may be placed in the role with further backfill to their originally assigned shift.
- Advanced Life Support (ALS) Levy-funded overtime totals \$1.1 million and is fully reimbursable by King County. These costs are related to ALS operations, the Mobile Integrated Health Program, and Fire Fighters enrolled in the University of Washington/Harborview Medical Center Paramedic Training Program.

Incident-Driven Overtime (*Hours worked due to responding to unplanned events, administrative assignments, or special events that require staff beyond minimum staffing*):

- Fire Prevention overtime is 9%, or \$10 thousand under target.
- Fire Wildland overtime totals \$110 thousand due to a deployment to the California Wildfires. The overtime is fully reimbursable by regional agencies, with additional reimbursements for Fire Engine maintenance and fuel.





## Memorandum

**Date:** 9/16/2025

**Meeting of:** Committee of the Whole - Public Safety and Human Services

**File No.** CM 25-509

**Type:** Committee Memo

**TO:** Committee of the Whole - Public Safety and Human Services

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Fire	Adrian Sheppard	425-556-2201
Fire	Ameé Quiriconi	425-556-2106

**DEPARTMENT STAFF:**

Fire	Rich Gieseke	Fire Marshal
Fire	Gary Smith	Assistant Fire Marshal

**TITLE:**

Fire Prevention Performance Data - Q1 and Q2 2025

**OVERVIEW STATEMENT:**

This presentation provides a review of the Fire Prevention Division's first and second quarter of 2025 performance metrics including fire prevention development activities, fire and life safety inspections, system reliability tracking, and fire investigations. It highlights performance measures, fire incidents, and strategic outcomes, including fire containment rates and displacement prevention.

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

**REQUESTED ACTION:**

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Community Risk Assessment & Standards of Cover (2022 - 2027), 2025-2026 Adopted Budget
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
Fire Prevention has previously provided quarterly and annual Save v. Loss reports and Performance Data

**OUTCOMES:**



N/A

**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:**

N/A

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

**Budget Offer Number:**

N/A

**Budget Priority:**

Safe and Resilient

**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)**

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

---

**Date:** 9/16/2025

**Meeting of:** Committee of the Whole - Public Safety and Human Services

**File No.** CM 25-509

**Type:** Committee Memo

---

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A: Fire Prevention Performance Data - Q1 and Q2 2025

Attachment B: 2025 Q1-Q2 Prevention Performance Executive Summary

# Fire Prevention Performance Data

Q1 and Q2 2025



# 2025 Development Reviews

## Plans and Permits

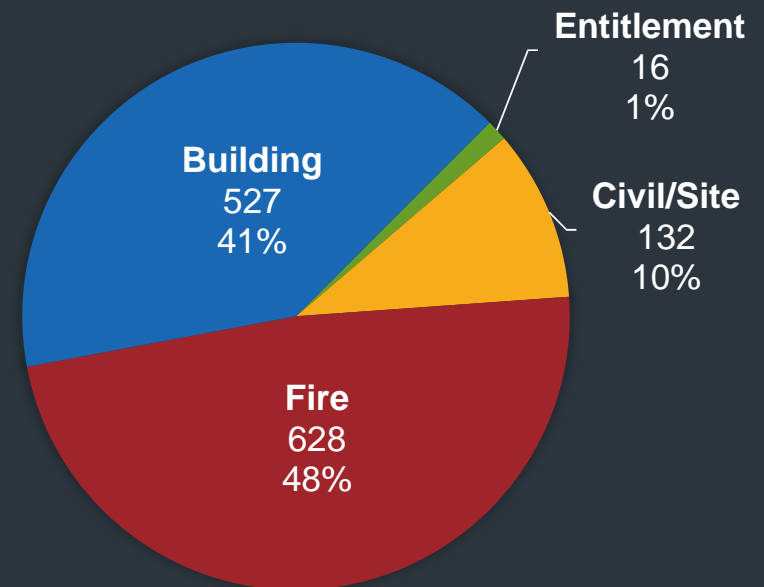


**Performance measurement: 84%**

Percentage of Building and Fire plan reviews completed within established timeframes

