

City of Redmond



Agenda

Tuesday, March 3, 2026

4:30 PM

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

Committee of the Whole - Planning and Public Works

Committee Members

Jessica Forsythe, Presiding Officer

Vanessa Kritzer

Angie Nuevacamina

Sayna Parsi

Vivek Prakriya

Menka Soni

Melissa Stuart

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

AGENDA

ROLL CALL

A. Action Items - 35 minutes

1. Approve Final Contract with Rodarte Construction, Inc. of [CM 26-135](#) Auburn, WA and Accept Construction for the Hardscape Project - Grass Lawn Park Parking Lot and Increase the Total Funding for this Project

[Attachment A: Hardscape Project Grass Lawn Parking Lot Project Information Sheet](#)

[Attachment B: Additional Project Information](#)

Department: Public Works, 10 minutes

Requested Action: Consent, March 17th

2. Approve Final Contract with Active Construction Incorporated [CM 26-107](#) in the Amount of \$1,806,230.82 and Accept Construction for the 10000 Avondale Erosion Control Project

[Attachment A: 10000 Avondale Erosion Control Project Information Sheet](#)

[Attachment B: Additional Project Information](#)

Department: Public Works, 5 minutes

Requested Action: Consent, March 17th

3. Award Construction Contract to Equity Builders, LLC., [CM 26-141](#) Approve Consultant Services Agreement Supplement 1 with BHC Consultants, and increase the Total Funding for the Wastewater Lift Station Equipment Upgrades Phase 2 Project

[Attachment A: Lift Station Equipment Upgrades Ph 2 Project Information Sheet](#)

[Attachment B: Additional Project Information](#)

[Attachment C: BHC Consultant Supplemental Agreement 1](#)

Department: Public Works, 5 minutes

Requested Action: Consent, March 17th

4. Approve Consultant Agreement with OTAK for the [CM 26-137](#)
Connection to King County Wastewater System - Avondale
Way

[Attachment A: Project Information Sheet](#)

[Attachment B: Consultant Contract](#)

Department: Public Works, 5 minutes

Requested Action: Consent, March 17th

5. Land Use Map and Zoning Map Amendments - 6900 188th [CM 26-144](#)
Ave NE

[Attachment A: Planning Commission Report and Recommendation](#)

[Attachment B: Planning Commission Report Appendices](#)

Department: Planning and Community Development, 5 minutes

Requested Action: Consent, April 21st

6. Approval of a Consultant Agreement with Toole Design for [CM 26-139](#)
Engineering Services for the 148th Ave Safety Corridor
Project in an Amount Not to Exceed \$300,000

[Attachment A: Grant Award Letter](#)

[Attachment B: Draft Consultant Agreement](#)

Department: Planning and Community Development, 5 minutes

Requested Action: Consent, March 17th

B. Feedback for Study Session - 25 minutes

1. Progress Update - MOC Campus Redevelopment Project [CM 26-146](#)

[Attachment A: Project Information Sheet](#)

[Attachment B: Additional Project Information](#)

[Attachment C: Presentation](#)

Department: Public Works, 10 minutes

Requested Action: Study Session, March 24th

2. Draft 8th Amendment to the Council Rules of Procedure [CM 26-155](#)

[Council Memo](#)

[Attachment A: Matrix](#)

Council, 15 minutes

Requested Action: Study Session, March 10th

C. Informational - N/A

D. Read Only - N/A

ADJOURNMENT

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



Memorandum

Date: 3/3/2026

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

File No. CM 26-135

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

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

Public Works	Joe Averill	Project Manager
Parks	Darcey Rayner-Shepard	Parks Manager
Public Works	Steve Gibbs	Capital Projects Division Manager

TITLE:

Approve Final Contract with Rodarte Construction, Inc. of Auburn, WA and Accept Construction for the Hardscape Project - Grass Lawn Park Parking Lot and Increase the Total Funding for this Project

OVERVIEW STATEMENT:

Public Works is requesting Council to approve the final contract and accept construction for the Hardscape Project - Grass Lawn Park Parking Lot project No.2322. This contract with Rodarte Construction, Inc. had a base bid amount of \$871,256, plus or minus change orders and bid item increases or decreases, resulting in a final contract amount of \$899,199.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
PARCC Plan, ADA Transition Plan
- **Required:**
Council approval is required to accept a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503).
- **Council Request:**
NA
- **Other Key Facts:**

Public Works is requesting this item go forward for Council approval at the March 17, 2026, Council business meeting.

OUTCOMES:

Project objectives included renovation of the Grass Lawn Park parking lot adjacent to 148th Avenue NE to ensure a safe, level surface for vehicles and park visitors. All project objectives were met.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
\$899,199

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

Budget Offer Number:
CIP

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: **Yes** **No** **N/A**
If yes, explain:
N/A

Funding source(s):
General Fund, Real Estate Excise Tax

Budget/Funding Constraints:
N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/17/2026	Business Meeting	Approve

Time Constraints:

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

ANTICIPATED RESULT IF NOT APPROVED:

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

ATTACHMENTS:

Attachment A: Hardscape Project - Grass Lawn Park Parking Lot Project Information Sheet

Attachment B: Additional Project Information



CIP Project Information Sheet

Project Name: Hardscape Project - Grass Lawn Park Parking Lot

Project Status: Existing - Revised

Functional Area(s): Parks

Relevant Plan(s): PARCC Plan, ADA Transition Plan

Neighborhood: Grass Lawn

Time Frame: 2023-2025

Budget Priority: Vibrant and Connected

Citywide Rank: 76

Functional Area Priority: Medium

Location: 7031 148th Avenue NE

Description:

Renovation of 148th Avenue NE parking lot to address pavement failures, root eruptions, and ADA deficiencies.

Anticipated Outcomes: *Primary:* Rehabilitation *Secondary:* Code Requirement
 Provide a safe, level surface for vehicles to park and visitors to walk on. New ADA parking stalls will be in compliance with current ADA guidelines and requirements.

Request: *Primary Reason(s):* Budget Process
 Full depth asphalt replacement needed for entire parking lot and expanded ADA improvements increased the cost. More refined cost estimates. Close out activities in 2025.

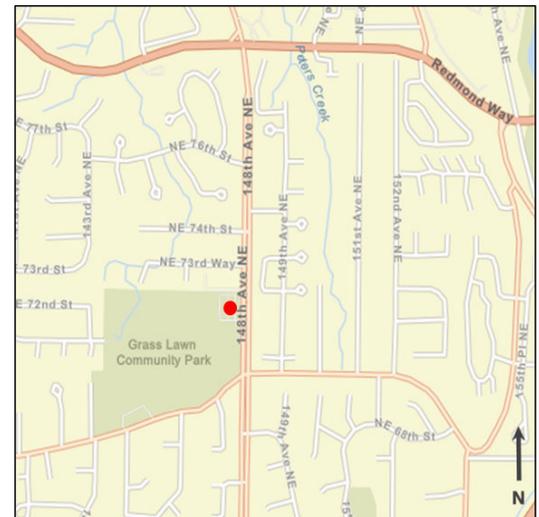
Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget	\$282,241								\$282,241
Approved Changes	\$589,674	\$259,570							\$849,244
Current Approved Budget	\$871,915	\$259,570							\$1,131,485
Proposed New Budget	\$1,085,049	\$81,047							\$1,166,096
Proposed changes due to	<input type="checkbox"/> Scope Change	<input type="checkbox"/> Schedule Change		<input checked="" type="checkbox"/> Budget Change					

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)	\$37,577								\$37,577
Right of Way									
Design (31-100%)	\$109,451	\$10,281							\$119,732
Construction	\$938,022	\$70,766							\$1,008,788
Contingency									
Total	\$1,085,049	\$81,047							\$1,166,096

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

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
Real Estate Excise Tax	\$446,920	\$34,630		\$481,550
General Fund	\$603,498	\$46,617		\$650,115
Parks ADA Parking Lots and Pathways	\$74,593	\$13,370		\$87,963
Total	\$1,125,012	\$94,617		\$1,219,629



Attachment B – Additional Project Information

Hardscape Project – Grass Lawn Park Parking Lot

Project Discussion

This project renovated the Grass Lawn Park parking lot adjacent to 148th Avenue NE and included full depth replacement of the entire asphalt parking lot, installed new stormwater pipes, catch basins, constructed ADA compliant curb ramp, sidewalk, and parking stalls. English ivy was removed from the planting beds and replaced with climate-resistant ground cover and new trees better suited for the site were installed with defined root zones to ensure long-term success of the infrastructure improvements. The new trees include Redpoint Maple, Emerald Avenue Hornbeam, and Magnolia Victoria, all which align with our Climate Resilience and Sustainability in Vegetation Management Plan (CRSVM Plan), in addition to our Tree Canopy Plan.

The final change order was executed, and various bid item increases resulted in a final contract amount of **\$899,199**.

Fiscal Information

Current Project Budget

Real Estate Excise Tax	\$481,550
General Fund	\$650,115
Parks ADA Parking Lots and Pathways	\$87,963
Total Funding	\$1,219,629

Estimated Project Costs

Design	\$157,309
Construction	\$1,008,788
Contingency	\$0
Total Estimated Project Cost	\$1,166,096

Budget Difference **\$53,533**

Project Photos



PARK ENTRANCE ON 148TH AVE NE



ADA PARKING AND PEDESTRIAN ROUTE



Memorandum

Date: 3/3/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-107
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

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

Public Works	Aaron Noble	Project Manger
Public Works	Tom Hardy	Functional Area Lead
Public Works	Steve Gibbs	Division Manager
Public Works	Brandon Buehler	Deputy Public Works Director

TITLE:

Approve Final Contract with Active Construction Incorporated in the Amount of \$1,806,230.82 and Accept Construction for the 10000 Avondale Erosion Control Project

OVERVIEW STATEMENT:

Public Works is requesting Council to approve the final contract and accept construction for the 10000 Avondale Erosion Control Project (No. 1807). This contract with Active Construction Incorporated had a base bid amount of \$1,866,866, plus or minus change orders and bid items increases or decreases, resulting in a final contract amount of \$1,806,230.82

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Capital Investment Program
- **Required:**
Council approval is required to accept a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)
- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

This project constructed a 1,000-foot soldier pile retaining wall near the 10,000 block of Avondale Road to prevent erosion from Bear Creek. The project also installed new salmon habitat, removed invasive plants, and replanted native trees and vegetation.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
\$1,806,230.82

Approved in current biennial budget: Yes No N/A

Budget Offer Number:
CIP

Budget Priority:
Healthy and Sustainable

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

If yes, explain:
N/A

Funding source(s):
Transportation CIP, Grant

Budget/Funding Constraints:
N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
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6/4/2019	Business Meeting	Approve
12/1/2020	Business Meeting	Approve
5/7/2024	Business Meeting	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/17/2026	Business Meeting	Approve

Time Constraints:

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

ANTICIPATED RESULT IF NOT APPROVED:

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

ATTACHMENTS:

- Attachment A: 10000 Avondale Erosion Control Project Information Sheet
- Attachment B: Additional Project Information

Attachment B – Additional Project Information

10000 Avondale Erosion Control

Fiscal Information

Project Budget at Bid	
Transportation CIP	\$573,398
Stormwater CIP	\$1,243,344
Grant – King County CIP	\$1,550,000
General Fund	\$698,094
King County Opportunity Grant	\$27,147
Total Funding	\$4,091,983

Total Project Costs	
Design	\$1,158,801
Construction	\$2,018,772
Total Estimated Project Cost	\$3,177,573

Total Budget Savings **\$914,410**

Previous Project-Related Council Touches

Date	Meeting	Action
June 6, 2019	City Council	Approve Consultant Agreement
December 1, 2020	City Council	Approve Consultant Supplement
May 7, 2024	City Council	Award Construction Contract

Photos







Memorandum

Date: 3/3/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-141
Type: Committee Memo

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

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

Public Works	Mike Haley	Project Manager
Public Works	Eric Dawson	Engineering Supervisor
Public Works	Steven Gibbs	Capital Projects Division Manager
Public Works	Brandon Beuhler	Acting Deputy Public Works Director

TITLE:

Award Construction Contract to Equity Builders, LLC., Approve Consultant Services Agreement Supplement 1 with BHC Consultants, and increase the Total Funding for the Wastewater Lift Station Equipment Upgrades Phase 2 Project

OVERVIEW STATEMENT:

Public Works is requesting to award the construction contract for the Lift Station Equipment Upgrades, Phase 2 project, Project No. 2408, to Equity Builders, LLC., in the amount of \$2,009,390.

Public Works is also requesting to approve the consultant services agreement supplement 1 with BHC Consultants in the amount of \$240,000. This supplement is for construction engineering support services for the project. It increases the maximum amount payable from \$347,770 to \$614,770.

Public Works is requesting approval to allocate an additional \$740,000 from the Wastewater CIP to ensure the successful completion of this critical pump replacement project. The additional funding will support the installation of larger pump motors and revised flywheels at Lift Station 51, as well as cutter heads at all stations to better manage ragged solids. With this adjustment, the project's CIP budget will increase from \$3,526,684 to \$4,266,684.

The Lift Station Equipment Upgrades Project will replace aging, obsolete Paco wastewater pumps at Lift Stations 17, 51, 52, and 53 before they fail. This effort will complete the transition to Cornell pumps, the new standard for the Redmond system. The City has already pre-purchased the Cornell pumps for all four stations, and they are now ready for installation under this construction contract.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Capital Investment Program

Community Strategic Plan - Objective #1: Invest in infrastructure preservation and replacement across the City to maintain the current level of service, the reliability of capital assets, and provide timely and cost-effective replacement.
- **Required:**
Council approval is required to award a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)
Council approval is required to award an architectural and engineering services agreement that exceeds \$50,000 (2018 City Resolution 1503).
- **Council Request:**
N/A
- **Other Key Facts:**
Public Works is requesting this item go forward for Council approval at the March 17, 2026, Council business meeting.

OUTCOMES:

Approving this action keeps the City on track to complete wastewater lift station pump upgrades, proactively removing obsolete Paco pumps from the Redmond system to reduce failure risk and enhance overall safety and reliability. It also ensures that all stations are equipped with Cornell pump systems that meet industry standards and offer readily available replacement units and parts.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
\$2,009,390 Construction Contract
\$240,000 Supplemental Agreement Number 1

Approved in current biennial budget: Yes No N/A

Budget Offer Number:
CIP

Budget Priority:
Vibrant and Connected

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

If yes, explain:

Public Works is requesting an additional \$740,000 to complete the project

Funding source(s):
Wastewater CIP 404 and 408 Funds

Budget/Funding Constraints:
N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
9/17/2024	Business Meeting	Approve
11/18/2025	Business Meeting	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/17/2026	Business Meeting	Approve

Time Constraints:

Award of bid must occur within 60 days of the bid opening (which occurred on January 29, 2026) or the contractor may withdraw their bid.

ANTICIPATED RESULT IF NOT APPROVED:

Not approving the contract will result in delayed construction, increasing the cost to complete the project.

ATTACHMENTS:

- Attachment A: Lift Station Equipment Upgrades Phase 2 Project Information Sheet
- Attachment B: Additional Project Information
- Attachment C: Consultant Supplemental Agreement 1



CIP Project Information Sheet

Project Name: Lift Station Equipment Upgrades Phase 2

Project Status: Existing

Functional Area(s): Wastewater

Relevant Plan(s): General Wastewater Plan, Utilities Strategic Plan

Neighborhood: Citywide - Multiple

Time Frame: 2024-2027

Budget Priority: Healthy and Sustainable

Citywide Rank: 22

Functional Area Priority: High

Location: Citywide at one location and three locations on Novelty Hill.

Description:

Replace pumps and associated equipment at wastewater lift stations 51, 52, 53, and 17

Anticipated Outcomes: *Primary:* Rehabilitation *Secondary:*

Update equipment in multiple lift stations to reduce risk of failure and improve ability to restore function of stations. Pumps and associated equipment will meet industry standard, and have parts readily available.

Request: *Primary Reason(s):*

Project approved in the 2023-2028 CIP budget process.

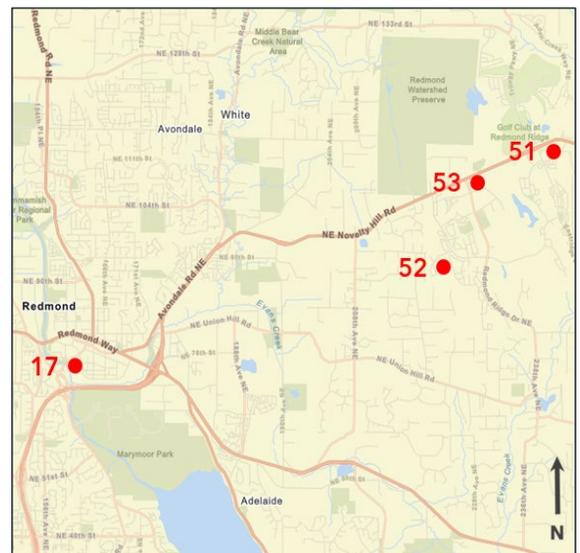
Budget:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Original Budget			\$107,925	\$222,265	\$542,695	\$135,674			\$1,008,559
Approved Changes									
Current Approved Budget			\$107,925	\$222,265	\$542,695	\$135,674			\$1,008,559
Proposed New Budget			\$524,915	\$1,109,257	\$630,873	\$658,492	\$603,145		\$3,526,682
Proposed changes due to	Scope Change		X Schedule Change		X Budget Change				

Project Phasing:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Preliminary Design (0-30%)			\$156,074						\$156,074
Right of Way			\$40,020						\$40,020
Design (31-100%)			\$223,838	\$249,915	\$106,267	\$44,278			\$624,298
Construction				\$637,491	\$398,432	\$482,516	\$482,516		\$2,000,955
Contingency			\$104,983	\$221,851	\$126,174	\$131,698	\$120,629		\$705,335
Total			\$524,915	\$1,109,257	\$630,873	\$658,492	\$603,145		\$3,526,682

Estimated M&O Impacts:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Cost									

Explanation: This project replaces an existing asset, reducing risk of failure, with no increase in maintenance cost.

Proposed Funding Sources:	Prior	2023-2028	Future	Total
Wastewater CIP		\$3,526,682		\$3,526,682
Total		\$3,526,682		\$3,526,682



23456789#####

Attachment B – Additional Project Information

Wate Water Lift Station Equipment (WWLS) Upgrades, Phase 2

Project Discussion

This project will replace the remaining aging Paco Pump Systems in Redmond-operated lift stations. WWLS 17 serves the Redmond Town Center development, while WWLS 51, 52, and 53 support the Novelty Hill Urban Development. The work includes mechanical and electrical upgrades needed to install new Cornell pumps at all four stations, as well as replacement of the generator fuel tank at Lift Station 51.

Much of the construction risk has been reduced through the City’s pre-purchase of the Cornell pumps for all stations. This early procurement allowed the project contingency to be set below the City’s standard level, lowering the overall project estimate and reducing the amount of additional funding required.

With the reduced contingency incorporated, the updated estimate shows that only the stations within the Novelty Hill wastewater system require additional funding to move forward with construction.

Stations 51, 52, and 53 require an additional \$740,000 to support installation of larger Cornell pump motors and revised flywheels at Lift Station 51, along with cutter heads at all stations to better manage ragged solids. Station 51, the largest lift station in the Novelty Hill system, conveys most of the area’s wastewater to the King County Metro system. The increased funding also ensures the project maintains an appropriate contingency level. With this adjustment, the project’s CIP budget will increase from \$3,526,684 to \$4,266,684.

Station 17, funded through the City’s primary wastewater utility, has sufficient budget and contingency to complete its pump replacement work, and no additional funding is requested for this station.

Because the Novelty Hill system is relatively new, the requested funding increase does not create immediate impacts on other planned projects.

Project-Related Community/Stakeholder Outreach

None is anticipated for this project as it will have limited to no disruption to customer service.

Bid Results

The project was advertised in the *Daily Journal of Commerce* on January 14, 2026, and January 21, 2026. Bids were received and opened on January 29, 2026. The City received Five (5) bids which are summarized below.

Bidder	Bidder Location	Bid Amount
Equity Builders, LLC	Bellingham, WA	\$2,009,390.40
Award Construction Inc.	Ferndale, WA	\$2,037,652.80
Strider Construction Co, Inc.	Burlington, WA	\$2,271,480.00
Interwest Construction Inc.	Burlington, WA	\$2,416,656.00
Road Construction NW Inc.	Renton, WA	\$2,523,744.00
Engineer’s Estimate		\$2,553,443

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

Consultant Agreement History

	Date	Amount	Maximum Amount Payable
Original Agreement	9/25/2024	\$374,770	\$374,770
Supplement 1		\$240,000	\$614,770

Fiscal Information

Current Project Budget

Wastewater CIP 408 Fund	\$2,608,305
Wastewater CIP 404 Fund	\$918,379
Total Funding	\$3,526,684

Estimated Project Costs

Preliminary Design	\$196,366
Design	\$320,000
Equipment Pre-purchase	\$1,022,172
Construction	\$2,359,390
Contingency	\$368,756
Total Estimated Project Cost	\$4,266,684

Project Funding	\$3,526,684
Budget Difference	(\$740,000)

Wastewater CIP 408 Fund Addition	\$740,000
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Previous Project-Related Council Touches

Date	Meeting	Action
9/17/2024	Business Meeting	Approve Consultant
11/18/2025	Business Meeting	Reject all Bids



Supplemental Agreement Number <u>2</u>		Organization and Address BHC Consultants, LLC 1601 5th Ave, Suite 500 Seattle WA 98101 Phone: 206-505-3400	
Original Agreement Number 10617		Execution Date	
Project Number 2408		Completion Date	
Project Title <u>Lift Station Equipment Upgrade, Phase 2</u>		New Maximum Amount Payable \$ 614,770	
Description of Work This supplement agreement will allow BHC Consultants to provide construction engineering support for the project.			

The Local Agency of City of Redmond
desires to supplement the agreement entered into with BHC Consultants LLC
and executed on 9/25/2024 and identified as Agreement No. 10617

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

See attached Exhibit A

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: Completion date is revised to be 12/31/2028

III

Section V, PAYMENT, shall be amended as follows:

See attached Exhibit B

as set forth in the attached Exhibits, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the appropriate spaces below and return to this office for final action.

By: _____

By: _____

Consultant Signature

Approving Authority Signature

Date

Exhibit A

SCOPE OF SERVICES Wastewater Lift Stations Equipment Upgrades Phase 2 (Project No. 2408) Supplement No. 2 Engineering Services During Construction

Statement of Understanding

Under the previous Wastewater Lift Stations Equipment Upgrades Phase 2 (Lift Stations 17, 51, 52, and 53) Consultant Agreement dated September 09, 2024, BHC Consultants, LLC (BHC) performed final design and provided engineering services during bidding.

This Scope of Services is based on our current understanding of the work remaining to complete the Project. The remaining work is:

- Engineering services during construction.
- Review the Contractor prepared as-builts and prepare record drawings to incorporate project revisions identified by the Contractor and City staff.
- Update the Electronic Operations & Maintenance Manual (O&M) for WWLS 17, 51, 52, and 53 to current format and to incorporate upgrades implemented by the Project.

Scope of Services

The Scope of Services tasks are separated into five components where applicable:

1. Receivables: elements that will be provided by the City
2. Work Tasks: tasks that will be completed by the Consultant
3. Deliverables: the finished product that will be delivered to the City via electronic and hard copy
4. Assumptions: assumptions used to develop each Work Task
5. Meetings: Consultant team will work to minimize attendees at meetings, meetings with City staff will be conducted virtually or at the City's offices.

Task A: Project Management

Receivables:

- None

Work Tasks:

1. Coordinate with City staff by regular status reports, status meetings, telephone communication, and e-mail during the project.
2. Prepare monthly progress reports and monthly invoices, including financial status and progress.

Deliverables:

- Monthly status reports using City format with invoices and updated monthly schedule (pdf format)

Assumptions:

- The project will be completed by December 31, 2027.

Meetings:

- Four (4) status meetings

Task B: Engineering Services During Construction

Engineering services during construction are a major contributor to project success and are needed to ensure construction is completed in accordance with the Contract Documents. The Consultant's degree of involvement can vary significantly, depending on the experience and performance of the Contractor as well as actual site conditions encountered during construction. To address this issue, services beyond the identified scope of services will be performed only upon written authorization from the City.

This scope is based on our understanding that the City will provide a construction management team, hereinafter referred to as "Construction Management Team", to manage the construction contract and will provide an in-house Construction Observation Team (COT) that will provide construction observation services. The Consultant's services will be provided in support of the Construction Management Team and the COT.

Receivables:

- Contractor shop drawings/submittals, RFIs, change order requests, operations and maintenance (O&M) manuals.

Work Tasks:

1. Review technical shop drawings and submittals from the Contractor and provide suggested responses to the Construction Management Team.
2. Assist the Construction Management Team in resolving questions and Requests for Information from the Contractor.
3. Attend construction meetings when requested by the Construction Management Team (virtual attendance).
4. Visit the construction sites to address issues that come up during construction that require input from the Consultant.
5. Provide written interpretations of the contract documents and/or drawings/sketches to the Construction Management Team as requested to supplement or clarify the contract documents.
6. Prepare revisions to the work or design for allowing the Construction Management Team to solicit proposals from the Contractor for necessary or desired changes in the work or design. The Construction Management Team will be responsible for preparing and issuing the subsequent change orders.
7. Prepare test checklist and attend Field Test at each lift station site. Submit notes from Field Test for City review.
8. Review the O&M manuals from the Contractor.

Deliverables:

- Written comments and recommendations on shop drawings/submittal reviews.
- Written interpretations and responses to questions and requests for information.
- Written documentation of field activities observed during site visits.
- Written comments and recommendations on Contractor developed O&M Manuals for each lift station.
- Written documentation supporting approved change order requests.
- Field Test checklist and notes.
- Construction correspondence as required.

Assumptions:

- Thirty (30) RFIs are assumed.
- Fifty (50) submittals are assumed.
- Five (5) change orders are assumed.
- Thirty (30) site visits are assumed.
- Thirty (30) construction meetings are assumed
- Special Inspections required by the Contract Documents and the Building Permit are excluded from this scope.

Meetings:

- Attend up to thirty (30) weekly construction meetings (virtual)
- Attend up to thirty (30) site visits

Task C: Record Drawings

Receivables:

- Contractor and City inspector field record set of drawings
- City review comments on Draft Record Drawings

Work Tasks:

- Prepare Record Drawings: incorporate modifications to the design drawings and prepare draft and final record drawings per City requirements.

Deliverables:

- One (1) electronic copy in PDF format of the Draft Record Drawings.
- One (1) electronic copy in PDF format of the Final Record Drawings.
- Record drawings in AutoCAD file format.
- Completed Record Drawing Checklist.

Assumptions:

- Construction Management Team will review the revisions that the Contractor has recorded on the field record set of drawings to determine the revisions adequately represent the as-built changes to the construction drawings.
- The record drawings prepared by BHC will be based entirely on Contractor redlines, City redlines/comments, and incorporation of change orders.
- As constructed modifications to the drawings will be relatively minor.
- Budget is based on the 44 total sheets in the design drawing set.

Meetings:

- None

Task D: Electronic O&M Manual

Receivables:

- City review comments on Draft Electronic O&M Manual

Work Tasks:

- Prepare a draft hard copy Electronic O&M manual for each of the four (4) wastewater lift stations for City of Redmond review. The Electronic O&M manual will include an overview of each lift station's operation and maintenance, and supplemental information

that will include manufacturer's information on the equipment at each of the four lift stations.

- Incorporate City of Redmond review comments on each station Electronic O&M manual and issue a Final hard copy of each manual.
- Provide electronic O&M Manuals for each of the four stations including record drawings in the established format.

Deliverables:

- Four (4), one (1) for each station, electronic copy in PDF format of the Draft O&M Manual
- Four (4), one (1) for each station, electronic copy in PDF format of the Final O&M Manual
- Electronic O&M Manual in established format (WWLS 17, 51, 52, 53)

Assumptions:

- The Electronic O&M manual will incorporate updates to each of the four lift stations' existing Electronic O&M manuals using updated equipment information.
- Only WWLS 17, 51, 52, and 53 will be updated under this scope of work.

Meetings:

- One (1) review meeting

Task E: Management Reserve

Task E is included for ease of tracking the management reserve budget.

Receivables:

- Written permission from the City is required to perform management reserve tasks or to access project management reserve funds.
- To be determined

Work Tasks:

- Project management reserve tasks to be determined.

Deliverables:

- To be determined

Assumptions:

- City to determine budget value of management reserve
- To be determined

Meetings:

- To be determined

BUDGET

The Total Supplement No. 1 budget request for the Wastewater Lift Stations Equipment Upgrades Phase 2 (Project No. 2408) is attached as Exhibit D. The amount listed in Exhibit D represents the supplemental budget requested for this scope of services. This amount is in addition to the \$65,000 budget remaining from the Original Agreement (\$35,000 from Tasks 1, 4, and 5 and \$30,000 in unused contingency). The \$65,000 budget remaining from the Original

Agreement will be crosswalked to appropriate Engineering Services During Construction and contingency tasks administratively following execution of this Supplement. The total budget to complete the Supplement scope of work is \$291,490. Exhibit B represents only the supplemental budget. This budget is based on, and in accordance with, the City's Consultant Guidelines Worksheet rate determination. The Total Project Budget is presented in the Supplement Agreement

PROJECT SCHEDULE

A detailed schedule will not be developed for the Services During Construction Supplement. The Project schedule is dependent on the selected Contractor's schedule for delivery of documents for review and attendance at meetings on an ad hoc basis.

Exhibit B

Consultant Fee Determination

Project Name: WWLS Equipment Upgrades Phase II - Stations 17, 51, 52, and 53
 Project Number: 2408
 Consultant: BHC Consultants, LLC

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead 145%	Fee (Profit) 29%	Total Hourly Rate	Total
Principal-In-Charge	7	\$ 107.00	\$155.44	\$30.50	\$293	\$2,051
Project Manager	340	\$ 87.00	\$126.38	\$24.80	\$238	\$80,981
Electrical Engineer	158	\$ 95.00	\$138.01	\$27.08	\$260	\$41,093
Structural Engineer	40	\$ 89.75	\$130.38	\$25.58	\$246	\$9,828
Project Engineer	320	\$ 57.00	\$82.80	\$16.25	\$156	\$49,936
Staff Engineer		\$ 52.00	\$75.54	\$14.82	\$142	
CAD	100	\$ 59.75	\$86.80	\$17.03	\$164	\$16,358
Project Assistant	140	\$ 55.00	\$79.90	\$15.68	\$150.57	\$21,080
Admin	34	\$ 57.00	\$82.80	\$16.25	\$156.05	\$5,306
Total Hours	1,139				Subtotal:	\$226,632
REIMBURSABLES						
Mileage						\$2,500
Reproduction (copies, plots, etc.)						
Miscellaneous						\$500
					Subtotal:	\$3,000

Total: \$229,632

Contingency: 10,368

GRAND TOTAL: \$240,000



Memorandum

Date: 3/3/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-137
Type: Committee Memo

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

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

Public Works	Lisa Rigg	Senior Engineer
Public Works	Deepali Jodh	Senior Project Manager
Public Works	Chris Stenger	Deputy Public Works Director
Public Works	Steve Gibbs	Capital Projects Division Manger

TITLE:

Approve Consultant Agreement with OTAK for the Connection to King County Wastewater System - Avondale Way

OVERVIEW STATEMENT:

Public Works is requesting approval of a consultant agreement with OTAK in the amount of \$207,958. This agreement is for design services for the Connection to King County Wastewater System - Avondale Way, which will replace 20 lineal feet of existing 18" reinforced concrete pipe with 27" reinforced concrete pipe. The work will include a new saddle manhole at the connection point with the King County Trunk, and abandonment of the existing connection.

Three consultants were selected from the MRSC roster for Engineering Services to submit proposals. Two proposals were received, and OTAK's proposal was rated the highest. Scope and budget were then developed with OTAK to move forward.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
General Sewer Plan
Community Strategic Plan - Objective #1:

Invest in infrastructure preservation and replacement across the city to maintain the current level of service, the reliability of capital assets and provide timely and cost-effective replacement.

- **Required:**
Council approval is required to award an Architectural and Engineering Services agreement that exceeds \$50,000 (2018 City Resolution 1503).
- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

The project will increase the undersized section of pipe in the Avondale Wastewater Conveyance that connects to the King County Wastewater Trunk. This improvement will accommodate existing and future flows (using buildout of existing zoning) without causing surcharging in the upstream manholes.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
\$1,090,664

Approved in current biennial budget: Yes No N/A

Budget Offer Number:
CIP

Budget Priority:
Healthy and Sustainable

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

If yes, explain:
N/A

Funding source(s):
Wastewater CIP

Budget/Funding Constraints:
N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/17/2026	Business Meeting	Approve

Time Constraints:
N/A

ANTICIPATED RESULT IF NOT APPROVED:

Not approving the design contract affects the anticipated city project timeline for construction and the completion of this project would be delayed according to CIP budget documents.

ATTACHMENTS:

Attachment A: CIP Project Information Sheet
Attachment B: OTAK Consultant Agreement

CIP Project Information Sheet

Project Name: Connection to King County Wastewater System - Avondale Road

Project Status: Existing - Revised

Functional Area(s): Wastewater

Relevant Plan(s): General Wastewater Plan, Utilities Strategic Plan

Neighborhood: Southeast Redmond

Time Frame: 2024-2028

Budget Priority: Healthy and Sustainable

Citywide Rank: 43

Functional Area Priority: High

Location: Avondale Way at NE Union Hill Road

Description:

Replace the 18" reinforced concrete pipe with a 27" reinforced concrete or 30" ductile iron pipe. Install a new manhole on King County's sewer trunkline.

Anticipated Outcomes: *Primary:* Upgrade/Enhancement *Secondary:* Reduced maintenance demand and risk of sewer overflow.

Request: *Primary Reason(s):* Budget Process, Delays/Escalation

Location and depth of wastewater pipe near Bear Creek may require additional permits and a longer permitting review time. Construction may also require dewatering of project area.

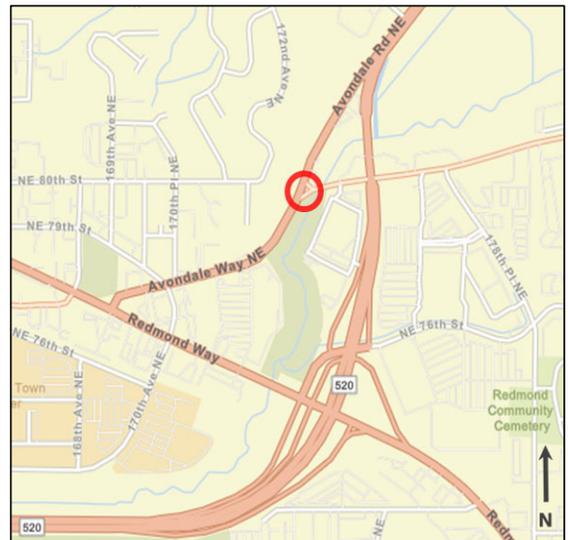
Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget	\$34,234	\$136,938	\$595,873						\$767,045
Approved Changes	-\$14,454	\$117,842	-\$358,515	\$701,138	\$175,285				\$621,296
Current Approved Budget	\$19,780	\$254,780	\$237,358	\$701,138	\$175,285				\$1,388,341
Proposed New Budget	\$9,763	\$170,854	\$152,758	\$605,831	\$151,458				\$1,090,664
Proposed changes due to	<input type="checkbox"/> Scope Change	<input type="checkbox"/> Schedule Change	<input type="checkbox"/> Budget Change	<input checked="" type="checkbox"/>					

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)	\$9,763	\$58,577							\$68,340
Right of Way		\$12,516							\$12,516
Design (31-100%)		\$58,577	\$117,154						\$175,731
Construction				\$500,660	\$125,165				\$625,825
Contingency		\$41,184	\$35,604	\$105,171	\$26,293				\$208,252
Total	\$9,763	\$170,854	\$152,758	\$605,831	\$151,458				\$1,090,664

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

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
Wastewater CIP	\$9,763	\$1,080,901		\$1,090,664
Total	\$9,763	\$1,080,901		\$1,090,664





Supplemental Agreement Number _____		Organization and Address	
Original Agreement Number		Phone:	
Project Number	Execution Date	Completion Date	
Project Title	New Maximum Amount Payable		
Description of Work			

The Local Agency of _____ desires to supplement the agreement entered in to with _____ and executed on _____ and identified as Agreement No. _____

All provisions in the basic agreement remain in effect except as expressly modified by this supplement. The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: _____

III

Section V, PAYMENT, shall be amended as follows:

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate spaces below and return to this office for final action.

