

Capital Facilities Plan 2050- General Government

September 23, 2025

City Council





Project Purpose and Goals

- Update of the 2025-2030 CFP
- Forecast of the future needs for capital facilities based on Comprehensive Plan growth targets to 2050 horizon
- Identify proposed locations and capacities of expanded or new capital facilities
- Analyze how the City will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes
- Integrate changes to facility conditions and department needs since 2019

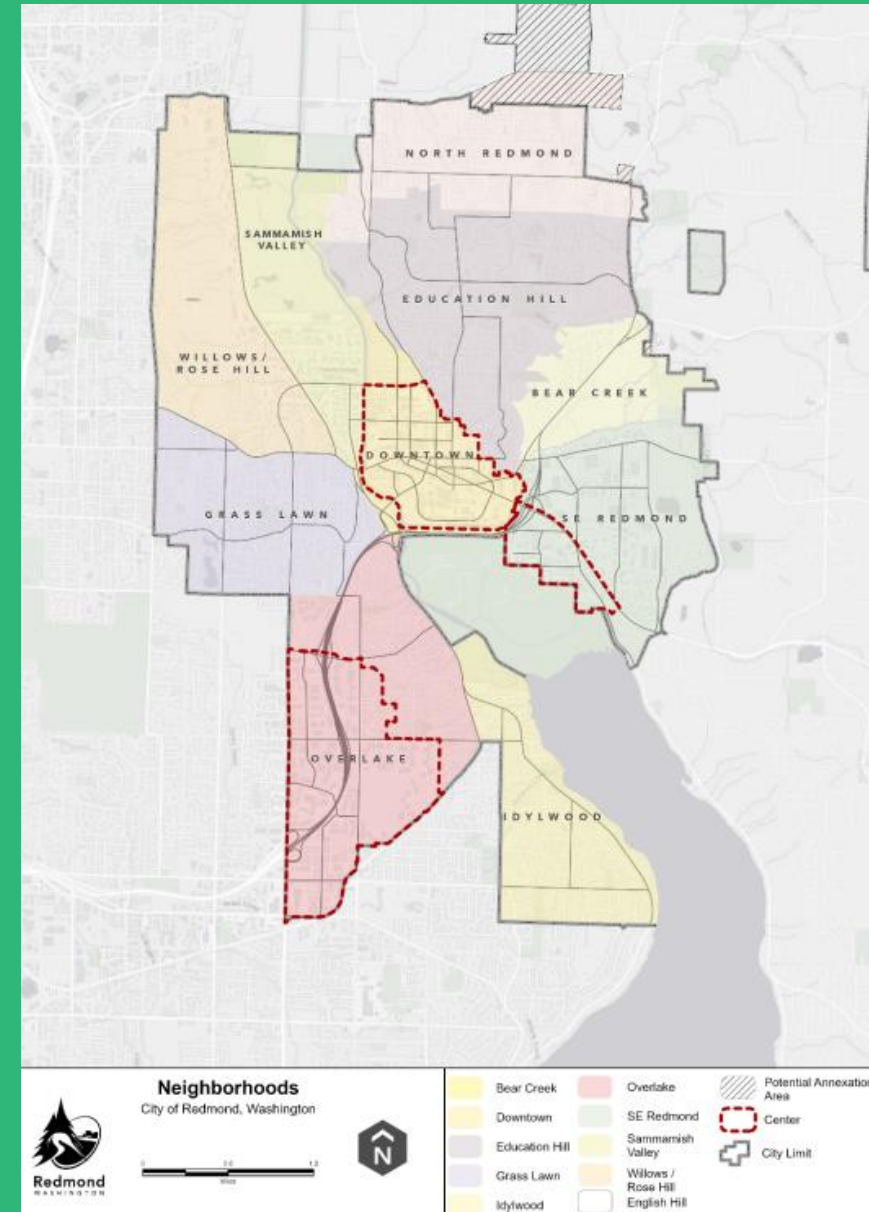


Benefits

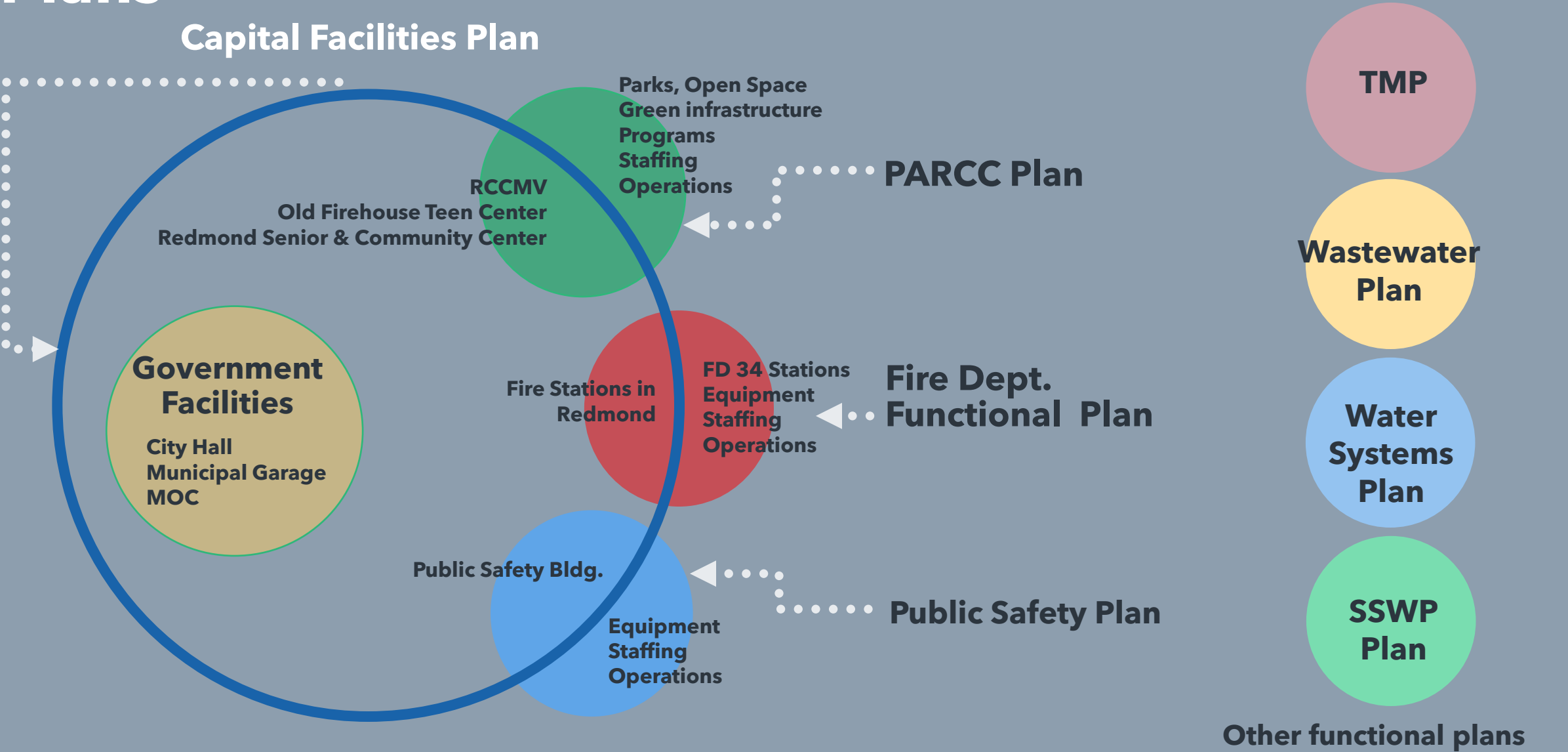
- Keeping facilities open and functional for critical public services and community amenities
- Maintaining emergency preparedness and resilience
- Addressing underserved communities and geographies
- Improving environmental performance
- Upgrading accessibility for visitors and staff

City Context

- Three mixed-use growth centers identified by Redmond 2050
 - Downtown, Overlake, and Marymoor Village
 - Higher competition for land in growth centers
- Overlake Gaps
 - Lacks Police and Parks & Recreation facilities
 - Not ideally served by Redmond Fire
- How to Fill Overlake Gaps:
 - Relocate Fire Station 12
 - Include a police precinct
 - Include a community center
 - Include a new administrative office space
 - Encourage multi-use, flexible, and co-location of facilities



