



PLANNING COMMISSION REPORT AND RECOMMENDATION TO
CITY COUNCIL
May 08, 2024

Project File Number:	LAND-2024-0050 SEPA-2020-00934	
Proposal Name:	Redmond 2050: Capital Facilities; Utilities; and Participation, Implementation, and Evaluation Elements	
Applicant:	City of Redmond	
Staff Contacts:	Glenn Coil, Senior Planner	425-556-2742
	Odra Cárdenas, Senior Planner	425-556-2439

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 session on March 13 and April 24, 2024.

ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on April 10, 2024; verbal and written comments were received on the Utilities element.
- b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on March 20, 2024 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

Capital Facilities Element

The Capital Facilities Element of the Redmond Comprehensive Plan provides information on topics related to capital facilities, including:

- An inventory of existing facilities,
- Financial planning for future facility needs, and
- Identifying lands useful for public purposes. In addition, the element adopts by reference many functional plans.

Updates to the element include:

- Updated plan horizon from 2030 to 2050.
- Updated level-of-service standards.
- Ensured issues around equity are considered.

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- Updated unclear/outdated terminology.
- Added “green infrastructure” as part of the capital facilities inventory requirement.
- Added a requirement that functional plans address resilience to natural hazards, including climate change impacts.

Utilities Element

The Utilities Element provides policy direction on planning for and placing utilities in Redmond to support the community’s vision for planned growth, contribute to a high quality of life for Redmond residents and businesses, and protect Redmond’s natural environment and resources.

The major updates to the Utilities Element include:

- Two new framework policies for city owned and private utilities, with a focus on equity and resilience.
- Consolidated from 96 to 70 policies, which included moving some energy policies to new Climate Resilience and Sustainability element.
- Consolidated/updated outdated/programmatic policy language.
- Policy shift away from natural gas as energy source.
- New policy on electrical grid reliability.
- Updated solid waste service policies to include zero-waste practices, organics, and composting.
- Updated hazardous liquid pipeline policies to ensure consistency with current practices.

Participation, Implementation, and Evaluation Element

The Participation, Implementation and Evaluation Element guides the way public participation is incorporated into the planning process. It also guides the implementation of the Comprehensive Plan and how the performance of the plan will be evaluated once the Plan is adopted.

The policies are organized around six framework policies:

- FW-PI-1 Support an equitable, inclusive, sustainable, and resilient community.
- FW-PI-2 Promote active participation by all members of the Redmond community in planning Redmond's future.
- FW-PI-3 When preparing City policies and regulations, consider the long-term good of the community, respect the contribution that private property owners make to advancing the future vision of the City, and allow reasonable economic use of all properties.
- FW-PI-4 Maintain development review processes that are predictable and result in timely permit decisions.
- FW-PI-5 Support a culture of dialogue and partnership among City officials, community members, property owners, the business community, and agencies and organizations to facilitate development that advances City’s future vision.
- FW-PI-6 Evaluate the effectiveness of policies, regulations, and other implementation actions in achieving Redmond’s goals and vision for an equitable, inclusive, sustainable, and resilient future and adapt as needed.

The major updates to the Participation, Implementation and Evaluation Element are:

- Consolidated from 27 to 25 policies.
- Removed non-inclusive language.
- Support for effective and equitable participation.
- Added new policies:
 - Incorporate historically excluded communities into the planning process.
 - Tribal participation

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- Development review process
- Equity impact review tools

Staff Analysis

Staff analysis for this proposal can be found in Appendix E (Technical Committee Report - Attachment A).

Recommended Conclusions of the Technical Committee

On March 6th, 2024, the Technical Committee reviewed amendments to Comprehensive Plan, identified as Attachments B, C and D to the Technical Committee Report, and found the amendments 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

Capital Facilities Element

Planning Commission discussions included:

- Level-of-Service standards and how they could be expanded to not just include standards related to accommodating growth, but also include resiliency of facilities and operations.
- Use of impact fee exemptions as a development incentive.
- Co-location of facilities with other agencies and private organizations.
- Functional plan requirements.

Utilities Element

Planning Commission discussions included:

- Discussion of the concept “growth pays for growth” and what is legally required.
- Discussion of regional stormwater facilities.
- Discussion of electric power grid reliability and how the city can ensure this through policy language.
- Discussion of telecommunications policies, such as equity in service, amateur/emergency radio, and the aesthetics of wireless communication towers, as well as the use of technical/legal language in policies. Policy UT-61 was updated as part of this discussion.
- Discussion of the Wellhead Protection Program and what it entails. Policy UT-18 was updated to reflect this discussion.

Planning Commission Report – Findings and Conclusions

Redmond 2050: Capital Facilities; Utilities; and Participation, Implementation, and Evaluation Elements update

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Participation, Implementation and Evaluation Element

Planning Commission discussions included:

- Discussion on the implementation and evaluation program. Policy PI-24 was updated to reflect this discussion.
- Discussion on promoting active participation in boards and commissions, removing participation barriers, and how to reach out to “quiet populations”. Added language to Policy PI-2 as part of this discussion.

Recommendation

The Planning Commission reviewed the amendments to the Redmond Comprehensive Plan and found the amendments to be consistent with applicable review criteria and therefore recommended approval.

- The Planning Commission recommends approval of the Capital Facilities Element as shown in Attachment A.
- The Planning Commission recommends approval of the Utilities Element as shown in Attachment B.
- The Planning Commission recommends approval of the Participation, Implementation, and Evaluation Element as shown in Attachment C.

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Carol Helland

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Carol Helland
Planning and Community Development Director

DocuSigned by:

Susan L. Weston

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Susan Weston
Planning Commission Chair

Attachments

- A. Recommended Capital Facilities Element**
- B. Recommended Utilities Element**
- C. Recommended Participation, Implementation and Evaluation Element**

Appendices

- A. Planning Commission Issues Matrix**
- B. Written Public Comments**
- C. Public Hearing Notice**
- D. Public Hearing Minutes – April 10, 2024**
- E. Technical Committee Report**

Capital Facilities Element

Vision Statement

In 2050 Redmond's infrastructure and services meet the needs of a growing population and promote a safe, equitable and sustainable community. Redmond provides high-quality public safety services and well-maintained and dependable public facilities.

The City's capital planning efforts, with a focus on resiliency and sustainability, have resulted in a community that continues to enjoy excellent fire and emergency response times, professional police services, beautiful parks, clean drinking water, and effective wastewater and stormwater management. An efficient multimodal transportation system has taken shape and is continually improved. Redmond residents also embrace and support the high-quality educational, cultural, and recreational facilities in the community.

The cost of providing and maintaining Redmond's quality services and facilities is borne equitably, balancing the needs of the community with those of the individual.

Redmond continues to draw from diverse revenue streams to finance capital facility projects. Additionally, maintenance of new facilities is anticipated well in advance as part of the capital planning program to ensure facility maintenance costs can be effectively incorporated into the City's operating budget. The public facility costs associated with new growth are recovered in part using impact fees that reflect up-to-date costs, including those related to land acquisition and construction. In addition, Redmond continues to seek grants and other outside funding to maintain its high quality of life.

Comprehensive Plan requirements:

RCW 36.70A.070 (3) requires planning for capital facilities, including park and recreational facilities.

Requirements include:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) forecast of the future needs for such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (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
- (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

Policies in Redmond's Capital Facilities element provide a process for requirements (a) - (d) to be met in the respective functional plans, such as the City's Water System Plan, Wastewater Plan and PARCC Plan.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, sustainability.

Equity and Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none">• FW-CF-1• CF-6• CF-8• CF-11• CF-13• CF-15	<ul style="list-style-type: none">• FW-CF-1• CF-2• CF-8• CF-12	<ul style="list-style-type: none">• FW-CF-1• CF-2• CF-6• CF-8• CF-11• CF-13

Existing Conditions

Background

The Capital Facilities Element establishes policies to direct the development of the City’s capital investment program in support of the community’s vision for the future. It guides the actions of public agencies, as well as private decisions related to individual developments. The Capital Facilities Element helps achieve Redmond’s vision by:

- Providing a clear definition of the role and purpose of the City’s capital investment program, which refers to all planning and budget documents that guide Redmond’s capital investments;
- Assuring that capital facility investments are prioritized to support growth in the locations targeted in the Land Use Element;
- Identifying service standards for capital facilities to meet community expectations for equitable municipal service delivery;
- Requiring that adequate long-term financial capacity exists to provide capital facilities needed to support expected growth, while maintaining adopted service level standards;
- Improving the reliability and resiliency of Redmond’s facilities so that, in the event of a natural disaster, impacts to essential services are mitigated.
- Furthering Redmond’s sustainability principles by minimizing environmental impacts of capital facilities when possible and mitigating unavoidable impacts; and
- Anticipating needs and costs for capital asset preservation and replacement.

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Capital Facilities Inventory

The City provides services through capital facilities such as parks, community centers, and police and fire stations; transportation systems including streets, trails, and bikeways; and utility infrastructure, including water, wastewater, stormwater, and surface water systems. This section summarizes existing publicly owned capital facilities that support services to Redmond community members. The descriptions are intentionally brief; the documents listed at the end of this element contain detailed information on existing and planned capital facilities in Redmond. City owned facilities, including fire stations, are shown in **Map CF-1**.

General Government Facilities

The City owns, leases, and operates numerous facilities (buildings) that serve many purposes, enabling the City to provide administrative, maintenance, and critical services to the community, including public safety, parks, human services, public works, planning and development, and city government administration. City facilities are managed by the Parks and Recreation Department. The City's inventory includes 27 core facilities located on 13 sites, totaling over 500,000 square feet. Most of these buildings were constructed between 1952 and 2005. Facilities include City Hall, the Public Safety Building, fire stations, community and recreation centers, parking garages, and maintenance buildings.

Public Works and Parks Operations are based at the 8.6-acre Maintenance and Operations Center (MOC) in Southeast Redmond. The MOC has fourteen major and minor structures, including administrative offices, crew support spaces, shops, a decant facility, and storage for vehicles and materials.

Parks and Recreation Facilities

Redmond parks and recreation facilities include 47 city parks, three community centers, including the new Senior & Community Center, a historic farm park, and the Redmond Pool.

The park and recreation system comprises over 1,350 acres of land and 39 miles of trails.

Six historic landmark properties are managed by the Parks and Recreation Department, along with several older buildings and farmsteads on park properties that have intrinsic historic value. Additionally, the Bear Creek Archeological Site is on the National Register of Historic Places.

Nearby parks not part of the City's park system include King County's Marymoor Park and 60 Acre Park.

Fire and Emergency Medical Response

The Redmond Fire Department serves those within city limits and people within King County Fire District 34 boundaries, providing a full range of fire suppression and emergency medical

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response services. The Fire Department operates a total of nine facilities, seven of which are fire stations. There is also a fleet maintenance building and an office annex building used to coordinate the Mobile Integrated Health program and provide storage for the Emergency Management program. The Fire Department's stations are within a 45-square mile service area..

The Department's mission is to *"compassionately, proactively, and professionally protect life, property, and the environment."* The Department also provides emergency medical services at the "Basic Life Support" level and is the lead agency for Northeast King County Medic One to deliver "Advanced Life Support."

Police Facilities

The Redmond Police Department provides public safety services, community outreach, and plans for capital facility improvements and equipment needs required to ensure quality public safety. Policing is carried out in partnership with the community, through long-term problem solving, crime prevention and law enforcement, and Redmond Police provides backup for surrounding jurisdictions. The Police Department's primary capital facility is its operations center located in the Public Safety Building on the Municipal Campus.