By: _____ By: _____

Consultant Signature

Approving Authority Signature

Date

Exhibit A
Connection to King County Wastewater System
Agreement History

Supplement Number	Date	Amount	New Maximum Amount Payable	Supplement Reason
Original	7/28/2025	\$32,363	\$32,363	N/A
1		\$175,595	\$207,958	Design services



City of Redmond Connection to King County Wastewater System - Avondale Way

Otak Project No. 22289

01/16/2026

Amendment No. 1

Description of Project

LOCATION: Avondale Way just south of NE Union Hill Rd

DESCRIPTION: Otak previously conducted data review, a site visit, and a preliminary alternatives analysis. This amendment adds services for final design of the preferred alternative. The King County (County) sewer trunkline was determined to be within the roadway and the preferred alternative includes replacement of the City sewer main along the existing alignment. A new manhole will be required at the connection to the County sewer trunk. This project will involve extensive work within Avondale Way, which is a concrete panel road under asphalt concrete pavement. The pipe is about 12' - 18' deep. A roadway restoration will be included in this project. The design is anticipated to include:

- Replace approximately 20 ft length of 27-inch diameter pipe, depending upon the alignment
- Installation of new manhole
- Plug existing service connection
- Shoring, 12'-18' ft deep
- Dewatering as needed
- Repave and stripe
- Restoration of signal system

SCHEDULE:

The initial effort is anticipated to last 7 months with notice to proceed in January 2026 and completion of bid support in July 2026. The target construction start is summer of 2026.

The Scope of Services is described in detail in the following sections.

1.0 Project Management and Coordination

1.1 Coordination with the City

Otak will coordinate with the City on a regular basis by phone and email to keep the project manager informed about project progress, project issues and schedule. Otak will assist in scheduling project related meetings, reviews, and other coordination activities needed to keep the project moving forward. Regular communication with the City project manager will occur on a weekly basis. As needed, based on project activity, the status meeting may be adjusted to occur bi-weekly. The project management meetings will generally be held virtually. It is anticipated that a total of fourteen (14) project management meetings will be held during the design period. Attendance will include OTAK's project manager and Project Engineer. Meetings are expected to be one (1) hour or less.

11241 Willows Road NE, Suite 200 | Redmond, WA 98052 | Phone 425.822.4446 | otak.com

1.2 Project Management Plan

Otak will prepare a preliminary Project Management Plan (PMP) prior to the project kickoff meeting. The PMP will define project goals and design criteria, communications, deliverables, and quality control requirements. A project schedule (MS Project) will be developed and maintained as part of the PMP. The PMP will be updated after the project kickoff meeting, subject to comments received. This Task includes attendance of one (1) project kickoff meeting by key design team members.

TASK 1.2 DELIVERABLES

- Project Management Plan (PMP)
- Project schedule updates

1.3 Project Monitoring and Reporting

Project monitoring and reporting will include the coordination of design team members, subconsultants, internal project scheduling, and the preparation of a monthly progress report and a monthly invoicing.

TASK 1.3 DELIVERABLES

- Monthly progress report and invoice, per Redmond requirements

TASK 1 ASSUMPTIONS

- Notice to proceed will occur in January 2025 with bid support completion anticipated by end of July 2026.

3.0 Geotechnical Investigation

3.2 Geotechnical Investigation and Analysis (Sub-GeoEngineers)

The geotechnical subconsultant Scope of Services is included as Attachment A.

3.3 Geotechnical Review and Coordination

Otak will review geotechnical deliverables prepared by a subconsultant and provide coordination for the geotechnical field work and design recommendations.

4.0 Topographic Survey and Basemap

4.1 Topographic Survey and Basemap for Design

Otak will provide topographic surveying and mapping along Avondale Way of existing surface features of the site, including topography breaks, pavement and other hardscape, walls, sidewalk railings, landscape areas, significant trees (minimum eight-inch diameter deciduous and four-inch diameter conifer), striping, signs, utilities, and appurtenant structures. This field survey data, in addition to the City's GIS data and any as-built and/or utility plans available from the City (or utility providers), will be utilized to create a basemap sufficient for final design of improvements. The map will show planimetric features with contour lines at one-foot intervals. Survey will be established on NAD 83(2011) Washington State Plane, north zone and NAVD 88.

Otak will contact the Washington Utility Notification Center's one-call center for mark-up of existing utilities and request maps. Otak will coordinate with a private utility locate service to field locate any missing traceable underground utilities. Otak will survey and map existing utilities within the work area from field locates, visible above-ground appurtenances, utility as-built drawings. After completion of preliminary design utilities at critical crossing will be potholed (under Task 5) and survey of pothole location markers

will be provided. We assume that up to four potholes will be needed and have included survey by Otak of these 4 potholes.

The area to be mapped will include:

- From southeasterly curb face of the intersection island at Avondale Way NE and NE Union Hill Road to the curb on the east bound travel lane of NE Union Hill Road.
 - Tie and obtain rim/invert elevations of the sewer manhole in the north travel lane of Avondale Way (existing 27" concrete pipe) and the sewer manhole to the west near Bear Creek Trail.

Otak will incorporate GIS parcel lines into the base map.

TASK 4.1 DELIVERABLES

Topographic Base Map (Scale 1"=20') with one-foot contour intervals.

TASK 4.1 ASSUMPTIONS

- No survey monuments will be disturbed or destroyed by construction.
- Right-of-way permit and traffic control will be needed to obtain invert elevations of a sewer manhole on Avondale Way NE.

5.0 Utility Coordination

5.1 Franchise Utility Coordination

Otak will use the online One-Call service to identify utility providers listed in the project vicinity and will contact franchise utility companies (sewer and water, power, gas, and telecommunications) to request record drawings. It is anticipated that up to three (3) utility coordination meetings will occur to review 30% design, associated cost and schedule implications, and design (by others) of relocation (if needed) of the affected utilities. Progress on utility coordination will be tracked in a spreadsheet. Otak will develop a Utility Coordination Plan graphic to be used in discussions with the City and Utility Providers.

5.2 Potholing Coordination

Otak will prepare a pothole plan for coordination and approval by the City and franchise utilities and will contract with a utility locating company for potholing utilities that may be in conflict, but elevations cannot be determined from available information. It is assumed that up to three (3) potholes will be required. Otak surveyors will survey the nails and hubs set by the potholing company for locating the utility for project design.

5.3 Potholing Service (Vendor – APS)

Otak will contract with APS for performing potholing field work. APS will prepare the temporary traffic control plan and obtain the Right-of-Way traffic control permit for potholing activities. It is assumed that up to three (3) potholes will be required. Potholing vendor will be billed as a reimbursable expense.

TASK 5 ASSUMPTIONS

- Otak will prepare for and attend a maximum of three two-hour meetings regarding preliminary design issues.
- Otak will attempt to utilize the City's regular monthly utility coordination meeting to avoid multiple meetings during design.
- One meeting with power/gas provider.
- One meeting with telecommunications provider.

- One meeting with City utility representatives.

TASK 5 DELIVERABLES:

- Electronic and hard copies of spreadsheet/matrix summarizing utility conflict locations and actions for each of the project locations.
- Utility Coordination Plan Sheets identifying utilities and pothole locations.

6.0 PRELIMINARY AND FINAL DESIGN/ENGINEERING

We understand that the proposed improvements will be bid as an individual bid package.

Plans will be prepared per the latest version of the City CADD standards (in place at time of project). Civil 3D will be used for civil design. Electronic copies of all documents, drawings, and models will be provided to the City at design or construction completion.

To meet the accelerated schedule for starting construction in summer 2026, the first construction document submittal will be 50% level and the 60% submittal will be omitted. City reviews will occur at 50%, 90%, and 100% design level.

The plans are anticipated to include the following sheets:

Title	No. Sheets ⁽¹⁾
Cover sheet with vicinity map	1
General notes, construction sequencing, abbreviations and legend	1
Survey Control and Alignment Plan	1
Site Logistics Plan	1
Temporary Sediment and Erosion Control and Demolition Plan	1
Sanitary Sewer Plan and Profile	1
Sanitary Sewer Details	1
Pavement and Restoration Plan	1
Pavement and Restoration Details	1
Roadway Channelization	1
Traffic Signal Plan	1
Traffic Signal Details	1
Traffic Control Plans	2
TOTAL	14

(1)The 50% plan set will not include all plan sheets and details.

6.1 Design Review Meetings

Design review meetings will be held on a regular basis with the City to discuss project issues during the design process. It is anticipated that a total of four (4) design review meetings will be held during the design period.

Coordination with King County will also be required and may be combined with the City’s design review meetings to streamline the process.

6.2 Preparation of 50% Design

6.2.1 50% Plans

Otak will prepare 50% level civil design plans for the selected sanitary sewer alignment. The design will include roadway restoration improvements. Plans will be prepared to current City of Redmond standards. Plans will include roadway sections, horizontal layout, vertical profile, and schematic layout of utility improvements for sanitary sewer and other utilities to be adjusted. Plans will be prepared at a horizontal scale of 1"=20 feet and a vertical scale of 1"=5 feet. The 50% civil plans will be coordinated and submitted to the City and King County for review. Review comments will be addressed and incorporated into the 90% civil plans.

6.2.2 50% Opinion of Probable Cost (OPC)

Otak will prepare a 50% level opinion of probable cost for construction in WSDOT/APWA format with unit bid prices.

TASK 6.2 DELIVERABLES

- 50% Level Civil Plans (electronic .pdf)
- 50% Level OPC (electronic .pdf)

6.3 Preparation of 90% Design

6.3.1 90% Plans

Otak will prepare an engineering design and plan set based on the 50 percent plans to a scale and layout appropriate for a construction plan set, address comments from the City's review of the 50 percent design, and the plans will be revised to represent a 90 percent level of detail. It is assumed that comments will be provided by the City in a spreadsheet format (and may include King County comments). Otak will provide responses to the comments on the same spreadsheet to consolidate and organize the comment and response process.

6.3.2 90% Opinion of Probable Cost

Otak will prepare a 90% level opinion of probable cost for construction in WSDOT/APWA format with unit bid prices.

6.3.3 90% Special Provisions

Otak will prepare Special Provisions for Division 1 through 9 of the Specifications. Special Provisions will be prepared based upon the 2026 Edition of the Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction and latest Amendments. Otak will work with the City to prepare the full Project Manual including advertisement and bid forms, contract, Division 1, as well as any necessary Appendices.

The City will provide the current City standard Bid Forms, Contract Provisions, and Special Provisions to Otak in electronic docx format (Word).

TASK 6.3 DELIVERABLES

- 90% Plans (Half-size) (PDF)
- 90% Engineer's Opinion of Probable Cost (Excel and PDF)
- 90% Special Provisions: General and project specific Divisions 1 thru 9 (Word)
- Comment Response Form (Excel)

6.4 100% Plans, Specifications, and Opinion of Probable Cost

Otak will address comments from the City's review of the 90-percent design and prepare a final design construction plan set, a final construction cost estimate, and final Project Manual.

TASK 6.4 DELIVERABLES

- Final Plans (electronic .pdf)
- Final Engineer's Estimate (electronic .xlsx and .pdf)
- Final Project Manual including: Bid Forms, Contract Provisions, Special Provisions, and Appendices (electronic .pdf)
- Comment Response Form (Excel)

6.5 Bid Documents

Otak will revise the 100% construction documents per City comments and provide final signed bid plans and Project Manual to the City. The City will post the documents for advertisement.

TASK 6.5 DELIVERABLES:

- Bid-ready contract documents will be delivered as electronic (.pdf) versions.

7.0 Advertisement and Bid Support

Otak will provide responses to bidder's questions and assistance to the City, including:

1. Support for Bid Advertisement
2. Attend bid opening
3. Respond to contractor questions
4. Interpretation of contract documents during the bidding process
5. Preparing addenda to the bid documents
6. Review of bid tab

8.0 Traffic Signal Restoration (Sub-TENW)

- The traffic signal subconsultant Scope of Services is included as Attachment B.

9.0 Construction Engineering Support Services (Optional)

If requested, this scope will be submitted as a supplement to the Contract. It may include services such as:

- Response to RFI's
- Review and approval of submittals
- Construction observation
- Attendance at regular construction meetings
- Coordination directly with the contractor, as directed by City of Redmond Public Works

Management Reserve Contingency

If directed by the City, consultant will provide services needed to assist the City for unforeseen tasks related to this project that were not specifically addressed in this scope of work. When requested by the City, the consultant will provide a scope and budget for the task identified by the City. The consultant will

not proceed with the task until written authorization has been provided by the City. The allotted amount for this task is \$15,000.

SUBCONSULTANTS (See Attached)

- Geo Engineers – geotechnical engineering
- Transportation Engineers NW –traffic control signal modification

Otak Direct Expenses (Reimbursables)

Direct expenses to be submitted for reimbursement include:

- Mileage/Travel costs for site investigations and meetings
- Vendor for utility locates for survey work
- Traffic Control for survey work
- Vendor for potholing of utilities
- Other Misc. Expenses

DESIGN STANDARDS

- City of Redmond Standard Specifications and Standard Details
- WSDOT Standard Specifications-2026 Edition
- WA Dept. of Ecology Criteria for Sewage Works Design (Orange Book), Chapter C1
- King County Road Design and Construction Standards - 2016 Edition
- City of Redmond Stormwater Technical Notebook

ASSUMPTIONS

- The City will be responsible for all hazardous materials and special permits.
- The City will pay for all required permit fees.
- Right-of-way acquisition will not be required. If right-of-way acquisitions services are required they will be added as a supplemental service.
- The City will obtain all Rights of Entry needed to perform survey or other investigation on private property necessary to support the project.
- The City will acquire all necessary Title Reports.
- Sanitary Sewer Capacity modeling is not included in this scope. This can be added as a supplemental service if critical sanitary sewer flow data is not available from the City.
- Hydraulic Analysis and flood-plain permitting support is not included in this scope.
- Cultural resources assessment and Inadvertent Discovery Plan are not included in this scope of work due to proposed trenching work being limited to area within the roadway at the location of existing underground utilities. If cultural resources assessment is required through the SEPA process, these services can be added through an amendment.
- Environmental baseline assessment and permitting support are not included in this scope of work due to the extents of proposed work being limited to the existing roadway footprint. If environmental assessment or permitting support are required during design, these services can be added through an amendment.
- The project qualifies as wastewater utility replacement project that does not make modifications to the stormwater utility system so a stormwater report is not required.

- Structural engineering is not included in this scope.
- Participation in a Value Engineering (VE) Study is not included in this scope.
- Construction management support, construction administration, and/or construction inspection services are not included in this scope of work, but may be added at a later time at the discretion of the City.

Attachment A

Subconsultant Scope of Work - Amendment No. 1



17425 NE Union Hill Road, Suite 250
Redmond, Washington 98052
425.861.6000

January 12, 2026

City of Redmond
c/o Otak, Inc.
11241 Willows Road NE, Suite 200
Redmond, Washington 98052

Attention: Tyson Hounsel, PE

Subject: Proposed Scope, Revised
Geotechnical Engineering Services
King County Wastewater Connection – Avondale Way
Redmond, Washington
File No. 0500-219-00

Introduction and Project Understanding

GeoEngineers, Inc. is pleased to present our scope and fee estimate for geotechnical engineering services for the King County Wastewater Connection at Avondale Way project located in Redmond, Washington. We understand the City of Redmond (City) plans to install a short segment of 30-inch diameter sewer and a new manhole to connect to the Metro line at the intersection of Avondale Way and NE Union Hill Road. Work within Avondale Way will require roadway restoration of the existing concrete panel road.

Scope of Services

We understand the preferred alternative has been selected which includes adding a short pipe section and new manhole on the Metro line. We anticipate our geotechnical engineering scope of services will include the following tasks:

REVIEW AVAILABLE GEOLOGIC AND SUBSURFACE INFORMATION

- Review available geotechnical reports, geologic maps, soil surveys, and information in our files and on public databases regarding subsurface soil and groundwater conditions in the site vicinity. (complete)

PLAN THE EXPLORATION PROGRAM AND OBTAIN PERMITS

- Complete a site visit to review current site conditions, locate a proposed boring, plan traffic control operations, and develop permit applications for completing the boring. We will subcontract the traffic control operations, including preparation of the plans, and obtaining the signs, flaggers, and traffic control supervisor.

- Submit right-of-way permit applications, traffic control plans, and boring exploration plans to the City for review and approval.

FIELD EXPLORATION PROGRAM AND LABORATORY TESTING

- Complete site visits to meet with utility representatives and clear the boring location. This will include completion of the one-call utility locate services and coordinating with Applied Professional Services (APS), a subcontracted private utility locator, to clear existing utilities near the boring.
- Characterize subsurface conditions along the selected alternative by drilling one boring to a depth of approximately 25 to 30 feet or a minimum of 10 feet below trench excavations. The boring will be drilled within the intersection of Avondale Way and NE Union Hill Road.

The field exploration will be completed under the direction of a geotechnical engineer or geologist from our firm. The exploration will be located in the field by measuring or pacing from existing site features such as curbs, structures, and other site features shown on the drawings. Our representative will maintain a detailed log of the boring, including the pavement section and underlying soils and obtain samples of the various materials encountered. Samples will be collected at 2.5- to 5-foot intervals using standard penetration testing (SPT). The samples will be returned to our office for additional examination and analysis.

Soil cuttings will be hauled off site for disposal. We will note groundwater observations during drilling on the boring logs. We have also budgeted for a monitoring well to monitor long-term groundwater levels, as needed.

- Complete geotechnical laboratory testing of select soil samples. We estimate testing will include gradation analyses, percent fines determinations, and moisture content testing. Laboratory testing will be completed in general accordance with applicable ASTM laboratory test methods.

PROVIDE GEOTECHNICAL DESIGN RECOMMENDATIONS

- Describe site conditions, including detailed subsurface soil conditions encountered based on results of the above tasks. Geologic descriptions will be provided based on published information, our experience, and the conditions encountered in the boring.
- Provide geotechnical recommendations for design including:
 - Excavation and temporary slope inclinations for open cuts.
 - Temporary shoring parameters for conventional systems (internally braced slide rails, trench boxes, etc.), including lateral pressures for partial shoring considerations.
 - Earthwork/trenching and stability considerations.
 - Pipe support, including bedding and trench backfill criteria.
 - Suitability of reuse of on-site soils as trench backfill.
 - Construction dewatering considerations, including depth to groundwater observed during drilling, long-term groundwater measurements, as appropriate, and estimated permeability coefficients based on laboratory sieve analyses.
 - Provide seismic design considerations and assessment of liquefaction, if requested, based on available nearby deep boring information.

- Pavement design recommendations for restoration.
- Erosion control considerations during construction.

GEOTECHNICAL REPORT AND DESIGN TEAM MEETINGS

- Provide consultation and attend design team meetings and conference calls, as requested.
- Prepare a design report (draft and final) presenting our conclusions and recommendations along with the supporting boring log, laboratory data, and other appropriate figures.



EXHIBIT A SCOPE OF SERVICES

City of Redmond – Connection to King County Wastewater System – Avondale Way Redmond, WA

Description of Project/Purpose: The following is TENW's proposed Scope of Services for the Redmond King County Wastewater Improvements project. TENW's scope of work would generally consist of the following:

- Traffic Signal modifications at the Avondale Way/NE Union Hill Road intersection in order to accommodate King County Sewer Manhole construction.

SCOPE OF WORK

Task 1.0: Project Management and Coordination

1. TENW will attend project team/City coordination meetings as necessary. Three (3) total meetings are assumed for the duration of the project.

Task 6.0: Preliminary and Final Design/Engineering

Scope: TENW will prepare Traffic Signal Modification Construction Documents consistent with City of Redmond standards and specifications. This scope of services and associated fee assumes construction document preparation for **50%/90%/100%** PS&E submittal milestones (3 total milestone submittals assumed).

Deliverables:

- Traffic Signal Modification Plan
- Traffic Signal Wiring Diagram
- Traffic Signal Details
- Project Specifications – Special Provisions to WSDOT/APWA standard specifications (Word format)
- Cost Estimate
- Advertisement and bid Support

ASSUMPTIONS & EXCLUSIONS

The following assumptions and exclusions were made in the preparation of this Scope of Services:

1. If the review/permitting agency requires changes not included in the scope of work described herein, this will require a supplement for additional services.
2. All permit/application fees shall be provided by the Client or others. All permits shall be obtained, and all applications shall be submitted by the Client or others.
3. It is assumed that the City of Redmond will be the lead review/permitting agency for this project. All deliverables shall be prepared consistent with City standards and specifications. If review/permitting involvement is required from other jurisdictions, it will require a supplement for additional services.
4. All permitting agency submittals shall be made by the Client or others. TENW will provide the Client with PDF copies of all deliverables for use in making required copies.
5. This Scope of Services does not include construction support services. Construction support services (pre-construction meeting attendance, submittal review, response to RFI's, etc.) can be added upon client request.
6. This Scope of Services does not include Record Drawing/As-Built preparation. Record Drawing/As-Built preparation can be added upon client request.
7. If required, easement and/or right-of-way acquisition coordination shall be provided by others (typically the civil engineer or the owner). If required, legal descriptions will be prepared by others (typically the project surveyor).
8. A topographic and boundary survey of existing conditions in the area will be provided by others, including all necessary information for design purposes. The survey will include existing edges of pavement, roadway centerlines, channelization, sidewalks, driveways, curbs, utilities (above and below ground), right-of-way, easements, elevations, and all other elements of a typical complete topographic and boundary survey for both sides of the road (project side and opposite side). The survey shall include the location of all existing traffic signal poles & luminaire poles, and fixtures within 200-ft of the project limits. The topographic and boundary survey shall also meet the minimum requirements established by the permitting agency.
9. Civil Improvements Plans including sidewalk, curb ramps, drainage, grading, paving, TESC, etc. shall be provided by others.
10. If required, geotechnical and/or structural recommendations associated with traffic signal pole & street light pole foundations shall be provided by others.
11. Should adjustments to existing aerial or subsurface utilities be required to accommodate a new traffic signal and/or street light system, all necessary coordination with utility providers shall be provided by others (typically the developer/owner or Civil Engineer).
12. If applicable to the permitting agency, TENW will provide the Client with forms necessary for electrical service application. It is the responsibility of the Client to submit the forms and to notify the contractor of the power source location for bidding purposes. TENW will include the power source location on the construction documents ONLY if this information is forwarded to TENW by the Client once received from the electrical service provider.
13. If required by the permitting agency or others, potholing for signal pole locations, street light pole locations, or other subsurface conflicts shall be completed by others by contract with the Client. TENW will provide CAD files to the Client for their use in staking the location of proposed signal poles, street light poles, and other elements related to TENW's scope of work.

City of Redmond
 Connection to King County Wastewater System - Avondale Way
 Proposal Hours Estimate
 1/16/2026

Task	Primary Services	PIC/Sr. PM Civil	Civil Engineer X	Engineering Designer V	Engineering Technician V	Landscape Architect V	PIC/ PLS Sr. Manager	Survey Crew Chief II	Survey Office Technician IV	Survey Field Technician III	Project Coordinator II	Otak Total Hours	Otak Total Budget by Sub task Break down	GeoEnginee rs Budget by Task	TENW Budget by Task	Total Task Budgets
1.0	Project Management and Coordination															\$ 17,393.30
1.1	Coordination with the City	15	13									28	\$ 7,701			
1.2	Project Management Plan	8	4								4	16	\$ 3,986.42			
1.3	Project Monitoring and Reporting	12									14	26	\$ 5,706.17			
3.0	Geotechnical Investigation															\$ 38,003.06
3.2	Geotechnical Investigation and Analysis (Sub-GeoEngineers)											0	\$ -	\$ 37,216		
3.3	Geotechnical Review and Coordination	1	2									3	\$ 787.25			
4.0	Topographic Survey and Basemap															\$ 10,829.41
4.1	Topographic Survey and Basemap for Design		4	8	4		5	20	16	20		77	\$ 10,829.41			
5.0	Utility Coordination											0	\$ -			\$ 5,303.30
5.1	Franchise Utility Coordination/Plan		4	20								24	\$ 4,177.77			
5.2	Potholing Coordination		2	4								6	\$ 1,125.53			
5.3	Potholing Service (Vendor - APS)											0	\$ -			
6.0	PRELIMINARY AND FINAL DESIGN/ENGINEERING															
6.1	Design Review Meetings	2	8	8								18	\$ 3,825.56			\$ 3,825.56
6.2	Preparation of 50% Design															\$ 13,714.49
6.2.1	50% Plans	2	14	28	14	4						62	\$ 11,107.13			
6.2.2	50% Opinion of Probable Cost		4	8		2						14	\$ 2,607.36			
6.3	Preparation of 90% Design															\$ 43,815.34
6.3.1	90% Plans	4	18	36	20	4						82	\$ 14,783.78			
6.3.2	90% Opinion of Probable Cost	1	5	16		2						24	\$ 4,437.43			
6.3.3	90% Special Provisions	3	12	22		2				8		47	\$ 8,876.65			
6.4	100% Plans, Specifications, and Opinion of Probable Cost	4	12	18	8	4				8		54	\$ 9,984.90			
6.5	Bid Documents		4	8						4		16	\$ 2,839.28			
7.0	Advertisement and Bid Support		4	12								16	\$ 2,893.30			
8.0	Traffic Signal Restoration (Sub-TENW)											0	\$ -		\$ 15,310	\$ 15,310.48
9.0	Optional Construction Engineering Support Services											0	\$ -			\$ -
050	Reimbursables												\$ -			\$ 12,400.00
051	Management Reserve Contingency												\$ -			\$ 15,000
		52	110	188	46	18	5	20	16	20	38	513				
		\$304	\$242	\$161	\$136	\$178	\$260	\$126	\$144	\$95	\$147					
Totals		\$15,805	\$26,581	\$30,185	\$6,269	\$3,207	\$1,301	\$2,526	\$2,301	\$1,906	\$5,588	\$ 95,669	\$ 37,216	\$ 15,310		\$ 175,595

Exhibit D

Consultant Fee Determination

Project Name: Connection to King County Wastewater System - Avondale Way
 Project Number: 022289.000
 Consultant: Otak, Inc.

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead		Fee (Profit)		Total Hourly Rate	Total
			173%	27%	27%	27%		
Sr. PIC/Sr. PM Civil	0	\$ 112.00	\$194.00	\$30.13	\$30.13	\$336	\$0	
PIC/Sr. PM Civil	52	\$ 101.28	\$175.43	\$27.24	\$27.24	\$304	\$15,805	
Civil Engineer X	110	\$ 80.52	\$139.47	\$21.66	\$21.66	\$242	\$26,581	
Civil Engineer IX	0	\$ 75.12	\$130.12	\$20.21	\$20.21	\$225	\$0	
Civil Engineer VIII	0	\$ 68.78	\$119.13	\$18.50	\$18.50	\$206	\$0	
Civil Engineer VII	0	\$ 66.45	\$115.10	\$17.88	\$17.88	\$199	\$0	
Civil Engineer VI	0	\$ 61.90	\$107.22	\$16.65	\$16.65	\$186	\$0	
Civil Engineer V	0	\$ 55.96	\$96.93	\$15.05	\$15.05	\$168	\$0	
Civil Engineer IV	0	\$ 51.00	\$88.34	\$13.72	\$13.72	\$153	\$0	
Civil Engineer III	0	\$ 47.32	\$81.96	\$12.73	\$12.73	\$142	\$0	
Civil Engineer II	0	\$ 45.56	\$78.91	\$12.26	\$12.26	\$137	\$0	
Civil Engineer I	0	\$ 37.00	\$64.09	\$9.95	\$9.95	\$111	\$0	
Engineering Designer V	188	\$ 53.50	\$92.67	\$14.39	\$14.39	\$161	\$30,185	
Engineering Designer IV	0	\$ 46.27	\$80.14	\$12.45	\$12.45	\$139	\$0	
Engineering Designer III	0	\$ 42.95	\$74.39	\$11.55	\$11.55	\$129	\$0	
Engineering Designer II	0	\$ 40.31	\$69.82	\$10.84	\$10.84	\$121	\$0	
Engineering Designer I	0	\$ 37.45	\$64.87	\$10.07	\$10.07	\$112	\$0	
Engineering Technician VII	0	\$ 58.00	\$100.46	\$15.60	\$15.60	\$174	\$0	
Engineering Technician VI	0	\$ 51.67	\$89.50	\$13.90	\$13.90	\$155	\$0	
Engineering Technician V	46	\$ 45.41	\$78.65	\$12.22	\$12.22	\$136	\$6,269	
Engineering Technician IV	0	\$ 41.20	\$71.36	\$11.08	\$11.08	\$124	\$0	
Engineering Technician III	0	\$ 33.00	\$57.16	\$8.88	\$8.88	\$99	\$0	
Engineering Technician II	0	\$ 28.00	\$48.50	\$7.53	\$7.53	\$84	\$0	
Engineering Technician I	0	\$ 24.00	\$41.57	\$6.46	\$6.46	\$72	\$0	
Sr. PIC/Sr. PM LA/Master Planner	0	\$ 112.00	\$194.00	\$30.13	\$30.13	\$336	\$0	
PIC/Sr. PM LA/Master Planner	0	\$ 93.75	\$162.38	\$25.22	\$25.22	\$281	\$0	
Landscape Architect VII	0	\$ 69.45	\$120.29	\$18.68	\$18.68	\$208	\$0	
Landscape Architect VI	0	\$ 62.00	\$107.39	\$16.68	\$16.68	\$186	\$0	
Landscape Architect V	18	\$ 59.36	\$102.82	\$15.97	\$15.97	\$178	\$3,207	
Landscape Architect IV	0	\$ 54.73	\$94.80	\$14.72	\$14.72	\$164	\$0	
Landscape Architect III	0	\$ 49.76	\$86.19	\$13.39	\$13.39	\$149	\$0	
Landscape Architect II	0	\$ 44.00	\$76.21	\$11.84	\$11.84	\$132	\$0	
Landscape Architect I	0	\$ 40.00	\$69.28	\$10.76	\$10.76	\$120	\$0	
Planner VI	0	\$ 67.55	\$117.00	\$18.17	\$18.17	\$203	\$0	
Planner V	0	\$ 61.14	\$105.90	\$16.45	\$16.45	\$183	\$0	
Planner IV	0	\$ 55.58	\$96.27	\$14.95	\$14.95	\$167	\$0	
Planner III	0	\$ 50.97	\$88.29	\$13.71	\$13.71	\$153	\$0	
Planner II	0	\$ 44.00	\$76.21	\$11.84	\$11.84	\$132	\$0	
Planner I	0	\$ 39.00	\$67.55	\$10.49	\$10.49	\$117	\$0	
Planner Associate IV	0	\$ 40.04	\$69.35	\$10.77	\$10.77	\$120	\$0	
Planner Associate III	0	\$ 37.10	\$64.26	\$9.98	\$9.98	\$111	\$0	
Planner Associate II	0	\$ 33.75	\$58.46	\$9.08	\$9.08	\$101	\$0	
Planner Associate I	0	\$ 30.33	\$52.53	\$8.16	\$8.16	\$91	\$0	
Sr. GIS Specialist - Planner	0	\$ 51.82	\$89.76	\$13.94	\$13.94	\$156	\$0	
GIS Specialist- Planner	0	\$ 45.00	\$77.94	\$12.11	\$12.11	\$135	\$0	
PIC/Scientist	0	\$ 80.28	\$139.05	\$21.60	\$21.60	\$241	\$0	
Scientist VI	0	\$ 70.00	\$121.25	\$18.83	\$18.83	\$210	\$0	
Scientist V	0	\$ 60.00	\$103.93	\$16.14	\$16.14	\$180	\$0	
Scientist IV	0	\$ 52.50	\$90.94	\$14.12	\$14.12	\$158	\$0	
Scientist III	0	\$ 45.00	\$77.94	\$12.11	\$12.11	\$135	\$0	
Scientist II	0	\$ 40.01	\$69.30	\$10.76	\$10.76	\$120	\$0	
Scientist I	0	\$ 36.37	\$63.00	\$9.78	\$9.78	\$109	\$0	
Environmental Specialist	0	\$ 49.75	\$86.17	\$13.38	\$13.38	\$149	\$0	
Construction Manager VI	0	\$ 73.81	\$127.85	\$19.85	\$19.85	\$222	\$0	

Construction Manager V		\$ 70.00	\$121.25	\$18.83	\$210	\$0
Construction Manager IV		\$ 63.57	\$110.11	\$17.10	\$191	\$0
Construction Manager III		\$ 57.14	\$98.97	\$15.37	\$171	\$0
Construction Manager II		\$ 54.50	\$94.40	\$14.66	\$164	\$0
Construction Manager I		\$ 49.21	\$85.24	\$13.24	\$148	\$0
Field Representative VII		\$ 61.12	\$105.87	\$16.44	\$183	\$0
Field Representative VI		\$ 55.00	\$95.27	\$14.80	\$165	\$0
Field Representative V		\$ 50.00	\$86.61	\$13.45	\$150	\$0
Field Representative IV		\$ 46.35	\$80.28	\$12.47	\$139	\$0
Field Representative III		\$ 41.27	\$71.48	\$11.10	\$124	\$0
Field Representative II		\$ 37.25	\$64.52	\$10.02	\$112	\$0
Field Representative I		\$ 33.50	\$58.03	\$9.01	\$101	\$0
CM Documentation Specialist III		\$ 46.30	\$80.20	\$12.46	\$139	\$0
CM Documentation Specialist II		\$ 42.86	\$74.24	\$11.53	\$129	\$0
CM Documentation Specialist I		\$ 39.68	\$68.73	\$10.67	\$119	\$0
Sr. PIC/ PLS Sr. Manager	0	\$ 112.00	\$194.00	\$30.13	\$336	\$0
PIC/ PLS Sr. Manager	5	\$ 86.68	\$150.14	\$23.32	\$260	\$1,301
Professional Land Surveyor V	0	\$ 66.67	\$115.48	\$17.93	\$200	\$0
Professional Land Surveyor IV	0	\$ 63.43	\$109.87	\$17.06	\$190	\$0
Professional Land Surveyor III	0	\$ 57.93	\$100.34	\$15.58	\$174	\$0
Professional Land Surveyor II	0	\$ 54.00	\$93.53	\$14.53	\$162	\$0
Professional Land Surveyor I	0	\$ 49.57	\$85.86	\$13.33	\$149	\$0
Survey Crew Chief III	0	\$ 49.57	\$85.86	\$13.33	\$149	\$0
Survey Crew Chief II	20	\$ 42.09	\$72.90	\$11.32	\$126	\$2,526
Survey Crew Chief I	0	\$ 32.21	\$55.79	\$8.66	\$97	\$0
Survey Office Technician IV	16	\$ 47.91	\$82.98	\$12.89	\$144	\$2,301
Survey Office Technician III	0	\$ 42.86	\$74.24	\$11.53	\$129	\$0
Survey Office Technician II	0	\$ 34.29	\$59.39	\$9.22	\$103	\$0
Survey Office Technician I	0	\$ 30.79	\$53.33	\$8.28	\$92	\$0
Survey Field Technician III	20	\$ 31.75	\$54.99	\$8.54	\$95	\$1,906
Survey Field Technician II	0	\$ 28.00	\$48.50	\$7.53	\$84	\$0
Survey Field Technician I	0	\$ 25.00	\$43.30	\$6.73	\$75	\$0
Project Coordinator III	0	\$ 51.48	\$89.17	\$13.85	\$154	\$0
Project Coordinator II	38	\$ 49.00	\$84.87	\$13.18	\$147	\$5,588
Project Coordinator I	0	\$ 42.44	\$73.51	\$11.42	\$127	\$0
Graphics Specialist	0	\$ 42.36	\$73.37	\$11.39	\$127	\$0
Project Admin Assist	0	\$ 38.00	\$65.82	\$10.22	\$114	\$0
Total Hours	513			Subtotal:		\$95,669

REIMBURSABLES

Mileage						\$100
Reproduction (copies, plots, etc.)						\$500
Miscellaneous						\$300
Survey Traffic Control Vendor						\$2,000
Utility Locate Vendor (APS)						\$1,500
Potholing Vendor (APS)						\$8,000
Subtotal:						\$12,400

SUBCONSULTANT COSTS (See Exhibit E)

GeoEngineers, Inc.						\$37,216
TENW						\$15,310
0						\$0
0						\$0
0						\$0
0						\$0
0						\$0
0						\$0
Subtotal:						\$52,526

Total:	\$160,595
Contingency:	\$15,000
GRAND TOTAL:	\$175,595

EXHIBIT E

Subcontracted Work

Project Name: Connection to King County Wastewater System - Avondale W
Project Number: 022289.000
Consultant: Otak, Inc.