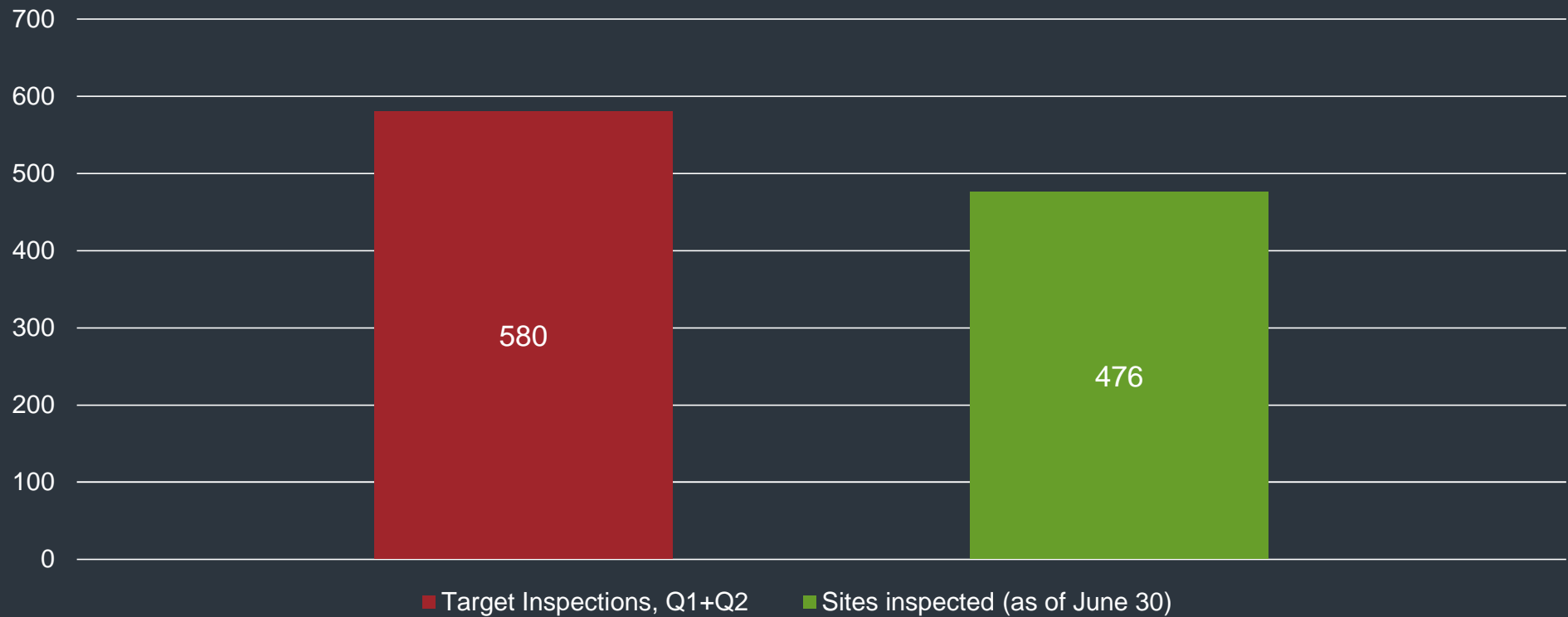
Review Types	2025 On-Time Percentages
Total for all types	84.7%
Entitlement	68.8%
Civil/Site	96.2%
Fire Permits	79.5%
Building Permits	90.3%