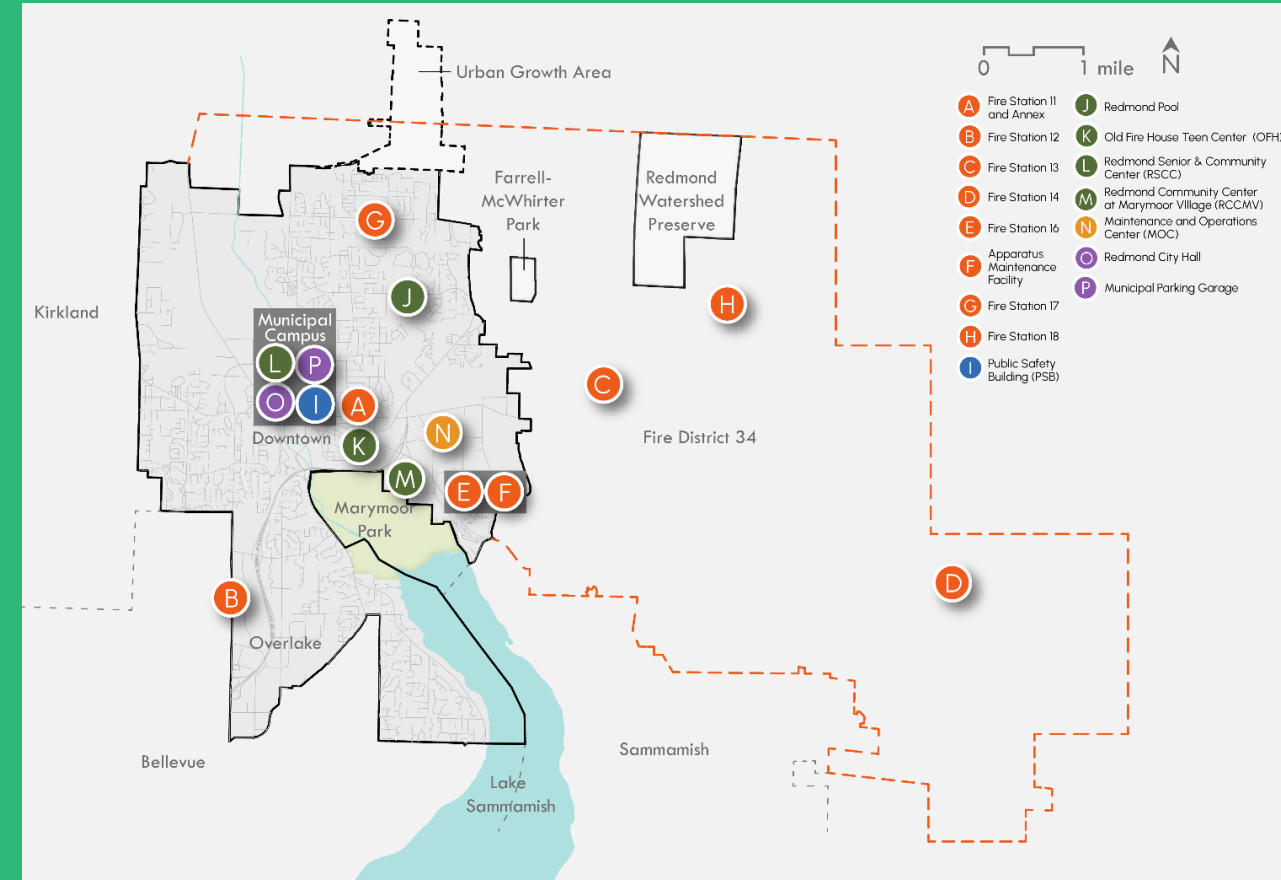
Relationship of the CFP2050 to other Functional Plans



CFP2050 Scope



- Facilities occupied and maintained by City staff and which support these functions:
 - Fire
 - Police
 - Maintenance & Operations (at MOC)
 - Indoor Recreation (community centers)
 - Administration (City Hall and garage)
- Excludes:
 - Fire District 34 (no spending is listed)
 - Minor utility and parks buildings
 - Non-City occupied buildings
- Separate processes are underway for the MOC and Old Fire House Teen Center