The City permits subcontracts for the following portions of work of the Agreement:

Subconsultant	Work Description	Amount
GeoEngineers, Inc.	Geotechnical Investigation and Analysis	\$37,216
TENW	Traffic Signal Restoration	\$15,310
0	0	\$0
0	0	\$0
0	0	\$0
0	0	\$0
0	0	\$0
0	0	\$0
	Total:	\$52,526

Exhibit E1

Consultant Fee Determination

Project Name: Connection to King County Wastewater System - Avondale Way
 Project Number: 022289.000
 Subconsultant: **GeoEngineers, Inc.**
 Work Description: **Geotechnical Investigation and Analysis**

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead		Total Hourly Rate	Total
			201%	25%		
Principal	0	\$ 90.44	\$182.11	\$22.84	\$295	\$0.00
Associate	6	\$ 83.09	\$167.31	\$20.98	\$271	\$1,628.28
Senior Engineer/ Scientist 2	30	\$ 67.41	\$135.74	\$17.02	\$220	\$6,605.03
Senior Engineer/ Scientist 1	0	\$ 59.67	\$120.15	\$15.07	\$195	\$0.00
Project Engineer/ Scientist 2	20	\$ 55.73	\$112.22	\$14.07	\$182	\$3,640.40
Staff Engineer/ Scientist 3	28	\$ 46.49	\$93.61	\$11.74	\$152	\$4,251.55
Staff Engineer/ Scientist 2	0	\$ 44.97	\$90.55	\$11.35	\$147	\$0.00
GIS Analyst	4	\$ 50.32	\$101.32	\$12.71	\$164.35	\$657.40
CAD Designer	4	\$ 55.27	\$111.29	\$13.96	\$180.52	\$722.07
Admin 3	4	\$ 43.87	\$88.34	\$11.08	\$143.28	\$573.14
Admin 1	3	\$ 27.04	\$54.45	\$6.83	\$88.32	\$264.95
			\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00
Total Hours	99				Subtotal:	\$18,343

REIMBURSABLES

Mileage		\$25
Reproduction (copies, plots, etc.)		\$0
Lab Testing		\$1,000
Traffic Control Subcontractor		\$5,200
Drilling and Private Locate Subcontractors		\$8,500
Subtotal:		\$14,725

Total: \$33,068

Contingency: \$4,148

GRAND TOTAL: \$37,216

Exhibit E2

Consultant Fee Determination

Project Name: Connection to King County Wastewater System - Avondale Way
 Project Number: 022289.000
 Subconsultant: **TENW**
 Work Description: **Traffic**

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead	Fee	Total	Total
			150%	(Profit) 27%	Hourly Rate	
Principal	20	\$ 107.88	\$161.82	\$28.80	\$299	\$5,970
Senior PM	4	\$ 86.71	\$130.07	\$23.15	\$240	\$960
Engineer 2	60	\$ 50.48	\$75.72	\$13.48	\$140	\$8,381
Total Hours		84			Subtotal:	\$15,310
REIMBURSABLES						
Mileage						
Reproduction (copies, plots, etc.)						
Miscellaneous						
					Subtotal:	
					Total:	\$15,310



Memorandum

Date: 3/3/2026

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

File No. CM 26-144

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

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

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

TITLE:

Land Use Map and Zoning Map Amendments - 6900 188th Ave NE

OVERVIEW STATEMENT:

The Planning Commission recommends denial of a proposed land use map and zoning map amendment for the property located at 6900 188th Ave NE. See Attachment A and Attachment B.

Parcel number 128630-0012 in Southeast Redmond, also known as Lot 7 in the Taylor-Magnussen Development Agreement, is 5.82 acres in size, with the western 1.0 acre having a land use designation of Citywide Mixed-Use and the remainder 4.82 acres designated on the Land Use Map as Business Park.

The two concurrent proposals are to:

1. Redesignate Business Park to Citywide Mixed-Use so the whole parcel has consistent land use designation in the Comprehensive Plan.
2. Rezone the 4.82-acre Business Park area of the parcel to Corridor Mixed-Use, ensuring the entire parcel has consistent zoning.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information Provide Direction Approve

REQUEST RATIONALE:

- Relevant Plans/Policies:

Redmond Comprehensive Plan, Land Use Map, Zoning Map
Comp Plan policy PI-13

- **Required:**
RZC 21.76.070.J establishes the requirement and process to amend the Comprehensive Plan
RCW 36.70A.130 sets forth the requirement for cities to amend their comprehensive plans
- **Council Request:**
N/A
- **Other Key Facts:**
At the property owner's request, the Council voted on Aug 4, 2025 (Ord. 3225), to include these proposed amendments as part of the 2025-26 Comprehensive Plan Annual Amendment Docket

OUTCOMES:

If approved, this amendment could lead to new multifamily development that includes affordable housing. It may also provide jobs and amenities in an underserved area of the city. Approving the proposal may accelerate redevelopment of a long-vacant parcel in SE Redmond.

If denied, 4.82 acres of the parcel would remain for Business Park uses and the types of businesses/jobs allowed within the Business Park land use designation. No housing would be built on the 4.82 acres of the site designated Business Park because housing is not allowed in that designation/zone.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Outreach occurred in 2025 and into 2026 as part of the Annual Docket process.
- **Outreach Methods and Results:**
 - Planning Commission held study sessions and a public hearing.
 - Provided 21-day notice of public hearing.
 - Sent public notifications and letters to interested parties as part of the State Environmental Policy Act (SEPA) requirements.
 - Posted extraordinary notice sign per RZC 21.76.080.F.5.b.
- **Feedback Summary:**
 - Community comments supported the change that would increase housing capacity in Redmond, but also noted site-specific environmental concerns, as well as the need for a mixed-use development that would include retail to serve the neighborhood.
 - The Planning Commission voiced concern about losing capacity for the types of business and jobs found in Business Park zones.

BUDGET IMPACT:

Total Cost:
\$5,350,743

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

Budget Offer Number:
0000304 - Community & Economic Development

Budget Priority:
Vibrant and Connected

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

If yes, explain:
N/A

Funding source(s):
General Fund, development fees

Budget/Funding Constraints:
N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
4/21/2026	Business Meeting	Approve

Time Constraints:

Council must take action on proposed docket amendments no later than August 31, 2026. If Council requests a study session or other means for further study, the business meeting at which the Council takes action will be moved later into Q2.

ANTICIPATED RESULT IF NOT APPROVED:

The Redmond Comprehensive Plan Land Use Map and Redmond Zoning Map would not be amended.

ATTACHMENTS:

Attachment A: Planning Commission Report and Recommendation
Attachment B: Planning Commission Report Appendices



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

February 11, 2025

Project File Number:	LAND-2025-00259 SEPA-2025-00258	
Proposal Name:	Land Use Map and Zoning Map Amendments – 6900 188th Ave NE	
Applicant:	City of Redmond	
Staff Contacts:	Glenn Coil, Sr. Planner	425-556-2742

FINDINGS OF FACT

Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
 - i. The City of Redmond Planning Commission held study sessions on Nov. 19 and Dec. 17, 2025, and Jan. 14, 2026.
 - ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on Dec. 17, 2025. Comments received are provided as Appendix E Written Public Comments.
- b. **Notice and Public Involvement**

The public hearing notice was published in the Seattle Times on Nov. 26, 2025 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

 - i. Posting of an extraordinary sign per RZC 21.76.080.F.5.b;
 - ii. Posting on the City Comprehensive Plan Docket webpage; and
 - iii. Notice of the public hearing and study sessions sent through the “Plans, Policies, and Regulations” e-newsletter.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The property located at 6900 188th Ave NE, in SE Redmond, parcel number 128630-0012, also known as Lot 7 in the Taylor-Magnussen Development Agreement, and also known as Redmond Flex, is 5.82 acres in size, with the western 1.0 acre having a land use designation of Citywide Mixed Use and the remainder 4.82 acres designated on the Land Use Map as Business Park.

The proposal is to redesignate Business Park portion to Citywide Mixed-Use so the whole parcel has consistent land use.

This amendment is concurrent with a zoning map amendment for the same property.

Current and proposed Land Use Designations adopted in the Redmond 2050 Comprehensive Plan – [Land Use Chapter](#):

Citywide Mixed-Use

LU-36

Maintain and enhance a well-distributed system of mixed-use areas at a variety of scales outside of Redmond’s centers. Encourage land uses that support or provide services to adjacent land uses and that encourage accessible and active transportation and transit use.

LU-37

Ensure that mixed-use areas are located, designed, and developed to:

- o Locate businesses rather than parking areas along the street;
- o Provide housing;
- o Encourage compact development and use of accessible and active transportation;
- o Avoid impacts on adjacent residential uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

LU-38 - Citywide Mixed-Use Designation

- Purpose.
 - o Provide for housing and businesses that offer goods and services for the greater Redmond community. Locate and develop these mixed-use areas outside of designated centers.
- Allowed Uses.
 - o Implement this designation throughout the mixed-use zones to allow a range of development intensity between neighborhood-scale intensities and center-scale intensities, to provide goods and services to the community.
 - o Permit housing, retail, service, cultural and recreational amenities, and other businesses that serve the needs of the community in these zones.

Business Park

LU-39 - Business Park Designation

- Purpose.
 - o Provide for business and manufacturing employment opportunities that involve limited outdoor storage and include compatible uses that serve employees of the immediate area.
- Allowed Uses.
 - o Permit uses such as research and development, software development, advanced technology industries, wholesale businesses, adult entertainment, certain manufacturing businesses, associated offices, schools, and similar uses.
 - o Permit support services and uses that reinforce the creation of complete neighborhoods.
 - o Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as restaurants, day cares, and fitness centers, that serve employees and residents in the immediate areas.

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i>	MEETS/ DOES NOT MEET
a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs);	MEETS
b. Consistency with the Comprehensive Plan policies and the designation criteria;	MEETS
c. Potential impacts to vulnerable community members;	MEETS
d. Potential economic impacts;	MEETS
e. Potential impacts to the ability of the City to provide equitable access to services;	MEETS
f. Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;	MEETS
g. The capability of the land for development, including the prevalence of environmentally critical areas;	MEETS
h. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;	MEETS
i. If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed, and whether the change would result in the loss of the capacity to accommodate other needed land uses;	MEETS
j. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;	MEETS
k. The proposed amendment addresses significantly changed conditions. In making this determination, the following shall be considered: <ul style="list-style-type: none"> <li data-bbox="250 1293 1024 1327">i. Unanticipated consequences of an adopted policy, or <li data-bbox="250 1331 1256 1365">ii. Changed conditions on the subject property or its surrounding area, or, <li data-bbox="250 1369 1036 1402">iii. Changes related to the pertinent plan map or text; and <li data-bbox="250 1407 1198 1535">iv. Where such a change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole. 	MEETS

Redmond Zoning Code Map Amendment Summary

The property located at 6900 188th Ave NE, in SE Redmond, parcel number 128630-0012, also known as Lot 7 in the Taylor-Magnussen Development Agreement, and also known as Redmond Flex, is 5.82 acres in size, with the western 1.0 acre zoned Corridor Mixed Use and the remainder 4.82 acres zoned Business Park.

The proposal is to rezone the Business Park to Corridor Mixed-Use so that the entire parcel has consistent zoning.

Purpose Statements for Current and Proposed Zones:

RZC 21.08.100.C. Mixed-Use Zones.

There are two citywide mixed-use zones: Corridor Mixed-Use (CMU) and Urban Mixed-Use (UMU). The integration of residential, commercial, and recreational spaces fosters vibrant, walkable, and economically robust areas that cater to the diverse needs of our community.

1. Corridor Mixed-Use Purpose. This zone accommodates a broad mix of commercial uses and low- to medium-density mixed-use housing along transit corridors.

RZC 21.14.030 Business Park.

A. Purpose. The purpose of the Business Park (BP) zone is to provide business and manufacturing employment opportunities that complement commercial activities typically found in Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates, such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants, fitness centers, and cannabis retail sales, are allowed. This zone is not intended for uses that primarily serve the general public.

RZC 21.76.70.AF – MAP AMENDMENT CRITERIA		MEETS/ DOES NOT MEET
1	The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;	MEETS
2	The amendment bears a substantial relation to the public health and safety;	MEETS
3	The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;	MEETS
4	The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;	MEETS
5	The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;	MEETS
6	Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;	MEETS
7	The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and	MEETS
8	The amendment complies with all other applicable criteria and standards in the RZC.	MEETS

Staff Analysis

The staff analysis for this proposal can be found in **Attachment A** to the Technical Committee Report (**Appendix F**).

Recommended Conclusions of the Technical Committee

On November 12, 2025 the Technical Committee reviewed amendments to the Land Use Map of the Comprehensive Plan and the Zoning Map identified as **Attachment B 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 F**).*

Summary of Planning Commission Discussion Issues

Planning Commissioners discussed the following topics that are detailed further in the **Issues Matrix - Appendix A**, as well as in meeting minutes from the public hearing (**Appendix D**).

- How much land is designated/zoned for Business Park and the allowed uses.
- Concerns over the loss of lands zoned for Business Park uses and related jobs versus land needed for housing.
- The origin of the split zoning and the designations of Neighborhood Commercial/ Corridor Mixed-Use on one acre of the parcel.
- Future plans for other properties in the area, including the Lake Washington School District property to the north.
- Impacts to other land use/zoning designations in the area including the Manufacturing Park (MP) zone.
- Redevelopment potential for existing Business Park lands, and comparisons to other neighboring cities.

Recommendation

After consideration of the issues above, the Planning Commission concluded that the proposed amendments to the Land Use Map of the Comprehensive Plan and the Zoning Map should not be adopted and therefore recommended **Denial**.

Vote to DENY recommendation: 5-2.

Planning Commission Report - Findings and Conclusions
2025-26 Annual Docket of Comprehensive Plan Amendments
Land Use Map and Zoning Map Amendments - 6900 188th Ave NE

February 11, 2026

Planning Commission letters from Chair Weston and Commissioner Aparna that supported denial are included in **Appendix B**.



Carol Helland
Planning and Community Development Director

Signed by:

2E66B184628E4A6...

Susan Weston
Planning Commission Chair

Attachments

- A. Proposed Amendments to the Land Use Map and Zoning Map - 6900 188th Ave NE

Appendices

- A. Planning Commission Issues Matrix - Final
- B. Letters from Individual Commissioners
- C. Public Hearing Notice
- D. Public Hearing Minutes - Dec. 17, 2025
- E. Written Public Comments
- F. Technical Committee Report with Attachments
 - A. Staff Compliance Review and Analysis
 - B. Proposed Amendments to the Land Use Map and Zoning Map - 6900 188th Ave NE
 - C. SEPA Threshold Determination

Attachment A

Comp Plan LU Map & Zoning Map Amendments: 6900 188th Ave. NE





Redmond Planning Commission Report: Appendices Land Use Map and Zoning Map Amendments – 6900 188th Ave NE

- A. Planning Commission Issues Matrix - Final
- B. Letters from Individual Commissioners
- C. Public Hearing Notice
- D. Public Hearing Minutes – Dec. 17, 2025
- E. Written Public Comments
- F. Technical Committee Report with Attachments
 - a. Staff Compliance Review and Analysis
 - b. Proposed Amendments to the Land Use Map and Zoning Map – 6900 188th Ave NE
 - c. SEPA Threshold Determination



Item	Discussion Notes	Issue Status																					
1. Business Park Zones Copley	<p><u>Commission Discussion</u></p> <p>What percentage of total Business Park zoned land in Redmond does this proposal consist of?</p> <p><u>Staff Comments</u></p> <p>There are two areas of Redmond where the Business Park zoning is located: in the Sammamish Valley near Willows Rd, and in SE Redmond, near Bear Creek, along 188th Ave NE, as well as Redmond Way. Business Park zones typically are adjacent to or serve as a buffer to manufacturing zones.</p> <p>Note that “Lot 7” refers to the parcel proposed for the land use /zoning map amendment.</p> <table border="1" data-bbox="514 732 1255 1029"> <thead> <tr> <th><i>location</i></th> <th><i>Total acres</i></th> <th><i>% of total</i></th> </tr> </thead> <tbody> <tr> <td><i>Redmond land area</i></td> <td>10,618 (16.59 sq miles)</td> <td>100%</td> </tr> <tr> <td><i>Business Park zoning</i></td> <td>549</td> <td>5.2%</td> </tr> <tr> <td><i>Sammamish Valley BP</i></td> <td>378</td> <td>3.5%</td> </tr> <tr> <td><i>SE Redmond BP</i></td> <td>171</td> <td>1.6%</td> </tr> <tr> <td><i>Lot 7 - share of City BP</i></td> <td>4.82</td> <td>0.9 %</td> </tr> <tr> <td><i>Lot 7 - share of Bear Creek BP</i></td> <td>4.82</td> <td>2.8%</td> </tr> </tbody> </table> <p><u>Commission Discussion 12.17.25</u></p> <p>Commissioners requested information on the Development Agreements for the area, and how they apply to the proposal.</p> <p><u>Staff Comments 12.17.25</u></p> <p>The original development agreement for the area that created the property known as Lot 7 is known as the Union Hill Corporate Campus (UHCC) Development Agreement (and sometimes referred to as the Taylor/Magnusson DA) and was adopted in 2007. It can be read at - https://www.redmond.gov/DocumentCenter/View/13551/TaylorMagnussen-Development-Agreement-City-Res-1265-PDF. Following the development agreement, the City approved a short plat that created seven lots, including the lot in question. The short plat was recorded in 2012.</p>	<i>location</i>	<i>Total acres</i>	<i>% of total</i>	<i>Redmond land area</i>	10,618 (16.59 sq miles)	100%	<i>Business Park zoning</i>	549	5.2%	<i>Sammamish Valley BP</i>	378	3.5%	<i>SE Redmond BP</i>	171	1.6%	<i>Lot 7 - share of City BP</i>	4.82	0.9 %	<i>Lot 7 - share of Bear Creek BP</i>	4.82	2.8%	<p>Opened 11/17/2025</p> <p>Closed 1/14/2026</p>
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Item	Discussion Notes	Issue Status
	<p>Subsequently, the City executed three amendments to the DA in 2014, 2016 and 2019 as development and mitigation occurred. Later the property owner for Lot 7 proposed a new DA that applies only to Lot 7. The scope of the new Lot 7 DA is only to confirm and clarify those provisions from the Amended UHCC DA that remain applicable to Lot 7 and is supplemental to the Amended UHCC DA, which remains in full force and effect. This DA is known as Redmond Flex and was approved by Council in 2023. More information can be found at https://www.redmond.gov/1602/Redmond-Flex.</p> <p>More information on development agreements can be found at https://mrsc.org/explore-topics/planning/administration/development-agreements.</p>	
2.	<p>Jobs needs and current job situation</p> <p>Weston</p> <p><u>Commission Discussion</u></p> <p>Commissioners asked about job goals and how the city is meeting said goals identified in Redmond 2050. Commissioners also asked about what kind of data, and at what level of detail, is available.</p> <p><u>Staff Comments</u></p> <p>The Redmond 2050 Comprehensive Plan identifies that the City needs to accommodate about 30,000 additional jobs by 2050. About 78% of those jobs will be in designated centers, with the remainder located in areas of the Sammamish Valley and SE Redmond. The BP zone that the subject parcel is located in has 450 jobs allocated for future job growth. Assuming about 10 jobs/acre, (the BP zone section is about 46 acres), this site is allocated approximately 58 jobs. This would not change with a rezone as CMU allows for job-generating uses.</p> <p>The City does not have detailed data or statistics on economic data such as ownership, demographics, and job density - citywide or by zones. It is a goal of the City's economic development strategy to collect more detailed data.</p> <p>The Economic Strategic Plan does note:</p> <p><i>Small businesses represent a significant share of the City of Redmond's economy -93% of businesses in Redmond have less than 50 employees and employ just over 18% of all workers in the City of Redmond.</i></p> <p>More information can be found at - Redmond-Economic-Development-Strategic-Plan---ADOPTED-July-16-2024.</p> <p>High level employment data can be found using the U.S Census OnTheMap tool: https://onthemap.ces.census.gov/.</p>	<p>Opened 11/17/2025</p> <p>Closed 12/17/2025</p>

Item	Discussion Notes	Issue Status
<p>3. Background on the existing split designation, origin of the CMU on 1 acre?</p> <p>Coleman</p>	<p><u>Commission Discussion</u></p> <p>Commissioner asked why the property has a Mixed-Use designation and the property is split zoned.</p> <p><u>Staff Comments</u></p> <p>This is documented in the Technical Committee Report - Attachment A, criteria c. of the Zoning Map Amendment criteria. Staff was able to add some additional context and history.</p> <p>The 2007 Land Use Map for the City designated this parcel as Multi-Family Urban (MFU). The Redmond 2030 Comp plan, adopted in 2011, continued this designation. These maps included areas designated as “proposed” general areas for neighborhood commercial.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="520 727 1092 1230"> <p>Figure 1 - 2011 Land Use Map</p> </div> <div data-bbox="1134 727 1785 1230"> <p>Figure 2 - 2014 Land Use Map</p> </div> </div> <p>In 2014, per Ordinance 2752, the Southeast Redmond Neighborhood Plan was updated. This update also included a Land Use and Zoning map amendment. This changed the zoning for the site from MFU to Design District, which allowed flexibility for residential and formalized a one-acre area of land as Neighborhood</p>	<p>Opened 11/17/2025</p> <p>Closed 12/17/2025</p>

Item	Discussion Notes	Issue Status
	<p>Commercial. The purpose was to create neighborhood amenities adjacent to the future SE Redmond Park and nearby residential development, as well as future businesses to the north</p> <p>The specific zoning divided the parcel into two zones, Neighborhood Commercial, which allowed residential uses, and NE Design District 2, which did not allow residential development and was intended to promote commercial/industrial development adjacent to other residential areas to promote local employment.</p> <p>Redmond 2050 continues this intention, even after land use and zoning consolidation that removed Design Districts and rezoned this property to Corridor Mixed Use and Business Park.</p> <p><u>Commission Discussion 12.17.25</u></p> <p>Commissioner Van Niman asked about split-zoning and how this particular property became split zoned.</p> <p><u>Staff Comments 12.17.25</u></p> <p>Staff provides additional history and context as a new issue in Issue 10 below.</p>	
<p>4.</p> <p>LWSD property and future uses</p> <p>Van Niman Weston Gagner</p>	<p><u>Commission Discussion</u></p> <p>Clarification on what is the LWSD property? Note more clearly on maps and in discussion materials, as this future issue (potential school uses) weighs on the decision.</p> <p>Any plans to develop in next 5 years? Short term plans?</p> <p>Will change from BP to CMU affect development of a school?</p> <p><u>Staff Comments</u></p> <p>The 24-acre parcel adjacent to the north of the parcel proposed to be rezoned is owned by the Lake Washington School District. Its most current capital facilities plan - Lake Washington School District Capital Facilities Plan 2025 - 30 identifies the property as Site #44 and is classified as reserved. LWSD in a follow up email noted that the property is being held for a potential fifth comprehensive high school in the future, but the district has no immediate plans, timeline, or funding for any projects on this site.</p> <p>The change in land use and zoning designation for this proposal has no impact on the future development of a school on the adjacent property.</p>	<p>Opened 11/17/2025</p> <p>Closed 12/17/2025</p>

Item	Discussion Notes	Issue Status
5.	<p>Facility demands</p> <p>Woodyear</p> <p><u>Commission Discussion</u></p> <p>How do we determine if we have capacity to accommodate changes?</p> <p><u>Staff Comments</u></p> <p>All land use amendments, including comprehensive plan policy and land use map amendments, require a land use application and a State Environmental Policy Act (SEPA) application. Staff from utilities, transportation, environmental, and planning review the applications to identify issues, including capacity to serve said proposal. As a Type VI process as defined in RZC 21.76, staff provides an analysis, and the Technical Committee makes a recommendation to Planning Commission. Planning Commission reviews this Technical Committee Report to inform its deliberations.</p>	<p>Opened 11/17/2025</p> <p>Closed 12/17/2025</p>
6.	<p>Outreach to community, local neighborhood</p> <p>Coleman</p> <p><u>Commission Discussion</u></p> <p>Has outreach to the community and local neighbors been conducted?</p> <p><u>Staff Comments</u></p> <p>Community outreach efforts adhere to the process proscribed for Comprehensive Plan and Zoning Map amendments as noted in RZC 21.76.</p> <p>This includes:</p> <ul style="list-style-type: none"> • Planning Commission holding study sessions and a public hearing. • Providing a 21-day notice for the public hearing. • Public notifications and letters to interested parties as part of the State Environmental Policy Act (SEPA) requirements. • Posting of an extraordinary sign per https://redmond.municipal.codes/RZC/21.76.080.F.5.b. 	<p>Opened 11/17/2025</p> <p>Closed 12/17/2025</p>

Item	Discussion Notes	Issue Status
	 <p>Additional efforts include:</p> <ul style="list-style-type: none"> • Maintaining a webpage for this proposal at 2025-26 Comprehensive Plan Docket Redmond, WA. • Posting materials on the Planning Commission webpage. • Articles in the City's "Plans, Policies, and Regulations" newsletter. 	
7.	<p>Zoning code question</p> <p>Weston</p> <p><u>Commission Discussion</u></p> <p>Impact on change to BP have on SE Redmond noise overlay? Move north, impact to properties to the north. Concerned on MF zones?</p> <p>Transition overlays - what uses can be next to each other? What impacts on, impacts by overlays? Worried about multifamily - is it isolated? Are we limiting multifamily future?</p> <p>How does this affect the manufacturing and industrial center designation?</p> <p><u>Staff Comments</u></p> <p>The subject property is located near two Zoning Overlays, as noted in RZC 21.05.100.</p> <p>The SE Redmond noise overlay is intended to protect new residential development from potential significant noise impacts from nonresidential uses, specifically operations at Genie Industries to the west and Heidelberg (Cadman) recycling and quarry-related operations to the north. It is intended to shift as the area redevelops and land uses change, such as for future residential and school development. The noise overlay was recently modified to accommodate the Woodside Townhomes development.</p>	<p>Opened 11/17/2025</p> <p>Closed 12/17/2025</p>

Item	Discussion Notes	Issue Status
	<p>The City is working on a Manufacturing-Industrial Center (MIC) designation for the Manufacturing Park and Industrial zones to the north and west of the subject parcel. More information can be found at https://www.redmond.gov/2347/Southeast-Redmond-Manufacturing-and-Indu. The subject property is outside the proposed designated MIC and would not have any impacts to the uses in the MIC.</p>	
<p>8.</p> <p>How many housing units allowed if rezoned?</p> <p>Copley</p>	<p><u>Commission Discussion</u></p> <p>What is the possible maximum amount of housing units that could be allowed if rezoned?</p> <p><u>Staff Comments</u></p> <p>An <u>approximation</u> of the maximum housing unit count that could be achieved can be determined by looking at the size of the parcel and the Floor Area Ratio (FAR) allowed in the zone. Using these variables with a commonly accepted average size of a housing unit can provide an estimate for land use planning purposes.</p> <p>Currently, the 5.84 acre parcel could potentially yield 109 housing units at 800 sq ft each. (One acre of the parcel is zoned Corridor Mixed-Use).</p> <p>If the whole parcel is rezoned to Corridor Mixed Use, it could potentially yield 637 housing units at 800 sq ft each.</p> <p>This is based on the assumptions:</p> <p>Parcel size: 5.84 acres (254,687 sq ft) Base Max FAR (w/o incentives) - 2.0 Average housing unit size - 800 sq ft</p>	<p>Opened 11/17/2025</p> <p>Closed 1/14/2026</p>
<p>9.</p> <p>Zoning and land uses and projections</p> <p>Aparna</p>	<p><u>Commission Discussion</u></p> <p>Comm Aparna submitted the following questions to provide additional context:</p> <ol style="list-style-type: none"> 1. Corridor Mixed Use: As currently defined, does it involve office space? Are there prescribed ratios to qualify as mixed use? 	<p>Opened 11/17/2025</p> <p>Closed 12/17/2025</p>

Item	Discussion Notes	Issue Status
	<ol style="list-style-type: none"> 2. Given the importance of corridor mixed use and the complete neighborhood, what would be a good mix of small retail, small commercial/offices, and housing? Would this vary if a site has been converted from a BP park to a corridor mixed use? 3. If the project is recommended, would it nullify in any way BP zoning/land use in other parts of the city? 4. What was the projection for the jobs/ type of industry for this parcel? <p><u>Staff Comments</u></p> <p>For reference, staff would like to note:</p> <p>The specific non-residential uses allowed in the CMU and BP zones can be found in https://redmond.municipal.codes/RZC/21.04.0200.</p> <p>The residential uses allowed in the two types of zones can be found in https://redmond.municipal.codes/RZC/21.04.0100.</p> <ol style="list-style-type: none"> 1. The CMU allows uses that generally utilize office spaces. These fall under the broad uses categories that include "General Sales or Service" and "Education, Public, Health, and Other Institutions". <p>Detailed zoning code requirements for CMU can be found in https://redmond.municipal.codes/RZC/21.08.100. The code does not proscribe the ratio of commercial to residential uses in a building, but does provide minimum ground floor ceiling heights for mixed use structures to encourage commercial first floor uses.</p> <ol style="list-style-type: none"> 2. The Corridor Mixed-Use designation allows for flexibility of uses to help achieve both City goals of creating jobs and developing complete neighborhoods. How those goals are met will be different for different areas of the City. The zoning code does not proscribe an ideal mix, but identifies preferred and allowed uses that could be part of the mix. 3. This proposal is land use and zoning map amendment and is not a project proposal. This proposal has no impact on other areas that are similarly zoned CMU and/or BP. Any changes to those would require a separate amendment proposal that would need to be added to a future docket process or periodic review. Any changes to the Comp Plan land use policies or zoning code for these uses/zones would follow a similar process. 4. Generally staff does not and can not project jobs and land uses on a specific parcel during the Comprehensive Plan update, but may use input from the Council, the community, others stakeholders, as well as well as owners and users in a given area to provide job growth allocations. The Land Use chapter of the Comp Plan as well as the Zoning Code provide the vision and specific uses allowed. These uses are 	

Item	Discussion Notes	Issue Status
	<p>grouped into broad categories, allowing for much flexibility by property owners to develop to their benefit while also ensuring the community's goals are fulfilled.</p> <p>The preferred growth alternative for the Redmond 2050 comprehensive plan allocated 450 jobs to the BP zone in this area that includes the subject property as well as the adjacent properties owned by the Lake Washington School District, Heidelberg (successor to the Cadman Quarry), and a family trust. This allocation was made with consideration to other job allocations throughout the city, as well as the known intentions of underlying property owners and the allowed uses permitted in the zoning code. It should be reiterated that job allocations are not deterministic but representative a hypothetical value of what could potentially occur and what the city's zoning can accommodate. This allocation would not change as job-producing uses will still be allowed.</p>	
10.	<p>Split zoning</p> <p>Van Niman</p> <p><u>Commission Discussion</u></p> <p>Comm Van Niman asked about split zoning - why was it done? What is the purpose for doing so? Is it a common practice?</p> <p><u>Staff Comments</u></p> <p>Split zoning is not uncommon, especially for larger or undeveloped areas. Although zoning boundaries generally follow parcel boundaries, there is no legal requirement to do so, and they sometimes follow other features such as roads, hills, rivers and other water features. A property may also end up split zoned as land subdivision occurs. Redmond has some occurrences of split-zoned parcels, some for the reasons above, as well as some that were created to protect critical areas. The Redmond 2050 zoning consolidation removed split zones where it was feasible.</p> <p>Lot 7 was most likely split due to the policy direction to have a Neighborhood Commercial designation near SE Redmond Park, and the assumption that parcels in the area would most likely subdivide or be adjusted in the future.</p> <p>Staff reviewed PC minutes from the time of the SE Neighborhood Plan update and found one discussion about the NC designation (7-09-2014 Minutes):</p> <p><i>Issue B1 was about sites for neighborhood commercial zoning in Woodbridge and the CAC's intent to include this type of zoning in this area. Ms. Dietz said she started at the center point of the Neighborhood Commercial zone and the measured out along the routes where people might want to walk to or from as</i></p>	<p>Opened 12/14/2025</p> <p>Closed 1/14/2026</p>

Item	Discussion Notes	Issue Status
	<p><i>they relate to the Neighborhood Commercial areas. The Commission was comfortable with the staff response to this issue, and Issue B1 was closed.</i></p> <p>Meeting minutes from the public hearing on Feb. 19, 2014 for the SE Redmond Plan speak to the intent to shift housing from the Woodbridge area to Marymoor in anticipation of light rail, and shifting manufacturing lands in Marymoor to the new Design District.</p> <p>Additional information and context can found in the Planning Commission Report and Recommendation on the SE Redmond Neighborhood Plan (Aug 6, 2014): SE-Redmond-Neighborhood-Plan-Update-PDF.</p>	
<p>11.</p> <p>Comparisons to other cities – land use and zoning designations</p> <p>Gagner</p>	<p><u>Commission Discussion</u></p> <p>Redmond has around 5% of its land designated to business park. How does this compare to the percentages in our similarly situated neighbors? I'm thinking of Bellevue, Kirkland, and Issaquah - but maybe those aren't as similarly situated as I assume? I'd like to understand if we are in the same ballpark as neighbor cities grappling with similar issues, or are we way below/over?</p> <p><u>Staff Comments</u></p> <p>Communities can have different types of land use designations and zoning designations with different allowed uses and design standards that are unique to a given community due to its topography, history, land development, infrastructure, and community goals that make comparisons difficult. Cities are also allocated different housing and employment targets that makes comparisons unproductive.</p> <p>A review of the land use maps for Issaquah, Bellevue, Kirkland, and Woodinville indicated that only Redmond has a land use designation called "Business Park." Areas of those cities that are known to have uses like Redmond's Business Park designation have land use designations such as Mixed-Use (common to all cities), Low-Rise Mixed Use, Office, Commercial, Light Industrial, and Industrial.</p> <p>Until the Redmond 2050 update, the Business Park designation in Redmond was a mixed-use designation, as it allowed "Mixed Use Residential Structures". The 7-story Redmond Pure building, located at 17634 NE Union Rd, has 105 dwelling units and 5,050 square feet of retail space and is in a BP zone.</p> <p>Mixed-Use residential was removed from BP as part of an effort to retain BP land for employment uses, but had the consequence of removing some areas of the city that could accommodate residential. Additional capacity was added in centers and neighborhoods that, on whole, added residential capacity in Redmond.</p>	<p>Opened 12/14/2025</p> <p>Closed 1/14/2026</p>