Water Facilities

Water facilities serving Redmond and the Novelty Hill Service Area are developed and maintained by the City's water utility. Water is supplied through a combination of City-owned wells and water purchased from Cascade Water Alliance. Redmond's water system consists of five wells, 10 water storage reservoirs, and 330 miles of water pipe, serving residential and business customers through approximately 19,600 individual metered service connections. The City also owns approximately 90 monitoring wells in the wellhead protection areas. Several facilities are jointly owned with the Cities of Bellevue or Kirkland.

Wastewater Facilities

The City of Redmond through its wastewater (sewer) utility is the sole provider of sewer service within the Redmond city limits and the Novelty Hill Service Area. The Redmond wastewater system consists of a network of conveyance pipes and pumping facilities, over 236 miles of pipe ranging from 8 to 36 inches in diameter, 15 miles of easements, 7,335 manholes, and 22 lift stations.

The system works primarily on a gravity feed basis with some assistance from pumping stations. Larger transmission mains carry waste to King County interceptors, with wastewater ultimately transported and treated at King County's Brightwater Treatment Plant for most of the city. Wastewater collected from the Overlake area flows to Bellevue and is treated at the King County South Treatment Plant in Renton. As of 2024, approximately 453 parcels in Redmond are served by private septic systems.

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Stormwater and Surface Water Facilities

The City of Redmond stormwater utility manages drainage systems, stormwater facilities, and surface water systems for the city.

Through a state-issued municipal stormwater permit (NPDES permit), the City is responsible for ensuring proper maintenance and operation of all public and private stormwater systems within city limits. These include approximately 363 miles of pipes, 23,500 catch basins and manholes, 940 vaults, 304 bioswales, 68 miles of streams, and 328 ponds throughout the City.

Stormwater Utility goals include:

- Ensure that public and private stormwater systems are planned, developed and maintained to prevent flooding, protect water quality, and preserve natural stormwater systems.
- Monitor water quality and provide leadership and focus for community efforts working toward improved stormwater management.
- Identify needed capital improvement to stormwater systems including streams and habitat; prioritize, select, and construct those improvements.
- Ensure that City construction and maintenance projects are planned and implemented to minimize short-term and long-term harm to the environment.

Transportation Facilities

Redmond is served by a multimodal transportation system designed to move people and goods, and support Redmond's planned land use. The transportation system is designed to support travel by pedestrians, bicyclists, transit riders, motorists and for moving goods, as well as those using micromobility options. As of 2023, the City's transportation system consists of:

- 197 centerline miles of roadway,
- 56 miles of bicycle lanes,
- 241 miles of sidewalk,
- 20 bridges, 111 traffic signals,
- 2,010 streetlights. and
- 13,000 street and traffic control signs.

The City also owns about 5,390 curb ramps, many of which were built to older standards. These will be upgraded over time to meet current Americans with Disabilities Act (ADA) standards and community needs.

Public transportation services and facilities are operated by King County Metro and Sound Transit. The Washington State Department of Transportation is responsible for the development and maintenance of the State Route 520 corridor and has limited maintenance and development responsibilities associated with State Route 202 in Redmond.

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Public Educational Facilities

The Lake Washington School District (LWSD) provides public primary and secondary education to most of Redmond. The locations of existing LWSD facilities are shown in **Map CF-2**. The Bellevue School District serves portions of Redmond in the Idylwood and Overlake neighborhoods. The Northshore School District serves the English Hill neighborhood, which is part of Redmond's Potential Annexation Area north of NE 128th Street.

Future needs

Growth will increase demand for capital facilities. The City will need to upgrade existing, or build new facilities, to help the City mitigate the impacts of climate change, reduce vehicle miles traveled, and reduce greenhouse gas emissions.

The City will ensure that as it builds new facilities, or upgrades existing facilities, the needs of underserved and overburdened communities are met, and that additional facilities do not have disproportionately negative impacts on those communities.

Major capital facility needs over the next 20 years include:

- A new Maintenance and Operations Center (MOC) for public works and parks operations,
- new and upgraded fire stations,
- a water system storage project in order to meet level-of-service standards,
- new wastewater and stormwater facilities, including a regional stormwater facility in Overlake, and
- improvements to create a multimodal transportation network, including new trails.

More detail about future facilities and needs can be found in the respective functional plans for each system.

The City of Redmond strives to conduct effective asset management, by meeting a required level of service in the most cost-effective way through the planning, acquisition, operation, maintenance, rehabilitation, and disposal of assets to provide for present and future community members.

Policies

The policies identified in the following sections provide the framework for the City to fulfill its capital facilities vision and needs.

FW-CF-1 Plan, finance, build, rehabilitate and maintain capital facilities and services consistent with the following principles:

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- Provide facilities and services that support the City's vision and Land Use Plan as articulated in the Redmond Comprehensive Plan;
- Ensure that capital facilities are resilient, sustainable, well designed, attractive and safe;
- Provide facilities and services that protect public health and safety;
- Ensure equitable and adequate provision of needed infrastructure and services;
- Allocate infrastructure funding responsibilities fairly;
- Ensure that the costs of capital facility improvements are borne in proportion to the benefit received;
- Optimize strategic actions and investments over near-, mid-, and long-term portions of the Comprehensive Plan's 2050 planning horizon while recognizing the need to retain flexibility to leverage opportunities and respond to changing conditions; and
- Provide reasonable certainty that needed facility and service improvements are completed in a timely manner.

Capital Facilities Planning

Capital Facilities and Functional Plans

Successfully planning for the development of major capital facilities requires a disciplined and comprehensive process. The City of Redmond accomplishes that objective through the development of functional plans consistent with policies in the Capital Facilities Element and requirements for capital facility planning set forth by the Growth Management Act. The City of Redmond Water System Plan and Transportation Master Plan are examples of such functional plans.

Together, the policies in the Capital Facilities Element, the City's functional plans, its capital budget, the Capital Investment Strategy, and the long-range financial strategy for capital investments comprise Redmond's Capital Facilities Program (CFP). This comprehensive planning and budgeting framework is used to assess the capital facility needs of the City based on service standards, the cost of obtaining and maintaining facilities over the long term, and financing strategies. Functional plans are core components of the CFP and provide opportunity for a detailed, professional assessment of background information, current and future needs, and alternative strategies for meeting those needs. Development of some of these documents, such as the Parks, Arts, Recreation, Cultural, and Conservation (PARCC) Plan and the Transportation Master Plan, also incorporates significant public involvement.

CF-1 Develop and regularly update functional plans that assess capital facility needs and strategies for addressing such needs. Provide opportunities for public involvement appropriate to the nature of the update. Use functional plans to guide the

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development of capital priorities and investment decisions within the following functional areas:

- Fire protection and response, including the city and other contracted service areas;
- Police services;
- Stormwater and surface water management;
- Water and wastewater systems;
- Parks, arts, recreation, culture, and conservation (PARCC);
- Transportation;
- Emergency preparedness and management;
- General government facilities; and
- Other functional areas as identified.

CF-2 Include in functional plans and supporting documents, at a minimum, the following components necessary to maintain an accurate account of long-term capital facility needs and associated costs to the City, and consistency with the Comprehensive Plan and applicable provisions of the Zoning Code:

- A description of the current capital facility infrastructure, including green infrastructure, and the scope and cost of its operation and maintenance;
- A description of current capital facility deficiencies and appropriate strategies to remedy these deficiencies;
- An analysis of capital facilities needed through the year 2050, and preliminary cost estimates to meet those needs;
- An analysis specifying how capital facilities will be financed and maintained;
- A description of the functional plan's public outreach, participation and review process;
- Criteria to be used to prioritize projects and inform the Capital Investment Strategy;
- An analysis of how proposed investments impact underserved communities and geographies;
- A description of how the plan addresses emergency preparedness and resilience to natural hazards, including climate change impacts;
- A description of how the functional plan and supporting documents fulfill Growth Management Act requirements; and

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- An analysis indicating that the functional plan, including any subsequent revisions or modifications, is consistent with Comprehensive Plan policies, Zoning Code regulations, and applicable state and federal laws.
- CF-3 Adopt functional plans or portions of functional plans into the Comprehensive Plan when they are used to fulfill Growth Management Act requirements.
- CF-4 Require that new functional plans and updates to existing functional plans that are adopted as part of the Comprehensive Plan adhere to the following review processes:
- Administratively review changes that are consistent with and do not impede the implementation of the Comprehensive Plan.
 - For major updates and new functional plans, use the Comprehensive Plan amendment review process to ensure consistency with the Comprehensive Plan. A major update is characterized by any of the following:
 - Amendments representing more than clarification of existing language or intent;
 - Significant changes to anticipated service provision based on new analyses, assumptions or implementation strategies;
 - Changes proposed by private parties that are inconsistent with or may impede implementation of the Comprehensive Plan.
- CF-5 Require that properties, when they develop or redevelop, construct or contribute to improvements as identified in adopted plans. Ensure growth pays for its legal share of growth-related impacts or the cost incurred to mitigate for them.

Level-of-Service Standards

Service standards represent a yardstick against which to measure the safe and reliable performance of capital facilities. Service standards may be defined in law, as is the case with water and sewer systems and facilities; be recommended by professional associations, as is the case for parks; or may be locally defined based on community preferences, such as policing standards. Once service standards are established for capital facilities, they become a requirement that guides what type and level of investment must be made to maintain the standards. Increased population and employment may require increased levels of capital investment to maintain service standards.

- CF-6 Establish capital facility level-of-service standards that help determine long-term capital facility and funding requirements.

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Water system:	A flow volume that meets instantaneous demand together with projected fire flows.
Stormwater and surface water facilities:	<ul style="list-style-type: none"> • A level that permits flood and erosion control for the appropriate rainfall duration and intensity to ensure the safety, welfare, and convenience of people and property in developed areas. • A level of stormwater treatment and detention that adequately protects surface and groundwater quality and is protective of habitat for fish and wildlife, including fish passage through all fish-bearing streams. • A stormwater system that is designed and maintained to meet NPDES permit requirements.
Wastewater system:	A level that allows collection of peak wastewater discharge plus infiltration and inflow.
Transportation facilities:	Improvements to the transportation system occur concurrently, proportionately, and in parallel with growth. See Transportation Element for details.
Parks and recreational facilities:	<p>Provide recreational opportunities for all residents through sufficient and equitably distributed parks, trails, and recreational facilities.</p> <ul style="list-style-type: none"> • Percent of households within a ½ mile of developed city park. • Percent of households within a ½ mile of trail access. • Acreage of parkland per capita. • Recreation and Conservation Office (RCO) Level of Service Metrics.
General government facilities:	<ul style="list-style-type: none"> • Facilities that are safe and meet all applicable health, safety, and accessibility standards. • Facilities that are properly sized, designed for their intended purpose, and evolve to meet future demands, such as population growth, expanded infrastructure, and changes in regulatory requirements. • Critical facilities are built or upgraded to standards that increase the likelihood that vital services continue in the event of a disaster. • Constructed to support the equitable provision and use of facilities for all users.
Fire protection:	Travel time of six minutes or less for 90 percent of emergency fire and medical calls in the city.
Police services:	<ul style="list-style-type: none"> • Police capital facility needs are associated with police services, general operations, special operations and support services. The service standard is to have facilities and equipment sufficient to meet the demand for police services and to meet needs of staff assigned to service delivery. • Ensure emergency response times meet community expectations and call response types.

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Capital Investment Strategy

Plan-Level Financial Balance

The Capital Investment Strategy describes the capital investments, costs, sequence, forecasted revenues, and strategic actions needed to deliver Redmond's long-term vision. Fulfilling Redmond's vision for the future is highly dependent on the City's ability to provide and maintain adequate capital facilities. The City must be able to demonstrate that it can afford to construct the facilities that are needed to support growth anticipated in the Land Use Element, both to preserve the high quality of life offered by Redmond, as well as to meet Growth Management Act requirements. The success of the Comprehensive Plan hinges on "plan-level financial balance." This means the financial capability to operate programs and construct adequate facilities at the time they are required, in support of growth anticipated by the adopted Land Use Element through 2050. This does not require that the details or timing of every capital project be identified in advance. Rather, it calls for general comparison of anticipated capital improvements to be made against reasonably expected revenues to ensure that they are in balance.