The facilities portfolio is 12 sites and 32 buildings, totaling approximately 586,000 square feet of building floor area

Project Team and Process

Project Team

Cameron Zapata
Loreen Hamilton
Lindsey Falkenburg
Glenn B. Coil
Quinn Kuhnhausen

Consultant Team

MAKERS Architecture & Urban Design
ACC Cost Estimating

Subject Matter Expertise

Fire
Police
Public Works
Parks Operations
Parks & Recreation
Finance
Planning
Environmental Sustainability

**Existing Conditions
and Needs Assessment**



**Alternatives
Analysis**



Recommendations



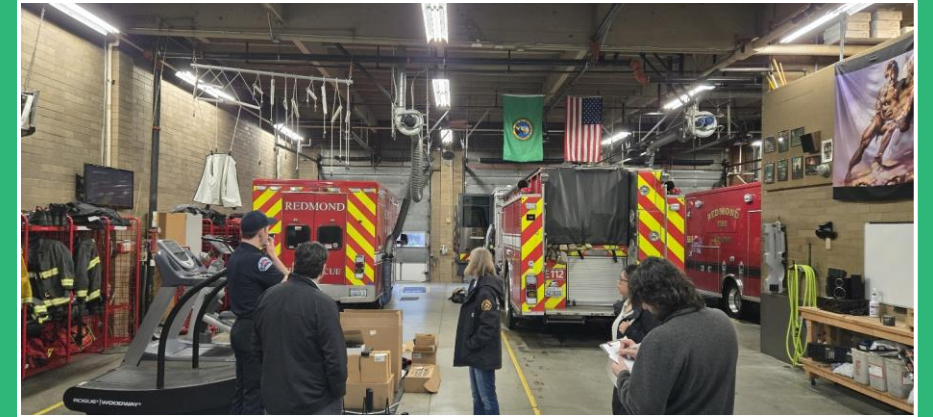
Facilities visioning workshop with all subject matter departments