Item	Discussion Notes	Issue Status
	 <p>Pure Redmond Apartments (Photo - Google Maps)</p>	
<p>12.</p> <p>Gagner</p> <p>Potential redevelopment of BP lands</p>	<p><u>Commission Discussion</u></p> <p>Comm. Gagner asked how much of the BP land is undeveloped or could be redeveloped?</p> <p><u>Staff Comments</u></p> <p>Staff reviewed the 2020 Buildable Lands analysis conducted for Redmond 2050 update, as well as current property records and aerial maps and found the following:</p> <ul style="list-style-type: none"> • The largest acreage of developable lands in the BP zone occurred in the Willows Rd area. Since the 2020 report those areas have: <ul style="list-style-type: none"> ○ Redeveloped as the Gehry-designed Building X owned by Meta (680,000 sq ft) ○ Maintained the same use by the owner (Aerojet Campus) • In SE Redmond: <ul style="list-style-type: none"> ○ A property on Union Hill Rd identified as developable has maintained the same use as a daycare/preschool ○ Lot 7 was identified as “vacant” 	<p>Opened 12/14/2025</p> <p>Closed 1/14/2026</p>
<p>13.</p> <p>Property ownership/sales history</p> <p>Woodyear</p>	<p><u>Commission Discussion</u></p> <p>Commissioner Woodyear asked about sales history/ownership of the parcel.</p> <p><u>Staff Comments</u></p> <ul style="list-style-type: none"> • Early 1900’s - Weyerhaeuser* Timber Co., then Campbell Lumber Co. • 1930’s - area purchased by Horace Cadman for future Cadman Quarry 	<p>Opened 12/14/2025</p> <p>Closed 1/14/2026</p>

Item	Discussion Notes	Issue Status
	<ul style="list-style-type: none"> • Larger parcel created in 2007, joint ownership by Taylor Union Hill LLC and Cadman-Magnusson LCC • Property short platted in 2012, creating Lot 7, same ownership • Sold in 2022 to Redmond WA 188 LLC <p>* Earlier spelling of name as recorded in Anderson Map Co's King Co. Atlas, 1907</p>	
<p>14.</p> <p>SEPA in-fill exemptions</p> <p>Aparna</p>	<p><u>Commission Discussion</u></p> <p>Comm. Aparna asked if this proposal was covered under the Redmond 2050 SEPA Infill Exemption.</p> <p><u>Staff Comments</u></p> <p>This proposal falls under the Citywide Infill Exemption, which covers the full extent of the city apart from the Downtown and Marymoor Infill Exemptions, and the Overlake Planned Action.</p> <p>Additional information on the Redmond 2050 SEPA Infill Exemptions can be found at - https://www.redmond.gov/DocumentCenter/View/29620/Appendix_62-Infill-Exemption-2023_0920 and in the Redmond Zoning Code at https://redmond.municipal.codes/RZC/21.70.095.</p>	<p>Opened 12/14/2025</p> <p>Closed 1/14/2026</p>
<p>15.</p> <p>Commissioner opinions on proposal</p> <p>Weston Aparna</p>	<p><u>Commission Discussion</u></p> <p>Commissioner Aparna submitted the following comment by email:</p> <p>Unless some new information comes to light, I am going to vote to reject the Redmond Flex proposal. Here are my reasons:</p> <p>Diversity in land-use is important for a vibrant, vital city. Redmond 2050 does a great job of balancing various land-uses and zoning and allocating land with a long-range vision of growing the city into a vibrant place with all types of buildings and uses. Changing this project land use reduces the land allocated to business/manufacturing uses. We cannot get that land back. Diversity is key to vibrancy and, reducing diversity in land use, reduces the energy and vitality of a city and neighborhoods over the long term. It also builds resilience.</p> <p>Housing alone cannot be a compelling enough argument given Redmond 2050's complete and competing priorities. In my view, for a docket item to be approved, the applicant has to make a compelling case for us to change the current land-use for the city. I believe saying we need more housing is not a strong enough argument as it</p>	<p>Opened 12/14/2025</p> <p>Closed 1/14/2026</p>

Item	Discussion Notes	Issue Status
	<p>comes at the expense of potential jobs which are also part of the vision for the city. As I see it more housing is not a "must-have" when other uses and jobs will be eliminated.</p> <p>We have released a lot of land and accommodated housing to be infilled and built in accordance with projections. We should watch out that much of the city does not become a 'bedroom' community with large apartment communities and not much else.</p> <p>Additionally, I feel that the proposal could increase housing rentals but not housing ownership. Additionally, the staff's response to rental yield based on 800sft does not feel right as it would yield 1BR or two small bedrooms. This is not family unit yield.</p> <p>We should be circumspect about changing Redmond 2050 vision given that it is still new. Give Redmond 2050 implementation some time to see if the vision is maintained. We need to give Redmond 2050's bold vision a chance (2-3 years) to take effect before we tinker with land use amendments. After all, we are still working on the Transportation Master Plan that supports Redmond 2050. We should not have knee-jerk reactions, adopting short-term visions. Long-range planning requires some patience and the need to stay on the course for at least some time to gauge efficacy.</p> <p>The city has a holistic agenda for development. Resilience is built into the city's vision by adopting a balance of priorities. Approving this item, sends a message that housing is the only priority for the city which runs counter to the complete Redmond 2050 vision.</p> <p>Chair Weston submitted the following comment by email, presented as a slide:</p>	

Item Discussion Notes Issue Status

Numbers from the Land Use Element in the 2050 Comp Plan

<https://www.redmond.gov/DocumentCenter/View/35164/01---Land-Use-Element-PDF-p-3>

Current Conditions
 The Comprehensive Plan enumerates land use designations, each of which are implemented in the Redmond Zoning Code through a set of zones. The most intense land uses are directed to Overlake, Downtown, and Marymoor Village centers. The land use context of what currently exists helps us better understand land use policies. The table below summarizes land area devoted to each land use designation in 2024.

Table 2-1 City of Redmond Land Area by Land Use Designation

Land Use Element - Adoption

REDMOND 2050

Land Use Designations	Acres	Percent of All Land Area
Neighborhood	5,376	52.4%
Marymoor Mixed-Use	88	0.9%
Downtown Mixed-Use	474	4.6%
Overlake Mixed-Use	847	8.3%
Citywide Mixed-Use	126	1.2%
Manufacturing Park	691	6.7%
Business Park	477	4.6%
Urban Recreation	478	4.7%
Parks and Open Space	1,515	14.8%
Semirural	79	0.8%
Conservation Open Space	115	1.1%

Housing: 67.4%

Jobs: 11.3%

Parks, Recreation, Open space: 21.4%

My opinions:

- The purpose of land use and zoning is that they're **long term**, and **protective**.
 Protective = environmental, quality of life, and ensure less lucrative, but still important, uses are preserved within the city.
- Helps keeps the needs in balance, so the city runs well.
- We did a lot to expand housing in Redmond 2050 – converting land to mixed use and increasing housing density everywhere, especially in Centers.
- We did not expand manufacturing park or business park. BP is now less than 1/20th of Redmond's land.
- The proportion of homes to business park spaces is only going to go up, as housing develops but business park stays the same.
- I think it's premature to forfeit some of the small remaining space dedicated to this land use.**

Staff Comments

Staff would like to clarify that Mixed-Use land use designations allow for and encourage job-generating uses. Approximately 78% of the 30,000 jobs the City needs to accommodate are allocated to the three Centers - Overlake, Downtown and Marymoor, all of which are Mixed-Use.

Dear Redmond City Council,

In the recent docket before the Planning Commission, I voted to reject the Redmond Flex proposal.

(Please note that most of this text appears in the Issue Matrix (# 15)).

These are my reasons for rejecting the docket proposal:

- **Diversity in land-use is important for a vibrant, vital city.**

Redmond 2050 does a great job of balancing various land-uses and zoning and allocating land with a long-range vision of growing the city into a vibrant place with all types of buildings and uses. Changing this project land use reduces the land allocated to business/manufacturing uses. We cannot get that land back. Diversity is key to vibrancy and, reducing diversity in land use, reduces the energy and vitality of a city and neighborhoods over the long term. Diversity also builds resilience.

- **Housing alone cannot be a compelling enough argument given Redmond 2050's complete and competing priorities.**

In my view, for a docket item to be approved, the applicant has to make a compelling case for us to change the current land-use for the city. I believe saying we need more housing is not a strong enough argument as it comes at the expense of potential jobs which are also part of the vision for the city. As I see it more housing is not a "must-have" when other uses and jobs will be eliminated.

We have released a lot of land and accommodated housing to be infilled and built in accordance with projections. We should watch out that much of the city does not become a 'bedroom' community with large apartment communities and not much else. I felt that the proposal could increase housing rentals but not housing ownership. Additionally, the staff's response to rental yield based on 800sft does not feel right as it would yield 1BR or two small bedrooms. This is not family unit yield.

- **We should be circumspect about changing Redmond 2050 vision given that it is still new.**

Give Redmond 2050 implementation some time to see if the vision is maintained. We need to give Redmond 2050's bold vision a chance (2-3 years) to take effect before we tinker with land use amendments. After all, we are still working on the Transportation Master Plan that supports Redmond 2050. We should not have knee-jerk reactions, adopting short-term visions. Long-range planning requires some patience and the need to stay on the course for at least some time to gauge efficacy.

- **(new) Attracting new types of jobs.**

While we do need retail and service jobs, a business/manufacturing park will add new types of jobs to the community that add to the city's long-term economic vitality.

- **(new) We should consider contaminated site cleanup and associated costs and their potential impact on development.**

I am an avid advocate for the cleanup of the contaminated site. However, as I understand from the Department of Ecology letter, the cleanup for housing on the same land would require more steps than a business park. I am concerned that the extra costs of cleaning up for housing could impact quality of the built project, amp up costs of units, or delay development. Alternatively, if the difference in costs and levels between cleaning up for the two types of zoning is not significant, then the concern is moot.

- **The city has a holistic agenda for development.**

Resilience is built into the city's vision by adopting a balance of priorities.

Approving this item, sends a message that housing is the only priority for the city which runs counter to the complete Redmond 2050 vision.

Thank you for your attention and consideration.

Sincerely,

Aparna Varadharajan

(Planning Commissioner)

To the Redmond City Council,

As Chair of the Planning Commission, I want to take a moment to thank the Planning Commissioners for their thoughtful evaluation of this proposed amendment. In some ways, our work is easier when we're dealing with complex systems over long time periods because it's less personal and easier to take the long view, and think city-wide what will most benefit Redmond.

But I saw commissioners use that same approach on this land use and zoning amendment, as they evaluated it from so many angles over the course of 2025:

- Bedroom community vs. balance
- Jobs, including number and type
- Housing, including affordable vs. luxury
- Historical land use goals, vs. the modern vision of the city that emerged after the light rail and the centers
- Long term benefits vs. short term gains
- Environmental outcomes, including the CARA
- Complete neighborhoods
- Protecting the city's successful Redmond 2050 planning process, and giving our goals a chance to come to fruition.

I also think commissioners were clear-eyed about the risks. We want to ensure there is fairness and transparency in city processes. Most commissioners want to avoid an impression that zoning is flexible – land is already expensive enough, and we don't want to trigger future land investment for profit/turnover premised on rezoning, rather than a sincere effort towards construction.

I was impressed by the seriousness and consideration of this commission's hard working volunteers. I agree with their conclusion that this land use and zoning change is not in the best interest of Redmond.

Thank you,
Susan Weston
Chair, Redmond Planning Commission
Jan 16, 2026

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

**Redmond Comprehensive Plan
Amendments: Land Use Map
and Zoning Map
(LAND-2025-00259, SEPA-2025-00258)**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on December 17, 2025 at 7 p.m. or as soon thereafter, on:

SUBJECT: Land Use Map and Zoning Map amendments for a property at 6900 188th NE. The proposal is to redesignate a portion of a 5.82 acre split-designated parcel from Business Park to Citywide Mixed-Use, so the whole property has the same land use designation. Concurrently, the proposal would rezone a portion of the property from Business Park to Corridor Mixed-Use, ensuring the entire property has the same zoning designation.

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the Redmond Comprehensive Plan Land Use Map and Zoning Map.

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

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

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

A copy of the proposal is available at <https://www.redmond.gov/2285/2025-26-Comprehensive-Plan-Docket>. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Glenn Coil, Senior Planner, 425-556-2742, gcoil@redmond.gov.

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

LEGAL NOTICE: November 26, 2025



REDMOND PLANNING COMMISSION

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

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, December 17, 2025 – 7:00 p.m.

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

Commissioners Present: Chair Susan Weston, Vice-Chair Jeannine Woodyear, Commissioners Adam Coleman, Denice Gagner (virtual), Tara Van Niman, and Aparna Varadharajan

Commissioners Absent: Commissioner Brian Copley (Excused)

Staff Present: Odra Cardenas, Jeff Chuchill, Glenn Coil, Michael Hintze, Francesca Liburdy, and Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

➤ *Motion to approve the Agenda by Commissioner Van Niman, seconded by Commissioner Coleman. The Motion passed.*

3. Approval of Meeting Minutes & Summaries

➤ *Motion by Commissioner Aparna to approve the December 3, 2025 Meeting Minutes. Motion seconded by Commissioner Van Niman. The Motion passed unanimously.*

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4. Items from the Audience (General)

- **David Morton**, Redmond 98053, spoke regarding twelve identified contaminated sites within the Critical Aquifer Recharge Areas (CARA) and water quality for current and future generations. Intervention could include more restrictive land use regulations within CARAs, enhanced monitoring requirements, stricter clean up standards, mandatory groundwater testing protocols, and proactive identification of risks prior to becoming identified sites. The Planning Commission should add the topic to a future agenda and Morton was available for further information or participation in future conversations.

5. Land Use and Zoning Map Amendments - 6900 - 188th Avenue Northeast - Public Hearing & Study Session

Senior Planner Coil presented the topic.

Public Hearing

- **Rachel Mazur**, Attorney with Hillis Clark Martin & Peterson and Land Use Counsel for the Applicant, stated having submitted a comment letter and that rezoning the parcel in question is a common-sense solution to allow residential use. The applicant is coordinating with Ecology regarding clean up strategies for the property as required by law for a future residential development. An updated letter from Ecology dated December 10, 2025 confirms enrollment in the expedited version of the voluntary clean-up program.
- **David Morton**, Redmond 98053, asked that the contamination issue be considered before making a recommendation. The letter from Ecology on December 10, 2025 stated that a revised clean up plan is required for residential development. The cost of capping versus full soil removal makes Business Park development more practical. A rezone will mandate the most expensive cleanup scenario. Developers maximize residential density to recoup expenses, making the mixed-use aspect unlikely. Market conditions are temporary and once developed the land will not return to an employment use. The contamination issue indicates that the site should remain designated as Business Park. Morton recommended denial of the proposal.

Chair Weston closed the verbal portion of the Public Hearing, leaving the written portion open.

Study Session

Senior Planner Coil presented the Issues Matrix.

Regarding Issue one, the amount of Business Park zoned in Redmond by Commissioner Copley, there were further Commissioner questions answered.

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Regarding Issue two, job goals and Redmond 2050 by Chair Weston, the Issue was closed.

Regarding Issue three, split designation by Commissioner Coleman, there were further Commissioner questions answered and the Issue was closed.

Regarding Issue four, the Lake Washington School District (LWSD) property by Chair Weston, Commissioners Van Niman and Gagner, the Issue was closed.

Regarding Issue five, facilities demand, the issue was neither left open nor closed.

Regarding Issue six, zoning code and public outreach by Commissioner Coleman, the Issue was closed.

Regarding Issue seven, zoning code and overlay by Chair Weston, the Issue was closed.

Regarding Issue eight, housing units allowed by Commissioner Copley, the Issue was left open for a response from Commissioner Copley.

Regarding Issue nine, mixed-use details and other emailed questions by Commissioner Aparna, the Issue was closed.

Vice-Chair Woodyear asked if the owner of the parcel was the same prior to the zoning change in 2014 and Senior Planner Coil replied that the answer would be researched.

Commissioner Van Niman asked that a history of the split designation be documented, and for clarification from Morton regarding Public Comment. Chair Weston asked that questions for Morton be followed up on after the meeting. Commissioner Van Niman stated wanting the questions in the Matrix. Planning Manager Churchill stated that the history can be added to the Matrix but that allocations of the previous Comprehensive Plan are no longer operative, good historical information but not impactful to current allocations.

Commissioner Coleman asked about remediation requirements. Senior Planner Coil replied that remediation is a site-specific issue related to a property owner and Ecology, but not a part of land use or zoning designations and referred to comments in the Staff Memo. Chair Weston stated that the Planning Commission purview is to either recommend the land use and zoning or agree on an amendment, and the conversation asked for by Commissioner Coleman is for a later date if the topic returns. Planning Manager Churchill replied that Public Works was consulted upon receiving the letter from Ecology, and what was learned is in the Staff Memo; the cleanup requirements are known to both Ecology and the applicant.

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Commissioner Aparna asked if an Environmental Impact Study (EIS) covering all housing built is in Redmond 2050. Planning Manager Churchill replied that infill exemptions were established for any housing in Redmond. Commissioner Aparna asked if the EIS would cover this zoning change, and Planning Manager Churchill replied that exact coverage in the infill exemption would be researched but stated belief that the EIS does cover the change; what would not be changed are clean up requirements from Ecology. Commissioner Aparna asked for the question to be added to the Matrix.

Chair Weston stated, regarding one of two emails received, that 11.3% remains in Redmond for designation of either Manufacturing Park or Business Park, and the need should be covered in the city for the long term. Commissioner Gagner asked if the city tracks what percentage of land is being fully utilized. Senior Planner Coil replied that the city does not specifically track details. Planning Manager Churchill replied that a land analysis is done on a periodic basis for updates, but there are no numbers or a table to reference and staff can examine. Commissioner Van Niman asked for clarification regarding a percentage and Senior Planner Coil explained.

Commissioner Aparna stated having sent an email to the Commissioners to express that because of the change in vision for the city and Redmond 2050, the issue should wait for the new vision to begin to play out; that a consequence is that once changed, the designation is unlikely to change back, and that the avenues for housing created in Redmond 2050 should be allowed to occur.

Commissioner Van Niman asked that the history of the split parcels be included in the Matrix. Chair Weston asked for clarification regarding how a history will help the Commission come to a decision. Commissioner Van Niman replied that one parcel of land should have only one zone. Commissioner Aparna stated that the argument being presented is that housing needs to be included.

Commissioner Gagner stated that a follow-up question would be emailed to staff.

Chair Weston stated that the Issue would be revisited next month, and that questions can be emailed to staff in the meantime. Planning Manager Churchill asked that questions for the Issues Matrix be emailed by the end of the year.

Chair Weston closed the written portion of the Public Hearing.

(Five-Minute Break)

6. Transportation Master Plan (TMP) Update – Study Session

Transportation Planning Manager Hintze gave the presentation.

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

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

Commissioner Coleman noted that Issue eight had been closed but was not marked closed in the packet and staff agreed that the Issue was closed by email.

Regarding Issue ten, safety and E-Bikes, Commissioner Coleman stated that a similar issue in Marin, California was worth researching and that the Issue could be closed. Transportation Planning Manager Hintze replied that the Issue would be closed with the understanding that language changes will be made.

Regarding Issue 12, neighborhood connections, Commissioner Gagner stated that the Issue could be closed.

Regarding Issue 14, bike level traffic stress, Chair Weston stated that the Issue could be closed, and having heard positive comments from members of the biking community about the change.

Regarding Issue 15, a Street Plan table on page 50, Chair Weston stated that the Issue could be closed.

Regarding Issue 16, first and last mile micro-mobility, Commissioner Coleman stated that the presentation of information needs more work. Commissioner Aparna replied with an example, difficulty navigating the Go Redmond site, and suggested that all Mobility Hub options be listed in one place, a web page on Redmond.gov. Chair Weston suggested using a different term than *Mobility Hub*. Vice-Chair Woodyear stated that there is an opportunity for Redmond to become more digital for cell phones used while navigating transit rather than laptops used at home. Chair Weston suggested that there needs to be beginner content that is neighborhood specific. Transportation Manager Hintze replied that the feedback is great and will be shared with the Go Redmond team, but not pertinent to closing the TMP Issue and asked if the Issues could be closed. Commissioner Coleman stated that the TMP should be as clear as the Go Redmond site becomes. Chair Weston stated that an option is to make an amendment to the recommendation at this meeting and asked for a Motion.

- *Motion by Commissioner Coleman for an amendment to include further verbiage for clarity.*

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Transportation Planning Manager Hintze stated that different specific neighborhood scenarios in the TMP will not be where people look for the information, and that the most appropriate location for more neighborhood-based and more easily accessed real-time information is Go Redmond and not the TMP. Senior Transportation Planner Liburdy stated that the TMP is meant to be a longer-range document and bus routes can change before the TMP is updated again.

➤ *Motion seconded by Vice-Chair Woodyear.*

Chair Weston stated understanding that additional education is needed.

Vice-Chair Woodyear stated that wayfinding components could be included in the TMP to guide people, from an infrastructure standpoint.

Commissioner Aparna stated that a way to communicate navigation possibilities needs to be enshrined in the TMP. Transportation Planning Manager Hintze replied that there are numerous strategies and actions focused on educating different populations including schools and older adults. Commissioner Aparna stated that information is included but separate. Transportation Planning Manager Hintze replied that the TMP is the Action Plan for what City Staff will work on over the next several years to achieve the goals, and educating the public is a real-time effort done through Go Redmond and engagement with the public. Chair Weston stated hearing that the number of separate pieces in the TMP is the issues, and the community is expressing that while some people know how to use Light Rail, most people are in neighborhoods not near Light Rail; what is being asked for is that the TMP states that education is needed for people not in Centers. Chair Weston asked if Commissioners would like to add a bullet point to the recommendation. Commissioners Aparna and Coleman stated agreement.

Chair Weston asked for a vote on an added bullet point to the recommendation and the addition received five yays and one abstention (Commissioner Van Niman).

Commissioner Coleman stated that Issue 16 could be closed.

Regarding Issue 19, Commissioner Van Niman stated that the Issue could be closed.

Regarding Issue 21, Commissioner Aparna stated that the Issue could be closed.

Regarding Issue 22, safety and roundabouts, Chair Weston stated that the Issue could be closed.

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Regarding Issue 23, Commissioner Aparna stated that the word *consider* should be replaced with *commit to*, and that the Issue could be closed. Chair Weston clarified that both the Capital Facilities Plan and Fire Plan have the language.

Regarding Issue 24, in the absence of Commissioner Copley, Chair Weston closed the Issue. Transportation Planning Manager Hintze replied that the word *group* was changed to *program*.

Commissioner Coleman stated that Issue 13 had been closed via email, but thanked staff for the response.

- *Motion by Commissioner Van Niman to approve the Planning Commission Recommendation on the 2025 Transportation Master Plan as published in the staff packet, with edits and Issues Matrix items 10 and 23 and the amendment in Issue 16. Motion seconded by Commissioner Coleman. The Motion passed unanimously.*

Chair Weston stated that Final Report approval will be voted on at the next meeting when the changes have been incorporated.

7. Staff & Commissioner Updates

Senior Planner Cardenas stated that the normal schedule of meetings on second and fourth Wednesdays will resume next month. The next meeting is January 14, 2026.

Senior Planner Coil will be the Commission Liaison for the next quarter, January to March 2026, and Senior Planner Cardenas will return as Liaison in summer 2026.

Chair Weston thanked Senior Planner Cardenas for work as Liaison during the last quarter.

Commissioner Aparna stated there is a program called Adopt-A-Drain to involve residents in keeping street drains clear of needles and leaf debris. The commitment includes tools and tips.

9. Adjourn

- *Motion to adjourn at 9:02 p.m. by Commissioner Coleman. There was no Second. The Motion passed.*

Redmond Planning Commission Meeting Minutes
December 17, 2025

Minutes approved on:

1/29/2026

Planning Commission Chair

Signed by:

Susan Weston

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December 16, 2025

Via Email (PlanningCommission@Redmond.gov)

Redmond Planning Commission
Redmond City Hall
15670 NE 85th Street
Redmond, WA 98052

*Re: Columbia Pacific Advisors Rezone and Comprehensive Plan Amendment
Proposal for 6900 188th Avenue NE*

Dear Planning Commissioners:

Our firm represents Columbia Pacific Advisors (“Columbia Pacific”), the beneficial owner of the property located at 6900 188th Avenue NE in Redmond (King County Parcel No. 128630-0012) (the “Property”). We were enthused to hear the Planning Staff’s presentation on Columbia Pacific’s proposal to legalize residential uses on the Property through a concurrent Comprehensive Plan Map Amendment and Zoning Code Amendment (together, the “Proposal”) at the Commission’s study session on November 19. This comment letter builds on our previous written public comments and responds to several questions raised during the study session.

A. Proposal Overview.

Columbia Pacific is proposing a rezone and redesignation of the Property on the Zoning Map and Comprehensive Plan Map to Corridor Mixed Use (“CMU”) and Citywide Mixed Use, respectively. The Proposal will remove the split zoning and Comprehensive Plan designation on the Property and will allow for appropriately dense, urban housing to be constructed on the Property. See Redmond Zoning Code (“RZC”) 21.04.0100. At 5.8 acres, the Property offers a rare opportunity to deliver a transformative housing project. Its location adjacent to Southeast Redmond Park and property owned by the Lake Washington School District makes the Property ideally suited for residential development that promotes community connectivity and livability as envisioned in the Comprehensive Plan.

B. The provision of dense, urban housing units (including affordable housing) should be allowed on the entire Property as it is well-suited to accommodate this growth.

During the study session on November 19, concern about the loss of non-residential land was expressed by members of the Commission. This is a valid apprehension in Redmond, but the unique split-zone condition and the limited scope of Columbia Pacific’s request to

unify the zoning and Comprehensive Plan designation across the entire parcel will yield the dense, urban housing so desperately needed by current and future Redmond residents.

Columbia Pacific appreciates the hard work of the Planning Commission and Planning Staff as they endeavored to strike the right balance of uses as part of the Redmond 2050 process and corresponding Code update for the future of the City. Columbia Pacific's Proposal is a minor adjustment which will catalyze residential development, allowing a meaningful amount of dwelling units to be brought online, including affordable housing units. In this limited scenario, prioritizing residential uses over industrial is warranted given the scope of the request, the need for housing, and neighborhood adjacencies which support residential uses.

C. Columbia Pacific continues to coordinate with the Department of Ecology on cleanup strategies for the Property.

From a procedural standpoint, the Proposal before the Planning Commission to rezone and redesignate the Property is separate from the legally required environmental remediation of the Property per the Model Toxics Control Act ("MTCA"). This is why Columbia Pacific's written and in-person public comment has focused on how the Proposal satisfies the narrow rezone and designation criteria set forth in the Redmond Zoning Code as this will ultimately inform the Planning Commission's recommendation to the City Council. Further, the Technical Committee has concluded that the Proposal complies with all criteria for a rezone and Comprehensive Plan amendment, and identified no environmental concerns in its Report and Recommendation to the Planning Commission on the Proposal.

We appreciate the Department of Ecology ("Ecology") providing feedback on the Proposal. However, Ecology's initial "SEPA Comment" outlined in its December 2 letter is misguided as the Proposal to rezone and redesignate the Property does not trigger a "full cleanup." **Rather, should the Proposal be adopted, corresponding cleanup strategies would be thoughtfully coordinated with the entire expert team as part of a future residential development as required by law, not the rezone and redesignation before the Planning Commission.** As stated in Ecology's December 10 clarification letter, the Property's enrollment in Ecology's Expedited Voluntary Cleanup Program ("VCP") is still active, and "Ecology would need to review and approve a revised cleanup action plan to confirm that the proposed changes meet the substantive requirements of MTCA." **Columbia Pacific fully understands the environmental condition of the Property and is committed to meeting the cleanup standards required by law for redevelopment.**

Columbia Pacific would like to underscore that it does not view the Proposal in a vacuum separate from the environmental concerns on the Property. The channel to address environmental remediation (through MTCA) is parallel to but ultimately separate from

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Columbia Pacific's Proposal to rezone and redesignate the Property. Through this separate channel, Columbia Pacific is addressing remediation head-on by seeking out the Expedited VCP, a process which has higher expectations, fees, and cost recovery rates than the Standard VCP, and ultimately yields a more efficient cleanup timeline. Columbia Pacific remains committed to the cleanup process and diligently following direction from Ecology with the utmost respect for the agency.

D. Conclusion.

Thank you for the opportunity to provide continued public comment on Columbia Pacific's Proposal to remove the split zoning and Comprehensive Plan designation and thus allow residential uses on the Property. We look forward to tomorrow's study session and would be happy to answer any other questions you may have on the Proposal.

Very truly yours,



Rachel Mazur

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Senior Planner Glenn Coil, gcoil@redmond.gov

ND: 22739.008 4908-9475-2386v3

January 9, 2026

Via Email (PlanningCommission@Redmond.gov)

Redmond Planning Commission
Redmond City Hall
15670 NE 85th Street
Redmond, WA 98052

*Re: Columbia Pacific Advisors Rezone and Comprehensive Plan Amendment
Proposal for 6900 188th Avenue NE*

Dear Planning Commissioners:

Our firm represents Columbia Pacific Advisors (“Columbia Pacific”), the beneficial owner of the property located at 6900 188th Avenue NE in Redmond (King County Parcel No. 128630-0012) (the “Property”). We appreciate the Commission’s careful study of Columbia Pacific’s proposed Comprehensive Plan Map Amendment and Zoning Code Amendment (together, the “Proposal”). This comment letter summarizes the reasons the Proposal satisfies the criteria set forth at Redmond Zoning Code (“RZC” or “Code”) 21.76.070.J.9 and responds to several of the discussion points which came up at the Planning Commission meeting on December 17.

I. THE PROPOSAL MEETS ALL CRITERIA FOR CITY COUNCIL RECOMMENDATION AND APPROVAL.

Per RZC 21.76.070.J.9, the Proposal must “be reviewed with consideration” by the Planning Commission with respect to the criteria listed below. **The City’s analysis and technical memorandum dated November 12, 2025 confirms that all criteria has been satisfied, but we now offer additional clarification through this comment letter.**

a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs);

Growth Management Act

The Proposal is directly aligned with the requirements and goals of the Growth Management Act (“GMA”). Specifically, the GMA’s planning goals encourage “development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner” and promotion of “a variety of residential densities and housing types[.]” RCW 36.70A.020. The Property is located within an urban area and is an appropriate location for development.

State of Washington Department of Commerce Procedural Criteria (WAC 365-196)

A “major feature[]” of the GMA’s framework includes the “determination that planning and plan implementation actions should address difficult issues that have resisted resolution in the past, such as ... [p]roviding adequate and affordable housing for all economic segments of the population.” Washington Administrative Code (“WAC”) 365-196-010. Columbia Pacific appreciates the hard work of the Planning Commission, elected officials, and staff in their efforts to create the Redmond 2050 Comprehensive Plan. The Comprehensive Plan is a thoughtful, balanced document which presents an ambitious future for Redmond. The Proposal is a minor adjustment to the Comprehensive Plan’s Future Land Use Map and Zoning Map to resolve the split land use and zoning designations and to allow residential uses across the entire Property, instead of just a portion of the Property. The proposed designation is a mixed-use zone, which allows both commercial and residential uses. If there was market demand for commercial uses, then the proposed consolidated designation will continue to allow commercial use. The Department of Commerce’s Procedural Criteria presents no obstacles which would prevent the Planning Commission from recommending the Proposal.

Vision 2050

The Proposal aligns with the following goals from Vision 2050. Many of these goals are related to housing because that is the region’s most pressing issue, as supported by the Vision 2050 goals. But the Proposal is primarily about addressing a split-zoned condition and allowing an underutilized site the opportunity to redevelop:

- MPP-RGS-4: Accommodate the region’s growth first and foremost in the urban growth area.
- MPP-RGS-6: Encourage efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy.
- MPP-DP-1: Develop high-quality, compact urban communities throughout the region’s urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.
- MPP-DP-4: Support the transformation of key underutilized lands, such as surplus public lands or environmentally contaminated lands, to higher-density, mixed-use areas to complement the development of centers and the enhancement of existing neighborhoods.

- MPP-H-2: Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

King County Countywide Planning Policies (CPPs)

The Proposal aligns with the following CPPs:

- DP-2: Prioritize housing and employment growth in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high-capacity transit. Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and schools, and parks and open space.
- H-15: Increase housing choices for everyone ... [e]nsure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.
- H-16: Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.

b. Consistency with the Comprehensive Plan policies and the designation criteria;

The following Comprehensive Plan policies support the Proposal:

- FW-LU-2: Ensure that the land use pattern in Redmond meetings the following objectives ... [e]ncourages a mix of uses that create complete neighborhoods ... [p]romotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel[.]
- FW-HO-2: Zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets.
- FW-HO-3: Increase housing choices in more areas of the city.
- FW-HO-5: Evaluate and refine tools and processes to improve housing related outcomes.

- LU-5: Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity.
- LU-26: Promote walkable, welcoming, attractive, and safe complete neighborhoods with a variety of housing types to serve our culturally and economically diverse community.
- FW-CD-2: Use development regulations and review processes to achieve desired design outcomes for our city, neighborhoods, and public spaces while providing flexibility where appropriate.

c. Potential impacts to vulnerable community members;

Building more housing directly benefits vulnerable community members by increasing the supply of affordable, stable places to live in Redmond. Recommending the Proposal to the City Council is a crucial step towards increasing Redmond's housing supply. When housing options expand, all Redmond residents have a better chance of finding homes that meet their needs and budgets. Greater supply also helps reduce rent pressures overall. In addition, the Proposal will allow the construction of new housing with improved accessibility features, energy-efficient units with lower utility costs, and proximity to community resources. This is the type of housing and larger community envisioned in the Comprehensive Plan. Building more homes, made possible through this Proposal, will strengthen stability, support health and safety, and foster greater opportunity for those most at risk of being priced out of Redmond.

d. Potential economic impacts;

The Proposal will have several positive potential economic impacts. As you know, approving the Proposal will ultimately allow dense residential housing to be built on the Property. Addressing the split-zoned condition makes the Property more likely to redevelop. The resulting development on the Property will stimulate Redmond's economy by generating jobs, increasing demand for construction materials, and supporting a wide network of related local industries (architects, engineers, contractors, etc.). This activity will create a powerful multiplier effect that will circulate new spending throughout Redmond. Further, new housing will increase local tax revenue through the income generated during construction and the long-term property taxes associated with newly built homes on the Property. Increasing the housing supply also helps moderate upward pressure on housing costs, which will allow households to retain more disposable income for spending in local businesses which is another net positive economic impact.

e. Potential impacts to the ability of the City to provide equitable access to services;

City Staff confirmed in their technical memorandum for the Proposal that no impacts have been identified related to the ability of the City to provide equitable access to services.

f. Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;

The Proposal to rezone and redesignate the Property will not yield any impacts to the natural environment. The Property is not burdened by critical areas according to County records.

g. The capability of the land for development, including the prevalence of environmentally critical areas;

The Property is currently unimproved and is well suited for development given the neighborhood adjacencies, including Southeast Redmond Park and a parcel owned by the Lake Washington School District slated for school development. According to King County records, there are no environmentally critical areas burdening the Property.

h. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;

The Proposal seeks to redesignate the eastern half of the Property to address the split-zoned condition so that it is fully designated Citywide Mixed-Use. The Property already being partially designated Citywide Mixed-Use is strong evidence of the compatibility with nearby designations, which include Parks & Open Space immediately to the south, and Neighborhood to the east. Further, redesignating the Property so that it is fully Citywide Mixed-Use will remove the split designation and create an appropriate transition between the Business Park-designated land to the north and Southeast Redmond Park. More specifically, along 188th Avenue NE to the north, the development of a school property will also meaningfully contribute to the transformation of this neighborhood and create additional transition between uses. This redesignation will thus create a larger mixed-use area outside of Redmond's centers that supports adjacent land uses as envisioned in Comprehensive Plan Policy LU-36. See Comprehensive Plan at p. 28.

i. If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed and whether the change would result in the loss of the capacity to accommodate other needed land uses;

During last month's Study Session, some Commissioners expressed concern about a loss of Business Park land as it represents a small percentage of all land in Redmond.