### Permits Reviewed



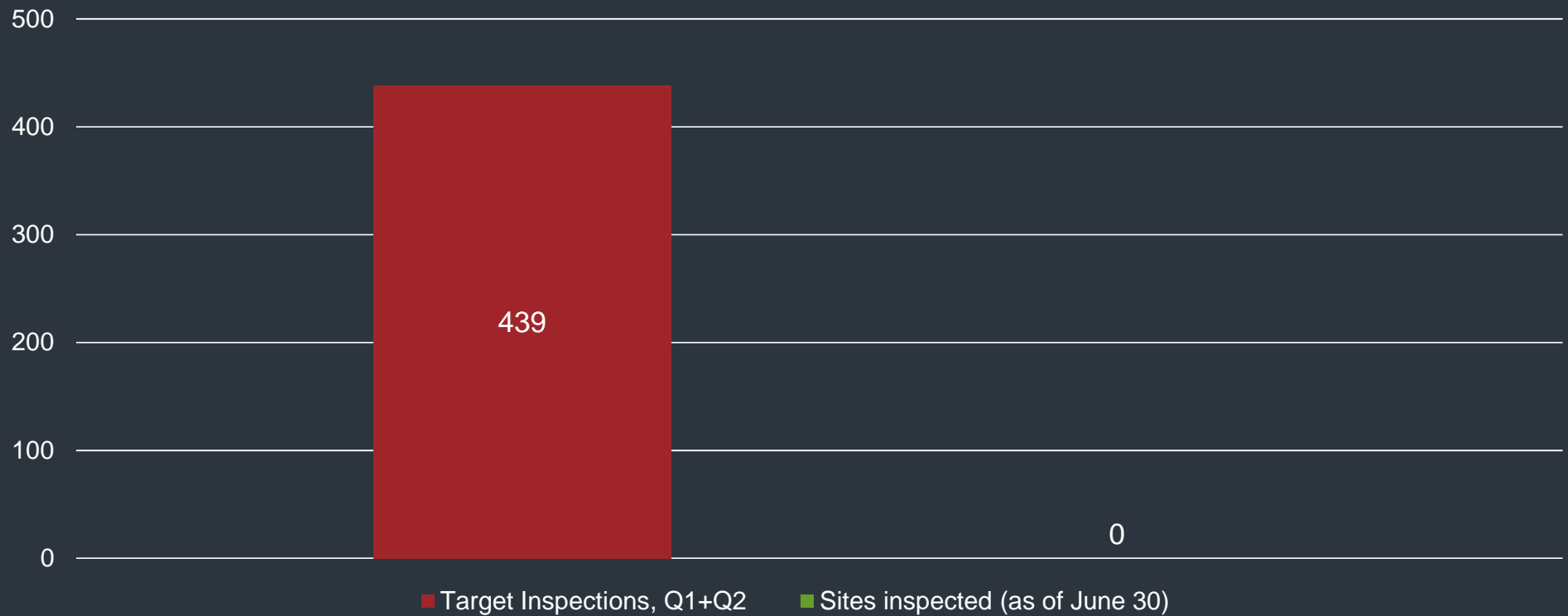
# 2025 Fire Life Safety Inspections

Commercial & Mixed-Use (Prevention)



# 2025 Fire Life Safety Inspections

Multifamily Residential Buildings (Suppression)



# Fire System Reliability

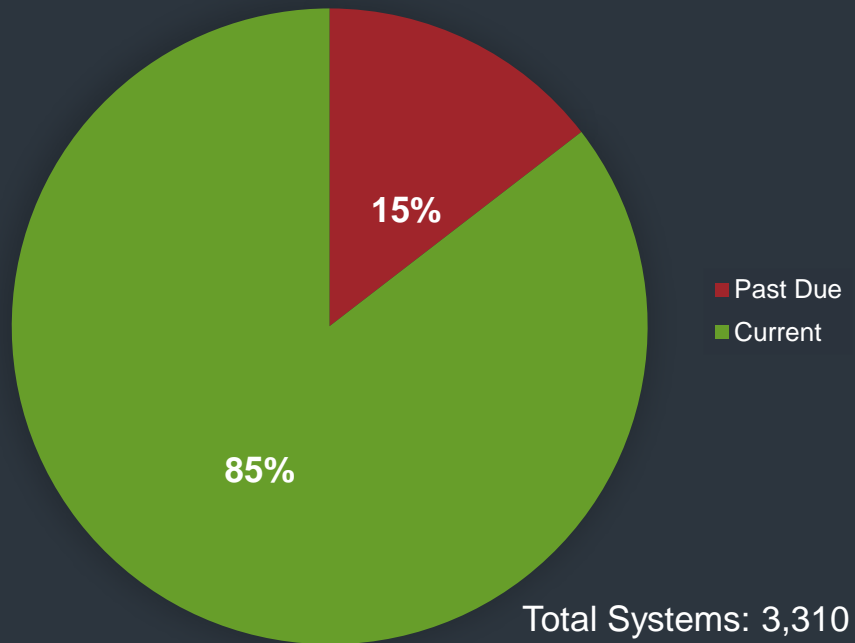


- Performance measurement:
  - Percentage of fire systems with current test reports
- Program Goals:
  - Ensure 100% of fire protection systems are inspected annually