Site tours and interviews with on-site staff

Key Findings¹

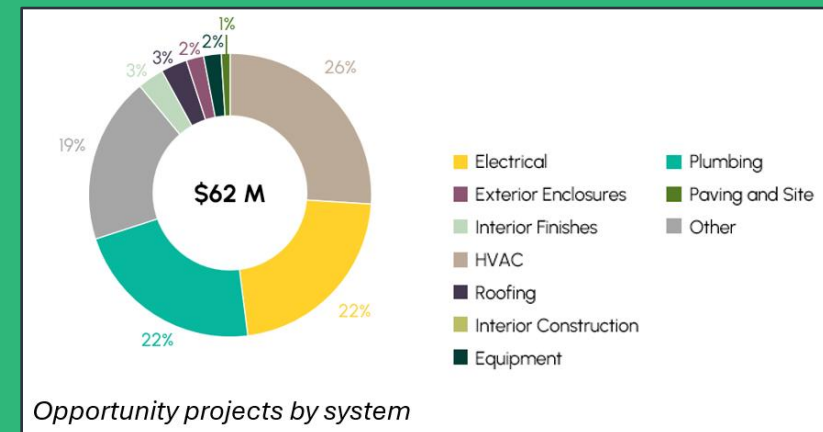
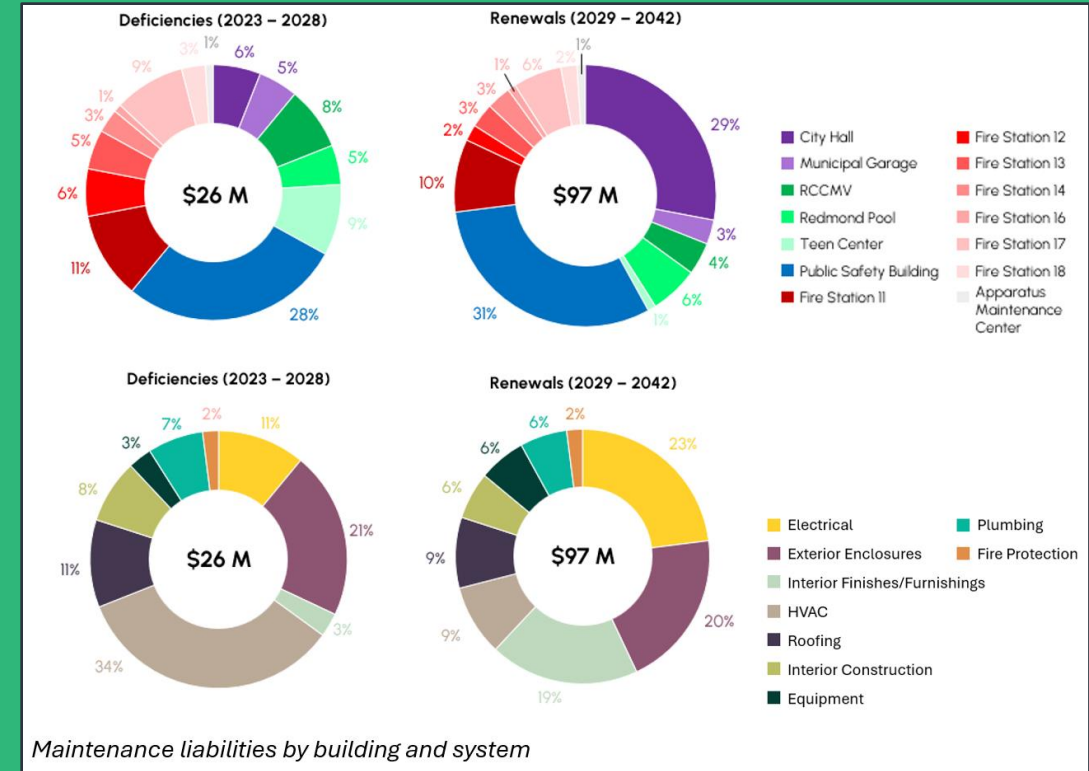
- Facilities are in reasonably good condition overall
- Multiple buildings will reach the end of their service life before 2050
- Some areas are underserved
- Electrification can improve environmental performance
- Emergency preparedness is a continual need



1. Sources include Redmond 2050, the Fire Functional Plan, other City documents, 2023 Facility Conditions Assessment, and interviews and tours with facility staff and subject matter experts