Columbia Pacific understands these concerns but would like to reiterate that the Proposal will increase the percentage of Citywide Mixed-Use-designed land, which is only 0.9 percent of all land area in Redmond (whereas Business Park is 4.6 percent of all land area). Further, the Citywide Mixed-Use designation (and Corridor Mixed-Use zoning) is inherently vibrant and diverse through its encouragement of a range of development intensities and uses. These designations still allow commercial uses. The Proposal should not be viewed in zero-sum terms; instead, the Proposal will allow greater flexibility for this underutilized Property and increase the likelihood of redevelopment in accordance with the integrated purpose of Citywide Mixed-Use.

j. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;

The City has confirmed that the Proposal is consistent with its preferred growth pattern. This underscores that that vision of Redmond 2050 is not changing.

k. The proposed amendment addresses significantly changed conditions.

Columbia Pacific has previously shared that in the years since the pandemic, the demand for manufacturing and commercial spaces has not recovered to pre-2020 levels. Additionally, the demand for residential (and particularly affordable housing units) remains strong amidst the ongoing housing crisis. As City Staff correctly concluded in their technical memorandum, the Proposal is intended to address these changed conditions, address a split-zoned condition, and increase the likelihood of redevelopment.

Because the Proposal satisfies the above Code criteria, Columbia Pacific respectfully requests that the Planning Commission recommends approval for the Proposal to the City Council.

II. THE PLANNING COMMISSION, CITY COUNCIL, AND CITY STAFF HAVE CONFIRMED THAT A CONCURRENT COMPREHENSIVE PLAN AMENDMENT AND REZONE IS THE PROPER PROCESS TO ACHIEVE THE PROPOSAL'S GOAL TO ALLOW RESIDENTIAL USES ON THE PROPERTY.

As a brief reminder, Columbia Pacific has been advocating for residential uses to be maintained on the Property since September 2024, when the Applicant learned of the removal of these uses from the BP zone as part of the Code rewrite. The Proposal is not a knee-jerk reaction. Columbia Pacific has endeavored to maintain residential uses on the Property since that time – first through a limited Code change, and then through the current Proposal at Staff's suggestion. The Comprehensive Plan is a thoughtful and nuanced document which was designed with flexibility to achieve its goals while accommodating site-specific amendments. The vision of Redmond 2050 will not be

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diminished by the Proposal to remove a split zoning and land use designation and enable market and affordable housing units to be constructed on the Property.

III. CONCLUSION.

Thank you for taking the time to consider these comments. Please let us know if we can answer any questions. We remain appreciative of the Planning Commission's thorough analysis of our Proposal. We urge you to recommend the Proposal to the City Council so that the Property can be developed with market rate and affordable housing units.

Very truly yours,



Rachel Mazur

RMM:smd

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Senior Planner Glenn Coil, gcoil@redmond.gov

ND: 22739.008 4927-4430-1701v3

I'd like to talk about the proposed [land use and zoning amendments for 6900 188th Avenue Northeast, aka Redmond Flex](#).

The city's urgent need for housing is understandable, but the long-term economic implications of converting nearly five acres of Business Park land to residential use is concerning. This is more than a zone change—it's a strategic choice about Redmond's future economic base.

Staff recognize that [this undermines job creation and business land supply policies](#). That's significant. [Business Park zones support the research, development, and advanced manufacturing sectors](#) that have made Redmond economically resilient. Once you convert employment land to residential, you rarely get it back.

This property sits in a [Critical Aquifer Recharge Area](#). While [staff notes residential use poses lower environmental risk than manufacturing](#), that's an argument for better environmental standards in Business Park zones, not elimination of employment land.

The rationale is troubling. The property owner cites [difficulty attracting viable tenants for manufacturing space](#). But is a temporary market softness sufficient reason to permanently eliminate employment capacity? Economic cycles change. The tech sector is cyclical. Making irreversible land use decisions based on current market conditions seems shortsighted.

The fiscal impact deserves closer examination. The report mentions [potential loss of business and occupation tax revenue](#), noting it [might be "offset" by commercial components in mixed-use development](#). That's speculative. What's needed is concrete analysis of the tax revenue differential between a functioning business park and residential development, including long-term implications for the city's ability to fund services.

The Commission might consider whether this proposal is strategic or simply reactive. Does Redmond have adequate Business Park capacity elsewhere to meet twenty-year employment projections? Is this conversion a last resort, or is it a premature response to market headwinds?

The [split-zone challenge](#) is real, but there may be creative solutions short of complete conversion. Could you adjust the Business Park standards to allow more flexibility while preserving employment capacity? Could you require substantial commercial components in any mixed-use development to maintain job generation?

Housing is critical, but so is economic diversity and fiscal sustainability. Please ensure this decision advances Redmond's complete long-term interests, not just immediate development pressures.

I'd like to address the [**cumulative effects analysis for just the 6900 188th Avenue NE land use amendment**](#) as it relates to Redmond's strategic planning priorities.

The [**Analysis of Cumulative Effects document**](#) acknowledges that converting nearly five acres of Business Park land "[**may reduce employment as well as related business taxes**](#)." This understated language masks a significant policy tension. Redmond 2050 explicitly prioritizes both housing growth and economic vitality. This proposal advances one at the expense of the other.

The cumulative effects analysis suggests job losses might be "[**mitigated by the creation of jobs and businesses in the Mixed-Use zone**](#)." This optimistic assumption deserves scrutiny. Business Park zones support research, development, and advanced manufacturing, which offer middle-to-upper wage employment with substantial tax revenue generation. Mixed-use zones typically generate retail and service jobs at lower wage scales with correspondingly lower fiscal benefits.

It's stated that this amendment "[**may not advance**](#)" several Economic Vitality policies, including [**EV-2 on job growth targets**](#), [**EV-3 on economic development**](#), and [**EV-26 on diversified businesses**](#). These aren't peripheral policies; they're foundational to Redmond's economic sustainability.

The cumulative effects matrix rates the overall docket as having "[**positive impact on economic vitality**](#)," yet the only docket item affecting employment land has acknowledged negative economic consequences. This apparent contradiction warrants explanation.

Consider the timing. The [**Technical Committee Report**](#) notes the property owner cited "[**less demand for manufacturing and commercial uses**](#)" and "[**challenges attracting a viable tenant**](#)." Is Redmond making permanent land use decisions based on cyclical market conditions? The tech sector experiences regular fluctuations. Will Redmond regret eliminating employment capacity when market dynamics shift?

What's the quantified difference in tax revenue between a functioning business park and residential development? How does this affect Redmond's long-term service delivery capacity? The Commission needs concrete numbers, not speculation about potential offsets.

Could Business Park standards be modified to preserve job-generating uses while making development more viable?

Please ensure that your recommendation to Council reflects careful consideration of whether this conversion serves Redmond's complete long-term interests or simply responds to immediate development pressures.

I'd like to comment on the proposed [Land Use and Zoning Map amendments for 6900 188th Ave NE](#).

I urge you to carefully consider the [contamination issue](#) before making your recommendation. The Washington Department of [Ecology's December 10th letter](#) reveals a critical fact: [residential development requires a revised cleanup plan](#), likely necessitating [full removal of PAH-contaminated soils](#) rather than the [capping method](#) approved for business development. This changes the economics of this site.

Under current Business Park zoning, Ecology has already issued a "[No Further Action Likely](#)" opinion allowing contaminated soils to be capped. This is an economically feasible cleanup approach. Full soil removal—required for residential use—means excavating and disposing of potentially tens of thousands of cubic yards of contaminated material at hazardous waste facilities. The cost difference is enormous.

Here's the irony: the site contamination makes Business Park development more practical, not less. Yet you're considering a rezone that will likely mandate the most expensive cleanup scenario. When facing massive remediation costs, developers maximize residential density to recoup expenses, making the "mixed-use" aspect unlikely. The result will likely be 100% residential development on contaminated industrial land that was better suited for its current designation.

The owner cites [difficulty attracting commercial tenants](#) as justification for [changed circumstances](#). But market conditions may be temporary, and commercial development under BP zoning faces far lower cleanup costs than residential conversion.

This proposal also threatens employment land capacity. Business Park zoning serves specialized employment functions that cannot be replicated in residential zones. Once converted and developed with housing, this land will never return to employment use.

Staff acknowledges this amendment [may not advance comprehensive plan policies](#) regarding [job growth targets](#), [economic development](#), and [diversified mix of businesses](#). [The 2014 Southeast Redmond Neighborhood Plan deliberately split this zoning](#) to balance residential amenities with local employment. That vision remains sound.

Residential development on this site is more expensive and eliminates practical employment land. The contamination issue indicates that this site should remain designated as Business Park.

I urge you to recommend [denial of the proposal](#). Thank you.

David Morton, PhD
206-909-5680
Redmond 98053

From: [David Morton](#)
To: [Planning Commission](#); [Tara Van Niman \(City Volunteer\)](#)
Cc: [Odra Cardenas](#); [Glenn Coil](#); [Susan Weston \(City Volunteer\)](#); [Jeannine Woodyear \(City Volunteer\)](#); [Adam Coleman \(City Volunteer\)](#); [Bryan Copley \(City Volunteer\)](#); [Aparna Varadharajan \(City Volunteer\)](#); [Denice Gagner \(City Volunteer\)](#); [Jeff Churchill](#); [Michael Hintze](#); [Francesca Liburdy](#); [Carol Helland](#); [Aaron Bert](#); [Becky Frey](#); [Sustainability](#); [Jenny Lybeck](#); [Micah Bonkowski](#); [Erin O'Mara](#); [Valeria Cosgrove](#); [Ameé Virelle](#); [Micheal Despaigne \(MED Enterprises\)](#); [Lauren Alpert](#); [Amanda Balzer](#); [Aaron Moldver](#); [Ian Lefcourte](#); [Tim McHarg](#); [Tom W. Hardy](#); [David Lee](#); [Nancy T. Logan](#); [Michael Vermeulen](#); [Rheya Wren](#); [Caitlin Reck](#); [Katie Pratt](#); [Erik Bedell](#); [Zwanzig Macy](#); [Marilyn Subala](#); [Brandon Leyritz](#); [Brian Buck](#); [Kim Dietz](#); [Haritha Narra](#); [PLAN - Redmond 2050 - Technical Advisory Committee](#); [Cameron Zapata](#); [Todd Rawlings](#); [Lauren Anderson](#); [Josh Mueller](#); [MayorCouncil](#); [Council](#); [Mayor \(Internet\)](#); [Chris Stenger](#); [Malisa Files](#); [Jill E. Smith](#); [Cheryl D. Xanthos](#); [Seraphie Allen](#); [City Clerk](#); [eugene.radcliff@ecy.wa.gov](#); [Oneredmond Info](#); [Patrick Jurney](#); [Andrea Martin](#); [pwilliams@redmond.gov](#); [Mike Brent](#); [Andy Swayne](#); [David Hoffman](#); [jor_mig_santos@hotmail.com](#); [Anastasiya Warhol](#); [James Terwilliger](#); [David Baker](#); [Milton Curtis](#); [Joe Marshall](#); [Nigel Herbig](#); [Mellor Caroline \(ECY\)](#); [Melanie OCain](#); [Andrew McClung](#); [Jon Culver](#); [David Barnes](#); [Brian Stewart](#); [Arielle Dorman](#); [Kim Faust](#); [Tom Hitzroth](#); [Marilyn Lazaro \(City Volunteer\)](#); [Yeni Li](#); [Christy Sanders-Meena](#); [David Bain](#); [Marissa Aho](#); [Claudia Balducci](#); [Sarah Perry](#); [Prideacrossthebridge Info](#); [Axton Burton](#); [Jessica Atlakson](#); [Tess Larson](#); [Brian Coats](#); [Ernest C. Fix](#); [Vanessa Kritzer](#); [gwolff@redmond.gov](#); [Kelley Cochran](#); [Loreen Hamilton](#); [David Tucheck](#); [Gary Smith](#); [Gary Smith](#); [Gary and Kerry Smith](#); [Gary Smith](#); [Tom Markl - Economic Development Board of Directors](#); [Shannon Braddock](#); [Shannon Braddock](#); [frank.winslow@ecy.wa.gov](#); [david.unruh@ecy.wa.gov](#); [dunr461@ecy.wa.gov](#); [kelli.price@ecy.wa.gov](#); [chrisc@soundearthinc.com](#); [treasure.mitchell@ecy.wa.gov](#)
Subject: Clarification on My Public Comments Regarding 6900 188th Ave NE - Aquifer Protection Priority
Date: Thursday, December 18, 2025 11:48:19 AM

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

Dear Commissioner Van Niman,

Thank you for speaking with me at last night's Planning Commission meeting regarding the proposed Land Use and Zoning Map amendments for 6900 188th Ave NE. I appreciate your question about my logic, as it highlighted that I didn't clearly communicate my primary concern: protecting Redmond's drinking water aquifer.

I want to clarify my position and offer what I believe is a better recommendation.

My Concern About the Staff Analysis

The Planning Department memo states: "This Ecology requirement has no impact on the Land Use/Zoning map amendment as the impacts would be related to the costs to the property owner to clean up and prepare the site for development."

I respectfully disagree. The contamination issue has everything to do with this land use decision because **the zoning determines which cleanup approach is acceptable to Ecology—and therefore which approach protects Redmond's aquifer.**

The staff memo also acknowledges: "Most PAHs generally have low mobility in soil and tend to stay localized. Capping the site reduces potential contaminant migration and is a protective approach, **full contaminant removal is the most protective.**" [emphasis added]

Why I Initially Recommended Denial

My recommendation to deny the proposal was based on concern that:

1. Approving the rezone without cleanup conditions creates no mechanism to require full remediation

2. Market forces alone (expensive cleanup costs) shouldn't determine environmental protection
3. The City was treating contamination as merely a private cost issue rather than a public aquifer protection issue
4. Business Park zoning with capping leaves contamination in place indefinitely above a Critical Aquifer Recharge Area

However, as you correctly perceived, this recommendation contradicts my stated priority of aquifer protection.

A Better Approach: Conditional Approval

Upon reflection after our conversation, I believe the Planning Commission should recommend **conditional approval** that turns the contamination issue into an aquifer protection requirement rather than an obstacle to rezoning.

Recommended Motion Language:

"The Planning Commission recommends approval of the Land Use and Zoning Map amendments for 6900 188th Ave NE, contingent upon the following condition:

Prior to any development permit issuance or final rezone effectiveness, the applicant shall provide documentation from the Washington Department of Ecology confirming that all PAH-contaminated soils have been fully removed to standards protective of unrestricted use and groundwater quality, as verified through Ecology's approval of a revised cleanup action plan meeting the substantive requirements of MTCA.

The Planning Commission makes this recommendation recognizing that while 'capping the site reduces potential contaminant migration,' as noted in staff analysis, 'full contaminant removal is the most protective' approach for a site located in Critical Aquifer Recharge Area II. Complete remediation serves both public health and aquifer protection regardless of final land use."

Why This Approach is Superior

1. Aquifer Protection is Guaranteed. Rather than hoping residential development economics force cleanup, the City explicitly requires it as a condition of approval. This removes contamination that is sitting above Redmond's aquifer.

2. Addresses Long-Term Risk. Staff notes that PAHs "generally have low mobility in soil and tend to stay localized"—but "generally" and "tend to" provide no certainty over the 50+ year timeframe these contaminants could remain capped. Soil conditions change, caps can fail, and future development could disturb capped areas. Complete removal eliminates risk permanently.

3. Prevents Future Contamination. Business Park zoning allows manufacturing and industrial uses that could introduce *new* contamination pathways beyond the existing PAHs. Residential use poses virtually no risk of adding industrial contaminants to a CARA II area.

4. Advances Multiple Comprehensive Plan Goals. This approach serves both housing goals (allowing residential development) and environmental protection goals (requiring complete cleanup) without sacrificing either.

5. Reasonable Economic Expectation. If residential development is economically infeasible without full cleanup anyway (per Ecology's December 10 letter), making it a condition simply formalizes what market reality already dictates. If cleanup costs make the project unviable, the owner retains Business Park development rights with capping as an option—but contamination remains.

6. The City Leads, Rather Than Defers. The staff memo states: "The City recognizes the long-term benefit of full clean-up of the site but defers to Ecology on the best mitigation for any given site."

Deference is appropriate for technical cleanup standards, but the City shouldn't defer on *whether* to require the most protective approach when Redmond's aquifer is at stake. Ecology's December 10 letter doesn't mandate full removal—it simply explains that residential use would trigger review of a revised plan. The City can and should use its land use authority to require full remediation as a condition of rezoning.

Context: Twelve Contaminated Sites Above Redmond's Aquifer

As I mentioned, there are currently twelve documented MTCA contaminated sites within Redmond's designated Critical Aquifer Recharge Areas—the zones specifically designated to protect drinking water sources. Ten of these are in CARA I, where groundwater reaches public wells within five years. Two are in CARA II, including the Redmond Flex site.

Forty percent of Redmond's drinking water depends on aquifer integrity. Each contaminated site in a CARA represents a potential pathway for pollutants to migrate into drinking water supplies. When there is an opportunity to permanently remove contamination from above Redmond's aquifer—rather than simply capping it and hoping for the best—the opportunity should be seized.

The Planning Commission has both the authority and responsibility to ensure that land use policies adequately protect this vital resource.

Addressing Employment Land Concerns

My public comment also emphasized employment land preservation, which may have muddied my message. While I do believe Business Park land serves important economic functions, **aquifer protection is my primary concern.** If full cleanup can be guaranteed through conditional approval, that outcome better serves public health than maintaining Business Park zoning with capped contamination indefinitely.

The employment land question—whether Redmond can afford to lose 2.8% of SE Redmond's Business Park capacity—is a legitimate policy discussion. But it's secondary to ensuring that industrial contamination is not left sitting above Redmond's drinking water aquifer for the next 50 years when you have the leverage to require its complete removal.

Conclusion

I apologize for the confusion my initial recommendation created. My priority is and has always been protecting Redmond's aquifer.

The Planning Commission should recommend **conditional approval requiring full soil**

remediation documented by Ecology before the rezone becomes effective. This approach:

- Guarantees the most protective cleanup method
- Removes contamination from above Redmond's aquifer
- Prevents future industrial contamination in a CARA II area
- Allows housing development if economically viable after cleanup
- Uses the City's land use authority proactively for environmental protection

The contamination at 6900 188th Ave NE is not merely a private cost issue for the property owner—it's a public health issue for everyone who drinks Redmond water. The Planning Commission has an opportunity to ensure this site is fully cleaned up, and I urge you to take it.

Thank you for your time and consideration. I'm happy to discuss this further or provide additional information.

Respectfully,

David Morton, PhD
206-909-5680
Redmond 98053

From: [Aspen Richter](#)
To: [Planning Commission](#)
Subject: Regarding 6900 188th Ave NE Land Use Map and Zoning
Date: Wednesday, January 7, 2026 12:58:27 PM

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

I see that "Land Use Map and Zoning Map Amendments for 6900 188th Ave NE – study session and recommendation" is on the Planning Commission upcoming agenda.

As a resident of the developments a few blocks to the south, my *ardent* request is that zoning and any construction there includes the ability to have restaurants, small grocers, and a coffee shop.

I admit I have not been following the Planning Commission discussions closely, so apologies if this is not in the scope of the current agenda item.

Best,
Aspen Richter
Redmond resident (98052)

----- Forwarded message -----

From: City of Redmond <Cityofredmond@public.govdelivery.com>
Date: Wed, Jan 7, 2026 at 12:20 AM
Subject: City of Redmond Washington Daily Digest Bulletin
To: <aspend@gmail.com>

I'd like to comment on Agenda Item 6.

The toxic contamination from mining and land filling operations at the Redmond Flex site must be addressed before any development proceeds, regardless of zoning designation.

RZC 21.64.010.A.6 states the City's purpose is to “protect critical aquifer recharge areas (CARAs) by avoiding land use activities that pose potential contamination.” Leaving PAH-contaminated soils capped in place directly above Redmond's aquifer, even if Ecology permits it, contradicts this protective purpose. The aquifer provides 40% of Redmond's drinking water. Under current Business Park zoning, Ecology permits indefinite capping. The staff memo acknowledges that while capping “reduces potential contaminant migration,” full removal is "the most protective" approach.

The City should use its CARA protection authority to ensure that the most protective cleanup occurs. Under RZC 21.64.010, Redmond has explicit authority to protect CARAs. While Ecology regulates MTCA cleanup, the City has independent authority to condition land use approvals to protect aquifer recharge functions.

Before development permits are issued, I ask the Commission to recommend that any zoning approval be conditioned on Ecology's documented verification that the cleanup plan adequately protects Redmond's CARA. Regardless of whether the Council approves the proposed rezone, a Development Agreement could provide an additional mechanism to require full soil removal as a condition of development. The Commission and the City should advocate with Ecology for the most protective cleanup possible given this site's location directly above Redmond's drinking water source.

Here's the bottom line.

- ✓ Redmond CAN condition land use approvals to protect CARAs under RZC 21.64.010.F.1.
- ✓ Redmond CAN require coordination with Ecology.
- ✓ Redmond CAN require Ecology's verification that cleanup meets CARA protection standards.
- ✗ Redmond CANNOT override Ecology's MTCA cleanup determinations.
- ✗ Redmond CANNOT unilaterally require full removal if Ecology approves a less stringent plan.

Preserving employment land is indeed a concerning issue. **Conditional approval of the proposed amendment better protects Redmond's drinking water aquifer** and addresses housing needs.

Invoking the City's use of its CARA protection authority to ensure full removal of the toxic PAH-contaminated soils, regardless of zoning, is the MOST PROTECTIVE approach.



TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

November 12, 2025

Project File Number: LAND-2025-00259; SEPA-2025--00258

Proposal Name: Land Use Map and Zoning Map Amendments - 6900 188th Ave NE

Applicant: City of Redmond

Staff Contacts: Jeff Churchill, Long Range Planning Manager 425-556-2492
Glenn Coil, Sr. Planner 425-556-2742

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

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

- A. RZC 21.76.070.J Comprehensive Plan Map
- C. RZC 21.76.070.AF Zoning Code Amendment - Map

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

The property located at 6900 188th Ave NE, in SE Redmond, parcel number 128630-0012, also known as Lot 7 in the Taylor-Magnussen Development Agreement, and also known as Redmond Flex, is 5.82 acres in size, with the western 1.0 acre having a land use designation of Citywide Mixed Use and the remainder 4.82 acres designated on the Land Use Map as Business Park.

The proposal is to redesignate Business Park to Citywide Mixed-Use, so the whole parcel has consistent land use.

This amendment is concurrent with a zoning map amendment for the same property.

Current and proposed Land Use Designations adopted in the Redmond 2050 Comprehensive Plan - [Land Use Chapter](#):

Citywide Mixed-Use

LU-36

Maintain and enhance a well-distributed system of mixed-use areas at a variety of scales outside of Redmond's centers. Encourage land uses that support or provide services to adjacent land uses and that encourage accessible and active transportation and transit use.

LU-37

Ensure that mixed-use areas are located, designed, and developed to:

- o Locate businesses rather than parking areas along the street;

- o Provide housing;
- o Encourage compact development and use of accessible and active transportation;
- o Avoid impacts on adjacent residential uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

LU-38 - Citywide Mixed-Use Designation

- Purpose.
 - o Provide for housing and businesses that offer goods and services for the greater Redmond community. Locate and develop these mixed-use areas outside of designated centers.
- Allowed Uses.
 - o Implement this designation throughout the mixed-use zones to allow a range of development intensity between neighborhood-scale intensities and center-scale intensities, to provide goods and services to the community.
 - o Permit housing, retail, service, cultural and recreational amenities, and other businesses that serve the needs of the community in these zones.

Business Park

LU-39 - Business Park Designation

- Purpose.
 - o Provide for business and manufacturing employment opportunities that involve limited outdoor storage and include compatible uses that serve employees of the immediate area.
- Allowed Uses.
 - o Permit uses such as research and development, software development, advanced technology industries, wholesale businesses, adult entertainment, certain manufacturing businesses, associated offices, schools, and similar uses.
 - o Permit support services and uses that reinforce the creation of complete neighborhoods.
 - o Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as restaurants, day cares, and fitness centers, that serve employees and residents in the immediate areas.

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA		MEETS/ DOES NOT MEET
<i>(Full staff analysis attached as Attachment A)</i>		
a.	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs);	MEETS
b.	Consistency with the Comprehensive Plan policies and the designation criteria;	MEETS
c.	Potential impacts to vulnerable community members;	MEETS
d.	Potential economic impacts;	MEETS
e.	Potential impacts to the ability of the City to provide equitable access to services;	MEETS

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
<i>(Full staff analysis attached as Attachment A)</i>	
f. Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;	MEETS
g. The capability of the land for development, including the prevalence of environmentally critical areas;	MEETS
h. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;	MEETS
i. If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed, and whether the change would result in the loss of the capacity to accommodate other needed land uses;	MEETS
j. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;	MEETS
k. The proposed amendment addresses significantly changed conditions. In making this determination, the following shall be considered: <ul style="list-style-type: none"> <li data-bbox="250 871 1024 905">i. Unanticipated consequences of an adopted policy, or <li data-bbox="250 909 1256 942">ii. Changed conditions on the subject property or its surrounding area, or, <li data-bbox="250 947 1036 980">iii. Changes related to the pertinent plan map or text; and <li data-bbox="250 984 1198 1110">iv. Where such a change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole. 	MEETS

REDMOND ZONING CODE MAP AMENDMENT SUMMARY

The property located at 6900 188th Ave NE, in SE Redmond, parcel number 128630-0012, also known as Lot 7 in the Taylor-Magnussen Development Agreement, and also known as Redmond Flex, is 5.82 acres in size, with the western 1.0 acre zoned Corridor Mixed Use and the remainder 4.82 acres zoned Business Park.

The proposal is to rezone the Business Park to Corridor Mixed-Use, ensuring the entire parcel has consistent zoning.

Current and Proposed Zones:

RZC 21.08.100. C. Mixed-Use Zones.

There are two citywide mixed-use zones: Corridor Mixed-Use (CMU) and Urban Mixed-Use (UMU). The integration of residential, commercial, and recreational spaces fosters vibrant, walkable, and economically robust areas that cater to the diverse needs of our community.

1. Corridor Mixed-Use Purpose. This zone accommodates a broad mix of commercial uses and low- to medium-density mixed-use housing along transit corridors.

RZC 21.14.030 Business Park.

A. Purpose. The purpose of the Business Park (BP) zone is to provide business and manufacturing employment opportunities that complement commercial activities typically found in Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates, such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants, fitness centers, and cannabis retail sales, are allowed. This zone is not intended for uses that primarily serve the general public.

RZC 21.76.70.AF - MAP AMENDMENT CRITERIA		MEETS/ DOES NOT MEET
1	The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;	MEETS
2	The amendment bears a substantial relation to the public health and safety;	MEETS
3	The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;	MEETS
4	The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;	MEETS
5	The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;	MEETS
6	Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;	MEETS
7	The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and	MEETS
8	The amendment complies with all other applicable criteria and standards in the RZC.	MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City’s regulations and Comprehensive Plan together with applicable state and federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required

under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided from November 19, 2025 to December 18, 2025.

STAFF RECOMMENDATION

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

- A. RZC 21.76.070.J Comprehensive Plan Map
- C. RZC 21.76.070.AF Zoning Code Amendment - Map

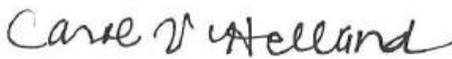
Staff recommends **approval** of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

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

- A. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment
- C. RZC 21.76.070.AF Zoning Code Amendment - Map

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Chris Stenger, Deputy Public Works Director
for Aaron L. Bert, Public Works Director

Attachments

- a. Staff Compliance Review and Analysis
- b. Proposed Amendments to the Land Use Map and Zoning Map - 6900 188th Ave NE
- c. SEPA Threshold Determination



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
Land Use Map and Zoning Map Amendments - 6900 188th Ave NE
LAND-2025-00259; SEPA-2025-00258**

Comprehensive Plan Amendment Criteria (RZC 21.76.070.J)

CRITERIA	ANALYSIS
<p>a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs);</p>	<p>This proposal is consistent with GMA planning goals (RCW 36.00A.030), including:</p> <p>(1) Urban growth. Encourage development in urban areas where adequate public facilities and services are available or can be provided efficiently.</p> <p>(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</p> <p>(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</p> <p>Vision 2050 multicounty planning goals this proposal is consistent with include:</p> <p>Development Patterns goal: The region creates healthy, walkable, compact, and equitable transit-oriented communities that maintain unique character and local culture, while conserving rural areas and creating and preserving open space and natural areas.</p> <p>Housing goal: The region preserves, improves, and expands its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. The region continues to promote fair and equal access to housing for all people.</p> <p>King County CPPs this proposal is consistent with and helps advance include:</p>

CRITERIA	ANALYSIS
	<p>Development pattern policies that support housing and walkability, including DP-3, DP-4 and DP-5.</p> <p>Housing policies aimed at increasing housing supply, accessibility to transit and employment, and expanded housing and neighborhood choice, including HO-10, H-12, H-15, H-16, H-18, and H-25.</p> <p>Economic policies such as EC-19 and EC-26.</p> <p>King County CPP's this proposal may not advance as strongly, including those around the economy, providing middle-wage jobs, business development, and an adequate supply of land, include EC-2, EC-6, and EC-22.</p>
<p>b. Consistency with the Comprehensive Plan policies and the designation criteria;</p>	<p>This proposal aligns with the Redmond 2050 Comprehensive Plan's policies.</p> <p>Policies this proposal strongly advance include:</p> <ul style="list-style-type: none"> • FW-LU-2: "Ensure that the land use pattern in Redmond meets the following objectives ... [e]ncourages a mix of uses that create complete neighborhoods ... [p]romotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel[.]" • FW-HO-2: "Zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets." • FW-HO-3: "Increase housing choices in more areas of the city." • FW-HO-5: "Evaluate and refine tools and processes to improve housing related outcomes." <p>Policies this proposal may not advance or as strongly include:</p> <ul style="list-style-type: none"> • EV-2 - Provide for a mix of land uses in a range of zones that enables Redmond to

CRITERIA	ANALYSIS
	<p>meet its job growth targets and attract and retain businesses that meet the needs of the community.</p> <ul style="list-style-type: none"> • EV-3 - Prioritize efficient use of land and infrastructure by directing economic development within existing retail, office, manufacturing, and mixed-use areas and in designated centers. • EV-26 - Develop and maintain land use, zoning, and design regulations that attract and support a diversified mix of businesses from multinational corporations to small, locally owned and innovative neighborhood shops.
<p>c. Potential impacts to vulnerable community members;</p>	<p>Proposal may have a positive impact on vulnerable populations, as residential development would increase the city’s housing stock and results in affordable housing through mandatory inclusionary zoning provisions.</p> <p>It is also adjacent to a neighborhood park and approximately 1,400 feet (10-minute) walk from a bus stop served by Metro route 269.</p>
<p>d. Potential economic impacts;</p>	<p>There could be a potential loss of manufacturing/commercial uses, and related jobs, as well as B&O taxes. Some of this loss may be offset if new development includes mixed-use/commercial development.</p>
<p>e. Potential impacts to the ability of the City to provide equitable access to services;</p>	<p>No impacts have been identified.</p>
<p>f. Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;</p>	<p>No impacts have been identified, including to the Critical Aquifer Recharge Area. Staff noted that a rezone to mixed use/residential has lower risk to the environment than the current Business Park zoning. Businesses/uses allowed in the BP zone have the potential to use materials and processes in manufacturing that could contaminate the CARA. Businesses/uses associated with mixed</p>

CRITERIA	ANALYSIS
	<p>use/residential are retail and service industry based and pose a low risk to the environment.</p>
<p>g. The capability of the land for development, including the prevalence of environmentally critical areas;</p>	<p>The property is located in a former quarry that has been targeted for redevelopment. It is currently subject to a development agreement that allows for the construction of a 135,000 sq ft building with manufacturing and wholesale trade uses, as well as some commercial uses. No concerns were identified regarding the land's capability for development in the analysis of this project. The land is located on CARA II, but no concerns have been raised about the proposed use (residential).</p>
<p>h. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;</p>	<p>The proposed use is compatible with nearby uses; the proposal would have the entire parcel retain the land use and zoning designations that already exist on the western third of the parcel. Nearby uses include a neighborhood park, residential (single-family and townhomes), and manufacturing. Lake Washington School District also owns an adjacent property to the north with potential for a new school.</p>
<p>i. If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed and whether the change would result in the loss of the capacity to accommodate other needed land uses;</p>	<p>The proposal would change the allowed uses for approximately 83% (4.82 acres) of the 5.82-acre parcel, from business park uses to multifamily and mixed-use.</p> <p>Allowed uses lost include research and development, software development, advanced technology industries, wholesale businesses, adult entertainment, certain manufacturing businesses, associated offices, schools, and similar uses.</p> <p>Uses gained include housing, retail, service, cultural, and recreational amenities, as well as other businesses that serve the community's needs in these zones.</p> <p>Although the City would benefit from additional uses to accommodate housing</p>

CRITERIA	ANALYSIS
	growth, it would also lose land area for business park uses.
<p>j. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;</p>	<p>The proposal is consistent with the City's preferred growth pattern. This proposal expands an existing Citywide Mixed-Use designation into a Business Park designation. It does not directly impact a nearby manufacturing & industrial growth center.</p>
<p>k. The proposed amendment addresses significantly changed conditions. In making this determination, the following shall be considered:</p> <ul style="list-style-type: none"> i. Unanticipated consequences of an adopted policy, or ii. Changed conditions on the subject property or its surrounding area, or, iii. Changes related to the pertinent plan map or text; and iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole. 	<p>This proposal addresses significantly changed conditions on the subject property.</p> <p>The property is split-zoned, with the Business Park share not allowing residential uses. This amendment will allow residential development on the whole 5.82 acre parcel.</p> <p>The previous/current zoning was adopted to ensure adequate capacity for job-producing uses. During the Redmond 2050 update, this was identified as a continuing City priority, along with the need for additional housing.</p> <p>More recently, the property owner identified changed conditions - including less demand for manufacturing/commercial uses, and challenges attracting a viable tenant, as well as increased need and demand for housing. This proposal is intended to satisfy this changed condition.</p>

Zoning Map Amendment Criteria (RZC 21.76.070.AF)

CRITERIA	MEETS/ DOES NOT MEET
<p>a. The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;</p>	<p>MEETS This proposal is concurrent with and complementary to a Land Use Map change from Business Park to Citywide Mixed Use.</p>
<p>b. The amendment bears a substantial relation to the public health and safety;</p>	<p>MEETS</p>

CRITERIA	MEETS/ DOES NOT MEET
	<p>This proposal is not expected to have a substantial effect on public health or safety.</p>
<p>c. The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;</p>	<p>MEETS This proposal reflects changed conditions.</p> <p>The 2007 Land Use Map for the City designated this parcel as Multi-Family Urban. This changed for the Redmond 2030 Comp Plan, where the 2019 Land Use map designates the property as Neighborhood Commercial and Design District, and allows flexibility for residential uses. The specific zoning though, divided the parcel into two zones, Neighborhood Commercial, which allowed residential uses, and NE Design District 2, which did not allow residential development and was intended to promote commercial/industrial development adjacent to other residential areas to promote local employment.</p> <p>Redmond 2050 continues this intention, even after land use and zoning consolidation that removed Design Districts and rezoned this property to Corridor Mixed Use and Business Park.</p> <p>The split zone aspect of the property has been a challenge for redevelopment as it allows both residential and commercial/business park uses that may not be compatible or feasible within one parcel or development. This proposal would make the Corridor Mixed Use aspect of the property potentially more viable for redevelopment.</p>
<p>d. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;</p>	<p>MEETS As a split zoned property, it would expand a land use/zoning designation that was previously reviewed to be suitable for development on the site.</p>
<p>e. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;</p>	<p>MEETS</p>

CRITERIA	MEETS/ DOES NOT MEET
	<p>The proposal may complement properties in the vicinity, such as single and multi-family homes, a city park, trails, as well as a potential school.</p>
<p>f. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;</p>	<p>MEETS Staff reviewed utilities and services in the area and found all adequate to support the proposed land use and zoning.</p> <ul style="list-style-type: none"> • Transportation: adequate • Utilities: <ul style="list-style-type: none"> ○ Water - adequate ○ Wastewater - adequate ○ Stormwater - adequate • Parks/Trails: The property is adjacent to SE Redmond Park, and is also served by dedicated bike lanes on 188th Ave NE. In addition, the property has access to the Evans Creek Trail, located about 500 feet to the east. SE Redmond Park adjacent to the south is planned to be developed in 2027. • Schools - served by LWSD and may be served by a future school on a property adjacent to the north. • Transit - The property is located about a 10-minute walk from KC metro route 269.
<p>g. The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and</p>	<p>MEETS The property is located in the CARA II designation. The proposed use for the new zone, residential, may have less environmental impact than the current zoning, Business Park on the underlying CARA, which allows uses that may not be compatible or would require mitigation.</p> <p>Staff noted that this proposal is not an issue from the natural resources and CARA perspective, since mixed-use as a land use has lower potential for environmental impacts.</p>
<p>h. The amendment complies with all other applicable criteria and standards in the RZC.</p>	<p>MEETS</p>

Comp Plan LU Map & Zoning Map Amendments: 6900 188th Ave. NE





STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: 6900 188th Ave NE Map Amendment

SEPA FILE NUMBER: SEPA-2025-00258

PROJECT DESCRIPTION:

Associated with LAND-2025-00259

PROJECT LOCATION:

SITE ADDRESS: 6900 188TH AVE NE
REDMOND, WA 98052

APPLICANT: Rachel Mazur

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Glenn Coil

PHONE NUMBER: 425-556-2742

EMAIL: gcoil@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "X" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 12/03/2025.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 12/18/2025**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: November 19, 2025

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Aaron Bert
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052



Memorandum

Date: 3/3/2026

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

File No. CM 26-139

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

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

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Michael Hintze	Transportation Planning Manager
Planning and Community Development	Micah Ross	Senior Engineer

TITLE:

Approval of a Consultant Agreement with Toole Design for Engineering Services for the 148th Ave Safety Corridor Project in an Amount Not to Exceed \$300,000

OVERVIEW STATEMENT:

Toole Design has been selected to perform design engineering services for the 148th Ave Safety Corridor Project (NE 31st St to Willows Road). The total contract amount is not to exceed \$300,000. Staff are requesting approval for the Mayor to sign the consultant agreement, and approval to secure right-of-way an/or easements needed to construct the project. The project is being funded by Highway Safety Improvement (HSIP) funding and is identified in the City’s Safer Streets Action Plan.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Capital Investment Program (CIP), Transportation Master Plan (TMP)
TMP Pedestrian Plan Strategy 2: Construct prioritized low-stress pedestrian crossings
- **Required:**
RCW 39.80 and City Purchasing Policies and Procedures require Council authorization for the mayor to sign the contract.
- **Council Request:**
N/A

- **Other Key Facts:**

N/A

OUTCOMES:

Design and construction of this project helps implement the projects and actions identified in the City’s Safer Streets Action Plan and will improve safety for residents and employees along the corridor accessing transit and other services.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

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

Community engagement during the development of the Local Road Safety Plan (incorporated into the Safer Streets Action Plan) was completed during the development of that Plan, and project specific engagement will take place during the design phase.