CF-7 Develop and maintain a capital investment strategy for implementing capital projects in support of the City's land use vision as described by the Comprehensive Plan. The intent of the plan is to:

- Guide the City's investment decisions in the near, middle and long term through 2050;
- Further strengthen the City's readiness for grant applications and partnerships;
- Help the City to strategically leverage capital investment opportunities working in partnership with others when consistent with City priorities;
- Ensure effective use of public funds;
- Develop strategic and innovative infrastructure funding approaches that are consistent with adopted City financial policies; and
- Inform the community of the overall strategy.

CF-8 Ensure that the Capital Investment Strategy:

- Is consistent with the Comprehensive Plan;
- Supports the growth of Redmond's centers consistent with the future land use plan;
- Reflects estimated project costs based on a standard approach;
- Uses functional plans, strategic plans, and asset management data as the primary sources of planned capital investments, and efforts are aligned to achieve consistency when planning and prioritizing projects;

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- Summarizes the revenue and expense components of the City's functional plans;
- Includes financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2050 and the 20-year capital investment period;
- Identifies key strategic actions and investments needed to carry out the Comprehensive Plan vision;
- Summarizes planned capital facility improvements, sequencing and costs over a 20-year period;
- Prioritizes planned six-year CIP projects;
- Takes into account staff resources and funding availability to implement planned CIP projects;
- Includes all functional areas;
- Addresses service deficiencies;
- Addresses ongoing operating costs, capital maintenance, preservation, and replacement;
- Explores options to address identified funding gap;
- Develops funding strategies;
- Identifies follow-up work for future CIS efforts; and
- Describes how implementation progress will be monitored and reported.

CF-9 Define "plan-level financial balance" as the financial capability to construct and operate adequate capital facilities at the time that they are required, in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2050 and the 20-year capital investment period.

CF-10 Evaluate the City's ability to achieve "plan-level financial balance" every two years. Take one or more of the following actions if the financial capacity to provide necessary capital facilities for all or part of the city is found to be insufficient:

- Reassess planned land use and adjust the capacity for growth;
- Institute mechanisms for phasing or deferring growth;
- Reassess service standards for capital facilities; or
- Identify new revenue sources.

CF-11 Adopt the City's Six-Year Capital Improvement Program (CIP) as the short-term budgetary process for implementing the long-term Capital Investment Strategy. Ensure that project priorities, funding allocations, and financing strategies

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incorporated in the CIP are substantially consistent with the CIS. Allow flexibility to amend the CIP for time sensitive or critical needs.

Redmond's Revenue Sources

Unrestricted Capital Revenue

A portion of revenues available for capital investment within the Six-Year CIP are unrestricted revenues and are allocated to support projects in the CIS.

CF-12 Prepare a long-range revenue forecast to promote consistency and stability in capital planning and programming, as well as to inform the budgeting process and Capital Investment Strategy. Allocate unrestricted funds to functional areas that support CIS projects and fulfill the City's long-term vision.

Developer and Other Restricted Funding

Restricted revenues include those collected through taxes and fees. Impact fees are a type of restricted revenue that allows new growth to assume an equitable share of the costs associated with growth. To promote orderly growth and ensure that adequate facilities are available to serve it, the Growth Management Act (GMA) provides the City with the authority to collect impact fees for

- (a) public streets, roads, and bicycle and pedestrian facilities that were designed with multimodal commuting as an intended use;
- (b) parks, recreational facilities and open space;
- (c) school facilities; and
- (d) certain fire protection facilities.

State law also allows for the "pooling" of impact fees, whereby fees are allocated to projects that will be completed within the ten-year fee collection window. The City's policies for establishing and maintaining impact fees are provided below. For Redmond, impact fees allow growth to occur while ensuring quality capital facilities for the long term.

CF-13 Follow the principle that growth shall pay for the growth-related portion of capital facilities. When imposing impact fees on new development:

- Impose fees only for system improvements that are reasonably related to growth;
- Structure the impact fee system so that impact fees do not exceed the proportionate share of the costs of system improvements attributable to growth and are reasonably related to the new development;
- Balance impact fee revenues with other public revenue sources to finance system improvements that serve new development;

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- Use fee proceeds for system improvements that will reasonably benefit the new development;
- Prohibit the use of impact fee proceeds for correcting existing capital facility deficiencies;
- Maintain an annual adjustment to impact fees based on an appropriate capital cost index and other relevant local construction data, subject to annual City Council approval;
- Review the impact fees and the indices used periodically to ensure that the fees reflect the cost of planned system improvements related to growth; and
- Pool fees to more efficiently fund capital facilities resulting from new growth.

Outside funding and impact fee exemptions

Many opportunities arise for the City to obtain funding for capital facilities from outside sources, such as state and federal grants. Securing this funding usually requires supplying local matching funds. Using local funds as a match allows the City to leverage its financial resources more efficiently. In addition, other financing strategies are available to the City to further support the capital program. Presenting these options in tandem with capital plans allows decision makers and the public to consider implications of alternative financing.

CF-14 Pursue funding from other levels of government, nonprofit, and private agencies to accomplish Redmond's CIS, while optimizing use of City resources. As appropriate, pursue alternative financing strategies such as public-private partnerships to further support the capital program.

CF-15 Consider exempting from payment of impact fees certain developments that have broad public purpose.

School Facilities

Upon the formulation of a school Capital Facility Plan and at the request of the responsible school district, the City of Redmond has the authority to impose impact fees to pay for new school facilities that support future growth. The City must exercise diligence in assuring that the facility plans developed by the school district are consistent with the amount and location of growth envisioned in the Redmond Comprehensive Plan. Similarly, the City must determine that the school service standards used by the school district in development of the school facility plan are consistent with community expectations and values.

CF-16 Require school districts that propose to have the City of Redmond impose impact fees for them to prepare capital facility plans that include:

- Plans for capital improvements and construction over a 20-year horizon,
- A demonstration of how facility and service needs are determined,

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- An annually updated six-year (or longer) finance plan that demonstrates how capital needs are to be funded,
- Population and demographic projections consistent with those used in developing the City's Comprehensive Plan, and
- An assessment and comparison of the condition and functional characteristics of school facilities across the entire district.

Lands Useful for Public Purposes

To ensure that adequate lands are available for public uses, the GMA requires local governments to identify lands useful for public purposes, including land for governmental functions, such as parks and recreation areas, streets, trails, transit, fire stations, other government buildings and utilities. Redmond's primary strategy for identifying lands useful for public purposes is to identify them in functional plans. Many of these sites are also identified in general terms in the various elements of the Comprehensive Plan. As the City acquires these properties, they may be identified more specifically in functional plans; or, if they are large, they may be identified on the Land Use Plan Map.

CF-17 Identify lands useful for public purposes in functional plans and in the appropriate elements of the Comprehensive Plan. Identify alternative sites or lands more generally where acquisition is not immediate. Identify lands specifically when acquired and used for public purposes on the Land Use Map, or in the appropriate elements of the Comprehensive Plan where not otherwise identified by City or other governmental agency functional plans.

In addition to identifying lands useful for public purposes, the GMA also requires the local governments in a county to cooperatively develop a prioritized list of lands required for public facilities that serve more than one jurisdiction. These "shared needs" public facilities may include joint-use facilities or facilities that serve a region or the whole county. Local capital acquisition budgets must be consistent with this prioritized list.

CF-18 Identify shared capital needs and the lands that may be used to meet these needs with nearby cities, King County, neighboring counties, the State of Washington, the Puget Sound Regional Council, school districts, special purpose districts and other government agencies. Maintain a capital acquisition budget and schedule that reflects the jointly agreed upon priorities.

Capital Planning References

Functional plans are often adopted by the City as part of the Comprehensive Plan to fulfill Growth Management Act requirements for comprehensive plan elements, such as capital facilities, utilities, transportation, and parks, and for the City's Capital Investment Strategy.

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Facility and management plans may also be used to inform and implement the City's Comprehensive Plan goals and strategies, as well as capital planning.

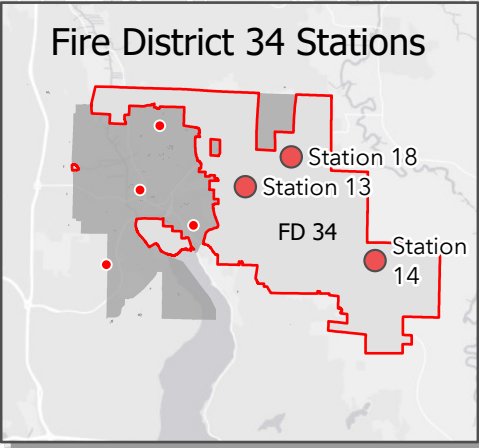
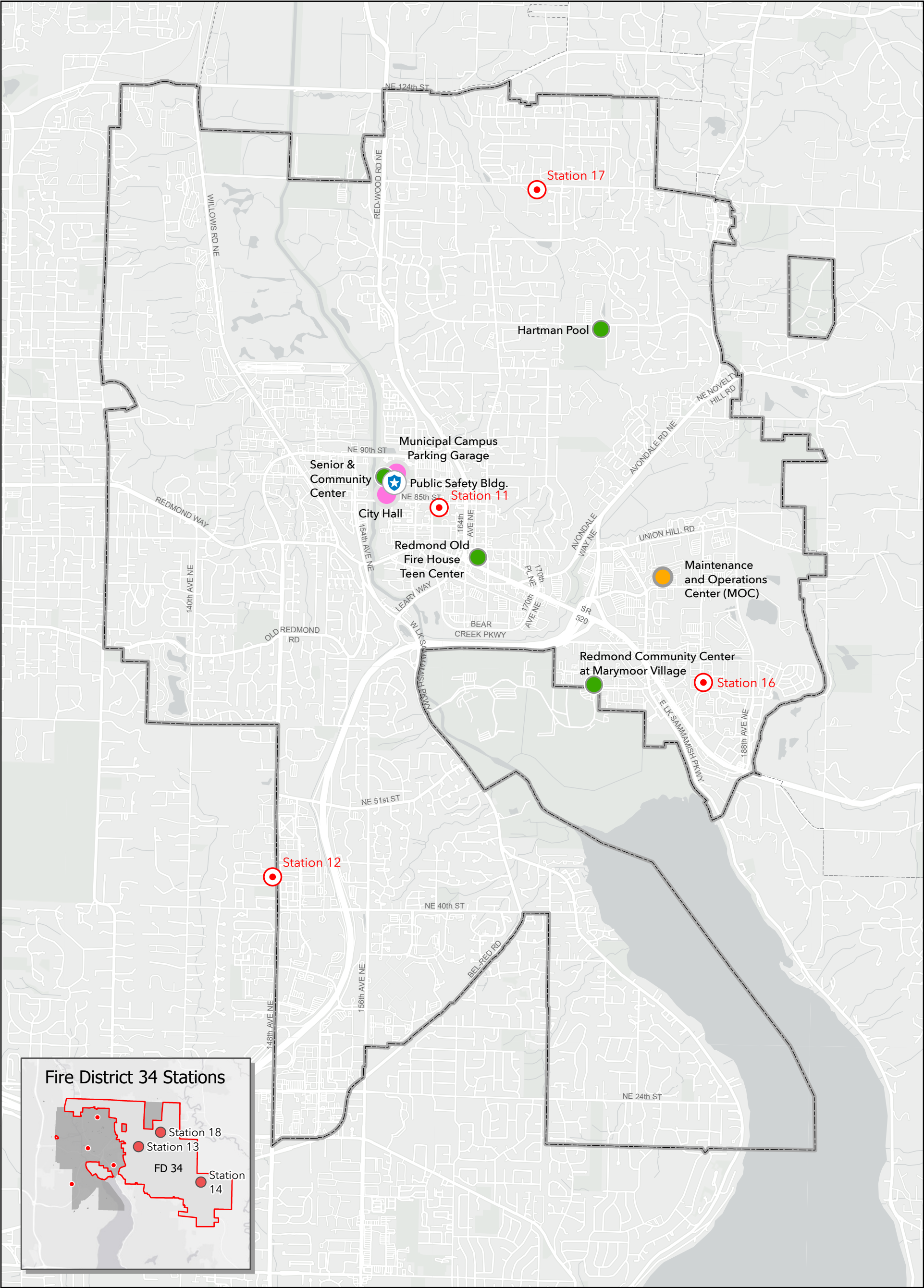
These functional, facility, and management plans are listed below and should be consulted and used for more detailed information on existing and proposed facilities, level-of-service standards, and capital facility planning.