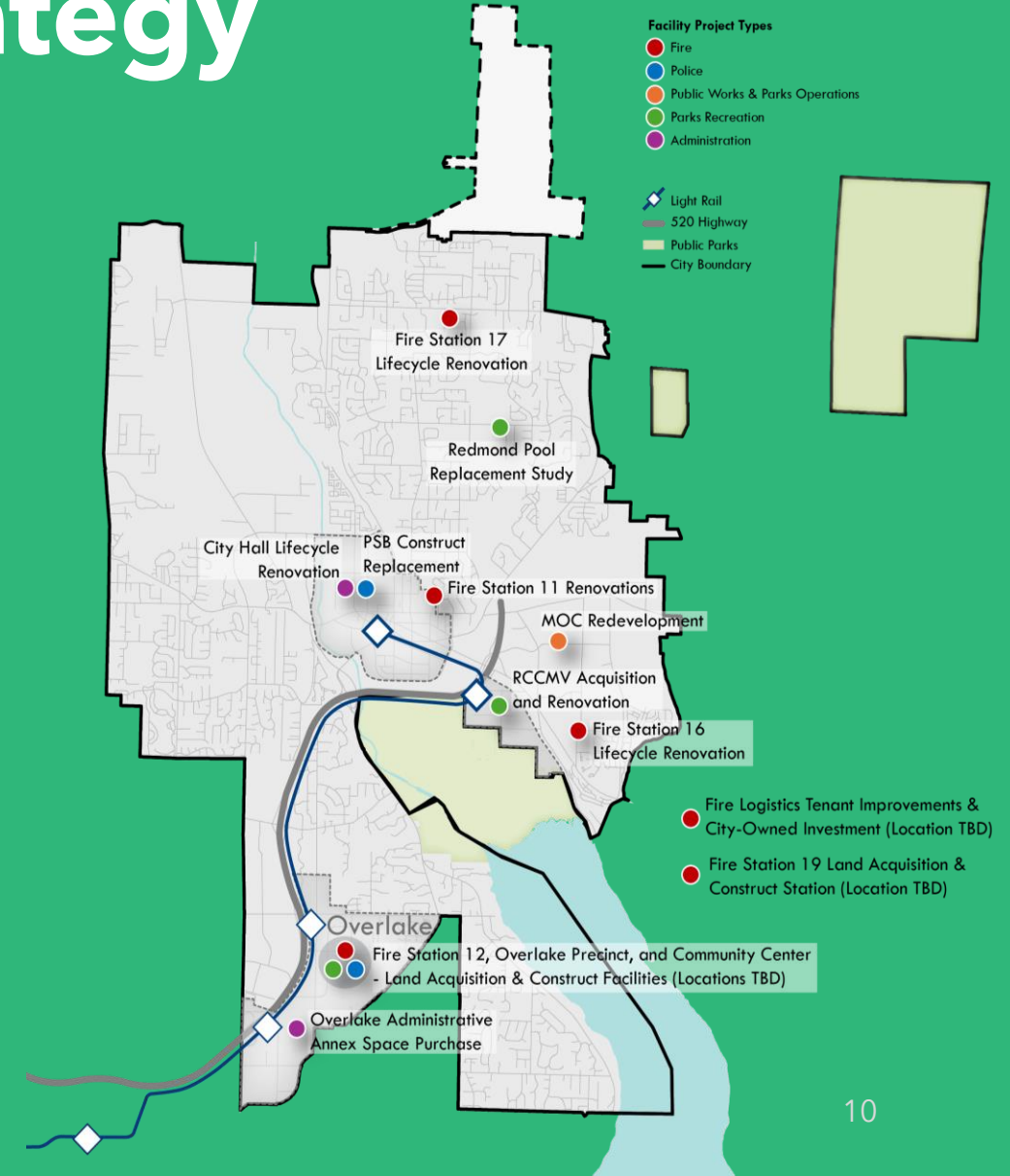
Maintenance

- Proactive maintenance prevents major problems
- Proper maintenance extends the service life and prolongs the intervals between major reinvestment
- Most deficiencies and renewals will be routine maintenance and/or major renovations.



Capital Investment Strategy

- **Plan by timeframe:**
 - **Near-term:** Current CIP 2025-2030 and the next CIP interval 2027-2032
 - **Medium-term:** 2033-2040
 - **Long-term:** 2041-2050
 - Beyond 2050
- **Prioritize by:**
 - Immediate and near-term projects that are currently underway or in the current CIP.
 - Medium-term projects and projects identified as most critical based on qualitative facility rankings.
 - Long-term projects and other non-urgent projects that support long-term population growth.
- **Continue funding routine maintenance**



Major Projects 2027-2050

Fire



Timeframe	Facility	Project
2027-2032	Fire Station 11	Partial remodel (apparatus bay expansion) for new tractor-drawn aerial; renovation and replacement study; and implementation of major renovation or replacement
2027-2032	Fire Logistics	Tenant improvements to leased warehouse; follow-up investment in a City-owned facility (new or at MOC)
2033-2040	Fire Station 12	Land acquisition and new station in Overlake
2033-2040	Fire Station 16	Lifecycle renovation
2051+	Fire Station 11/19	Relocated and new station(s) to better serve Downtown area

Major Projects 2027-2050

Police

Timeframe	Facility	Project
2033-2040	PSB	Replacement of Public Safety Building
2033-2040	Overlake Precinct	Land acquisition
2041-2050	Overlake Precinct	Construction of new precinct