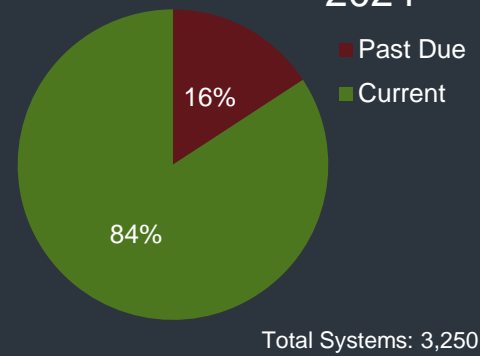
# System Reliability



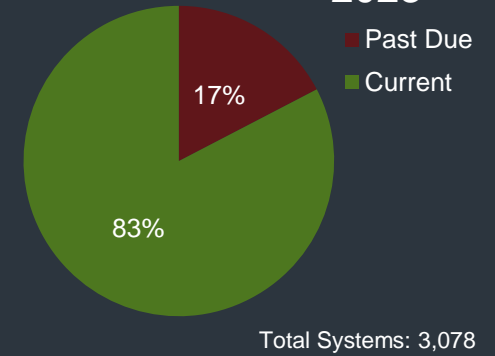
## 2025 Systems in Redmond



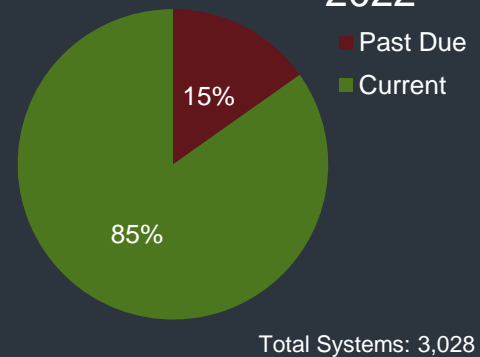
2024



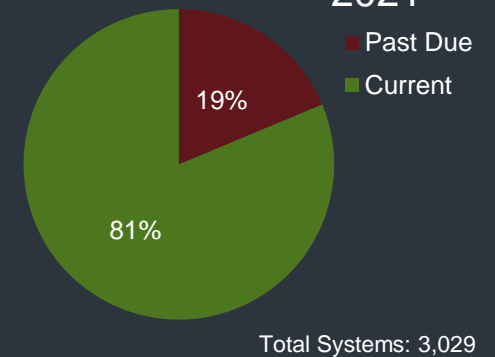
2023



2022



2021



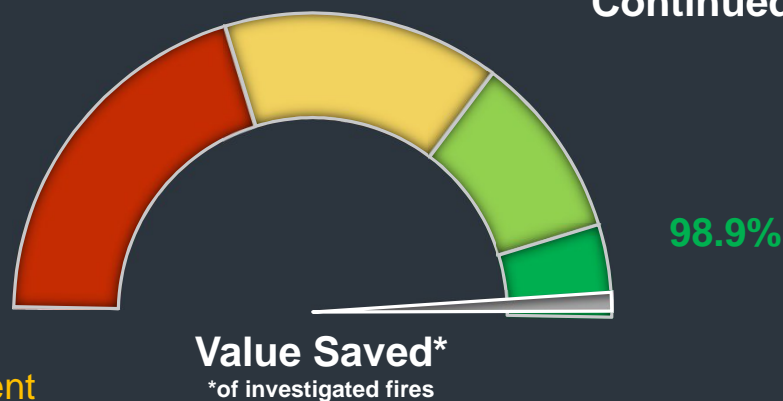
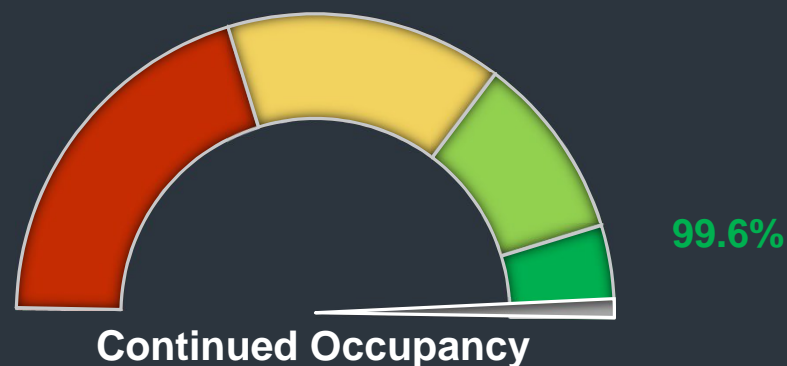
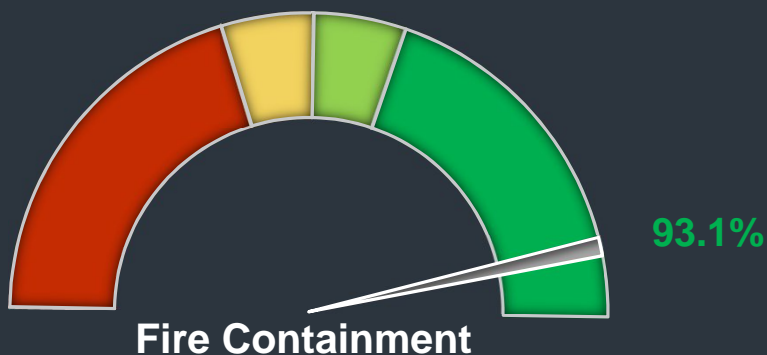