Plans adopted as part of the Redmond Comprehensive Plan to meet GMA requirements for Capital Facilities

- City of Redmond, General Wastewater Plan. Adopted by Ord. 3061, October 5, 2021.
- City of Redmond, Parks, Arts, Recreation, Culture and Conservation Plan, 2023-2035. Adopted by Ordinance 3132, November 6, 2023.
- City of Redmond, Water System Plan, 2011-2017. Adopted 2011 - UPDATE PENDING.
- City of Redmond, Transportation Master Plan, 2013-2030. Adopted 2013 - UPDATE PENDING.
- Lake Washington School District, Six-Year Capital Facility Plan, updated and adopted annually.
- Redmond Stormwater and Surface Water System Plan, 2025 - UNDER DEVELOPMENT.
- Redmond Capital Facilities Plan - UNDER DEVELOPMENT.

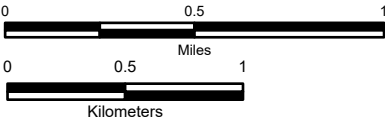
Other reference documents used to identify capital facility needs

- City of Redmond, Stormwater Management Program (SWMP) Plan, updated annually.
- City of Redmond, 2013 Watershed Management Plan, updated 2022.
- City of Redmond Utilities Strategic Plan, 2021.
- Redmond Fire Department 2022-2027 Strategic Plan.
- Redmond Fire Department 2022 - 2027 Standards of Cover Plan.
- Redmond Police Department Functional Plan 2022-2040, approved 2022.
- King County, Final 2019 Comprehensive Solid Waste Management Plan. Adopted by Resolution 1522, July 2, 2019.
- King County, 2021 Hazardous Waste Management Program Plan. Adopted 2001. Updated 2021.



Capital Facilities

City of Redmond, Washington



Map CF-1

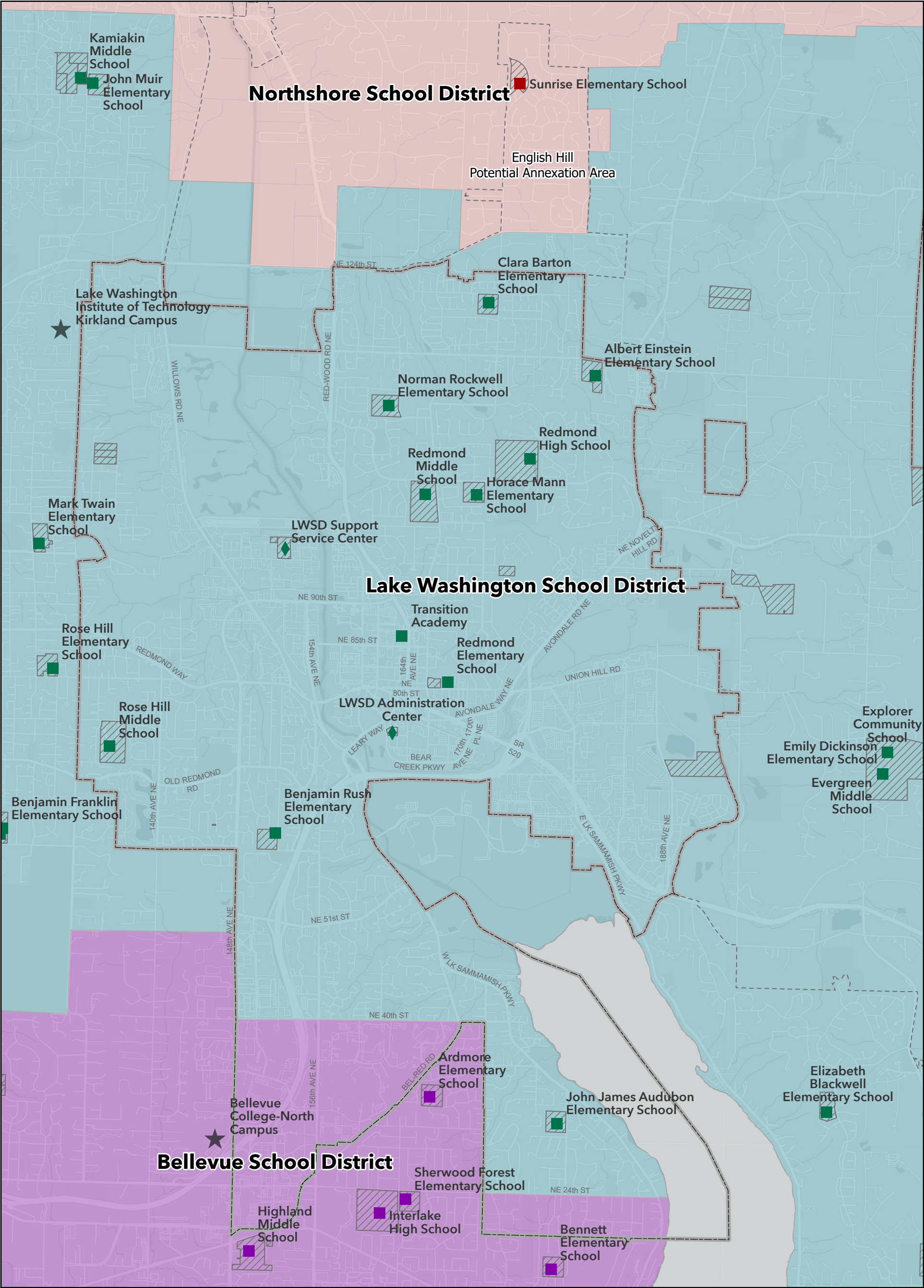
Redmond Facilities

- Parks & Recreation Facilities
- Public Works & Parks Operations

- Administration Facilities
- Public Safety Building
- Redmond Fire Stations

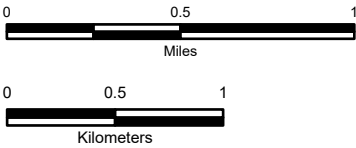
Disclaimer: This map is created and maintained by GIS Services Group, Technology and Information Services, City of Redmond, Washington, for reference purposes only.

The City makes no guarantee as to the accuracy of the features shown on this map. Map created February 2024.



Redmond Area School Facilities

City of Redmond, Washington



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Map CF-2

- School Districts

 - Bellevue SD
 - Lake Washington SD
 - Northshore SD
 - School Properties
- School Facilities

 - Bellevue SD
 - Lake Washington SD
 - Northshore SD
 - Colleges
 - Administration
- Redmond City Limit

UGA

Utilities Element

Vision Statement

In 2050, the planning and placement of utilities in Redmond has supported the community's vision for the location and amount of growth. Through its policies and programs, the City has helped ensure the equitable, safe, and resilient provision of public and private utility services for all community members. For those utilities provided by private companies, the City has ensured sufficient area is available to locate such facilities and provided a reasonable regulatory climate.

The City has worked with, and supported, energy providers as well as partners locally, regionally, and federally, to transition to 100% renewable energy, including the phase out of natural gas.

Utility planning has contributed to a high quality of life for Redmond community members by ensuring efficient utility delivery. Telecommunications facilities have kept up with rapid changes in technology. Conservation and protection of existing resources has ensured a continued supply of clean water and energy.

Proper utility planning has also protected and enhanced Redmond's natural environment and resources. Upgrades to the sanitary sewer system have eliminated most septic systems, thereby reducing contaminants released into the environment. The City has protected the natural environment with planning, design, and construction of stormwater systems that reduce negative impacts from stormwater runoff pollutants and flows while encouraging conservation and implementing low-impact development practices.

Comprehensive Plan requirements:

RCW 36.70A.070 requires a utilities element consisting of

- the general location,
- proposed location, and
- capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, sustainability.

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Equity and Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none">• FW-UT-1• FW-UT-2• UT-7• UT-8	<ul style="list-style-type: none">• FW-UT-1• FW-UT-2• UT-3• UT-13	<ul style="list-style-type: none">• FW-UT-1• FW-UT-2• UT-1• UT-6• UT-12

Existing Conditions

Background

The City of Redmond provides utility services for water, wastewater, solid waste and recycling, and stormwater. The City also provides water and wastewater services in the Redmond Ridge and Trilogy Urban Planned Developments in the Novelty Hill area of unincorporated King County.

Private utilities for gas, electric, and telecommunications – which include both wired and wireless services for internet, television, and phone – serve Redmond community members under franchise or other agreements.

More information about City-owned utilities can be found in the Capital Facilities element, as well as related functional, strategic, and operations plans.

Future needs

The City will continue to maintain its utility-related service levels as the City grows, while fulfilling its Utilities Mission to “provide the Redmond community with reliable, safe, and resilient utility services and programs that protect and sustain the natural environment and quality of life.”

Redmond’s Utilities Strategic Plan identified six objectives to meets its utility service goals and needs by 2050:

- Safely and responsibly manage City utility assets.
- Protect and restore the natural environment.
- Provide outstanding customer support and equitable services.
- Be the employer of choice for Utility staff.
- Coordinate City programs and processes to prepare for the future.
- Demonstrate regional leadership.

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Policies

General Utility Policies

FW-UT-1 Provide the Redmond community with reliable, equitable, safe, and resilient utility services and programs that protect and sustain the natural environment and quality of life.

Adequacy and Phasing of Facilities

Availability of utilities is an important factor considered by developers when deciding where, when and whether to build. Having adequate utilities is also very important to people who live or work in Redmond. Therefore, land use and utility policies work together to help achieve Redmond's vision for the future of the community. To encourage annexation, public utilities are generally not extended beyond city limits. However, City services will be allowed outside the city limits to address health and safety issues or to serve areas where previous agreements include the area in the Redmond service area. If service is extended to rural lands due to service agreements, design of the systems must be rural in nature to prevent urban sprawl.

- UT-1 Ensure that adequate public utilities and facilities are planned for, located, extended, and sized consistent with the planned growth and service standards described in the Redmond Comprehensive Plan.
- UT-2 Design and maintain public utility facilities to meet service standards identified in the Capital Facilities Element and corresponding functional plans.
- UT-3 Encourage the use of innovative strategies to:
 - Provide, maintain, and improve utility services;
 - Reduce the negative impacts of additional utility service demands;
 - Improve the resilience of the utility systems;
 - Reduce, where appropriate, the overall demand on utility systems.
- UT-4 Prevent extension of City-provided urban utilities to rural areas except to meet State Department of Health or other applicable health, safety and welfare codes. Design such extensions to rural standards and do not condition the extension with other urban development standards, such as street widening, sidewalks, or street lighting.
- UT-5 If a utility extension to a potential annexation area becomes necessary and immediate annexation is not possible, condition extension with an agreement to annex in a timely manner and an agreement to design the extension to City development standards.