- **Outreach Methods and Results:**

Outreach will include at a minimum: website updates, postcard mailer, open house, and direct coordination with City of Bellevue staff.

- **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

Total Project Cost: \$1,518,000
Design Phase Total: \$300,000
Construction Phase: \$1,218,000

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

0000384 - Transportation Capital CIP

Budget Priority:

Vibrant and Connected

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

If yes, explain:

Annual operations and maintenance costs after project is completed

Funding source(s):

Grant - Highway Safety Improvement Program (HSIP)

Budget/Funding Constraints:

All funds must be obligated by April 30, 2027

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/17/2026	Business Meeting	Approve

Time Constraints:

Grant funds must be fully obligated by April 30, 2027

ANTICIPATED RESULT IF NOT APPROVED:

Grant funds will be returned.

ATTACHMENTS:

Attachment A: Grant Award Letter

Attachment B: Draft Consultant Agreement

October 8, 2024

Mr. Aaron Bert
Public Works Director
City of Redmond
P.O. Box 97010
Redmond, WA 98073-9710

**RE: 148th Avenue NE Safety Corridor Project
2024 City Safety Program
Federal Funding**

Dear Mr. Bert:

WSDOT is pleased to advise you that the above-mentioned safety project was selected to receive funding through FHWA's Highway Safety Improvement Program (HSIP). The federal funding is limited as shown below:

148th Avenue NE Safety Corridor Project **\$1,518,000**

Scope: See attached project summary.

NOTE: The project is eligible for 100% HSIP funding, for all phases authorized prior to April 30, 2027. If any phase is not obligated by this date, remaining funding may be rescinded, and the agency will need to re-compete for funding or construct the project with local funds. Scope and funding modifications require prior approval from WSDOT HQ Local Programs.

In order to meet state and federal requirements, the following are required:

- Project expenditures incurred before receiving notice from Local Programs of federal fund authorization are not eligible for reimbursement.
- Please refer to the Local Programs webpage for detailed authorization information, including: (<http://www.wsdot.wa.gov/localprograms/>)
 - ✓ Local Agency Guidelines (LAG) manual for detailed requirements;
 - ✓ Transportation Improvement Program (TIP) and Statewide Transportation Improvement Program (STIP) amendments, as applicable;
 - ✓ Funding and billing forms;
 - ✓ Local Project Report is required to be completed by the end of June and December each year. To access the database you will need an account name and password. Your account name is **Redmond** and your password is **Redmo163**. The password is case sensitive.

Mr. Aaron Bert
City of Redmond
October 8, 2024

- FHWA requires that all projects are ADA compliant upon completion or the federal funds must be repaid.

As a reminder, Local Programs requires all agencies to submit monthly progress billings to ensure timely reimbursement of eligible federal expenditures.

For questions or assistance, please contact your Region Local Programs Engineer, Mehrdad Moini at 206.440.4734 or Mehrdad.Moini@wsdot.wa.gov.

Sincerely,



Jay Drye, PE
Director
Local Programs

Attachment

JD:me:cdm

cc: Kelly McGourty, Transportation Director, PSRC
Mehrdad Moini, PE, Northwest Region Local Programs Engineer
Ed Spilker, City Safety and Traffic Programs Manager

Project Summary

Program: 2024 City Safety Program

Date: September 2024

Agency: City of Redmond

Project Title: 148th Avenue NE Safety Corridor Project

Project Description: Install a pedestrian signal, rectangular rapid flashing beacons (RRFB), marked crosswalks, leading pedestrian intervals (LPI), turn lane reconfigurations, and access control.

Detailed Project Description: Install high visibility crosswalk markings, pedestrian signal, rectangular rapid flashing beacons (RRFB), leading pedestrian intervals (LPI), turn lane reconfigurations, and access control.

Locations:

1. New pedestrian signal with high visibility crosswalk markings and implement access control:
 - a. 148th Ave NE and NE 31st St
2. Install pedestrian crossing improvements including high visibility crosswalk markings, rectangular rapid flashing beacons (RRFB), median refuge island, and reduce the length of left turn pocket(s) as needed:
 - a. 148th Ave NE and NE 61st St
3. Install high visibility crosswalk markings at existing marked crosswalk locations and leading pedestrian intervals (LPI) at signalized intersections:
 - a. 148th Ave NE from Willows Rd NE to NE 29th PI
4. Evaluate feasibility of removing right turn lanes, and shortening crossings with curb extensions, per evaluation:
 - a. 148th Ave NE and NE 36th St
 - b. 148th Ave NE and NE 40th St
 - c. 148th Ave NE and Old Redmond Way
 - d. 148th Ave NE and Redmond Way

Note: Project above includes associated ADA and utility work as needed.

Project Schedule (Estimated)

Project added to the STIP	1/25
Project agreement signed with WSDOT Local Programs	2/25
Begin PE (phase authorized by FHWA through WSDOT)	4/25
Community/stakeholder engagement complete	1/26
Environmental documents approved by WSDOT	6/26
Begin right-of-way (phase authorized by FHWA through WSDOT)	N/A
Right-of-Way completed (certification by FHWA through WSDOT)	N/A
Contract advertised	8/26
Contract awarded	11/26
Construction complete	10/27

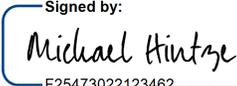
Project Cost and Award Amount

Phase	Total Cost	Local Match	Amount Awarded
Preliminary Engineering	\$330,000	\$0	\$330,000
Right-of-Way	\$0	\$0	\$0
Construction	\$1,188,000	\$0	\$1,188,000
Total	\$1,518,000	\$0	\$1,518,000

If you agree to the project summary described above, please sign or electronically sign below and return to Ed Spilker at Ed.Spilker@wsdot.wa.gov.

Concurrence: I agree to the project summary described above.

Approving Authority Name (Print): Michael Hintze

Approving Authority Signature:  Signed by: Michael Hintze **Date:** 9/23/2024

Local Agency A&E Professional Services Negotiated Hourly Rate Consultant Agreement

Agreement Number: _____

Firm/Organization Legal Name (do not use dba's):	
Address	Federal Aid Number
UBI Number	Federal TIN
Execution Date	Completion Date
1099 Form Required <input type="checkbox"/> Yes <input type="checkbox"/> No	Federal Participation <input type="checkbox"/> Yes <input type="checkbox"/> No
Project Title	
Description of Work	
<input type="checkbox"/> Yes <input type="checkbox"/> No DBE Participation <input type="checkbox"/> Yes <input type="checkbox"/> No MBE Participation <input type="checkbox"/> Yes <input type="checkbox"/> No WBE Participation <input type="checkbox"/> Yes <input type="checkbox"/> No SBE Participation	Maximum Amount Payable:

Index of Exhibits

- Exhibit A Scope of Work
- Exhibit B DBE Participation
- Exhibit C Preparation and Delivery of Electronic Engineering and Other Data
- Exhibit D Prime Consultant Cost Computations
- Exhibit E Sub-consultant Cost Computations
- Exhibit F Title VI Assurances
- Exhibit G Certification Documents
- ~~Exhibit H Liability Insurance Increase~~
- Exhibit I Alleged Consultant Design Error Procedures
- Exhibit J Consultant Claim Procedures

THIS AGREEMENT, made and entered into as shown in the “Execution Date” box on page one (1) of this AGREEMENT, between the _____, hereinafter called the “AGENCY,” and the “Firm / Organization Name” referenced on page one (1) of this AGREEMENT, hereinafter called the “CONSULTANT.”

WHEREAS, the AGENCY desires to accomplish the work referenced in “Description of Work” on page one (1) of this AGREEMENT and hereafter called the “SERVICES;” and does not have sufficient staff to meet the required commitment and therefore deems it advisable and desirable to engage the assistance of a CONSULTANT to provide the necessary SERVICES; and

WHEREAS, the CONSULTANT represents that they comply with the Washington State Statutes relating to professional registration, if applicable, and has signified a willingness to furnish consulting services to the AGENCY.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties hereto agree as follows:

I. General Description of Work

The work under this AGREEMENT shall consist of the above-described SERVICES as herein defined, and necessary to accomplish the completed work for this project. The CONSULTANT shall furnish all services, labor, and related equipment and, if applicable, sub-consultants and subcontractors necessary to conduct and complete the SERVICES as designated elsewhere in this AGREEMENT.

II. General Scope of Work

The Scope of Work and projected level of effort required for these SERVICES is described in Exhibit “A” attached hereto and by this reference made a part of this AGREEMENT. The General Scope of Work was developed utilizing performance based contracting methodologies.

III. General Requirements

All aspects of coordination of the work of this AGREEMENT with outside agencies, groups, or individuals shall receive advance approval by the AGENCY. Necessary contacts and meetings with agencies, groups, and/or individuals shall be coordinated through the AGENCY. The CONSULTANT shall attend coordination, progress, and presentation meetings with the AGENCY and/or such State, Federal, Community, City, or County officials, groups or individuals as may be requested by the AGENCY. The AGENCY will provide the CONSULTANT sufficient notice prior to meetings requiring CONSULTANT participation. The minimum required hours or days’ notice shall be agreed to between the AGENCY and the CONSULTANT and shown in Exhibit “A.”

The CONSULTANT shall prepare a monthly progress report, in a form approved by the AGENCY, which will outline in written and graphical form the various phases and the order of performance of the SERVICES in sufficient detail so that the progress of the SERVICES can easily be evaluated.

The CONSULTANT, any sub-consultants, and the AGENCY shall comply with all Federal, State, and local laws, rules, codes, regulations, and all AGENCY policies and directives, applicable to the work to be performed under this AGREEMENT. This AGREEMENT shall be interpreted and construed in accordance with the laws of the State of Washington.

Participation for Disadvantaged Business Enterprises (DBE) or Small Business Enterprises (SBE), if required, per 49 CFR Part 26, shall be shown on the heading of this AGREEMENT. If DBE firms are utilized at the commencement of this AGREEMENT, the amounts authorized to each firm and their certification number will be shown on Exhibit “B” attached hereto and by this reference made part of this AGREEMENT. If the Prime CONSULTANT is, a DBE certified firm they must comply with the Commercial Useful Function (CUF) regulation outlined in the AGENCY’s “DBE Program Participation Plan” and perform a minimum of 30% of the total amount of this AGREEMENT. It is recommended, but not required, that non-DBE Prime CONSULTANTS perform a minimum of 30% of the total amount of this AGREEMENT.

In the absence of a mandatory DBE goal, a voluntary SBE goal amount of ten percent of the Consultant Agreement is established. The Consultant shall develop a SBE Participation Plan prior to commencing work. Although the goal is voluntary, the outreach efforts to provide SBE maximum practicable opportunities are not.

The CONSULTANT, on a monthly basis, shall enter the amounts paid to all firms (including Prime) involved with this AGREEMENT into the wsdot.diversitycompliance.com program. Payment information shall identify any DBE Participation.

All Reports, PS&E materials, and other data furnished to the CONSULTANT by the AGENCY shall be returned. All electronic files, prepared by the CONSULTANT, must meet the requirements as outlined in Exhibit “C – Preparation and Delivery of Electronic Engineering and other Data.”

All designs, drawings, specifications, documents, and other work products, including all electronic files, prepared by the CONSULTANT prior to completion or termination of this AGREEMENT are instruments of service for these SERVICES, and are the property of the AGENCY. Reuse by the AGENCY or by others, acting through or on behalf of the AGENCY of any such instruments of service, not occurring, as a part of this SERVICE, shall be without liability or legal exposure to the CONSULTANT.

Any and all notices or requests required under this AGREEMENT shall be made in writing and sent to the other party by (i) certified mail, return receipt requested, or (ii) by email or facsimile, to the address set forth below:

If to AGENCY:

Name:
Agency:
Address:
City: State: Zip:
Email:
Phone:
Facsimile:

If to CONSULTANT:

Name:
Agency:
Address:
City: State: Zip:
Email:
Phone:
Facsimile:

IV. Time for Beginning and Completion

The CONSULTANT shall not begin any work under the terms of this AGREEMENT until authorized in writing by the AGENCY. All work under this AGREEMENT shall conform to the criteria agreed upon detailed in the AGREEMENT documents. These SERVICES must be completed by the date shown in the heading of this AGREEMENT titled “Completion Date.”

The established completion time shall not be extended because of any delays attributable to the CONSULTANT, but may be extended by the AGENCY in the event of a delay attributable to the AGENCY, or because of unavoidable delays caused by an act of GOD, governmental actions, or other conditions beyond the control of the CONSULTANT. A prior supplemental AGREEMENT issued by the AGENCY is required to extend the established completion time.

V. Payment Provisions

The CONSULTANT shall be paid by the AGENCY for completed SERVICES rendered under this AGREEMENT as provided hereinafter. Such payment shall be full compensation for SERVICES performed or SERVICES rendered and for all labor, materials, supplies, equipment, and incidentals necessary to complete SERVICES. The CONSULTANT shall conform to all applicable portions of 48 CFR Part 31 (www.ecfr.gov).

- A. Hourly Rates: Hourly rates are comprised of the following elements - Direct (Raw) Labor, Indirect Cost Rate, and Fee (Profit). The CONSULTANT shall be paid by the AGENCY for work done, based upon the negotiated hourly rates shown in Exhibits “D” and “E” attached hereto and by reference made part of this AGREEMENT. These negotiated hourly rates will be accepted based on a review of the CONSULTANT’s direct labor rates and indirect cost rate computations and agreed upon fee. The accepted negotiated rates shall be memorialized in a final written acknowledgment between the parties. Such final written acknowledgment shall be incorporated into, and become a part of, this AGREEMENT. The initially accepted negotiated rates shall be applicable from the approval date, as memorialized in a final written acknowledgment, to 180 days following the CONSULTANT’s fiscal year end (FYE) date.

The direct (raw) labor rates and classifications, as shown on Exhibits “D” and “E” shall be subject to renegotiations for each subsequent twelve (12) month period (180 days following FYE date to 180 days following FYE date) upon written request of the CONSULTANT or the AGENCY. The written request must be made to the other party within ninety (90) days following the CONSULTANT’s FYE date. If no such written request is made, the current direct (raw) labor rates and classifications as shown on Exhibits “D” and “E” will remain in effect for the twelve (12) month period.

Conversely, if a timely request is made in the manner set forth above, the parties will commence negotiations to determine the new direct (raw) labor rates and classifications that will be applicable for the twelve (12) month period. Any agreed to renegotiated rates shall be memorialized in a final written acknowledgment between the parties. Such final written acknowledgment shall be incorporated into, and become a part of, this AGREEMENT. If requested, the CONSULTANT shall provide current payroll register and classifications to aid in negotiations. If the parties cannot reach an agreement on the direct (raw) labor rates and classifications, the AGENCY shall perform an audit of the CONSULTANT’s books and records to determine the CONSULTANT’s actual costs. The audit findings will establish the direct (raw) labor rates and classifications that will be applicable for the twelve (12) month period.

The fee as identified in Exhibits “D” and “E” shall represent a value to be applied throughout the life of the AGREEMENT.

The CONSULTANT shall submit annually to the AGENCY an updated indirect cost rate within 180 days of the close of its fiscal year. An approved updated indirect cost rate shall be included in the current fiscal year rate under this AGREEMENT, even if/when other components of the hourly rate are not renegotiated. These rates will be applicable for the twelve (12) month period. At the AGENCY’s option, a provisional and/or conditional indirect cost rate may be negotiated. This provisional or conditional indirect rate shall remain in effect until the updated indirect cost rate is completed and approved. Indirect cost rate costs incurred during the provisional or conditional period will not be adjusted. The CONSULTANT may request an extension of the last approved indirect cost rate for the twelve (12) month period. These requests for provisional indirect cost rate and/or extension will be considered on a case-by-case basis, and if granted, will be memorialized in a final written acknowledgment.

The CONSULTANT shall maintain and have accessible support data for verification of the components of the hourly rates, i.e., direct (raw) labor, indirect cost rate, and fee (profit) percentage. The CONSULTANT shall bill each employee’s actual classification, and actual salary plus indirect cost rate plus fee.

- A. **Direct Non-Salary Costs:** Direct Non-Salary Costs will be reimbursed at the actual cost to the CONSULTANT. These charges may include, but are not limited to, the following items: travel, printing, long distance telephone, supplies, computer charges, and fees of sub-consultants. Air or train travel will be reimbursed only to lowest price available, unless otherwise approved by the AGENCY. The CONSULTANT shall comply with the rules and regulations regarding travel costs (excluding air, train, and rental car costs) in accordance with the WSDOT's Accounting Manual M 13-82, Chapter 10 – Travel Rules and Procedures, and all revisions thereto. Air, train, and rental car costs shall be reimbursed in accordance with 48 Code of Federal Regulations (CFR) Part 31.205-46 "Travel Costs." The billing for Direct Non-salary Costs shall include an itemized listing of the charges directly identifiable with these SERVICES. The CONSULTANT shall maintain the original supporting documents in their office. Copies of the original supporting documents shall be supplied to the STATE upon request. All above charges must be necessary for the SERVICES provided under this AGREEMENT.
- B. **Maximum Amount Payable:** The Maximum Amount Payable by the AGENCY to the CONSULTANT under this AGREEMENT shall not exceed the amount shown in the heading of this AGREEMENT on page one (1.) The Maximum Amount Payable does not include payment for extra work as stipulated in section XIII, "Extra Work." No minimum amount payable is guaranteed under this AGREEMENT.
- C. **Monthly Progress Payments:** Progress payments may be claimed on a monthly basis for all costs authorized in A and B above. Detailed statements shall support the monthly billings for hours expended at the rates established in Exhibit "D," including names and classifications of all employees, and billings for all direct non-salary expenses. To provide a means of verifying the billed salary costs for the CONSULTANT's employees, the AGENCY may conduct employee interviews. These interviews may consist of recording the names, titles, salary rates, and present duties of those employees performing work on the SERVICES at the time of the interview.
- D. **Final Payment:** Final Payment of any balance due the CONSULTANT of the gross amount earned will be made promptly upon its verification by the AGENCY after the completion of the SERVICES under this AGREEMENT, contingent upon receipt of all PS&E, plans, maps, notes, reports, electronic data, and other related documents, which are required to be furnished under this AGREEMENT. Acceptance of such Final Payment by the CONSULTANT shall constitute a release of all claims for payment, which the CONSULTANT may have against the AGENCY unless such claims are specifically reserved in writing and transmitted to the AGENCY by the CONSULTANT prior to its acceptance. Said Final Payment shall not, however, be a bar to any claims that the AGENCY may have against the CONSULTANT or to any remedies the AGENCY may pursue with respect to such claims.

The payment of any billing will not constitute agreement as to the appropriateness of any item and at the time of final audit all required adjustments will be made and reflected in a final payment. In the event that such final audit reveals an overpayment to the CONSULTANT, the CONSULTANT will refund such overpayment to the AGENCY within thirty (30) calendar days of notice of the overpayment. Such refund shall not constitute a waiver by the CONSULTANT for any claims relating to the validity of a finding by the AGENCY of overpayment. Per WSDOT's "Audit Guide for Consultants," Chapter 23 "Resolution Procedures," the CONSULTANT has twenty (20) working days after receipt of the final Post Audit to begin the appeal process to the AGENCY for audit findings

E. **Inspection of Cost Records:** The CONSULTANT and their sub-consultants shall keep available for inspection by representatives of the AGENCY and the United States, for a period of six (6) years after receipt of final payment, the cost records and accounts pertaining to this AGREEMENT and all items related to or bearing upon these records with the following exception: if any litigation, claim or audit arising out of, in connection with, or related to this AGREEMENT is initiated before the expiration of the six (6) year period, the cost records and accounts shall be retained until such litigation, claim, or audit involving the records is completed. An interim or post audit may be performed on this AGREEMENT. The audit, if any, will be performed by the State Auditor, WSDOT's Internal Audit Office and /or at the request of the AGENCY's Project Manager.

VI. Sub-Contracting

The AGENCY permits subcontracts for those items of SERVICES as shown in Exhibit "A" attached hereto and by this reference made part of this AGREEMENT.

The CONSULTANT shall not subcontract for the performance of any SERVICE under this AGREEMENT without prior written permission of the AGENCY. No permission for subcontracting shall create, between the AGENCY and sub-consultant, any contract or any other relationship.

Compensation for this sub-consultant SERVICES shall be based on the cost factors shown on Exhibit "E" attached hereto and by this reference made part of this AGREEMENT.

The SERVICES of the sub-consultant shall not exceed its maximum amount payable identified in each sub consultant cost estimate unless a prior written approval has been issued by the AGENCY.

All reimbursable direct labor, indirect cost rate, direct non-salary costs and fee costs for the sub-consultant shall be negotiated and substantiated in accordance with section V "Payment Provisions" herein and shall be memorialized in a final written acknowledgment between the parties

All subcontracts shall contain all applicable provisions of this AGREEMENT, and the CONSULTANT shall require each sub-consultant or subcontractor, of any tier, to abide by the terms and conditions of this AGREEMENT. With respect to sub-consultant payment, the CONSULTANT shall comply with all applicable sections of the STATE's Prompt Payment laws as set forth in RCW 39.04.250 and RCW 39.76.011.

The CONSULTANT, sub-recipient, or sub-consultant shall not discriminate on the basis of race, color, national origin, or sex in the performance of this AGREEMENT. The CONSULTANT shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the CONSULTANT to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the recipient deems appropriate.

VII. Employment and Organizational Conflict of Interest

The CONSULTANT warrants that they have not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this contract, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of this agreement. For breach or violation of this warrant, the AGENCY shall have the right to annul this AGREEMENT without liability or, in its discretion, to deduct from this AGREEMENT price or consideration or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

Any and all employees of the CONSULTANT or other persons while engaged in the performance of any work or services required of the CONSULTANT under this AGREEMENT, shall be considered employees of the CONSULTANT only and not of the AGENCY, and any and all claims that may arise under any Workmen's Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the CONSULTANT's employees or other persons while so engaged on any of the work or services provided to be rendered herein, shall be the sole obligation and responsibility of the CONSULTANT.

The CONSULTANT shall not engage, on a full- or part-time basis, or other basis, during the period of this AGREEMENT, any professional or technical personnel who are, or have been, at any time during the period of this AGREEMENT, in the employ of the United States Department of Transportation or the AGENCY, except regularly retired employees, without written consent of the public employer of such person if he/she will be working on this AGREEMENT for the CONSULTANT.

Agreement Number:

VIII. Nondiscrimination

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, sub-consultants, subcontractors and successors in interest, agrees to comply with the following laws and regulations:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. Chapter 21 Subchapter V § 2000d through 2000d-4a)
- Federal-aid Highway Act of 1973 (23 U.S.C. Chapter 3 § 324)
- Rehabilitation Act of 1973 (29 U.S.C. Chapter 16 Subchapter V § 794)
- Age Discrimination Act of 1975 (42 U.S.C. Chapter 76 § 6101 *et. seq.*)
- Civil Rights Restoration Act of 1987 (Public Law 100-259)
- American with Disabilities Act of 1990 (42 U.S.C. Chapter 126 § 12101 *et. seq.*)
- 23 CFR Part 200
- 49 CFR Part 21
- 49 CFR Part 26
- RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the CONSULTANT is bound by the provisions of Exhibit “F” attached hereto and by this reference made part of this AGREEMENT, and shall include the attached Exhibit “F” in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

IX. Termination of Agreement

The right is reserved by the AGENCY to terminate this AGREEMENT at any time with or without cause upon ten (10) days written notice to the CONSULTANT.

In the event this AGREEMENT is terminated by the AGENCY, other than for default on the part of the CONSULTANT, a final payment shall be made to the CONSULTANT for actual hours charged at the time of termination of this AGREEMENT, plus any direct non-salary costs incurred up to the time of termination of this AGREEMENT.

No payment shall be made for any SERVICES completed after ten (10) days following receipt by the CONSULTANT of the notice to terminate. If the accumulated payment made to the CONSULTANT prior to Notice of Termination exceeds the total amount that would be due when computed as set forth in paragraph two (2) of this section, then no final payment shall be due and the CONSULTANT shall immediately reimburse the AGENCY for any excess paid.

If the services of the CONSULTANT are terminated by the AGENCY for default on the part of the CONSULTANT, the above formula for payment shall not apply.

In the event of a termination for default, the amount to be paid to the CONSULTANT shall be determined by the AGENCY with consideration given to the actual costs incurred by the CONSULTANT in performing SERVICES to the date of termination, the amount of SERVICES originally required which was satisfactorily completed to date of termination, whether that SERVICE is in a form or a type which is usable to the AGENCY at the time of termination, the cost to the AGENCY of employing another firm to complete the SERVICES required and the time which may be required to do so, and other factors which affect the value to the AGENCY of the SERVICES performed at the time of termination. Under no circumstances shall payment made under this subsection exceed the amount, which would have been made using the formula set forth in paragraph two (2) of this section.

If it is determined for any reason, that the CONSULTANT was not in default or that the CONSULTANT’s failure to perform is without the CONSULTANT’s or its employee’s fault or negligence, the termination shall be deemed to be a termination for the convenience of the AGENCY. In such an event, the CONSULTANT would be reimbursed for actual costs in accordance with the termination for other than default clauses listed previously.

The CONSULTANT shall, within 15 days, notify the AGENCY in writing, in the event of the death of any member, partner, or officer of the CONSULTANT or the death or change of any of the CONSULTANT's supervisory and/or other key personnel assigned to the project or disaffiliation of any principally involved CONSULTANT employee.

The CONSULTANT shall also notify the AGENCY, in writing, in the event of the sale or transfer of 50% or more of the beneficial ownership of the CONSULTANT within 15 days of such sale or transfer occurring. The CONSULTANT shall continue to be obligated to complete the SERVICES under the terms of this AGREEMENT unless the AGENCY chooses to terminate this AGREEMENT for convenience or chooses to renegotiate any term(s) of this AGREEMENT. If termination for convenience occurs, final payment will be made to the CONSULTANT as set forth in the second and third paragraphs of this section.

Payment for any part of the SERVICES by the AGENCY shall not constitute a waiver by the AGENCY of any remedies of any type it may have against the CONSULTANT for any breach of this AGREEMENT by the CONSULTANT, or for failure of the CONSULTANT to perform SERVICES required of it by the AGENCY.

Forbearance of any rights under the AGREEMENT will not constitute waiver of entitlement to exercise those rights with respect to any future act or omission by the CONSULTANT.

X. Changes of Work

The CONSULTANT shall make such changes and revisions in the completed work of this AGREEMENT as necessary to correct errors appearing therein, without additional compensation thereof. Should the AGENCY find it desirable for its own purposes to have previously satisfactorily completed SERVICES or parts thereof changed or revised, the CONSULTANT shall make such revisions as directed by the AGENCY. This work shall be considered as Extra Work and will be paid for as herein provided under section XIII "Extra Work."

XI. Disputes

Any disputed issue not resolved pursuant to the terms of this AGREEMENT shall be submitted in writing within 10 days to the Director of Public Works or AGENCY Engineer, whose decision in the matter shall be final and binding on the parties of this AGREEMENT; provided however, that if an action is brought challenging the Director of Public Works or AGENCY Engineer's decision, that decision shall be subject to judicial review. If the parties to this AGREEMENT mutually agree, disputes concerning alleged design errors will be conducted under the procedures found in Exhibit "J". In the event that either party deem it necessary to institute legal action or proceeding to enforce any right or obligation under this AGREEMENT, this action shall be initiated in the Superior Court of the State of Washington, situated in the county in which the AGENCY is located. The parties hereto agree that all questions shall be resolved by application of Washington law and that the parties have the right of appeal from such decisions of the Superior Court in accordance with the laws of the State of Washington. The CONSULTANT hereby consents to the personal jurisdiction of the Superior Court of the State of Washington, situated in the county in which the AGENCY is located.

XII. Legal Relations

The CONSULTANT, any sub-consultants, and the AGENCY shall comply with all Federal, State, and local laws, rules, codes, regulations and all AGENCY policies and directives, applicable to the work to be performed under this AGREEMENT. This AGREEMENT shall be interpreted and construed in accordance with the laws of the State of Washington.

The CONSULTANT shall defend, indemnify, and hold the State of Washington (STATE) and the AGENCY and their officers and employees harmless from all claims, demands, or suits at law or equity arising in whole or in part from the negligence of, or the breach of any obligation under this AGREEMENT by, the CONSULTANT or the CONSULTANT's agents, employees, sub consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT may be legally liable; provided that nothing herein shall require a CONSULTANT

to defend or indemnify the STATE and the AGENCY and their officers and employees against and hold harmless the STATE and the AGENCY and their officers and employees from claims, demands or suits based solely upon the negligence of, or breach of any obligation under this AGREEMENT by the STATE and the AGENCY, their agents, officers, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the STATE and /or the AGENCY may be legally liable; and provided further that if the claims or suits are caused by or result from the concurrent negligence of (a) the CONSULTANT or the CONSULTANT's agents, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT is legally liable, and (b) the STATE and/or AGENCY, their agents, officers, employees, sub-consultants, subcontractors and or vendors, of any tier, or any other persons for whom the STATE and/or AGENCY may be legally liable, the defense and indemnity obligation shall be valid and enforceable only to the extent of the CONSULTANT's negligence or the negligence of the CONSULTANT's agents, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT may be legally liable. This provision shall be included in any AGREEMENT between CONSULTANT and any sub-consultant, subcontractor and vendor, of any tier.

The CONSULTANT shall also defend, indemnify, and hold the STATE and the AGENCY and their officers and employees harmless from all claims, demands, or suits at law or equity arising in whole or in part from the alleged patent or copyright infringement or other allegedly improper appropriation or use of trade secrets, patents, proprietary information, know-how, copyright rights or inventions by the CONSULTANT or the CONSULTANT's agents, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT may be legally liable, in performance of the Work under this AGREEMENT or arising out of any use in connection with the AGREEMENT of methods, processes, designs, information or other items furnished or communicated to STATE and/or the AGENCY, their agents, officers and employees pursuant to the AGREEMENT; provided that this indemnity shall not apply to any alleged patent or copyright infringement or other allegedly improper appropriation or use of trade secrets, patents, proprietary information, know-how, copyright rights or inventions resulting from STATE and/or AGENCY's, their agents', officers and employees' failure to comply with specific written instructions regarding use provided to STATE and/or AGENCY, their agents, officers and employees by the CONSULTANT, its agents, employees, sub-consultants, subcontractors or vendors, of any tier, or any other persons for whom the CONSULTANT may be legally liable.

The CONSULTANT's relation to the AGENCY shall be at all times as an independent contractor.

Notwithstanding any determination by the Executive Ethics Board or other tribunal, the AGENCY may, in its sole discretion, by written notice to the CONSULTANT terminate this AGREEMENT if it is found after due notice and examination by the AGENCY that there is a violation of the Ethics in Public Service Act, Chapter 42.52 RCW; or any similar statute involving the CONSULTANT in the procurement of, or performance under, this AGREEMENT.

The CONSULTANT specifically assumes potential liability for actions brought by the CONSULTANT's own employees or its agents against the STATE and/or the AGENCY and, solely for the purpose of this indemnification and defense, the CONSULTANT specifically waives any immunity under the state industrial insurance law, Title 51 RCW. The Parties have mutually negotiated this waiver.

Unless otherwise specified in this AGREEMENT, the AGENCY shall be responsible for administration of construction contracts, if any, on the project. Subject to the processing of a new sole source, or an acceptable supplemental AGREEMENT, the CONSULTANT shall provide On-Call assistance to the AGENCY during contract administration. By providing such assistance, the CONSULTANT shall assume no responsibility for proper construction techniques, job site safety, or any construction contractor's failure to perform its work in accordance with the contract documents.

The CONSULTANT shall obtain and keep in force during the terms of this AGREEMENT, or as otherwise required, the following insurance with companies or through sources approved by the State Insurance Commissioner pursuant to Title 48 RCW.

XIII. Extra Work

- A. The AGENCY may at any time, by written order, make changes within the general scope of this AGREEMENT in the SERVICES to be performed.
- B. If any such change causes an increase or decrease in the estimated cost of, or the time required for, performance of any part of the SERVICES under this AGREEMENT, whether or not changed by the order, or otherwise affects any other terms and conditions of this AGREEMENT, the AGENCY shall make an equitable adjustment in the: (1) maximum amount payable; (2) delivery or completion schedule, or both; and (3) other affected terms and shall modify this AGREEMENT accordingly.
- C. The CONSULTANT must submit any “request for equitable adjustment,” hereafter referred to as “CLAIM,” under this clause within thirty (30) days from the date of receipt of the written order. However, if the AGENCY decides that the facts justify it, the AGENCY may receive and act upon a CLAIM submitted before final payment of this AGREEMENT.
- D. Failure to agree to any adjustment shall be a dispute under the section XI “Disputes” clause. However, nothing in this clause shall excuse the CONSULTANT from proceeding with the AGREEMENT as changed.
- E. Notwithstanding the terms and conditions of paragraphs (A.) and (B.) above, the maximum amount payable for this AGREEMENT, shall not be increased or considered to be increased except by specific written supplement to this AGREEMENT.