# Fire Investigation

- Performance measurement:
  - Percentage of fires confined to object or room of origin
- Program Goals:
  - Keep annual rate of structure fire incidents at or below yearly population growth rate
  - Contain structure fires to room of origin 80% of the time or better
  - Zero civilian fire deaths
  - Prevent displacement for 95% of occupants impacted by fire

# Outcomes (Jan 2020- July 2025)



- Meeting or exceeding the goal
- Reasonably close to goal
- Not meeting goal, needs improvement
- Not meeting goal, expedient effort to improve performance

**Zero civilian fire deaths**

# Fire Incidents by NFIRS\* Code

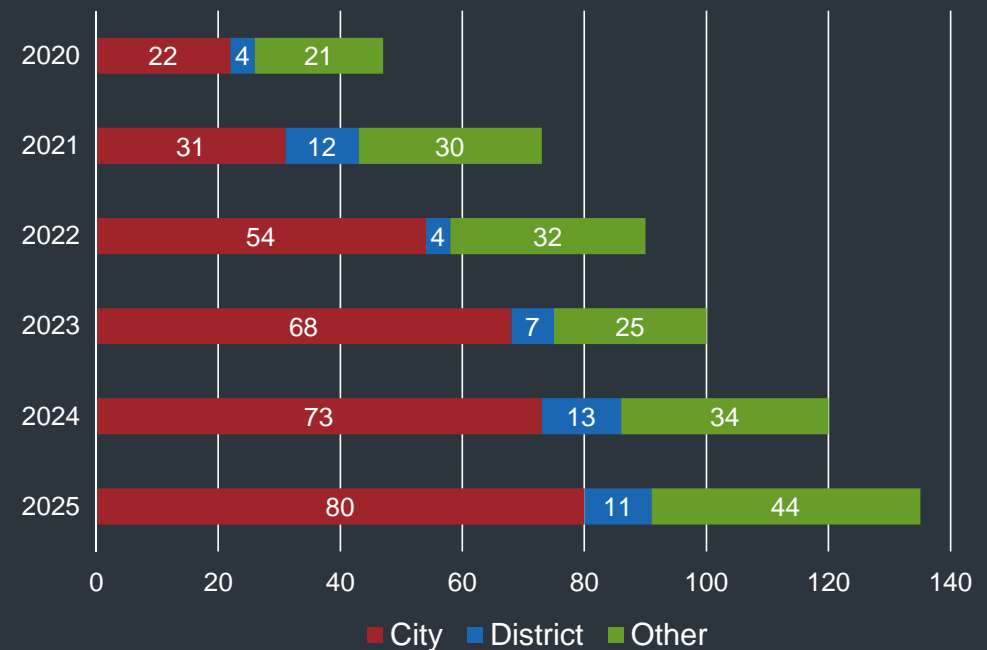


Code	2020	2021	2022	2023	2024	2025
100 - Fire, other	18	16	31	28	21	8
111 - Building fire	38	38	67	50	53	23
112 - Fires in structure other than in a building	1	2	0	1	7	1
113 - Cooking fire, contained to container	14	18	40	51	50	43
114 - Chimney or flue fire, confined to chimney or flue	2	3	5	3	2	1
117 - Commercial compactor fire, confined to rubbish	0	0	0	1	0	1
118 - Trash or rubbish fire contained	3	3	7	5	9	2
122 - Fire in Motorhome	1	1	0	0	0	0
123 - Fire in portable building, fixed location	0	1	1	1	0	0
130 - Mobile property (vehicle) fire, other	0	2	0	1	1	0
131 - Passenger vehicle fire	7	14	15	23	11	11
132 - Road freight or transport vehicle fire	1	0	5	1	4	1
136 - Self-propelled motor home or recreational vehicle	1	0	0	0	0	0
137 - Camper or recreational vehicle (RV) fire	0	0	0	0	0	0
140 - Natural vegetation fire, other	19	29	38	46	15	11
141 - Forest, woods or wildland fire	3	3	1	4	3	0
142 - Brush or brush and grass mixture fire	6	11	12	21	20	5
143 - Grass fire	0	2	0	5	2	1
150 - Outside rubbish fire, other	5	8	11	7	7	5
151 - Outside rubbish, trash or waste fire	7	3	14	10	11	4
152 - Garbage Dump	0	1	0	0	0	0
153 - Construction or demolition landfill fire	0	1	1	0	0	0
154 - Dumpster or other outside trash receptacle fire	6	9	6	9	9	7
155 - Outside stationary compactor/compacted trash fire	0	0	0	1	0	2
160 - Special outside fire, other	9	7	21	13	45	6
161 - Outside Storage	0	0	1	0	1	1
162 - Outside equipment fire	1	4	2	0	6	1
164 - Outside Mailbox	0	0	1	0	0	0
Blank, Unspecified	0	0	1	1	1	1
<b>Total</b>	<b>142</b>	<b>176</b>	<b>280</b>	<b>282</b>	<b>278</b>	<b>135</b>