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- UT-6 Conduct City operations in a manner that leads by example through practices such as recycling, greenhouse gas reduction, water conservation, energy conservation, tree replacement and retention, and low-impact development.

Economic Considerations

In order to balance capital expenditures with revenues and maintain established service standards, new development will pay for the portion of facility improvements associated with its demand on the system. In this respect, both private and public funds have a role in building City utility infrastructure. There are cases where one development occurs prior to another and is not adjacent to existing infrastructure. The new development may extend transmission pipes across the frontage of undeveloped properties and incur the cost of that extension in order to develop their parcel. Redmond uses reimbursement agreements to employ equitable cost sharing for infrastructure improvements. These provide for a reimbursement of costs to the original developer associated with that portion of the line that is later used by another development.

In limited cases, public utilities may be extended outside city limits. However, it is more costly to provide long-term, low-density service. Public utilities presently fund improvements from revenues. If, in the future, general taxes were to be used to fund infrastructure, properties outside the city would benefit from the infrastructure without paying those taxes to fund it. Equity can be established through a differential rate structure or differential connection fees to ensure that Redmond residents are not subsidizing the extension of services outside city limits. Right-of-way acquisition and installation of facilities are also factors in the cost of utilities.

Coordination of facility planning can reduce those costs in several ways. For instance, if utilities are notified of roadway construction and repairs, they may be able to place or upgrade lines or pipes at the same time, or several utilities may be able to use the same trench. Right-of-way acquisition cost could be shared where such right-of-way would serve joint uses.

- UT-7 Require development to pay for or construct the growth-related portion of infrastructure needs to the extent consistent with state and federal law.
- UT-8 Ensure equitable financing of capital facilities between customers located in geographically and functionally distinct areas by managing the City and Novelty Hill Water and Wastewater Service Areas as independent utilities with capital and operational expenses separately assigned.
- UT-9 Promote the efficiency of utility placement both in cost and timing through methods such as the following:
- Co-locate public and private utilities in shared trenches or utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable legal and safety considerations;

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- Coordinate facility planning so that utilities may locate in transportation corridors and other dedicated rights-of-way;
- Provide timely notice to utilities or coordinate with them when the construction or repair of existing and new roadway, bridges or sidewalks is anticipated;
- Provide a reasonable regulatory climate, recognizing that utilities provide a critical service to the community;
- Provide equitable permitting, recognizing that avoiding utility project delay can minimize service disruptions and associated costs for residents and businesses;
- Design new public infrastructure to allow for projected future utilities that may be placed within those facilities at a later time; and
- Encourage joint use of utility corridors for utilities, recreation and appropriate nonmotorized connections.

UT-10 Determine utility infrastructure necessary for a given development at the subdivision or entitlement phase of permit review.

Environmental Considerations

Redmond has many natural features, such as fish spawning creeks, open space and forested areas. Minimizing utility intrusion into these areas is a means of protecting these important assets by preventing destruction of habitat for installation. When utilities are allowed to build in wetlands, periodic maintenance will require intrusion and constructed access into sensitive areas and may disrupt wildlife during critical reproductive periods. Utility corridors often need to be free of vegetation for maintenance and safety purposes. Similarly, sewage or stormwater lines that are not carefully located, designed, and constructed can create undesirable environmental impacts. Placing utilities underground prevents the need to prune trees and shrubs, which can be detrimental to the plant and often result in oddly shaped vegetation.

Undergrounding also can be more aesthetically pleasing. Though undergrounded facilities may not be readily accessible for maintenance, they can reduce the incidence of power and telecommunications loss due to events, such as storms and collisions with utility poles caused by vehicle drivers, as well as protect the public from fallen lines.

Above-ground facilities can be designed to be compatible with or to enhance an area. Examples include Well No. 4, the King County York Pump Station at Willows and NE 124th Street, and the SE Redmond Water tank.

UT-12 Design, locate, and construct facilities to protect and minimize adverse impacts to the environment and to protect environmentally critical areas.

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UT-13 Require underground installation of all new utility distribution lines, except where underground installation would cause greater environmental harm than alternatives.

UT-14 Ensure consistency with Washington Utilities and Transportation Commission tariff structure and state law regarding utility franchises.

UT-15 Promote the undergrounding of existing utility lines by means such as:

- Requiring undergrounding of utility distribution lines or provide for future undergrounding as a condition for development projects,
- Undergrounding utility distribution lines or providing for future undergrounding as street projects occur,
- Funding undergrounding through a capital improvement program or through formation of a local improvement district, and
- Requiring individual service lines to be undergrounded when significant site improvements are made.

UT-16 Require reasonable screening or architecturally compatible design of above ground utility facilities. Consider incorporating public art to accomplish this purpose.

Public Utilities

Water Utility

Sources of Supply

Redmond provides water service to most areas within city limits, the Novelty Hill Urban Area to the east, and some properties outside the city. The City's water supply comes from its wells and the Cascade Water Alliance (Cascade). Cascade supplies water from Seattle Public Utilities (SPU) through connections to SPU's Tolt pipeline No. 2, Tolt Pipeline, and the Tolt Eastside Supply Line. Redmond operates facilities jointly with the cities of Bellevue and Kirkland. Several water purveyors serve the areas surrounding the city, including Bellevue, Kirkland, Woodinville Water District, Northeast Sammamish Sewer and Water District, Union Hill Water Association, and Sammamish Plateau Water and Sewer District.

Future water supply demands will be met by the City through wholesale purchases from Cascade and from Redmond's wells. To meet the growing needs of its members, CWA will continue to pursue additional sources of water supply. Cascade has purchased Lake Tapps as a future water supply resource. Redmond's well system draws from a shallow aquifer and is susceptible to contamination, especially as urbanization of the Aquifer Recharge zone continues. It is imperative to maintain the water quality of the well source. Redmond's Wellhead Protection Program helps to preserve the resource. In addition, reducing water use through conservation measures lessens the demand for new supply. As the population grows

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over the next 20 years additional storage reservoirs will need to be built to provide adequate storage for fire flows and other water demands.

The water service area is shown in the City's adopted Water System Plan, together with an inventory of water facilities.

UT-17 Utilize, protect, and sustain the Redmond well system to maximize the efficiency of the system. Ensure water is treated to meet state and federal drinking water regulations.

UT-18: Protect groundwater quality and quantity by maintaining and monitoring a Wellhead Protection Program that guides:

- Land use decisions,
- Development regulations,
- Stormwater facility requirements,
- [Studies and operational changes related to climate impacts and groundwater quantity changes,](#)
- Coordination with other agencies, and
- Other measures necessary to protect Redmond's well system.

UT-19 As a member of Cascade Water Alliance, actively participate in the decisions impacting long-term water viability made at Cascade Water Alliance Committee and Board meetings. Ensure Redmond has ample water supply to meet current and future needs in a cost-effective and environmentally sustainable manner.

Facilities

The City maintains design standards to ensure that utility systems are designed as an integrated whole. Well documented standards allow development and capital projects to produce designs that can be approved by the City and construct improvements that are compatible, have a reasonable economic life, are reliable to operate, and are resilient to operational challenges while continuing to meet the needs of the community. Adequate supply, water storage, integrated distribution, and inter-ties with neighboring water systems ensure reliability and resiliency for the system. These coordinated measures allow sharing of resources to reduce the need for larger and more expensive facilities.

UT-20 Design water delivery and storage systems to provide efficient and reliable service, to balance short- and long-term costs, and to comply with state and federal regulations.

UT-21 Require new development to construct water system improvements necessary to serve the development and to provide a reliable integrated distribution system.

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- UT-22 Maintain adequate water storage facilities to meet equalizing and fire demand volume and emergency supply.
- UT-23 Ensure a resilient water system by pursuing the creation of emergency inter-ties with adjacent purveyors.
- UT-24 Prohibit the creation of new water systems within city limits to ensure that Redmond is the primary provider of water service. Encourage the connection to City water for those properties on existing private well systems.
- UT-25 Require connection to the City water system as the sole water source for all new development permitted by the City, and for existing uses when development, such as a short plat, subdivision or other significant land use action, occurs on that property.

Wastewater/Sewer System

Facilities

A majority of Redmond is served by a sanitary sewer. However, there are still a few areas which have onsite disposal systems such as septic tank systems. Some of the proposed annexation areas lack sewer. A proliferation of septic systems can reduce the health and safety of the community. Therefore, Redmond requires or encourages connection to the sanitary sewer. Redmond needs to ensure standardization of sewer facility design so that facilities will be compatible, less costly and have a reasonable economic life. Standards, including system designs such as gravity flow, result in systems that are less costly to maintain and more reliable and therefore should be used. Defining service standards offers a way of measuring performance against community standards. Standardization of design and level of service standards also assists the developer in design and cost calculations.

Regional treatment facilities have replaced local ones in King County for environmental reasons and economies of scale. Regional facilities have been able to ensure higher levels of treatment for sewage before release back into the environment. This system will likely be the system of choice for some time into the future. King County, which provides wastewater treatment facilities, currently has sufficient capacity to meet Redmond's present needs and capacity to serve future demand. The sewer service area is shown in the City's adopted General Wastewater Plan, together with an inventory of sewer facilities.

- UT-26 Ensure that the City of Redmond is the primary provider of wastewater service within the city limits.
- UT-27 Require connection to the City wastewater system for all new development and for existing uses when development, such as a short plat, subdivision, or other significant land use action occurs.

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UT-28 Design wastewater systems to provide efficient and reliable service while balancing short-and long-term costs.

UT-29 Require development to construct sewer system improvements necessary to serve the development and to use design and construction standards for wastewater facilities that:

- Facilitate long-term operation and maintenance at the lowest reasonable cost,
- Meet or exceed the State Department of Ecology standards,
- Comply with state or federal regulations, and
- Provide a reliable integrated collection system.

UT-30 Support a regional approach to wastewater treatment by contracting with King County for transmission and treatment of Redmond's wastewater.

Septic systems policies

Some areas in Redmond are served by septic or other on-site wastewater disposal systems. As urbanization continues, these systems become less viable. Sometimes individuals do not properly pump and maintain their systems. To compensate for poor soil conditions, systems are increasingly incorporating mechanical pumps, which require periodic maintenance and flow regulation. Some systems are in Critical Aquifer Recharge Areas (CARA) and pose potential contamination issues to Redmond's groundwater supply. Generally, soil type and saturation levels in this area are not well suited to these systems. Others are close to a surface water body and pose a threat to surface water quality. It is necessary to prevent the proliferation of new systems and to convert the existing on-site systems to sewer in order to protect the public health and safety.

UT-31 Require existing development to connect to the City wastewater collection system when on-site systems have failed, sewer facilities are available, or when required by the King County Health Department.

UT-32 Encourage conversion from onsite wastewater disposal systems as sewer lines become available so that all septic systems in the city are eventually eliminated.

Stormwater

Redmond's stormwater management programs implement Western Washington Phase II Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit requirements established under the federal Clean Water Act.

These programs focus on stormwater runoff, groundwater recharge, surface waters, and riparian (water-related) habitat. Programs address basic conveyance of runoff, flood hazard reduction, water quality issues, riparian habitat protection, and protection of groundwater quality. It is especially important that new development or significant redevelopment

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effectively manages stormwater with the appropriate facilities to ensure the protection and conservation of the City's natural resources.

In addition, proper and timely maintenance of stormwater facilities, both public and private, is essential to the overall functionality of the City's stormwater systems.

UT-33 Maintain and enforce minimum operation and maintenance standards for publicly and privately owned stormwater systems as set forth in the Redmond Stormwater Technical Notebook and the Municipal Code.