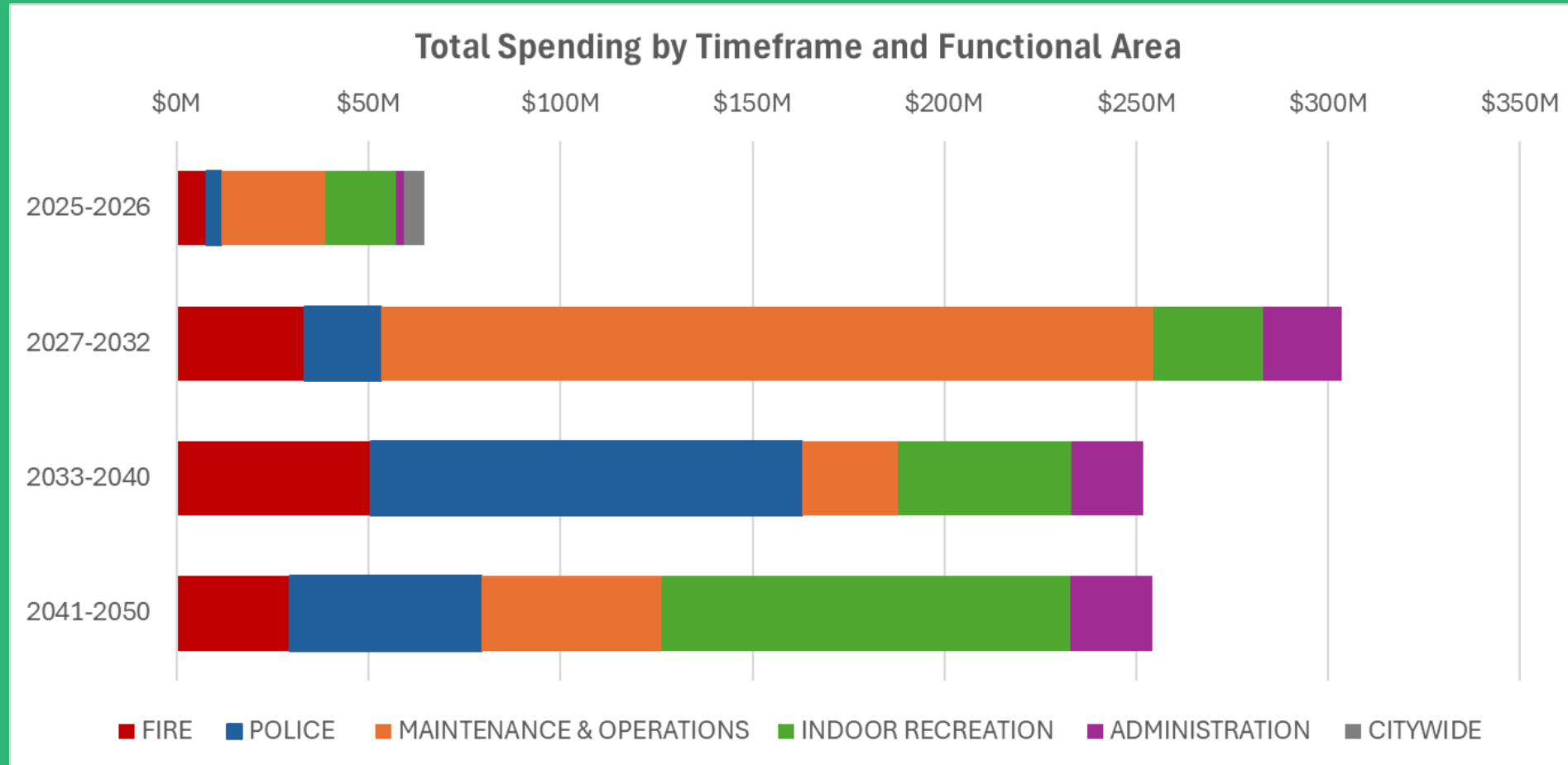
Major Projects 2027-2050

Maintenance & Operations, Indoor Recreation, and Administration



	Facility	Project
20027-2032	Old Fire House Teen Center	TBD- Currently in the middle of its own planning process- recommendation to come separately
2027-2032	MOC	Completion of construction project
2027-2032	RCCMV	Reinvestment study
2027-2032	Overlake CC	Land acquisition
2027-2032	RCCMV	Change of Use, major renovation, and routine maintenance
2033-2040	Pool	Replacement study
2033-2040	City Hall	Lifecycle renovation
2041-2050	Overlake CC	New community center construction