Annual Totals: City, District, Other

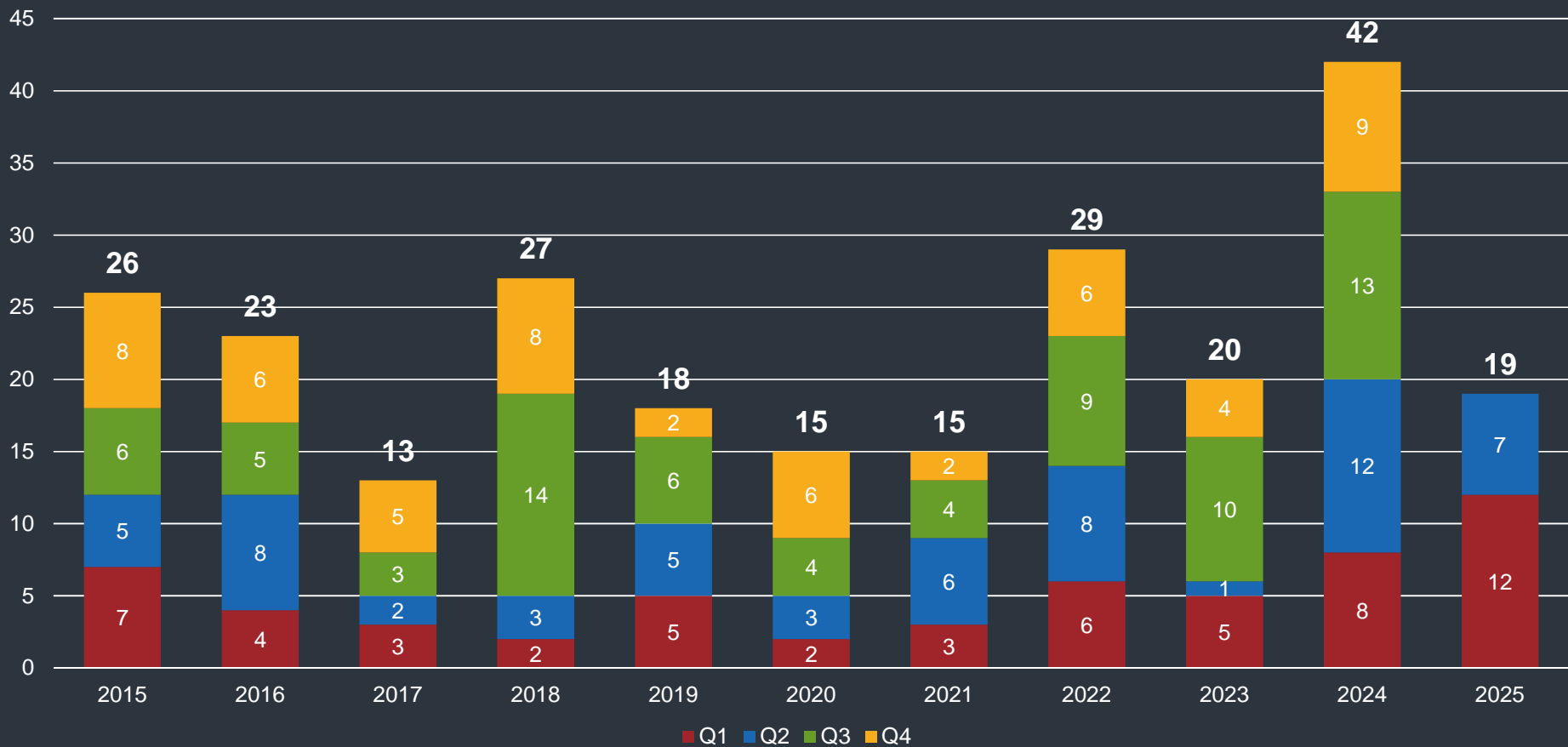
\*National Fire Incident Reporting System