UT-34 Require development and capital projects to comply with stormwater design and construction standards that:

- Address rate of discharge, water quality and method of stormwater drainage;
- Incorporate best management practices;
- Address methods to control runoff during construction to limit erosion, siltation and stream channel scouring; and
- Minimize adverse impacts to natural watercourses.

UT-35 Utilize regional stormwater facilities as preferred infrastructure for stormwater management where stormwater can be effectively managed in such facilities to maximize development in urban centers.

UT-36 Ensure that the design of stormwater management facilities approximates predevelopment levels of infiltration and that they are designed to provide recharge in those areas where recharge is appropriate.

Stormwater facilities

Stormwater facilities can serve multiple purposes. They help protect natural waterways by providing basic treatment to stormwater runoff and by slowing high-energy flows that can scour stream beds and erode stream banks. They protect properties by conveying floodwater away from roads and buildings. They allow groundwater recharge and support plant life, and they can be incorporated into the landscaping design as an aesthetically pleasing element. They can provide a park amenity, comprise a part of a streetscape, and can reduce building temperatures when incorporated into roof gardens. Allowing stormwater facilities to fulfill some of the open space requirement increases the land available for development, reducing the burden on the developer, while still meeting the intent of open space requirements.

UT-37 Allow at-grade or above-ground stormwater retention/ detention facilities to qualify towards fulfilling open space requirements. Tie the percentage allowed to the intensity

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of use and density: a smaller percentage for low-density residential graduating to a higher percentage for high-density residential and nonresidential.

UT-38 Encourage incorporation of natural systems into building designs to minimize runoff.

UT-39 Design public infrastructure to minimize runoff and impacts to surface water.

Planning

There are a number of mandates detailing actions the City must take to protect human health, prevent flooding, and conserve natural resources. Groundwater management is particularly important for Redmond because the City relies on groundwater for drinking water. Drainage basins often extend across city limits and as such require cooperation with other jurisdictions and governmental agencies to manage.

UT-40 Use the current Redmond Stormwater Technical Notebook when conditioning development or designing systems.

UT-41 Cooperate and participate in groundwater management and basin plans with surrounding jurisdictions and implement policies where local action is feasible.

Spill response

The City sets standards for storage, disposal, and accidental spillage of hazardous materials, and prepares for emergency responses to spills. Spill response involves police, fire, and transportation, as well as City maintenance or inspections crews. Pollutants intercepted before or from stormwater systems must be carefully managed.

UT-42 Develop and implement regulations and procedures concerning the storage and use of hazardous materials.

UT-43 Develop and implement an emergency response plan for responding to surface and groundwater contamination emergencies to protect public safety, Redmond's wells, and the natural environment.

UT-44 Establish and implement street waste and decant facility management standards.

Solid Waste and Recycling

Solid Waste Planning

Through an interlocal agreement, King County prepares comprehensive solid waste plans on behalf of the City to ensure that the community has access to safe, reliable, efficient and affordable solid waste handling and disposal. Garbage, recycling, and compost pickup and removal is provided by a private company under a contract with the City. These subscriptions

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are voluntary for residential and commercial customers; however, the cost for residential curbside recycling and composting is included as part of the residential garbage fee.

Whether pickup is by private carrier, individual or is self-hauled by businesses, the waste stream portion is taken to a transfer station and then hauled to the King County Cedar Hills regional landfill. There is adequate landfill capacity until 2040.

Several factors make it difficult to predict future capacity for solid waste disposal: community members' changing behaviors with respect to waste; technologies of the solid waste industry; economic trends; state environmental, solid waste and hazardous waste laws; and the regional nature of landfill and recycling operations.

UT-45 Coordinate with King County on regional hazardous and solid waste issues.

Solid Waste Management

The Washington State Solid Waste Reduction Act and the Hazardous Waste Management Act include mandates on reduction of the waste stream, education and recycling. A decline in waste generation typically means that the amount of materials disposed, both garbage and recycling, has been reduced. Even with increased recycling and waste prevention, recent studies indicate that about 60 percent of materials disposed in the landfill could have been recycled.

UT-46 Provide solid waste, recycling, and organic waste collection services within the city and advance zero-waste practices that support sustainable consumption.

UT-47 Continue public education programs and behavior change focused outreach on solid waste management, recycling, waste reduction, composting, and the proper storage and disposal of hazardous wastes.

UT-48 Ensure adequate and conveniently located space for garbage, compost, and recycling collection containers is provided in multifamily and non-residential developments.

Programs and debris management

City offices can serve as a good example to the community in waste reduction by recycling and purchase of recycled goods. The City also sponsors recycling collection opportunities for items which are not easily hauled with curbside service but have recycle or reuse capability. King County also offers opportunities for the collection of hazardous substances.

The city is responsible for assisting with the management of the debris from natural hazards and disaster events.

UT-49 Support and implement city-focused efforts to reduce waste and increase recycling and composting to set a best practice model for the community.

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- UT-50 Consider implementing mandatory programs or adopting other mitigation measures that would further sustainability goals if solid waste reduction and recycling goals are not met.
- UT-51 Maintain a Debris Management Plan that establishes procedures and guidelines for managing disaster-related debris in a coordinated, environmentally responsible, and cost-effective manner, and is coordinated with state and regional debris management planning.

Private Utilities and Services

- FW-UT-2 Encourage private utilities to provide equitable, and resilient services using facilities that are innovative, safe, and minimize negative impacts on the Redmond community.

F. Energy

Service Overview

Electricity and natural gas are provided to Redmond and surrounding communities by Puget Sound Energy (PSE), a private utility. The City's role is to ensure that services are provided equitably to Redmond customers, and to work with PSE or its successor energy providers on facility plans so that future development in Redmond has reliable service. The City also supports service providers transitioning to 100 % clean energy.

Map UT-1 identifies energy facilities serving or located in Redmond, including the Olympic Pipeline.

- UT-52 Work with energy service providers to ensure energy facility plans reflect and support Redmond's Land Use Plan and that energy resources are available to support the Land Use Plan.
- UT-53 Work with energy service providers to support the transition to 100% renewable energy for the community.
- UT-54 Coordinate and seek to cooperate with other jurisdictions when energy transmission facility additions or improvements cross jurisdictional boundaries. Include efforts to achieve consistency between jurisdictions in permit timing.

Electrical Energy and Facilities

Electric utility operation and rates are governed by the Washington Utilities and Transportation Commission. Redmond has several high-voltage transmission lines running east-west and north-south as well as numerous distribution substations. Main sources to the Redmond area include the bulk electric substations Sammamish with a 230/115 kV

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transformer and Novelty Hill with a 230/115 kV transformer. Electricity is distributed to neighborhood substations throughout the area using 115 kV transmission lines.

Current and future projects

- Energize Eastside upgraded the Eastside Corridor to a 230 kV transmission line in 2024. The project ended at the Sammamish substation.
- The Sammamish-Juanita corridor project resulted in a new 115 kV line in 2024.
- A project for an additional distribution service bank at the Sterling Substation on Novelty Hill/Redmond Ridge is anticipated to be complete in 2026.

UT-55 Utilize the current Puget Sound Energy (or any successor) Electrical Facilities Plan for electrical utilities serving Redmond.

UT-56 Support initiatives to increase grid reliability, resiliency, and flexibility as a means to increase energy efficiency and reduce need for additional facilities.

UT-57 Allow electrical utility facilities as a permitted use where appropriate to ensure that land is available for the siting of electrical facilities.

UT-58 Coordinate with Puget Sound Energy (or any successor) when considering land use designations or new development in the vicinity of proposed facility locations that might affect the suitability of the designated areas for identified infrastructure need.

UT-59 Encourage and ensure the pruning of vegetation and proper choice and placement of plants to direct growth away from overhead utility lines.

Natural Gas Energy and Facilities

PSE purchases natural gas from several sources and transports it to the Redmond area via a high-pressure pipeline system operated by Williams Northwest Pipeline. PSE recently relocated a gas main in NE 70th St. in order to accommodate the Marymoor Village light rail station. PSE did not identify any future projects planned in Redmond.

As part of its climate goals to phase out fossil fuels and reduce greenhouse gas emissions, as well as for health and safety reasons, the City of Redmond is committed to phasing out the use of natural gas as an energy source.

UT-60 Move away from natural gas as an energy source while ensuring that existing natural gas facilities are maintained and improved for safety and efficiency.

Telecommunications

Telecommunications is a broad term applied to different types of services that provide and receive data/information to homes, businesses, and individuals, as well as public facilities and infrastructure, through wired and wireless networks. Examples include internet, cable

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television, wired and wireless telephone services, as well as over-the-air (OTA) television, radio, and emergency communications.

The City’s role is to provide adequate land, space, and a fair and consistent regulatory environment that allow telecommunication service providers to install, operate, and maintain facilities in a way that provides the opportunity for equitable service for all users in Redmond. The City will also ensure that its facilities are prioritized for its own use, especially for emergency communications.

The City uses a Telecommunications Master Permit Agreement process to identify service providers’ current and future plans for facilities and service in Redmond, and to coordinate permitting and installation of facilities, such as in the right-of-way. This Permit Agreement also allows telecommunications providers to work in the city.

As of 2024, the City has identified the following telecommunications providers in Redmond where there are Master Permit Agreements being negotiated, in place or they are operating under old ROW Use Authorizations (the predecessor of the Master Permit Agreement). This list also contains entities that have infrastructure to support their operations, such as King County’s I-Net.

In addition, Redmond owns fiber optic infrastructure and has partnerships where cables are shared with other public agencies such as the Lake Washington School District, WA Dept. of Transportation, and King County. The City also operates a radio broadcast on AM 1650 for emergency information.

Telecommunications Services/Infrastructure in Redmond (as of 2024)

- | | |
|---------------------------------|---------------------------|
| Astound Broadband | Microsoft Corporation |
| AT&T (Wireline & Wireless) | Mobilitie |
| City of Redmond | Olympic Pipeline Company |
| Comcast Cable | SpaceX (Starlink) |
| Crown Castle | T-Mobile |
| Dish Network | Verizon Communications |
| Extenet | Viasat |
| Hughesnet | Windstream Communications |
| King County I-NET | Zayo Group |
| Lumen Communications | Ziply Fiber |
| Lake Washington School District | |

UT-61 Negotiate mutually beneficial franchise contract conditions that support the delivery of cost-effective services desired by Redmond residents and businesses [such as including](#) to require [the](#) undergrounding [of telecommunications facilities](#) when above-ground

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electrical [or other utility](#) facilities are [relocated to be underground \(when above ground facilities are abandoned\)](#).

UT-62 Promote a wide range of telecommunications options, including use of City facilities, as well as regulatory flexibility, for new and emerging technologies and services to ensure reliable and universal access to telecommunications services for all.

UT-63 Prioritize City emergency and operating communications uses on City-owned facilities.

UT-64 Acknowledge the importance of citizen band and amateur radio services in potential emergency situations when considering regulatory changes that would affect the operational ability of such facilities.

UT-65 Limit the proliferation of telecommunications towers and reduce the visual impact of telecommunications equipment.

Hazardous Liquid Pipelines

Facilities, Inventory of Conditions and Future Needs

The Olympic Pipeline Company, operated by BP Pipelines, North America, operates a 400-mile-long petroleum pipeline system from Ferndale, Washington, to Portland, Oregon. Two parallel lines, 16-inch and 20-inch, pass through the west portion of Redmond generally along the Puget Sound Energy easement east of 132nd NE Ave and Rose Hill. The pipelines carry gasoline, diesel and aviation fuel. Delivery lines carry products from this mainline to bulk terminals at Sea-Tac International Airport; Seattle, Tacoma, Olympia and Vancouver, Washington; and Linnton and Portland, Oregon.