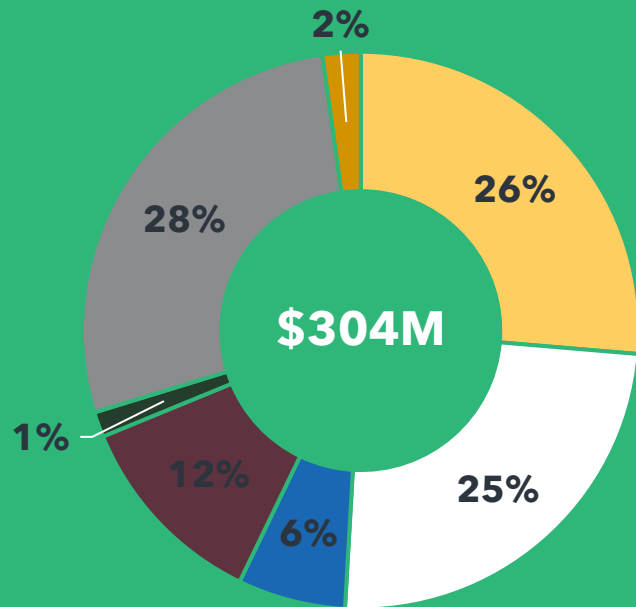
Cost Summary by Timeframe



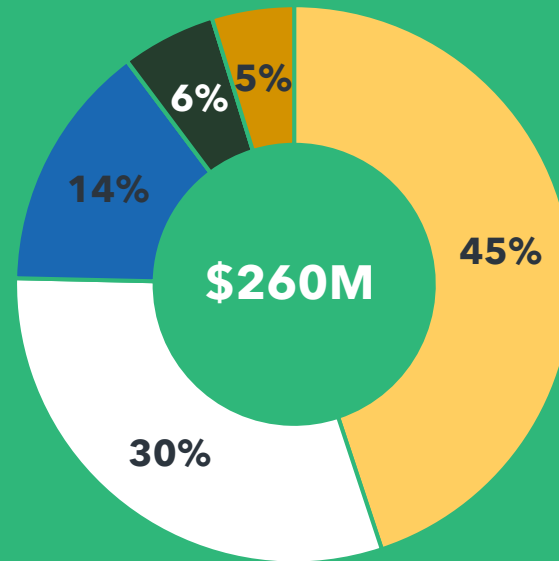


Estimated Revenue Sources

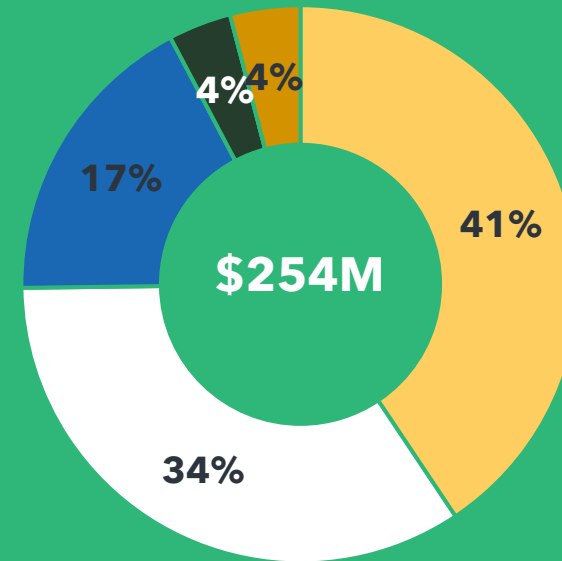
2027-2032



2033-2040



2041-2050



- General Fund
- REET
- Impact Fees
- Councilmanic Bonds
- Grants
- Utilities
- Miscellaneous (Investment Interest, Rebates, etc.)

The CFP2050 will not have a commitment on how projects are funded. These sources are assumed based on current and projected funding resources. Funding major civic facilities investments with cash is not feasible for most cities; councilmanic, voter-approved, and revenue bonds are common methods. Impact fees can also fund facilities in growth areas.

Specific funding strategies will be developed over time during budget processes.



Next Steps

- Planning Commission public hearing on October 8
- Final adoption by end of 2025
- Starting in 2026, staff will begin the process to update the CIP for 2027-2032



Thank You

Any Questions?

Cameron Zapata, Senior Parks Planner
czapata@redmond.gov