Fire Incident Totals by Year and Jurisdiction  
Q1 & Q2  
Quarter over Quarter



# Investigated Fires

## Years-at-a-Glance, 2015–2025



# Highlighted Investigations



- Structure Fire – Single Family Residential
- Date: 2/9/2025
- Property value saved: 50%
- Est. Structure Loss: \$300,000
- Value: \$594,000\*
- Not confined to area of origin
- Fire extinguished by RFD
- Occupancy rate post-fire: 0%

# Highlighted Investigations



- Vehicle Fire
- Date: 2/12/2025
- Est. Value: \$25,000
- Est. Loss: \$25,000
- Confined to area of origin
- Fire extinguished by RFD



# Highlighted Investigations



- Structure Fire – Single Family Residential
- Date: 3/10/2025
- Property value saved: 29.6%
  - Est. Structure Loss: \$30,000
  - Value: \$42,000
- Not confined to area of origin
- Fire extinguished by RFD
- Occupancy rate post-fire: 0%

# Highlighted Investigations



- Structure Fire – Other
- Date: 3/31/2025
- Property value saved: 95.6%
  - Est. Structure Loss: \$15,000
  - Value: \$344,000
- Not confined to area of origin
- Fire extinguished by RFD



# Highlighted Investigations



- Outdoor Fires
- Date: 6/15/2025
- Est. Value: \$3,000
  - Est. Loss: \$3,000
- Confined to area of origin
- Fire extinguished by RFD

# Investigations, Q1



## 1/6/2025

- 161xx NE 83<sup>rd</sup> St
- Rubbish fire
- Smoldering fire in metal trash can by bus stop
- Suspicious in nature
  - Cause undetermined
- Contained to area of origin

## 1/15/2025

- 88xx 161<sup>st</sup> Ave NE
- Rubbish fire - commercial
- Rubbish fire started by individual outside QFC
- Suspicious in nature
  - Cause determined to be incendiary
- Contained to area of origin

## 1/19/2025

- 134xx NE 24<sup>th</sup> St
- Brush fire
- Person burning insulation off wire in woods
- Suspicious in nature
  - Cause determined to be incendiary
- Contained to area of origin

# Investigations, Q1



## 1/20/2025

- 136xx NE 101<sup>st</sup> St
- Structure fire – single-family residential
- Fire on range in house under construction
- Cause determined to be incendiary
- Contained to area of origin

## 2/17/2025

- 81xx 161<sup>st</sup> Ave NE
- Rubbish fire – multi-family residential
- Small rubbish fire discovered by resident, extinguished by arrival
- Suspicious in nature
  - Cause determined to be incendiary
- Contained to area of origin

## 3/1/2025

- 124xx Red-Wood Rd NE
- Brush fire
- Glass bottles filled with paper towels and suspected accelerant located in nature reserve
- Suspicious in nature
  - Cause determined to be incendiary
- Contained to area of origin

# Investigations, Q1



3/19/2025

- 27xx Tagore Ave NE
- Structure fire – multi- family residential
- Fire in trash chute
- Suspicious in nature
  - Cause undetermined
- Contained to area of origin

3/30/2025

- 183xx NE 98<sup>th</sup> Way
- Structure fire – multi-family residential
- Pile of trash burning outside communal laundry room of townhome
- Suspicious in nature
  - Cause determined to be incendiary
- Contained to area of origin



# Investigations, Q2



## 4/6/2025

- 36xx W Lk Sammamish Pkwy NE
- Charcoal and a melted plastic traffic cone fire in Idylwood Park
- Suspicious in nature
  - Cause determined to be incendiary
- Contained to area of origin

## 4/23/2025

- NE 85<sup>th</sup> & 154<sup>th</sup> Ave NE
- Vehicle fire
- Fire on bus, notified by on-board alarm system
- Cause undetermined
- Contained to area of origin

## 6/17/2025

- 83xx 161<sup>st</sup> Ave NE
- Brush fire
- Bark fire started by fire in Honey Bucket
- Suspicious in in nature
  - Cause determined to be incendiary
- Contained to area of origin