XIV. Endorsement of Plans

If applicable, the CONSULTANT shall place their endorsement on all plans, estimates, or any other engineering data furnished by them.

XV. Federal Review

The Federal Highway Administration shall have the right to participate in the review or examination of the SERVICES in progress.

XVI. Certification of the Consultant and the Agency

Attached hereto as Exhibit “G-1(a and b)” are the Certifications of the CONSULTANT and the AGENCY, Exhibit “G-2” Certification Regarding Debarment, Suspension and Other Responsibility Matters - Primary Covered Transactions, Exhibit “G-3” Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying and Exhibit “G-4” Certificate of Current Cost or Pricing Data. Exhibit “G-3” is required only in AGREEMENTS over one hundred thousand dollars (\$100,000.00) and Exhibit “G-4” is required only in AGREEMENTS over five hundred thousand dollars (\$500,000.00.) These Exhibits must be executed by the CONSULTANT, and submitted with the master AGREEMENT, and returned to the AGENCY at the address listed in section III “General Requirements” prior to its performance of any SERVICES under this AGREEMENT.

XVII. Complete Agreement

This document and referenced attachments contain all covenants, stipulations, and provisions agreed upon by the parties. No agent, or representative of either party has authority to make, and the parties shall not be bound by or be liable for, any statement, representation, promise or agreement not set forth herein. No changes, amendments, or modifications of the terms hereof shall be valid unless reduced to writing and signed by the parties as a supplement to this AGREEMENT.

XVIII. Execution and Acceptance

This AGREEMENT may be simultaneously executed in several counterparts, each of which shall be deemed to be an original having identical legal effect. The CONSULTANT does hereby ratify and adopt all statements, representations, warranties, covenants, and AGREEMENT’s contained in the proposal, and the supporting material submitted by the CONSULTANT, and does hereby accept this AGREEMENT and agrees to all of the terms and conditions thereof.

XIX. Protection of Confidential Information

The CONSULTANT acknowledges that some of the material and information that may come into its possession or knowledge in connection with this AGREEMENT or its performance may consist of information that is exempt from disclosure to the public or other unauthorized persons under either chapter 42.56 RCW or other local, state, or federal statutes (“State’s Confidential Information”). The “State’s Confidential Information” includes, but is not limited to, names, addresses, Social Security numbers, e-mail addresses, telephone numbers, financial profiles credit card information, driver’s license numbers, medical data, law enforcement records (or any other information identifiable to an individual), STATE and AGENCY source code or object code, STATE and AGENCY security data, non-public Specifications, STATE and AGENCY non-publicly available data, proprietary software, STATE and AGENCY security data, or information which may jeopardize any part of the project that relates to any of these types of information. The CONSULTANT agrees to hold the State’s Confidential Information in strictest confidence and not to make use of the State’s Confidential Information for any purpose other than the performance of this AGREEMENT, to release it only to authorized employees, sub-consultants or subcontractors requiring such information for the purposes of carrying out this AGREEMENT, and not to release, divulge, publish, transfer, sell, disclose, or otherwise make it known to any other party without the AGENCY’s express written consent or as provided by law. The CONSULTANT agrees to release such information or material only to employees, sub-consultants or subcontractors who have signed a nondisclosure AGREEMENT, the terms of which have been previously approved by the AGENCY. The CONSULTANT agrees to implement physical, electronic, and managerial safeguards to prevent unauthorized access to the State’s Confidential Information.

Immediately upon expiration or termination of this AGREEMENT, the CONSULTANT shall, at the AGENCY’s option: (i) certify to the AGENCY that the CONSULTANT has destroyed all of the State’s Confidential Information; or (ii) returned all of the State’s Confidential Information to the AGENCY; or (iii) take whatever other steps the AGENCY requires of the CONSULTANT to protect the State’s Confidential Information.

As required under Executive Order 00-03, the CONSULTANT shall maintain a log documenting the following: the State’s Confidential Information received in the performance of this AGREEMENT; the purpose(s) for which the State’s Confidential Information was received; who received, maintained, and used the State’s Confidential Information; and the final disposition of the State’s Confidential Information. The CONSULTANT’s records shall be subject to inspection, review, or audit upon reasonable notice from the AGENCY.

The AGENCY reserves the right to monitor, audit, or investigate the use of the State’s Confidential Information collected, used, or acquired by the CONSULTANT through this AGREEMENT. The monitoring, auditing, or investigating may include, but is not limited to, salting databases.

Violation of this section by the CONSULTANT or its sub-consultants or subcontractors may result in termination of this AGREEMENT and demand for return of all State’s Confidential Information, monetary damages, or penalties

It is understood and acknowledged that the CONSULTANT may provide the AGENCY with information, which is proprietary and/or confidential during the term of this AGREEMENT. The parties agree to maintain the confidentiality of such information during the term of this AGREEMENT and afterwards. All materials containing such proprietary and/or confidential information shall be clearly identified and marked as “Confidential” and shall be returned to the disclosing party at the conclusion of the SERVICES under this AGREEMENT.

The CONSULTANT shall provide the AGENCY with a list of all information and materials it considers confidential and/or proprietary in nature: (a) at the commencement of the term of this AGREEMENT, or (b) as soon as such confidential or proprietary material is developed. "Proprietary and/or confidential information" is not meant to include any information which, at the time of its disclosure: (i) is already known to the other party; (ii) is rightfully disclosed to one of the parties by a third party that is not acting as an agent or representative for the other party; (iii) is independently developed by or for the other party; (iv) is publicly known; or (v) is generally utilized by unaffiliated third parties engaged in the same business or businesses as the CONSULTANT.

The parties also acknowledge that the AGENCY is subject to Washington State and federal public disclosure laws. As such, the AGENCY shall maintain the confidentiality of all such information marked proprietary and or confidential or otherwise exempt, unless such disclosure is required under applicable state or federal law. If a public disclosure request is made to view materials identified as "Proprietary and/or confidential information" or otherwise exempt information, the AGENCY will notify the CONSULTANT of the request and of the date that such records will be released to the requester unless the CONSULTANT obtains a court order from a court of competent jurisdiction enjoining that disclosure. If the CONSULTANT fails to obtain the court order enjoining disclosure, the AGENCY will release the requested information on the date specified.

The CONSULTANT agrees to notify the sub-consultant of any AGENCY communication regarding disclosure that may include a sub-consultant's proprietary and/or confidential information. The CONSULTANT notification to the sub-consultant will include the date that such records will be released by the AGENCY to the requester and state that unless the sub-consultant obtains a court order from a court of competent jurisdiction enjoining that disclosure the AGENCY will release the requested information. If the CONSULTANT and/or sub-consultant fail to obtain a court order or other judicial relief enjoining the AGENCY by the release date, the CONSULTANT shall waive and release and shall hold harmless and indemnify the AGENCY from all claims of actual or alleged damages, liabilities, or costs associated with the AGENCY's said disclosure of sub-consultants' information.

XX. Records Maintenance

During the progress of the Work and SERVICES provided hereunder and for a period of not less than six (6) years from the date of final payment to the CONSULTANT, the CONSULTANT shall keep, retain, and maintain all "documents" pertaining to the SERVICES provided pursuant to this AGREEMENT. Copies of all "documents" pertaining to the SERVICES provided hereunder shall be made available for review at the CONSULTANT's place of business during normal working hours. If any litigation, claim, or audit is commenced, the CONSULTANT shall cooperate with AGENCY and assist in the production of all such documents. "Documents" shall be retained until all litigation, claims or audit findings have been resolved even though such litigation, claim, or audit continues past the six (6) year retention period.

For purposes of this AGREEMENT, "documents" means every writing or record of every type and description, including electronically stored information ("ESI"), that is in the possession, control, or custody of the CONSULTANT, including, without limitation, any and all correspondences, contracts, AGREEMENTs, appraisals, plans, designs, data, surveys, maps, spreadsheets, memoranda, stenographic or handwritten notes, reports, records, telegrams, schedules, diaries, notebooks, logbooks, invoices, accounting records, work sheets, charts, notes, drafts, scribbles, recordings, visual displays, photographs, minutes of meetings, tabulations, computations, summaries, inventories, and writings regarding conferences, conversations or telephone conversations, and any and all other taped, recorded, written, printed or typed matters of any kind or description; every copy of the foregoing whether or not the original is in the possession, custody, or control of the CONSULTANT, and every copy of any of the foregoing, whether or not such copy is a copy identical to an original, or whether or not such copy contains any commentary or notation whatsoever that does not appear on the original.

For purposes of this AGREEMENT, “ESI” means any and all computer data or electronic recorded media of any kind, including “Native Files”, that are stored in any medium from which it can be retrieved and examined, either directly or after translation into a reasonably useable form. ESI may include information and/or documentation stored in various software programs such as Email, Outlook, Word, Excel, Access, Publisher, PowerPoint, Adobe Acrobat, SQL databases, or any other software or electronic communication programs or databases that the CONSULTANT may use in the performance of its operations. ESI may be located on network servers, backup tapes, smart phones, thumb drives, CDs, DVDs, floppy disks, work computers, cell phones, laptops, or any other electronic device that CONSULTANT uses in the performance of its Work or SERVICES hereunder, including any personal devices used by the CONSULTANT or any sub-consultant at home.

“Native files” are a subset of ESI and refer to the electronic format of the application in which such ESI is normally created, viewed, and /or modified

The CONSULTANT shall include this section XX “Records Maintenance” in every subcontract it enters into in relation to this AGREEMENT and bind the sub-consultant to its terms, unless expressly agreed to otherwise in writing by the AGENCY prior to the execution of such subcontract.

In witness whereof, the parties hereto have executed this AGREEMENT as of the day and year shown in the “Execution Date” box on page one (1) of this AGREEMENT.

Signature

Date

Signature

Date

Any modification, change, or reformation of this AGREEMENT shall require approval as to form by the Office of the Attorney General.

Exhibit A Scope of Work

Project No.

See Exhibit A, Scope of Work attached hereto commencing on the following page.

The City does not anticipate receiving Federal Funding for the 148th Avenue NE Safety Corridor Project . As such, the Consultant will not have access to the WSDOT Diversity Compliance program and is exempt from all reporting requirements within wsdot.diversitycompliance.com program.

EXHIBIT A: SCOPE OF WORK

INTRODUCTION

The overall objective of this project is to prepare a bid package for a safety project on 148th Ave NE that includes the following improvements:

- Leading pedestrian interval (LPI) at all new and existing signals that do not currently have LPI
- New protected crossing, median refuge island, and reduce length of left turn pockets at NE 61st Court
- New signal and access management at NE 31st Street
- Evaluate and determine the feasibility of removing right turn lanes and shortening crossings with curb extensions at NE 36th Street, NE 40th Street, Old Redmond Road, and Redmond Way
- Replacement of all marked crosswalks with high visibility markings

The project will be constrained within the existing ROW as much as possible. All curb ramps impacted by civil improvements will be upgraded per ADA requirements. Select storm drainage pipes and catch basins will be replaced as necessary when impacted by curb ramp, signal, and curb extension work. Elements of this project will include the details and plans for the intersection improvements, curb ramps improvements, signal improvements, stormwater improvements, environmental permitting and documentation, easement documents, and traffic analyses. This initial scope of work includes the survey, alternatives analysis and conceptual design, traffic analysis, and public engagement tasks; a future amendment will include the final design tasks once the scope of the improvements have been determined. This initial scope is expected to be completed in April 2026.

The Toole Design team is comprised of the following team members.

- Toole Design will lead general project management of the project, scoping and initial concept, and lead development of the plans, project manual, and opinion of cost. Toole Design will lead the civil elements, signing and striping.
- LDC, Inc will provide survey.
- DKS Associates will provide traffic analyses and signal design services.
- HWA Geosciences will provide geotechnical and pavement analysis and design services.
- Herrera Environmental Consultants will provide environmental and permitting services.

Toole Design Team's services will be limited to those expressly set forth herein. If the service is not specifically identified herein, it is expressly excluded. The Toole Design Team will have no other obligations, duties, or responsibilities associated with the project except as expressly provided in this Agreement.

Transferring Budget within Contract Maximum: The level of effort is specified in the scope of services. The budget may be transferred between discipline tasks at the discretion of Toole Design, provided that the total contracted amount is not exceeded. The Toole Design Team will have the flexibility to manage budget within a given discipline on a subtask level.

All major deliverables will be submitted via the City's SharePoint site.

Services provided by the Toole Design Team will consist of:

GENERAL SCOPE OF SERVICES/SCOPE OF WORK

This Scope of Services describes the work elements to be accomplished by the Toole Design Team as summarized under each Task. This scope consists of the following elements:

- Task 1 – Project Management and Coordination
- Task 2 – Survey
- Task 3 – Traffic Analysis
- Task 4 – Alternatives Analysis and Conceptual Design
- Task 5 – Stakeholder & Public Engagement Support

This Scope of Services is defined in the tasks below.

SCOPE OF SERVICES DEFINED

Task 1 – Project Management and Coordination

Overall project management and coordination work elements include:

1.1 Kickoff Meeting and Project Coordination with the City

The Toole Design Team will attend and document a kickoff meeting to discuss the existing conditions along the corridor, including constraints and any ongoing planning or construction projects, as well as the City's goals and vision for the project. The Team will discuss and agree upon a detailed schedule to advance the project forward in accordance with the City's needs and the practical considerations of stakeholder involvement.

The Toole Design Team will coordinate with the City on a regular basis to keep the City's project manager informed about project progress, project issues and schedule. The Toole Design Team will attend and document bi-weekly meetings (via Teams call) with the City throughout the duration of the project to review progress and discuss project action items and next steps.

To facilitate timely decision-making, this task will also include preparing and maintaining an Action Items Tracking Matrix describing key decisions and actions needed to drive the project forward. Each required action item will be assigned to an individual Toole Design Team member and, where applicable, to appropriate City, agency, and/or stakeholder personnel. It will be the Toole Design Team's responsibility to follow up with appropriate agency or stakeholder staff between meetings to ensure that action items are closed out in a timely manner.

The Toole Design Team will attend one (1) project kickoff meeting with the City and up to seven (7) bi-weekly project status meetings. These meetings under this work element will include the following participation by the Toole Design Team:

- Kickoff meeting attended by up to four (4) staff from the Toole Design team.
- Up to seven (7) meetings attended by up to two (2) staff from the Toole Design team.
- Kickoff meeting will include subconsultants, DKS (up to one [1] staff).
- Subconsultant attendance at meetings related to design work will be included under those individual design tasks.
- The Toole Design Team will prepare agendas and meeting notes/action items and distribute to attendees.

1.2 Project Schedule, Budget, and Team Management

The Toole Design Team will develop an overall project schedule which will include a schedule by task through bid advertisement for the full project. The Toole Design Team will prepare a draft and final schedule for the City review, and then the Toole Design Team will prepare schedule updates as the project progresses, when

requested by the City. The Toole Design Team will also manage the overall project budgets, monitor staff and subconsultants, manage change and prepare amendments, and monitor work progress under this work element.

1.3 Progress Reports and Invoices

As part of the project, the Toole Design Team will prepare monthly progress reports that describe the work items that were accomplished during a given month, as well as a forecast of work to be completed over the following month. Progress report will include a status of budget, spent, and remaining for each individual task on the City-provided template. The monthly progress reports will also identify other issues or problems that may occur in any given month, if any. The Toole Design Team will submit these monthly progress reports to the City's Project Manager with the monthly invoices. The monthly invoices will bill by individual tasks. The Toole Design Team's Project Manager will notify City's Project Manager, in writing (memo format), of any out of scope and/or budgetary issues that are inconsistent with this Scope of Services.

Assumptions:

- This contract duration of the alternatives analysis phase shall be no longer than 3 months.
- Project kickoff meeting will be held in person at City of Redmond. The kickoff meeting will be followed by a site walk with City staff to review the corridor.
- Bi-weekly meetings will be held on Teams.
- Meetings between Subconsultants will be conducted under other scope tasks.

Deliverables:

- Kickoff Meeting Agenda and Meeting Notes/Action Items
- Bi-weekly Project Meeting Agendas for up to 7 meetings and notes/action items
- Action Items Tracking Matrix
- Project Schedule (Microsoft Project format)
- Monthly Invoices and Progress Reports

Task 2 – Survey

Outside of the intersection identified below for survey, GIS information will be used to develop a basemap.

The intersection that will have full survey, and the approximate survey limits, is shown in the figure below.



2.1 Field Review

The CONSULTANT project team will conduct a field review at the outset of the project to identify key field conditions that may impact the design including the location and/or presence of driveways and roadways, trees, utilities (underground and overhead) and drainage issues.

2.2 Data Collection

The CONSULTANT will research and collect existing roadway, ROW, utility, and land survey information from the City and respective utility agencies for inclusion in the mapping.

2.3 Horizontal and Vertical Control Network

The CONSULTANT shall use City of Redmond survey control network to establish control for this project.

2.4 Establish Road Centerline Alignments and Rights-of-Way (Base Map)

The CONSULTANT shall utilize previously established centerlines and rights of way within the area shown above. For other areas, Redmond's GIS data will be used for rights of way. This combination will be used to establish a ROW base map for this project. Parcel lines for adjacent properties will be shown as near as possible to their actual locations but will be solely based upon readily available public records and maps. The base map will be used to validate the location of existing improvements located by the topographic survey. The base map will show located street monuments and property corner markers found that were used to create this map.

2.5 Topographic Survey

The CONSULTANT shall prepare a project topographic base map at the identified intersections only. The base map will incorporate City and franchise utility 'as-built' information, ROWs and road centerlines, property lines, and other existing features within the project limits including:

- Pavement limits
- Driveways
- Fences
- Storm drainage structures with pipe invert elevations
- Sanitary sewer manholes with pipe invert elevations
- Water valves, fire hydrants, and associated features with nut elevations
- Electrical power vaults and associated surface features
- Overhead utility lines
- Telephone manholes and pedestals
- Natural gas valves, meters, and warning markers
- Cable TV pedestals
- Street lighting
- Signage
- Utility poles
- Overhead wires, guy wires
- Meters
- Road channelization
- Trees
- Street markings

The CONSULTANT shall contract with an underground utility locate service to set paint marks as the surface location of the underground utilities. The CONSULTANT will also request located via One Call. The CONSULTANT will use these marks as evidence to depict the underground location of these utilities.

The CONSULTANT shall prepare the final topographic survey map with a one-foot contour interval within the paved surfaces of the roadway prism and a two-foot contour interval on non-paved surfaces outside the roadway prism. The mapping shall be plotted at a scale of one-inch equals twenty feet (1" =20') with a one-foot contour interval.

Deliverables:

- Electronic copy of the topographic base map, right-of-way centerline, parcel lines, and data points in AutoCAD and PDF format.

Assumptions:

- The topographic basemap will contain calculated parcel lines and applicable existing easements at the identified intersections and approximate parcel lines elsewhere along the corridor. These parcel lines will be provided on separate layers such that the design team can understand the accuracy of the parcel lines along the corridor.
- No certified Right-of-Way plan will be needed during this phase of the project.
- Additional survey may be performed during final design and added via a contract amendment.

Task 3 – Traffic Analysis

The CONSULTANT will perform traffic analysis for the project.

Assumptions:

- All traffic analysis will be based on existing conditions for vehicle volume for the AM and PM peak hours.
- Traffic Analysis memo may include Synchro analysis as needed. SimTraffic and VISSIM analysis are not included in this scope of work.

- The City will provide traffic signal timing and available turning movement counts for the traffic analysis.
- The Consultant will collect 2-hr turning movement counts for the AM and PM peak hours (7-9AM and 4-6PM) for the following intersections on 148th Avenue NE:
 - » Redmond Way
 - » Old Redmond Road
 - » NE 61st Court
 - » NE 40th Street
 - » NE 36th Street
 - » NE 31st Street
- Vehicular intersection delay, level of service and queue lengths will be determined for NE 31st Street for existing conditions, and up to 3 alternatives, using Synchro.
- Vehicular intersection delay, level of service and queue lengths will be determined for existing conditions and one build condition, using Synchro, at the following intersections:
 - » Redmond Way
 - » Old Redmond Road
 - » NE 61st Court
 - » NE 40th Street
 - » NE 36th Street
- The Consultant will summarize the traffic analysis in a brief memo. No graphics are assumed to be included.

Deliverables:

- Draft and final traffic analysis memo detailing the traffic data for the corridor, the proposed improvements, and anticipated impacts.
- Traffic counts conducted by IDAX

Task 4 – Alternatives Analysis and Conceptual Design

The Toole Design Team will prepare conceptual designs and planning level opinions of probable cost to be used for an alternatives analysis of the planned improvements as part of this project. The goal of this task is to select a preferred alternative for each intersection that will be designed for construction in future tasks.

4.1 Draft Alternative Concepts and Planning Level Opinions of Probable Cost

For the intersection of NE 31st Street, the Toole Design team will create concepts and cost opinions for up to three (3) signal and crossing alternatives.

For the intersections of NE 36th Street, NE 40th Street, Old Redmond Road, and Redmond Way, the Toole Design team will create concepts and cost opinions for up to two (2) curb extension alternatives. The alternatives developed be consider the future Multimodal Overlake Village Access project.

For the intersection of NE 61st Court, the Toole Design team will create concepts and cost opinions for up to three (3) alternatives. These alternatives will include several locations for the proposed RRFB crossing based on traffic analysis results, lighting locations, and distance to transit stops.

All alternatives will be evaluated on various criteria, including pedestrian accessibility, traffic operations, geotechnical considerations, environmental considerations, ROW needs, and anticipated construction cost.

Assumptions:

- A GIS base map will be used for all intersections except NE 31st Street, which will be surveyed under Task 2.

- Traffic Analysis performed under Task 3 will be used to inform the alternatives considered at NE 31st Street.

Deliverables:

- Draft alternative concepts and cost opinions
- Draft memo summarizing and comparing alternatives

4.2 Final Alternative Concepts and Planning Level Opinions of Probable Cost

Following one round of City review and comments, the Toole Design Team will revise the alternative concepts and cost opinions. The memo will also be updated to select a preferred alternative based on comments from the City.

Assumptions:

- The 30% design phase will be based on the preferred alternative selected in this task.
- Design criteria identified in the final memo will be expanded on in a Basis of Design memo to be included in a future final design task.

Deliverables:

- Final alternative concepts and cost opinions
- Final memo comparing alternatives and selecting preferred alternatives

Task 5 – Stakeholder and Public Engagement Support

The Toole Design Team will support the City by attending the following meetings.

- Attendance of four (4) team members at up to four (4) virtual meetings for coordination with the City of Bellevue
- Attendance of three (2) team members at up to four (4) virtual meetings with property owners, such as Microsoft

Assumptions:

- Up to 2 hours is budgeted for each staff member per meeting, including preparation time and recording meeting minutes.

Deliverables:

- Meeting attendance

Additional (Optional) Services

The Toole Design Team may provide additional services as directed by the City which are not identified in this Scope of Services. Additional services shall not commence without written authorization and approval from the City and a supplement to the contract.

Services Not Included in this Scope of Services

1. Gutter flow calculations and inlet capacity calculations
2. Right of Way Plans
3. Stormwater report
4. Level 1 to Level 3 downstream analysis.
5. Backwater conveyance analysis for downstream pipe systems.
6. Drainage design above what is described in this scope of services.

7. Prepare a Notice of Intent application and supporting documentation for the construction NPDES permitting process.
8. Construction management services.

Items to be furnished by Others

The City shall furnish the following:

1. All available "As-Built" information, including for traffic signals and the existing illumination systems.
2. Updated underground utility information relative to the City owned utilities.
3. Any applicable preliminary design reports, geotechnical reports, environmental reports, and identified up and downstream problems.
4. Updated City General Provisions.

Engineer and its consultants may reasonably use and rely upon information and design elements furnished by Owner or customarily furnished by others including, but not limited to, other design professionals, specialty contractors, manufacturers, suppliers and publishers of technical standards.

The City shall furnish, at the City's expense, all information, requirements, reports, data, surveys and instructions required by this Agreement. The Toole Design Team may use such information, requirements, reports, data, surveys, and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. Further, the City agrees that the Toole Design Team shall have no responsibility for any portion of the Project designed by other consultants engaged by the City.

Design Criteria

As of the date this Agreement is signed, design file, reports, documents, and plans prepared as part of this Scope of Services, to the extent feasible, will be developed in accordance with the latest edition and amendments to the following documents:

1. Standard Specifications for Road, Bridge, and Municipal Construction, 2025 Edition, published by WSDOT/APWA
2. WSDOT Standard Plans for Road, Bridge, and Municipal Construction
3. AASHTO: A Policy on Geometric Design of Highways and Streets (2011 Edition)
4. 2009 Manual on Uniform Traffic Control Devices (MUTCD)
5. The Revised Draft Guidelines for Accessible Public Rights-of-Way (PROWAG), November 23, 2005 (2005 PROWAG)
6. City Standard Plans and Policies
7. Relevant Stormwater Manual/Regulations, etc.

Changes in any design standards or requirements after services have begun may result in extra work, and require a supplement to the Agreement.

Exhibit B ***DBE Participation Plan***

In the absence of a mandatory DBE goal, a voluntary SBE goal amount of ten percent of the Consultant Agreement is established. The Consultant shall develop a SBE Participation Plan prior to commencing work. Although the goal is voluntary, the outreach efforts to provide SBE maximum practicable opportunities are not.

Participation for Disadvantaged Business Enterprises (DBE) is required. This project has a 16% Condition of Award DBE goal for PE Consultant. Below is the DBE/SBE participation of the project.

LDC - 11% of contract

HWA Geosciences - 6% of contract

Total DBE/SBE participation - 17% of contract

Preparation and Delivery of Electronic Engineering and Other Data

In this Exhibit the agency, as applicable, is to provide a description of the format and standards the consultant is to use in preparing electronic files for transmission to the agency. The format and standards to be provided may include, but are not limited to, the following:

I. Surveying, Roadway Design & Plans Preparation Section

A. Survey Data

Standard: City of Redmond Datum Control, State Plan Coordinate System
Format: Basemap in CAD/Civil3D 2013 or higher
Transmission: Email, SharePoint

B. Roadway Design Files

Standard: City of Redmond Datum Control, State Plan Coordinate System
Format: Basemap in CAD/Civil3D 2013 or higher
Transmission: Email, SharePoint

C. Computer Aided Drafting Files

Standard: City of Redmond Datum Control, State Plan Coordinate System
Format: Basemap in CAD/Civil3D 2013 or higher
Transmission: Email, SharePoint

D. Specify the Agency's Right to Review Product with the Consultant

Agency will retain the right to review all deliverable referenced in the Scope of Work Exhibit A

E. Specify the Electronic Deliverables to Be Provided to the Agency

Deliverables outlined in Scope of Work Exhibit A

F. Specify What Agency Furnished Services and Information Is to Be Provided

Agency furnished services and information outlined in Scope of Work Exhibit A

II. Any Other Electronic Files to Be Provided

Excel Spreadsheets
Word Documents
PDFs

III. Methods to Electronically Exchange Data

Email, Sharepoint

A. Agency Software Suite

N/A

B. Electronic Messaging System

N/A

C. File Transfers Format

PDF, Zip Files, Word, Excel, CAD

Exhibit D
Prime Consultant Cost Computations

See Exhibit D, Fee Estimate attached hereto commencing on the following page.

Exhibit D

Consultant Fee Determination

Project Name: 148th Avenue NE Safety Corridor Project
 Project Number:
 Consultant: Toole Design

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead 177.35%	Fee (Profit) 26.10%	Total Hourly Rate	Total
Engineering Lead III	2	\$ 95.00	\$168.48	\$24.80	\$288.28	\$576.56
Engineering Lead III	46	\$ 95.00	\$168.48	\$24.80	\$288.28	\$13,260.77
Engineering Lead II	8	\$ 91.00	\$161.39	\$23.75	\$276.14	\$2,209.12
Engineering Lead II	4	\$ 91.00	\$161.39	\$23.75	\$276.14	\$1,104.56
Project Engineer II	67	\$ 63.00	\$111.73	\$16.44	\$191.17	\$12,808.62
Project Engineer II	48	\$ 63.00	\$111.73	\$16.44	\$191.17	\$9,176.33
Engineer III	6	\$ 50.00	\$88.68	\$13.05	\$151.73	\$910.35
Engineer II	68	\$ 41.00	\$72.71	\$10.70	\$124.41	\$8,460.19
Total Hours 249						Subtotal: \$48,506

REIMBURSABLES

Mileage	\$300
Traffic Counts	\$3,000
Subtotal:	\$3,300

SUBCONSULTANT COSTS (See Exhibit E)

LDC Inc	\$32,261
DKS Associates	\$34,311
HWA Geosciences	\$4,642
Herrera Environmental Consultants	\$3,040
Subtotal:	\$74,254

Total: \$126,061

Contingency: \$ 13,000

GRAND TOTAL: \$139,061



Development Division
Contract Services Office
PO Box 47408
Olympia, WA 98504-7408
7345 Linderson Way SW
Tumwater, WA 98501-6504

TTY: 1-800-833-6388
www.wsdot.wa.gov

July 16, 2025

Toole Design Group, LLC and Subsidiary and Affiliates
8484 Georgia Avenue, Suite 800
Silver Springs, MD 2091

Subject: Acceptance FYE 2024 ICR – CPA Report

Dear Hilda Sun:

We have accepted your firm's FYE 2024 Indirect Cost Rate (ICR) of 177.35% of direct labor (rate includes 0.09% Facilities Capital Cost of Money) based on the "Independent CPA Report" prepared by Stambaugh Ness. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with the firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at **(360) 704-6397** or via email consultanrates@wsdot.wa.gov.

Regards,


Schatzie Harvey (Jul 16, 2025 12:59 PDT)
SCHATZIE HARVEY, CPA
Contract Services Manager

SH: kb

Exhibit E

Consultant Fee Determination

Project Name: 148th Avenue NE Safety Corridor Project
 Project Number:
 Subconsultant: LDC Inc
 Work Description: Survey

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead 219.69%	Fee (Profit) 26.10%	Total Hourly Rate	Total
Crew Chief II	56	\$ 47.62	\$104.62	\$12.43	\$164.67	\$9,221.25
Survey Rodman II	16	\$ 28.03	\$61.58	\$7.32	\$96.92	\$1,550.80
Survey Technician	8	\$ 49.06	\$107.78	\$12.80	\$169.64	\$1,357.16
Professional Land Surveyor	40	\$ 43.03	\$94.53	\$11.23	\$148.79	\$5,951.74
Project Surveyor	36	\$ 61.77	\$135.70	\$16.12	\$213.59	\$7,689.40
Accounting Supervisor	2	\$ 42.08	\$92.45	\$10.98	\$145.51	\$291.02
Total Hours						158
					Subtotal:	\$26,061
REIMBURSABLES						
Mileage						\$200
Utility Locates						\$6,000
					Subtotal:	\$6,200
Total:						\$32,261



May 20, 2025

Land Development Consultants, Inc
20210 142nd Ave NE
Woodinville, WA 98072

Subject: Acceptance FYE 2024 ICR – Risk Assessment Review

Dear Kyle Carlson:

Based on Washington State Department of Transportation's (WSDOT) Risk Assessment review of your Indirect Cost Rate (ICR), we have accepted your proposed FYE 2024 ICR of 219.69% of direct labor. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with your firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at **(360) 704-6397** or via email consultantrates@wsdot.wa.gov.

Regards,


Schatzie Harvey (May 20, 2025 14:16 PDT)
SCHATZIE HARVEY, CPA
Contract Services Manager

SH: kb

Exhibit E

Consultant Fee Determination

Project Name: 148th Avenue NE Safety Corridor Project
 Project Number:
 Subconsultant: DKS Associates
 Work Description: Traffic and lighting analysis

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead 191.27%	Fee (Profit) 26.10%	Total Hourly Rate	Total	
Principal	40	\$ 121.80	\$232.97	\$31.79	\$386.56	\$15,462	
Project Manager	18	\$ 86.24	\$164.95	\$22.51	\$274	\$4,927	
Engineer	58	\$ 69.85	\$133.60	\$18.23	\$222	\$12,858	
Administrative	6	\$ 45.42	\$86.87	\$11.85	\$144	\$865	
Total Hours		122				Subtotal:	\$34,111
REIMBURSABLES							
Mileage						\$200	
						Subtotal:	\$200

Total: \$34,311



Development Division
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PO Box 47408
Olympia, WA 98504-7408
7345 Linderson Way SW
Tumwater, WA 98501-6504

TTY: 1-800-833-6388
www.wsdot.wa.gov

November 5, 2025

DKS Associates
1050 SW 6th Avenue, Suite 600
Portland, OR 97204

Subject: Acceptance FYE 2025 ICR – Cognizant Review

Dear Mike Thomas:

We have accepted your firm's FYE 2025 Indirect Cost Rate (ICR) of 191.27% of direct labor (rate includes 0.55% Facilities Capital Cost of Money) based on the "Cognizant Review" from The Oregon Department of Transportation (ODOT). This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

Any other entity contracting with your firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at **(360) 704-6397** or via email consultanrates@wsdot.wa.gov.

Regards,

Schatzie Harvey
Schatzie Harvey (Nov 5, 2025 13:29:56 PST)
SCHATZIE HARVEY, CPA
Contract Services Manager

SH:kb

Exhibit E

Consultant Fee Determination

Project Name: 148th Avenue NE Safety Corridor Project
 Project Number:
 Subconsultant: HWA Geosciences
 Work Description: Geotechnical and pavement design

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead 179.28%	Fee (Profit) 26.10%	Total Hourly Rate	Total
Geotechnical Engineer VIII	12	\$ 110.00	\$197.21	\$28.71	\$335.92	\$4,031
Adminstrative Support	4	\$ 50.00	\$89.64	\$13.05	\$153	\$611
Total Hours						16
					Subtotal:	\$4,642
REIMBURSABLES						
Mileage						
Reproduction (copies, plots, etc.)						
Miscellaneous						
					Subtotal:	
					Total:	\$4,642



Development Division
Contract Services Office
PO Box 47408
Olympia, WA 98504-7408
7345 Linderson Way SW
Tumwater, WA 98501-6504

TTY: 1-800-833-6388
www.wsdot.wa.gov

July 2, 2025

HWA GeoSciences, Inc
21312 30th Dr SE, Suite 110
Bothell, WA 98021

Subject: Acceptance FYE 2024 ICR – CPA Report

Dear Vasiliy P. Babko:

We have accepted your firm's FYE 2024 Indirect Cost Rate (ICR) of 179.28% of direct labor (rate includes 0.96% Facilities Capital Cost of Money) based on the "Independent CPA Report" prepared by T-MAX, CPA. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with the firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at **(360) 704-6397** or via email consultanrates@wsdot.wa.gov.

Regards,


[Schatzie Harvey \(Jul 3, 2025 07:03 PDT\)](#)
SCHATZIE HARVEY, CPA
Contract Services Manager

SH: kb

Exhibit E

Consultant Fee Determination

Project Name: 148th Avenue NE Safety Corridor Project
 Project Number:
 Subconsultant: Herrera Environmental Consultants
 Work Description: Environmental and permitting

NEGOTIATED HOURLY RATES

Classification	Hours	DSC	Overhead 192.32%	Fee (Profit) 26.10%	Total Hourly Rate	Total
Scientist IV	11	\$ 65.03	\$125.07	\$16.97	\$207	\$2,278
Scientist V	1	\$ 68.90	\$132.51	\$17.98	\$219	\$219
Project Accountant III	4	\$ 42.62	\$81.97	\$11.12	\$136	\$543
Total Hours						16
					Subtotal:	\$3,040
REIMBURSABLES						
Mileage						
Reproduction (copies, plots, etc.)						
Miscellaneous						
					Subtotal:	

Total: \$3,040



Development Division
Contract Services Office
PO Box 47408
Olympia, WA 98504-7408
7345 Linderson Way SW
Tumwater, WA 98501-6504

TTY: 1-800-833-6388
www.wsdot.wa.gov

August 4, 2025

Herrera Environmental Consultants, Inc
2200 Sixth Avenue, Suite 1100
Seattle, WA 98121

Subject: Acceptance FYE 2024 ICR – CPA Report

Dear Jennifer Swanson:

We have accepted your firm's FYE 2024 Indirect Cost Rate (ICR) of 192.32% of direct labor (rate includes 0.16% Facilities Capital Cost of Money) based on the "Independent CPA Report" prepared by CliftonLarsonAllen, LLP. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with the firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at **(360) 704-6397** or via email consultanrates@wsdot.wa.gov.