The pipelines are hazardous liquid pipelines, as defined by state law. Liquid pipelines transport petroleum products much more efficiently and safely than is possible by truck. Pipeline facilities, if ruptured or damaged, can pose a significant risk to public safety and the environment due to the high operating pressure and the highly flammable, explosive and toxic properties of the transported products.

The Federal Office of Pipeline Safety (OPS) is responsible for regulation of interstate pipeline facilities and addresses safety in design, construction, testing, operation, maintenance and emergency response for pipeline facilities. The Washington State Utilities and Transportation Commission (UTC) has authority to act as an agent for OPS.

In 2000, Redmond's Fire Department established a response plan in the event of a pipeline failure. The Olympic Pipeline Response Plan includes technical information about the pipeline, potential hazards, a guide to hazardous materials scene management, emergency response and evacuation plans, and contacts and other resources.

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The policies below supplement existing state regulations and the City's risk management/response plan by focusing primarily on land use measures that help minimize and prevent unnecessary risk to the public due to hazardous liquid pipelines, recognizing it is impossible to eliminate risk entirely.

Policies to Minimize Pipeline Damage

The corridor for the hazardous liquid pipeline system through Redmond varies, but is typically about 50 feet wide and contains the pipelines within rights-of-way or easements. The depth and location of the pipelines within the corridor also varies, although the lines are typically buried at a depth of less than five feet. The depth of cover over the pipelines may change over time due to erosion or other reasons. If not properly directed, on- or off-site stormwater discharge can erode soil cover over the pipelines, particularly where the pipeline is located in areas of steep slope, such as the Willows/Rose Hill Neighborhood.

Development of Construction Management and Access Plans in coordination with Olympic Pipeline's (or successor's) Damage Prevention Team outline specific actions developers can take to protect the pipelines from vehicle and equipment surcharge loads, excavation, and other activities in consideration of Olympic's general construction and right-of-way requirements and in consultation with Olympic on project design.

External forces, accounting for 31 percent of all accidents, are the leading cause of reported pipeline releases according to OPS statistics. Damage from external forces such as construction equipment can produce an immediate release or a scratch on a coated-steel pipeline can lead to accelerated corrosion and failure later. During development review and construction for projects in the vicinity of the pipelines, setting requirements for avoidance of damage and coordination between Redmond and the pipeline operator, Olympic Pipeline Company, or its successor, can help avoid problems. The following actions can reduce the chance of an incident:

- Identifying the location of the pipeline corridor on site plans, plats or other construction drawings;
- Using the one-call locator service, particularly during construction on adjacent properties;
- Physically verifying pipeline locations as needed to minimize the likelihood of damage;
- Establishing and maintaining setback requirements from the hazardous liquid pipelines for new or expanded structures and other significant land disturbance; and
- Monitoring land disturbance close to the pipeline by the pipeline operator or its representative.

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UT-66 Require proposed developments, expansions of existing uses and construction projects, both public and private, located near hazardous liquid pipeline to develop Construction Management and Access Plans in coordination with the pipeline operator's Damage Prevention Team. These plans typically incorporate the following:

- Show and field verify the location of the liquid pipeline corridors in relation to proposed structures, utilities, or clearing and grading activities;
- Use techniques prior to and during construction to minimize the potential for disturbing the pipeline;
- Identify and mitigate potential erosion over pipelines from stormwater discharge;
- Use setbacks and other site design techniques to minimize the potential hazard; and
- Develop emergency plans as appropriate.

UT-67 Coordinate with the pipeline operator when developments are proposed near a hazardous liquid pipeline corridor to reduce the potential for problems. Methods include but are not limited to:

- Notifying the pipeline operator of proposed development projects located within one-quarter mile of a pipeline corridor;
- Seeking the pipeline operator's participation in preconstruction meetings for projects located within 150 feet of a pipeline corridor;
- Requesting the pipeline operator to determine if additional measures above the normal locating process are necessary to physically verify pipeline locations before proceeding to develop;
- Arranging for pipeline operator representatives to be on site to monitor construction activities near the pipelines;
- Identifying demarcation and protection measures as recommended and required by the pipeline operator;
- Providing all necessary information for the pipeline operator to perform pipe stress calculations for equipment crossings and surface loads (surcharge loads). The calculations may warrant installing timber mats, steel plating, or temporary air bridging, or avoiding crossing certain areas; and
- Establishing settlement monitoring points, as necessary, when work occurs in close proximity to the pipelines.

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Land Use Compatibility

Redmond can help reduce the risk of injury in the event of a pipeline failure by not allowing certain land uses to locate near hazardous liquid pipelines. Land uses with high-density on-site populations that cannot be readily evacuated or protected in the event of a pipeline failure are considered “high consequence land uses.” Examples are schools and multifamily housing exclusively for elderly or handicapped people. Uses such as these carry a relatively higher risk and have higher potential consequences in the event of a pipeline failure and therefore are not as appropriate as other uses near pipelines. Facilities that serve critical “lifeline” or emergency functions, such as fire and police facilities or utilities that provide regional service, are also considered “high consequence land uses.”

UT-68 Prohibit new high consequence land uses from locating near a hazardous liquid pipeline corridor.

There are other developments, such as the businesses located along Willows Road and multifamily development in the Grass Lawn and Willows/Rose Hill Neighborhoods, that while not defined as high consequence land uses are located in the vicinity of the hazardous liquid pipelines. Because of this location, these developments warrant special consideration due to the number of occupants, characteristics of the development or other factors and should have in place appropriate emergency procedures, such as an emergency guide or plan. New or expanded developments can use measures such as site planning that reflect anticipated flow paths for leaking hazardous materials and emergency procedures.

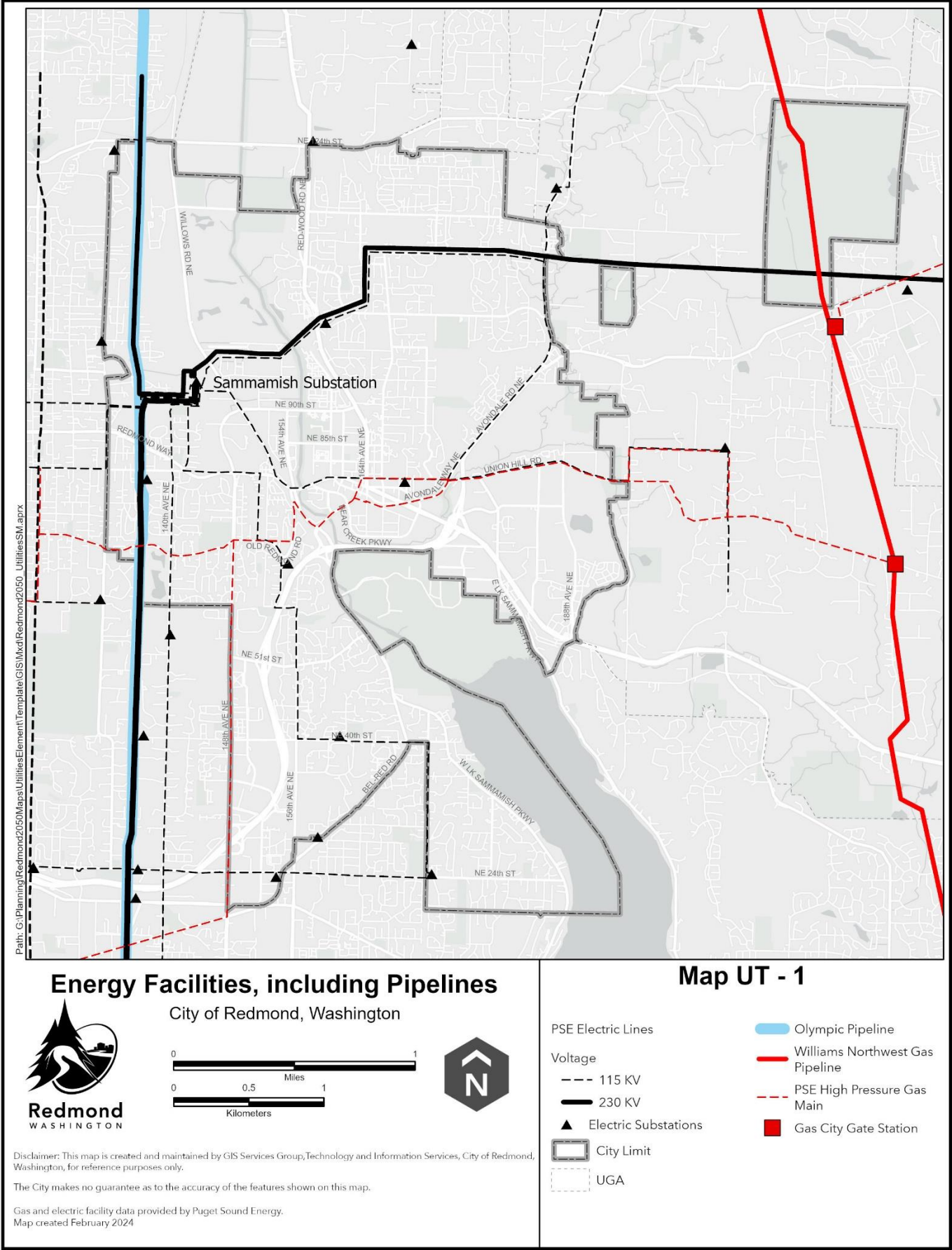
UT-69 Require appropriate mitigation measures that help reduce adverse impacts in the event of a pipeline failure.

Pipeline Safety

People who live, own property or work near the pipelines can play an important part in avoiding pipeline damage and identifying potential problems early on. Redmond and the Olympic Pipeline Company or its successor can promote public safety through periodic neighborhood mailings and meetings.

UT-70 Maintain, in cooperation with pipeline operators, a pipeline safety education program with a focus on properties near hazardous liquid pipeline facilities.

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Participation, Implementation and Evaluation – Final Draft

Vision Statement

In 2050, Redmond community members describe their community as one that is complete, offering a wide range of services, opportunities, and amenities. The community has successfully woven the small town feel of older, established neighborhoods with the energy and vitality of Redmond’s centers. The result is a place where people are friendly, often meet others they know, and feel comfortable and connected. It’s a place where diversity and innovation are embraced, and collaborative action is taken to achieve community objectives. It’s a place that is home to people from diverse backgrounds, which contributes to the richness of the city’s culture.

Community members with varied experiences, cultures, ages, and abilities participate in city government and boards, commissions, and the city council. Plans, policies, and regulations advance the community’s vision and are discussed and decided with robust community engagement. The City continually evaluates outreach methods and incorporates new opportunities for effective engagement.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity, resiliency, and sustainability.

Equity	Resiliency	Sustainability
<ul style="list-style-type: none">• PI-1 to PI-25	<ul style="list-style-type: none">• PI-24	

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Existing Conditions

Background

The City of Redmond actively encourages the participation of community members in Redmond's planning process and system improvements. The community's preferences are continually incorporated into decision-making processes so that Redmond continues to be the place desired by members of the community. Community engagement efforts include responding to and anticipating the changing needs of the community.

The Growth Management Act (GMA) requires that each Washington city and county review its comprehensive plan and development regulations every 10 years to establish the framework to manage population growth and to ensure that infrastructure investments happen concurrently. The GMA requires community outreach through public hearings and other methods before plans or regulations are adopted.

The first task that a city must undertake in a comprehensive plan update is to establish a public participation program to ensure that the public is aware of the process and knows how to participate. The program must include procedures for notifying interested individuals and creating a plan for public review and comment. The program must provide for early and continuous public participation and ensure that notice of the update is broadly and effectively disseminated.

The GMA also emphasizes that comprehensive plans and regulations must be continually reviewed and evaluated to ensure the plan is being implemented and provide a mechanism to adopt plan amendments once per year.