# Investigations, Q2



## 6/17/2025

- 186xx 63<sup>rd</sup> Ave NE
- Structure fire – multi-family residential
- Cooking fire controlled by fire sprinkler
- Cause determined to be accidental
- Contained to area of origin

## 6/24/2025

- 122xx Red-Wood Rd NE
- Brush fire
- Fire on school lawn started by fireworks
- Suspicious in nature
  - Cause determined to be incendiary
- Contained to area of origin

## 6/24/2025

- 153xx NE 24<sup>th</sup> St
- Outdoor fire
- Small warming fire in transient camp
- Suspicious in nature
  - Cause determined to be incendiary
- Contained to area of origin

Thank You!



# Any Questions?



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Gieseke  
[rgieseke@redmond.gov](mailto:rgieseke@redmond.gov)

## Executive Summary –Fire Prevention Performance Report Q1 & Q2 2025

### Introduction

The Redmond Fire Prevention Division is committed to ensuring the safety and resilience of the community by enforcing fire codes, conducting inspections, and implementing fire prevention strategies. This report provides an overview of the division's performance for Q1 and Q2 of 2025, measured against established performance goals.

### Key Achievements in Q1 & Q2 2025

- **Development and Construction Services:** In the first half of 2025 we welcomed two new Deputy Fire Marshals to the development review team and saw, DFM Trung Duong off to retirement after 27 years with the department including 13 years of providing support to the development community.
- **Fire Life Safety Inspections:** Continued to conduct fire and life safety inspections and issue operational fire permits in commercial, and mixed-use buildings, improving code compliance and reducing fire hazards.
- **Fire System Reliability:** Working alongside building owners to improve compliance with required maintenance, testing, and repairs to help ensure system functionality in emergencies.
- **Fire Investigations:** Investigated fire incidents to determine their origin and cause, supporting law enforcement in arson cases and identifying trends for prevention efforts.

### Performance Measurement Results

- **Building and Fire Plan Review Timeliness:** Overall permit reviews met established timeframes 84.7% of the time, compared to the Development Services Center's goal of 84%. Seeking to improve review timelines in land use entitlement and fire permits.
- **Fire Life Safety Inspections:** Completed 476 of the 580 of the Q1 and Q2 targeted inspections in missed use and commercial buildings. Working to find additional resources to complete inspections in multifamily buildings due to ongoing workloads of suppression staff.
- **Fire System Testing Compliance:** Total number of fire systems has increased to 3,310, the percentage of current testing reports continues to be 85%. Have seen a reduction of chronically past due reports received, continuing to work with homeowners' associations and management companies to get system into a compliant state.
- **Fire Containment Success:** 93.1% of fires investigated from January 2020 through June 2025 were confined to the object or room of origin, exceeding the 80% goal.
- **Occupant Displacement Prevention:** 99.6% of fire-impacted occupants were able to return to their residence or business within 24 hours, aligning with strategic plan objectives.
- **Value Saved:** Continuing to exceed the 95% goal of structure value saved with a 98.9% save rate from January 2020 through June 2025.
- **Zero Civilian Fire Deaths:** No fire-related fatalities from January 2020 through June 2025, demonstrating the effectiveness of fire prevention efforts.

### Challenges and Areas for Improvement



- **Development Review Efficiency:** Working to improve the timeliness of land use and fire permit reviews by training additional staff. With new and retiring staff this continues to be a challenge.
- **Inspection Coverage:** Continuing to transition the Life Safety Inspection program to align with NFPA 1730 recommendations for high, moderate, and low-risk occupancies. Looking to gain efficiencies and regional consistency with updated inspection software.
- **Fire System Compliance:** Continued efforts are needed to ensure timely testing and maintenance of all life safety systems.
- **Fire Investigation:** Seeing an increase in the number of investigated fires due to better tracking of fires exceeding the \$10,000 threshold. Additionally seeing a continued increase in the annual rate of cooking fires, continued outreach to the specific communities and buildings is needed and will be a focus for Q3 and Q4 of this year.

## Conclusion

The Fire Prevention Division continues to provide critical services to ensure the safety of Redmond's residents and businesses. While significant progress was made in the first half of 2025, challenges remain in meeting inspection goals and fire system compliance. The division will focus on filling existing vacancies, training new staff members, updating processes for land use entitlement and fire system permit reviews, and public outreach on cooking fires. This report serves as an informational update to highlight achievements, challenges, and ongoing efforts to enhance fire prevention services within the city.