Puget Sound Regional Council and VISION 2050

A primary goal of VISION 2050 is to provide opportunities for all. VISION 2050 emphasizes equity and providing access to improved quality of life to all people. It also stresses the need to incorporate into the planning process people that have been historically excluded.

Current Conditions

According to the 2022 5-year American Community Survey, Redmond is increasingly diverse, with 49.4% of the total population being people of color. 42.9 % of the population of Redmond is foreign born, 47.3% of residents speak a language other than English at home and 12.5% of the population aged 5 and older speak English less than "very well." People under 18 comprise 22.4% of the population while people aged 65 and above comprise about 11% of the population. Almost all households in Redmond have access to a computer (98%) and have access to broadband service (95.6%). Access to broadband is increasingly important to access opportunities like jobs and education.

The diversity of Redmond's population and the languages present in the community require a multilingual approach when considering community outreach. Other common participation

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barriers that should be considered in community outreach include age, limited mobility, disabilities, work schedules, digital literacy, and children/elder care obligations.

The City has a variety of Boards and Commissions that provide input to City decisions, such as:

- Design Review Board
- Environmental Sustainability Advisory Committee (ESAC)
- Human Services Commission
- Landmark Commission
- Parks and Trails Commission
- Pedestrian Bicycle Advisory Committee (PBAC)
- Planning Commission
- Redmond Arts and Culture Commission (RACC)
- Redmond Youth Partnership Advisory Committee

The City also actively solicits community participation by creating relationships with community and culturally serving organizations and by engaging with the community during large public events such as Cinco de Mayo, Ananda Mela Joyful Festival of India, Derby Days, and the United Festival.

Redmond Zoning Code

Development regulations contained in the Redmond Zoning Code (RZC) are one of the main ways the Comprehensive Plan is implemented. One can think of the RZC as the regulatory translation of policy contained in the Redmond Comprehensive Plan.

Redmond's first GMA-compliant zoning regulations were adopted in the mid-1990's and known as the Redmond Community Development Guide. In 2011, those regulations were overhauled and re-adopted as the Redmond Zoning Code. There have been dozens of amendments over the years, large and small, many in response to Redmond Comprehensive Plan policy updates.

Beginning in 2021, the Redmond Zoning Code began undergoing a thorough update that coincides with Redmond 2050. The update, called the RZC ReWrite, is happening in multiple phases over multiple years.

Policies (Policy)

The policies in this element support Redmond's vision of a community that is equitable, resilient, and sustainable.

Public Participation

Active, equitable, diverse, and continuous community participation is essential to maintaining an effective and useful Comprehensive Plan. However, public participation in Comprehensive Plan updates is just part of the process. The community also must be involved as the Plan is implemented, including opportunities to review proposed updates to regulations and functional plans, as well as to review public and private projects. Different levels of involvement are appropriate at various stages of Plan preparation and implementation.

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Public participation also includes fostering partnerships with community-based organizations and encouraging members of all the community to participate in boards, commissions, and city council to achieve equitable representation.

FW-PI-1 Support an equitable, inclusive, sustainable, and resilient community.

FW-PI-2 Promote active participation by all members of the Redmond community in planning Redmond's future.

- PI-1** Promote equitable and effective public participation to encourage input that represents Redmond's diverse community on issues of significance, especially those communities most impacted by proposed changes.
- PI-2** Involve community members in government decisions, including those that are most impacted by the decisions.
 - Involve especially those belonging to communities that have been historically excluded such as immigrants, refugees, Black, Indigenous, and other People of Color communities, people with low incomes; people with disabilities; seniors; and communities with language access needs.
 - Encourage active, diverse, and equitable representation and participation of all members of the community in boards, commissions, and city council by removing barriers.
- PI-3** Provide appropriate opportunities for public review of plans, regulations, and development proposals.
 - Engage the community in ways that are culturally, and linguistically, appropriate, clear, timely, and easily accessible.
 - Use a wide variety of technologies and best practices to ensure information is readily available to the public.
- PI-4** Consider the input of all community members as an important component of governance. Treat all members of the public with respect. Ensure that City staff have the training and tools to serve a diverse community.
- PI-5** Provide substantial opportunities for tribal governments to review the city's plans and projects.

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- PI-6 Promote a culture of dialogue and increase partnerships among community members, property owners, the business community, community-based organizations, and City officials.
- PI-7 Enable community members to learn more about local government and promote public discussion of community issues through use of techniques such as educational materials, workshops, partnerships, and special programs.
- PI-8 Evaluate the effectiveness of community involvement methods and continuously adapt to improve public participation outcomes.

Consistency

The Growth Management Act requires local governments to make decisions on planning activities, including development regulations and functional plans, as well as the capital budget, in a manner that conforms with and supports their comprehensive plans. Redmond's development regulations are located primarily in the Redmond Zoning Code. The City has adopted several functional plans, such as the General Sewer Plan; Water System Plan; and Parks, Arts, Recreation, Culture and Conservation Plan.

The Comprehensive Plan is also implemented through plans that address policies related to a particular geography or topic in more detail, such as the Economic Development Strategic Plan and Environmental Sustainability Action Plan. In addition, the City implements the Comprehensive Plan through provisions in the Redmond Municipal Code, such as those dealing with building construction.

The Growth Management Act also requires consistency among all the elements of a comprehensive plan. While the City takes steps to ensure this consistency, sometimes conflicts and questions of priority arise in the implementation of policies. In resolving these conflicts and questions, the city needs to carry out the adopted community goals for how Redmond should look and feel over the next 20 years.

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- PI-9 Maintain a Comprehensive Plan that embodies the future vision for Redmond and accomplishes the City's local, regional, and state responsibilities.
- PI-10 Ensure that development regulations, functional plans, budgets, and other implementing measures and actions are consistent with the Comprehensive Plan and advances the community vision.
- PI-11 Resolve tensions or conflicts that arise when applying Comprehensive Plan policies or implementing measures in a manner that supports the goals for Redmond in the Comprehensive Plan and considers the City's intent in establishing a policy or regulation.
- PI-12 Use the following guidelines for resolving tensions or conflicts within the Comprehensive Plan:
 - If there are tensions or conflicts within the Comprehensive Plan, base decisions on the map or policy that most specifically addresses the issue.
 - If there are tensions or conflicts between the Comprehensive Land Use Plan Map and the land use designation policies, base decisions on the Land Use Plan Map.
 - If updated development regulations have not yet been adopted, base decisions on existing zoning regulations.

Plan Amendments

Comprehensive Plans must be periodically reviewed to ensure it reflects the best available information, current community views, and changing circumstances. The Growth Management Act also provides that local governments generally must consider amendments to a comprehensive plan not more than once a year to avoid piecemeal erosion of the plan's integrity.

- PI-13 Establish a docket of proposed amendments to the Redmond Comprehensive Plan no more frequently than once a year, considering the Plan amendments as a package to better evaluate their cumulative impact.
- PI-14 Conduct a major Comprehensive Plan review no less frequently than once every ten years. Analyze the opportunities and issues facing the community, review changes in state law, complete a thorough review of existing policies, and update the Plan and implementing measures as needed.
- PI-15 Take the following considerations, as applicable, into account as part of decisions on applications for amendments to the Comprehensive Plan:
 - Consistency with the Growth Management Act, the Procedural Criteria, VISION 2050 or its successor, and the King County Countywide Planning Policies.

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- Consistency with the Comprehensive Plan.
- Potential impacts to vulnerable community members.
- Potential economic impacts.
- Potential impacts to the ability of the City to provide equitable access to services.
- Potential impacts to the natural environment, such as impacts to critical areas and other natural resources.
- The capability of the land for development, including the prevalence of sensitive areas.
- Whether the proposed land use designations or uses are compatible with nearby land use designations or uses.
- If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, and
- For issues that have been considered within the last two annual dockets, whether there has been a change in circumstances that makes the proposed amendment appropriate, or whether the amendment is needed to remedy a mistake.

PI-16 Update functional plans and any applicable City code provisions in a timely manner following amendments to the Comprehensive Plan to ensure consistency between the Comprehensive Plan and other planning and regulatory documents.

Development Review

FW-PI-3 When preparing City policies and regulations, consider the long-term good of the community, respect the contribution that private property owners make to advancing the future vision of the City, and allow reasonable economic use of all properties.

FW-PI-4 Maintain development review processes that are predictable and result in timely permit decisions.

FW-PI-5 Support a culture of dialogue and partnership among City officials, community members, property owners, the business community, and agencies and organizations to facilitate development that advances City's future vision.

The policies below guide how Redmond should implement Comprehensive Plan policies to meet community goals in cooperation with the public and private sector. Time is a critical factor in financing development projects. Promoting predictability and clarity as part of development review

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and reducing the time needed to receive final approval from the City can translate into savings to the applicant and, eventually, to those who live or work in the development. Predictability and clarity in the development review process are also important for the community so that residents and businesses can have confidence regarding the potential nature of future development and redevelopment in Redmond. Finally, reporting on the performance standards on the development services ensures that Redmond can keep a predictable and transparent review process.

Major or potentially controversial projects can benefit from consulting with community members early in the process. Early involvement can often lead to project design that more successfully meets goals for both the applicant and neighbors. Undertaking this process before substantial sums have been spent on detailed design can reduce costs and expedite approvals.

PI-17 Prepare and maintain development regulations that implement Redmond's Comprehensive Plan and include all significant development requirements. Ensure that the regulations are clearly written and can be efficiently and effectively carried out. Avoid duplicative or inconsistent requirements. Ensure that the development regulations can be accessed, understood, and used to the greatest extent possible by all people.

PI-18 Ensure that Redmond's development review process provides applicants and the community a high degree of certainty and clarity that results in timely and predictable decision making on development applications.

PI-19 Report on development services performance standards annually and adapt as necessary to meet objectives.

PI-20 Encourage applicants with major or potentially controversial projects to involve the community in the design process, provide project information promptly, and respond timely to requests for information and review.

PI-21 Allow voluntary, concurrent development review and permit processing where appropriate.

PI-22 Establish in the development regulations a reasonable period during which approved development permits remain valid to enable an applicant to complete a project, while ensuring new development regulations will apply if a project does not proceed in a timely manner.

Implementation and Monitoring

Achieving the values and goals held by people in the community for how Redmond should look and feel depends on the actions taken. Like any budget, while there are not sufficient resources to accomplish all the strategies simultaneously, the City can make progress on carrying out the Comprehensive Plan by identifying priorities.

Successful implementation of the Plan also depends on evaluating the actions taken to determine if they are meeting community goals. Finally, implementing the Comprehensive Plan requires the

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cooperation of and partnerships among the private sector, the public, the City of Redmond, and other local, state, tribal and federal agencies.

The City's monitoring program for the Comprehensive Plan will provide a framework for accomplishing these objectives. This monitoring program will be guided by the policies below:

FW-PI-6 Evaluate the effectiveness of policies, regulations, and other implementation actions in achieving Redmond's goals and vision for an equitable, inclusive, sustainable, and resilient future and adapt as needed.

- PI-23** Establish a program for measuring the effectiveness of the Comprehensive Plan as implemented. Regularly assess the impact of policies and programs to identify actual outcomes and update as needed to achieve intended goals. Report periodically on progress toward carrying out the Comprehensive Plan, and any suggested amendments needed to meet community goals.
- PI-24** Seek equitable community participation in evaluating the effectiveness of the Comprehensive Plan, especially those most impacted by the Plan and those belonging to communities that have been historically excluded from the planning process by setting up an implementation and evaluation program.
- PI-25** Develop and use equity impact review tools when developing plans and policies to test for outcomes that might adversely impact vulnerable populations such as Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; seniors; and communities with language access needs.