Regards,

Schatzie Harvey

Schatzie Harvey (Aug 4, 2025 10:28:02 PDT)

SCHATZIE HARVEY, CPA
Contract Services Manager

SH: kb

Actuals Not To Exceed Table (ANTE)

City of Redmond Contract #: 10594
 148th Avenue NE Safety Corridor Project
 HWA Geosciences

Job Classifications	Direct Labor Hourly Billing Rate NTE	Overhead NTE	Fixed Fee NTE	All Inclusive Hourly Billing Rate NTE
		179.28%	26.10%	
Administrative Support	\$50.00	\$ 89.64	\$ 13.05	\$ 152.69
CAD	\$50.00	\$ 89.64	\$ 13.05	\$ 152.69
Contracts Administrator	\$60.00	\$ 107.57	\$ 15.66	\$ 183.23
Geologist I	\$35.00	\$ 62.75	\$ 9.14	\$ 106.88
Geologist II	\$42.00	\$ 75.30	\$ 10.96	\$ 128.26
Geologist III	\$47.00	\$ 84.26	\$ 12.27	\$ 143.53
Geologist IV	\$53.00	\$ 95.02	\$ 13.83	\$ 161.85
Geologist V	\$62.00	\$ 111.15	\$ 16.18	\$ 189.34
Geologist VI	\$65.00	\$ 116.53	\$ 16.97	\$ 198.50
Geologist VII	\$85.00	\$ 152.39	\$ 22.19	\$ 259.57
Geologist VIII	\$90.00	\$ 161.35	\$ 23.49	\$ 274.84
Geotechnical Engineer I	\$41.00	\$ 73.50	\$ 10.70	\$ 125.21
Geotechnical Engineer II	\$50.00	\$ 89.64	\$ 13.05	\$ 152.69
Geotechnical Engineer III	\$55.00	\$ 98.60	\$ 14.36	\$ 167.96
Geotechnical Engineer IV	\$63.00	\$ 112.95	\$ 16.44	\$ 192.39
Geotechnical Engineer V	\$70.00	\$ 125.50	\$ 18.27	\$ 213.77
Geotechnical Engineer VI	\$80.00	\$ 143.42	\$ 20.88	\$ 244.30
Geotechnical Engineer VII	\$95.00	\$ 170.32	\$ 24.80	\$ 290.11
Geotechnical Engineer VIII	\$110.00	\$ 197.21	\$ 28.71	\$ 335.92
Hydrogeologist IV	\$60.00	\$ 107.57	\$ 15.66	\$ 183.23
Hydrogeologist V	\$70.00	\$ 125.50	\$ 18.27	\$ 213.77
Lab/Field Technician I	\$28.00	\$ 50.20	\$ 7.31	\$ 85.51
Lab/Field Technician II	\$33.00	\$ 59.16	\$ 8.61	\$ 100.78
Lab/Field Technician III	\$40.00	\$ 71.71	\$ 10.44	\$ 122.15
Lab/Field Technician IV	\$52.00	\$ 93.23	\$ 13.57	\$ 158.80
Lab/Field Technician V	\$60.00	\$ 107.57	\$ 15.66	\$ 183.23
	\$110.00	\$ 197.21	\$ 28.71	\$ 335.92
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Exhibit F - Title VI Assurances Appendix A & E

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, (*Federal Highway Administration*), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21. *[Include Washington State Department of Transportation specific program requirements.]*
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin. *[Include Washington State Department of Transportation specific program requirements.]*
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the (*Federal Highway Administration*) to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the (*Federal Highway Administration*), as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non- discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the (*Federal Highway Administration*) may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the (*Federal Highway Administration*) may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

Exhibit F - Title VI Assurances Appendix A & E

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

Exhibit G

Certification Document

- Exhibit G-1(a) Certification of Consultant
- Exhibit G-1(b) Certification of _____
- Exhibit G-2 Certification Regarding Debarment, Suspension and Other Responsibility Matters - Primary Covered Transactions
- Exhibit G-3 Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying
- Exhibit G-4 Certificate of Current Cost or Pricing Data

Exhibit G-1(a) Certification of Consultant

I hereby certify that I am the and duly authorized representative of the firm of

whose address is

and that neither the above firm nor I have

- a) Employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above CONSULTANT) to solicit or secure this AGREEMENT;
- b) Agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out this AGREEMENT; or
- c) Paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the above CONSULTANT) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out this AGREEMENT; except as hereby expressly stated (if any);

I acknowledge that this certificate is to be furnished to the _____

and the Federal Highway Administration, U.S. Department of Transportation in connection with this AGREEMENT involving participation of Federal-aid highway funds, and is subject to applicable State and Federal laws, both criminal and civil.

Consultant (Firm Name)

Signature (Authorized Official of Consultant)

Date

Exhibit G-1(b) Certification of _____

I hereby certify that I am the:

Mayor

Other

of the _____, and _____

or its representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this AGREEMENT to:

- a) Employ or retain, or agree to employ to retain, any firm or person; o
- b) Pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind; except as hereby expressly stated (if any):

I acknowledge that this certificate is to be furnished to the _____

and the Federal Highway Administration, U.S. Department of Transportation, in connection with this AGREEMENT involving participation of Federal-aid highway funds, and is subject to applicable State and Federal laws, both criminal and civil.

Signature

Date

Exhibit G-2 Certification Regarding Debarment Suspension and Other Responsibility Matters - Primary Covered Transactions

- I. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
 - B. Have not within a three (3) year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statues or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; an
 - D. Have not within a three (3) year period preceding this application / proposal had one or more public transactions (Federal, State and local) terminated for cause or default.
- II. Where the prospective primary participant is unable to certify to any of the statements in this certification such prospective participant shall attach an explanation to this proposal.

Consultant (Firm Name)

Signature (Authorized Official of Consultant)

Date

Exhibit G-3 Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative AGREEMENT, and the extension, continuation, renewal, amendment, or modification of Federal contract, grant, loan or cooperative AGREEMENT.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative AGREEMENT, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the require certification shall be subject to a civil penalty of not less than \$10,000.00, and not more than \$100,000.00 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier sub-contracts, which exceed \$100,000 and that all such sub-recipients shall certify and disclose accordingly.

Consultant (Firm Name)

Signature (Authorized Official of Consultant)

Date

Exhibit G-4 Certification of Current Cost or Pricing Data

This is to certify that, to the best of my knowledge and belief, the cost or pricing data (as defined in section of the Federal Acquisition Regulation (FAR) and required under FAR subsection 15.403-4) submitted, either actually or by specific identification in writing, to the Contracting Officer or to the Contracting Officer's representative in support of _____* are accurate, complete, and current as of _____**.

This certification includes the cost or pricing data supporting any advance AGREEMENT's and forward pricing rate AGREEMENT's between the offer or and the Government that are part of the proposal.

Firm: _____

Signature

Title

Date of Execution _____***.

*Identify the proposal, quotation, request for pricing adjustment, or other submission involved, giving the appropriate identifying number (e.g. project title.)

**Insert the day, month, and year, when price negotiations were concluded and price AGREEMENT was reached.

***Insert the day, month, and year, of signing, which should be as close as practicable to the date when the price negotiations were concluded and the contract price was agreed to.

Exhibit H **Liability Insurance Increase**

To Be Used Only If Insurance Requirements Are Increased

The professional liability limit of the CONSULTANT to the AGENCY identified in Section XII, Legal Relations and Insurance of this Agreement is amended to \$ _____.

The CONSULTANT shall provide Professional Liability insurance with minimum per occurrence limits in the amount of \$ _____.

Such insurance coverage shall be evidenced by one of the following methods:

- Certificate of Insurance
- Self-insurance through an irrevocable Letter of Credit from a qualified financial institution

Self-insurance through documentation of a separate fund established exclusively for the payment of professional liability claims, including claim amounts already reserved against the fund, safeguards established for payment from the fund, a copy of the latest annual financial statements, and disclosure of the investment portfolio for those funds.

Should the minimum Professional Liability insurance limit required by the AGENCY as specified above exceed \$1 million per occurrence or the value of the contract, whichever is greater, then justification shall be submitted to the Federal Highway Administration (FHWA) for approval to increase the minimum insurance limit.

If FHWA approval is obtained, the AGENCY may, at its own cost, reimburse the CONSULTANT for the additional professional liability insurance required.

Notes: Cost of added insurance requirements: \$ _____.

- Include all costs, fee increase, premiums.
 - This cost shall not be billed against an FHWA funded project.
 - For final contracts, include this exhibit
-

Exhibit I

Alleged Consultant Design Error Procedures

The purpose of this exhibit is to establish a procedure to determine if a consultant has alleged design error is of a nature that exceeds the accepted standard of care. In addition, it will establish a uniform method for the resolution and/or cost recovery procedures in those instances where the agency believes it has suffered some material damage due to the alleged error by the consultant.

Step 1 Potential Consultant Design Error(s) is Identified by Agency's Project Manager

At the first indication of potential consultant design error(s), the first step in the process is for the Agency's project manager to notify the Director of Public Works or Agency Engineer regarding the potential design error(s). For federally funded projects, the Region Local Programs Engineer should be informed and involved in these procedures. (Note: The Director of Public Works or Agency Engineer may appoint an agency staff person other than the project manager, who has not been as directly involved in the project, to be responsible for the remaining steps in these procedures.)

Step 2 Project Manager Documents the Alleged Consultant Design Error(s)

After discussion of the alleged design error(s) and the magnitude of the alleged error(s), and with the Director of Public Works or Agency Engineer's concurrence, the project manager obtains more detailed documentation than is normally required on the project. Examples include all decisions and descriptions of work, photographs, records of labor, materials, and equipment.

Step 3 Contact the Consultant Regarding the Alleged Design Error(s)

If it is determined that there is a need to proceed further, the next step in the process is for the project manager to contact the consultant regarding the alleged design error(s) and the magnitude of the alleged error(s). The project manager and other appropriate agency staff should represent the agency and the consultant should be represented by their project manager and any personnel (including sub-consultants) deemed appropriate for the alleged design error(s) issue.

Step 4 Attempt to Resolve Alleged Design Error with Consultant

After the meeting(s) with the consultant have been completed regarding the consultant's alleged design error(s), there are three possible scenarios:

- It is determined via mutual agreement that there is not a consultant design error(s). If this is the case, then the process will not proceed beyond this point.
- It is determined via mutual agreement that a consultant design error(s) occurred. If this is the case, then the Director of Public Works or Agency Engineer, or their representatives, negotiate a settlement with the consultant. The settlement would be paid to the agency or the amount would be reduced from the consultant's agreement with the agency for the services on the project in which the design error took place. The agency is to provide LP, through the Region Local Programs Engineer, a summary of the settlement for review and to make adjustments, if any, as to how the settlement affects federal reimbursements. No further action is required.
- There is not a mutual agreement regarding the alleged consultant design error(s). The consultant may request that the alleged design error(s) issue be forwarded to the Director of Public Works or Agency Engineer for review. If the Director of Public Works or Agency Engineer, after review with their legal counsel, is not able to reach mutual agreement with the consultant, proceed to Step 5.

Step 5 Forward Documents to Local Programs

For federally funded projects, all available information, including costs, should be forwarded through the Region Local Programs Engineer to LP for their review and consultation with the FHWA. LP will meet with representatives of the agency and the consultant to review the alleged design error(s), and attempt to find a resolution to the issue. If necessary, LP will request assistance from the Attorney General's Office for legal interpretation. LP will also identify how the alleged error(s) affects eligibility of project costs for federal reimbursement.

- If mutual agreement is reached, the agency and consultant adjust the scope of work and costs to reflect the agreed upon resolution. LP, in consultation with FHWA, will identify the amount of federal participation in the agreed upon resolution of the issue.
- If mutual agreement is not reached, the agency and consultant may seek settlement by arbitration or by litigation.

Exhibit J

Consultant Claim Procedures

The purpose of this exhibit is to describe a procedure regarding claim(s) on a consultant agreement. The following procedures should only be utilized on consultant claims greater than \$1,000. If the consultant's claim(s) total a \$1,000 or less, it would not be cost effective to proceed through the outlined steps. It is suggested that the Director of Public Works or Agency Engineer negotiate a fair and reasonable price for the consultant's claim(s) that total \$1,000 or less.

This exhibit will outline the procedures to be followed by the consultant and the agency to consider a potential claim by the consultant.

Step 1 Consultant Files a Claim with the Agency Project Manager

If the consultant determines that they were requested to perform additional services that were outside of the agreement's scope of work, they may be entitled to a claim. The first step that must be completed is the request for consideration of the claim to the Agency's project manager.

The consultant's claim must outline the following:

- Summation of hours by classification for each firm that is included in the claim
- Any correspondence that directed the consultant to perform the additional work;
- Timeframe of the additional work that was outside of the project scope;
- Summary of direct labor dollars, overhead costs, profit and reimbursable costs associated with the additional work; and
- Explanation as to why the consultant believes the additional work was outside of the agreement scope of work.

Step 2 Review by Agency Personnel Regarding the Consultant's Claim for Additional Compensation

After the consultant has completed step 1, the next step in the process is to forward the request to the Agency's project manager. The project manager will review the consultant's claim and will meet with the Director of Public Works or Agency Engineer to determine if the Agency agrees with the claim. If the FHWA is participating in the project's funding, forward a copy of the consultant's claim and the Agency's recommendation for federal participation in the claim to the WSDOT Local Programs through the Region Local Programs Engineer. If the claim is not eligible for federal participation, payment will need to be from agency funds.

If the Agency project manager, Director of Public Works or Agency Engineer, WSDOT Local Programs (if applicable), and FHWA (if applicable) agree with the consultant's claim, send a request memo, including backup documentation to the consultant to either supplement the agreement, or create a new agreement for the claim. After the request has been approved, the Agency shall write the supplement and/or new agreement and pay the consultant the amount of the claim. Inform the consultant that the final payment for the agreement is subject to audit. No further action is needed regarding the claim procedures.

If the Agency does not agree with the consultant's claim, proceed to step 3 of the procedures.

Step 3 Preparation of Support Documentation Regarding Consultant's Claim(s)

If the Agency does not agree with the consultant's claim, the project manager shall prepare a summary for the Director of Public Works or Agency Engineer that included the following:

- Copy of information supplied by the consultant regarding the claim;
- Agency's summation of hours by classification for each firm that should be included in the claim
- Any correspondence that directed the consultant to perform the additional work;
- Agency's summary of direct labor dollars, overhead costs, profit and reimbursable costs associate with the additional work;
- Explanation regarding those areas in which the Agency does/does not agree with the consultant's claim(s);
- Explanation to describe what has been instituted to preclude future consultant claim(s); and
- Recommendations to resolve the claim.

Step 4 Director of Public Works or Agency Engineer Reviews Consultant Claim and Agency Documentation

The Director of Public Works or Agency Engineer shall review and administratively approve or disapprove the claim, or portions thereof, which may include getting Agency Council or Commission approval (as appropriate to agency dispute resolution procedures). If the project involves federal participation, obtain concurrence from WSDOT Local Programs and FHWA regarding final settlement of the claim. If the claim is not eligible for federal participation, payment will need to be from agency funds.

Step 5 Informing Consultant of Decision Regarding the Claim

The Director of Public Works or Agency Engineer shall notify (in writing) the consultant of their final decision regarding the consultant's claim(s). Include the final dollar amount of the accepted claim(s) and rationale utilized for the decision.

Step 6 Preparation of Supplement or New Agreement for the Consultant's Claim(s)

The agency shall write the supplement and/or new agreement and pay the consultant the amount of the claim. Inform the consultant that the final payment for the agreement is subject to audit



Memorandum

Date: 3/3/2026
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-146
Type: Committee Memo

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

Public Works	Aaron Bert	425-556-2786
Parks	Loreen Hamilton	425-556-2336

DEPARTMENT STAFF:

Public Works	Amy Kim	Capital Project Manager
Public Works	Eric Dawson	Engineering Supervisor
Public Works	Steve Gibbs	Capital Projects Division Manager
Public Works	Brandon Buehler	Acting Deputy Public Works Director

TITLE:
Progress Update - MOC Campus Redevelopment Project

OVERVIEW STATEMENT:
Public Work is providing an update on the ongoing validation activities for the Maintenance and Operations Center (MOC) - Campus Redevelopment Project, Project No. 2501.

In addition to general project status update - noting that MOC updates are also included as part of the Quarterly CIP reporting - staff will provide a refresher on the Progressive Design Build (PDB) delivery method and how it is being applied to the MOC project.

This refresher is timely as an upcoming contract amendment will be brought forward for approval to authorize transition into the next phase of work, which includes advancing design and potentially initiating select early work packages.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information **Provide Direction** **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Capital Investment Program

Community Strategic Plan - Objective #1: Invest in infrastructure preservation and replacement across the City to maintain the current level of service, the reliability of capital assets, and provide timely and cost-effective replacement.

Maintenance and Operations Center Master Plan

- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
This effort is part of the regular updates Public Works is providing on the progress for the MOC project.

OUTCOMES:

Engagement of all stakeholders during validation will promote clear communication and effective collaboration. This collaboration can help identify opportunities early, improve decision-making, and support smooth project delivery.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
A Communication Plan is in place for the project, developed collaboratively by the Owner’s Representative team and the City’s Communications team. Project announcements, reports and meeting presentations will be prepared as progress is made on the validation phase. This ensures communications are coordinated and aligned as the project moves forward.
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

N/A

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

CIP

Budget Priority:

Vibrant and Connected

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

If yes, explain:

N/A

Funding source(s):

General Fund
Real Estate Excise Tax
Stormwater CIP
Water CIP
Wastewater CIP
Bond Issuance

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
3/25/2025	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction
4/1/2025	Business Meeting	Approve
7/15/2025	Business Meeting	Receive Information
9/2/2025	Committee of the Whole - Planning and Public Works	Provide Direction
9/16/2025	Business Meeting	Approve
1/6/2026	Committee of the Whole - Planning and Public Works	Provide Direction
1/27/2026	Study Session	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/24/2026	Study Session	Receive Information

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: Project Information Sheet
Attachment B: Additional Project Information
Attachment C: Presentation



CIP Project Information Sheet

Project Name: Maintenance and Operation Center (MOC) - Campus Redevelopment

Project Status: Existing - Revised

Functional Area(s): Facilities, Stormwater, Wastewater, Water

Relevant Plan(s): Facilities Plan, Emergency Management Plan

Neighborhood: Southeast Redmond

Time Frame: 2027-2029

Budget Priority: Vibrant and Connected

Citywide Rank: 2

Functional Area Priority: High

Location: 18080 NE 76th Street

Description:

Construction of Phase 1 of the MOC campus redevelopment.

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

Completed construction and have use of a multi-story central Parks and Public Works operations building with open and flexible crew, office, meeting, and emergency response spaces that replaces the existing MOC1 building that is past its useful life.

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

Project approved in the 2023-2028 CIP budget process.

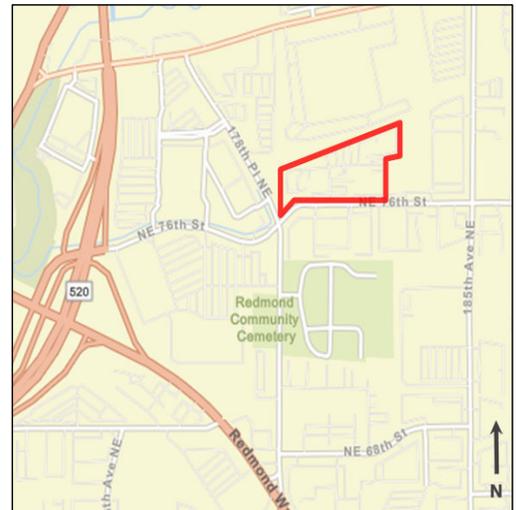
Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget				\$22,500,000	\$22,500,000	\$22,500,000	\$22,500,000	\$60,000,000	\$150,000,000
Approved Changes									
Current Approved Budget				\$22,500,000	\$22,500,000	\$22,500,000	\$22,500,000	\$60,000,000	\$150,000,000
Proposed New Budget		\$22,500,000	\$22,500,000	\$60,000,000	\$60,000,000	\$52,500,000	\$7,500,000		\$225,000,000
Proposed changes due to	___ Scope Change		X Schedule Change		___ Budget Change				

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)									
Right of Way		\$83,940							\$83,940
Design (31-100%)		\$21,684,810	\$21,768,750	\$897,840					\$44,351,400
Construction		\$731,250	\$731,250	\$59,102,160	\$60,000,000	\$52,500,000	\$7,500,000		\$180,564,660
Contingency									
Total		\$22,500,000	\$22,500,000	\$60,000,000	\$60,000,000	\$52,500,000	\$7,500,000		\$225,000,000

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

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
General Fund		\$52,269,451		\$52,269,451
Real Estate Excise Tax		\$62,050,000		\$62,050,000
Stormwater CIP		\$31,500,000		\$31,500,000
Water CIP		\$29,250,000		\$29,250,000
Wastewater CIP		\$29,250,000		\$29,250,000
Bond Issuance		\$20,680,549		\$20,680,549
Total		\$225,000,000		\$225,000,000



Attachment B – Additional Project Information

Maintenance and Operations Center (MOC) – Campus Redevelopment Project

The City of Redmond is redeveloping its 9-acre Maintenance and Operations Center (MOC), where Public Works and Parks operate from, to maintain the City’s streets, parks, water systems, stormwater, wastewater, traffic signals, and City vehicles. The site currently includes 14 aging buildings that no longer meet operational needs.

This project will replace outdated facilities with modern, efficient buildings and improve the overall site. Critically, the Campus Redevelopment Project must account for the City’s operational needs during construction, because the MOC sustains operations that support essential service delivery and limited emergency response functions to the Community – these functions must continue uninterrupted throughout redevelopment.

Why Progressive Design-Build?

After evaluating multiple delivery methods, the City selected **Progressive Design-Build (PDB)** because this project requires flexibility, coordination, and active risk management. Unlike a traditional lump-sum project — where design is completed first, and construction is bid at a fixed price — PDB brings the designer and builder together early to collaborate with the City.

This approach allows the team to:

- Phase construction carefully on an active site
- Adjust sequencing as needed to keep operations running
- Identify risks early and manage them proactively
- Refine scope and pricing before locking in the final cost

In short, PDB helps ensure we deliver the right project at the right time, while maintaining cost control and service continuity.

Oversight and Accountability

Because PDB is an alternative delivery method, Washington State law requires formal authorization before it can be used. The City first retained OAC Services (Consertus) as its Owner’s Representative to guide procurement, contracting, and oversight. The City then completed the required State approval process and conducted a rigorous qualifications-based selection to choose an experienced Design-Build team, Lewis/Miller Hull/Stantec.

The City’s Public Works staff also brings experience with alternative delivery, including the recently completed Redmond Senior & Community Center (RSCC) using a General Contractor/Construction Manager (GC/CM) delivery method. In addition, Pacifica Law Group serves as legal counsel, providing specialized expertise in Design-Build contracting.

Why Contract Amendments May Look Different

On the RSCC GC/CM project, the architect and contractor are hired separately, but team with the City to complete the design and construction processes. Under Progressive Design-Build, the architect and contractor are hired as a single team, and the project evolves in phases. As design advances and construction planning is refined, contract amendments may be presented to reflect updated scope, phasing decisions, or pricing adjustments. This differs from traditional lump-sum delivery, but it does not mean there is less control.

In fact, PDB includes strong checks and balances. Costs are supported by detailed documentation and substantiated pricing. The City staff will review assumptions, contingencies, and risk allocations before approving changes. The final Guaranteed Maximum Price (GMP) is established only after sufficient design and cost clarity are achieved.

This structured flexibility allows the City to actively manage risk, respond to changing conditions, and maintain budget discipline.

What to Expect Next

When City staff returns to Council, we will be requesting a contract amendment to formally begin the design phase (Phase 1). Under Progressive Design-Build, this step allows the City and the Design-Build team to collaboratively advance the design while continuing to refine scope, cost, and risk management.

Such an amendment may also include selective early work packages — strategic activities that can begin before full construction to protect the project schedule and reduce operational risk. These may include:

- Design and early relocation of the Supervisory Control and Data Acquisition (SCADA) system or antenna, which supports critical utility operations
- Early procurement of long-lead materials or equipment, such as critical electrical or mechanical infrastructure and structural systems, to avoid schedule delays and ensure timely facility openings
- Targeted site work and early construction, including demolition, utility relocations or upgrades, environmental mitigation, and infrastructure adjustments (such as foundations), to maintain uninterrupted operations

The amendment may also include carefully structured allowances, which give the team flexibility to evaluate and secure key materials and systems before making final decisions. For example, an allowance could be used to explore low-carbon or high-performance options, such as engineered timber products (like mass timber or hybrid steel-wood systems), low-carbon concrete, or other energy-efficient building components. This approach allows the team to optimize cost, schedule, and performance while fully leveraging the Progressive Design-Build delivery model.

This phased and flexible approach is a key advantage of Progressive Design-Build. It lets the City proactively manage risk, protect the schedule, maintain operations, and make informed decisions at the right time — all with strong financial oversight and documented cost substantiation.

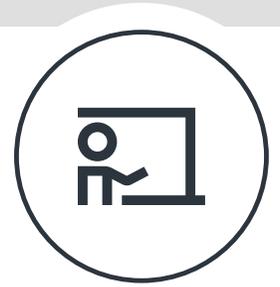
MOC Project Progress Update & PDB Recap

March 24, 2026

Aaron Bert, Director (CoR PW)



Redmond
WASHINGTON



Purpose

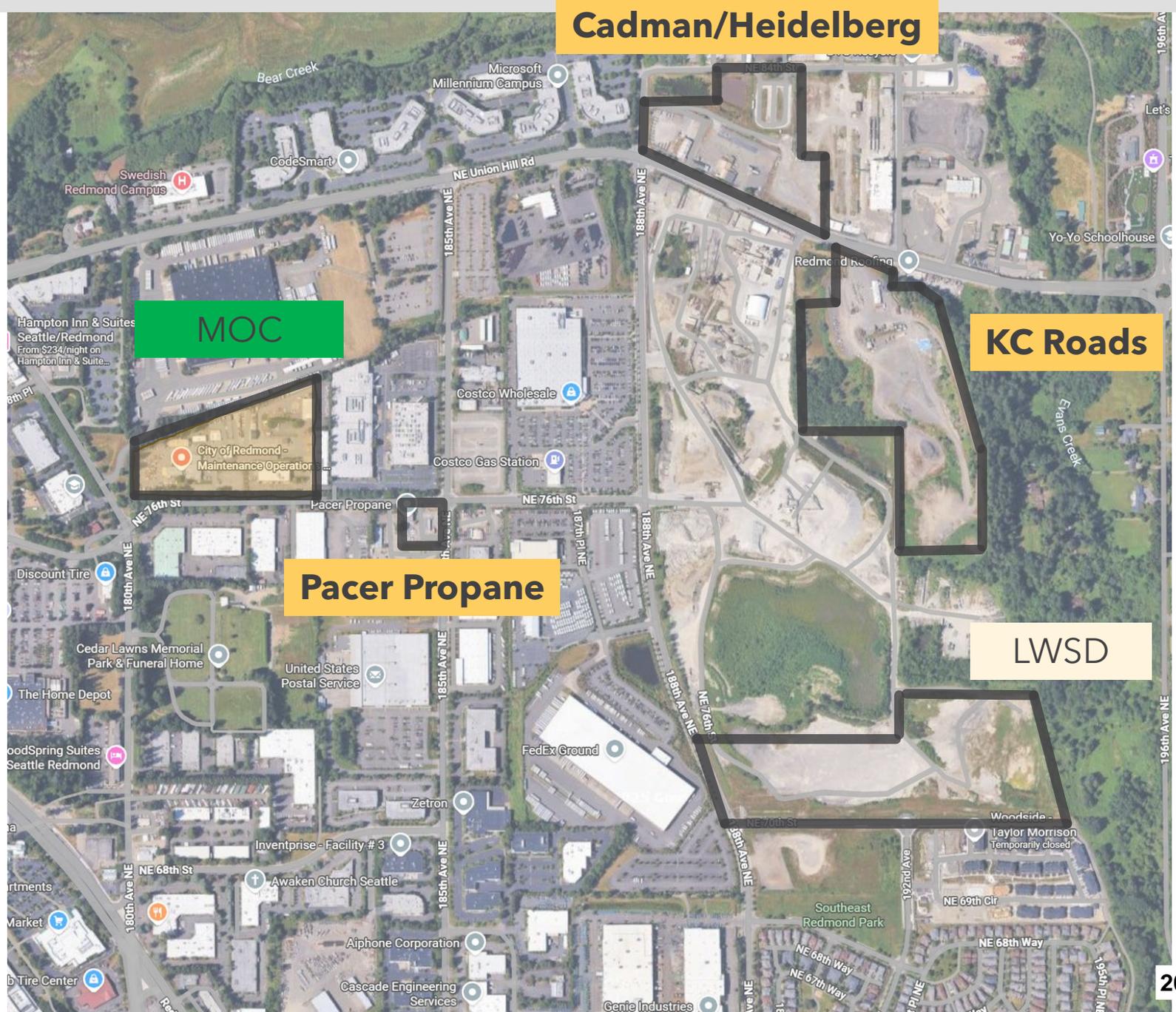
- Project Progress Update
 - Update on the Validation Phase of the Maintenance and Operation Center project
- Brief recap of the Progressive Design-Build approach
- Highlight key milestones and what's coming next



Project Overview

- **Project Goal:** Redevelop 9-acre Maintenance and Operations Center (MOC) to meet the growing needs of Public Works, Parks, Fleet, and Utility services with modern, efficient, and adaptable structures.
 - Deliver using Progressive Design-Build*
 - Consertus as Owner's Representative
 - Lewis + Miller Hull + Stantec as Progressive Design-Build partners
- Project is in **Validation Phase**

**Collaborative delivery method where the owner selects a design-build team early, advances the design together during a validation phase, and then establishes the final scope, schedule, and price before moving into construction.*



Site Acquisition

Property	Lease	Purchase
Pacer Propane (0.9 acres)		X
Cadman/Heidelberg (9 acres)		X
KC Roads (22 acres)	X	X
LWSD (3.5 acres)*	X	
LWSD (22 acres)*	X	

*Option no longer under consideration

DISPERSED OPERATIONS

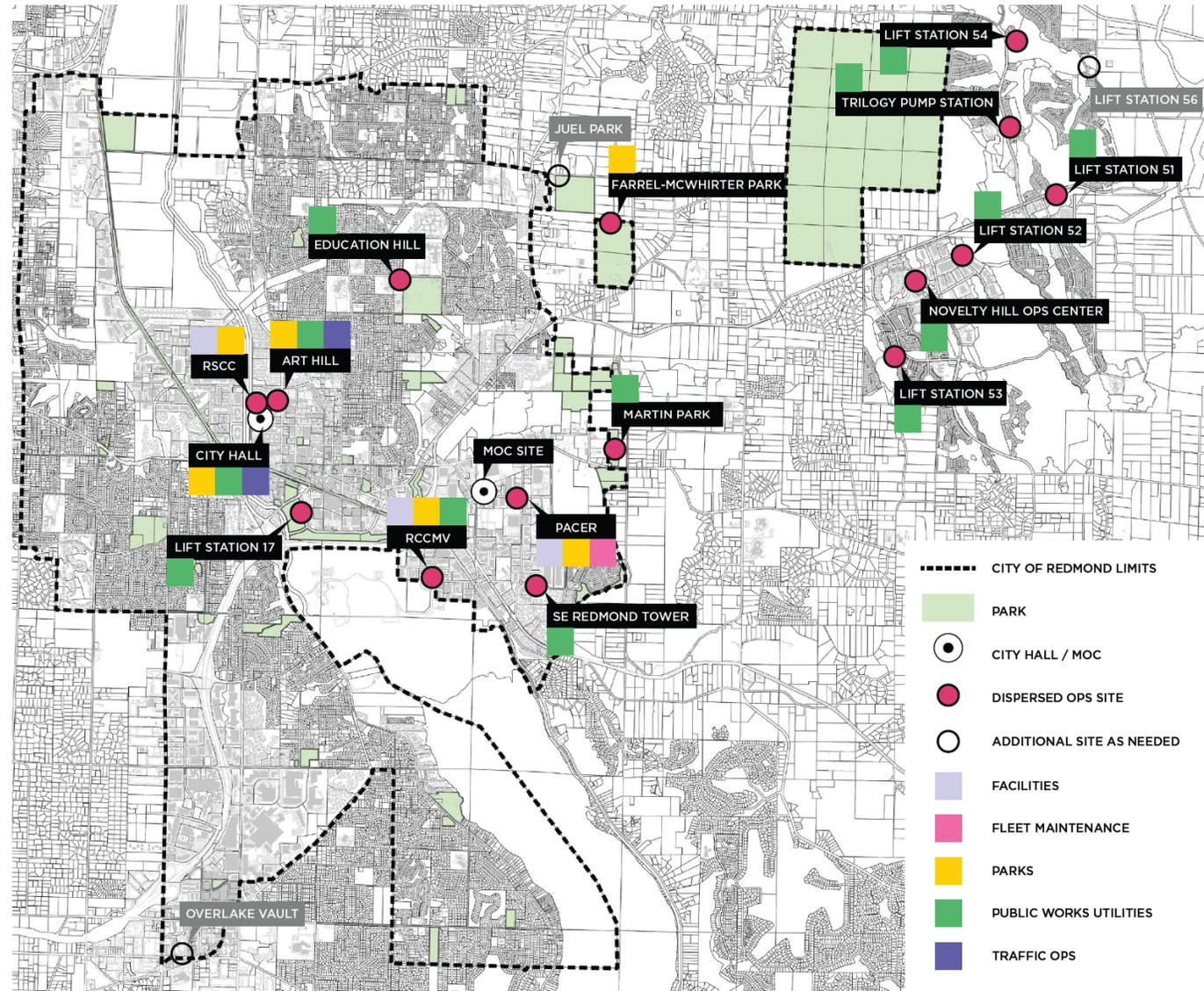
UTILIZE CITY ASSETS

- Decentralized approach to maximize use of city-owned assets

TRADE OFFS

- Operational inefficiencies due to decentralization
- Existing Decant Facility will not be operational
- Requires outsourcing of materials of mineral bins
- Employee parking to be accommodated off site
- Sharing fabrication shop space between Divisions
- Operational inefficiencies due to dispersed sites and minimized functions.

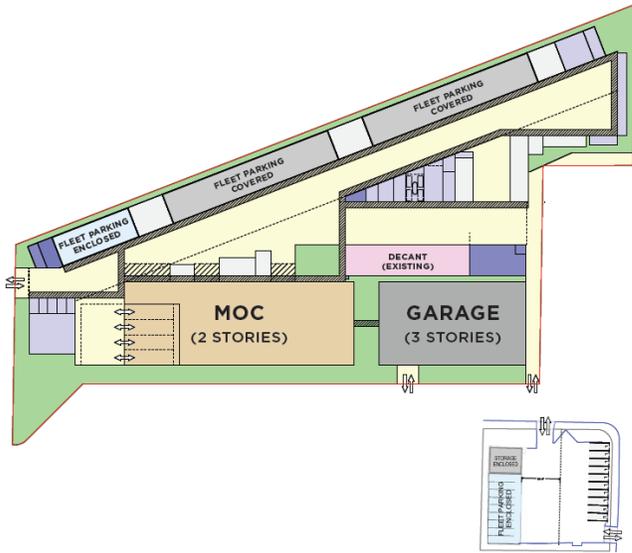
Developing Dispersed Operations Approach



MOC DEVELOPMENT

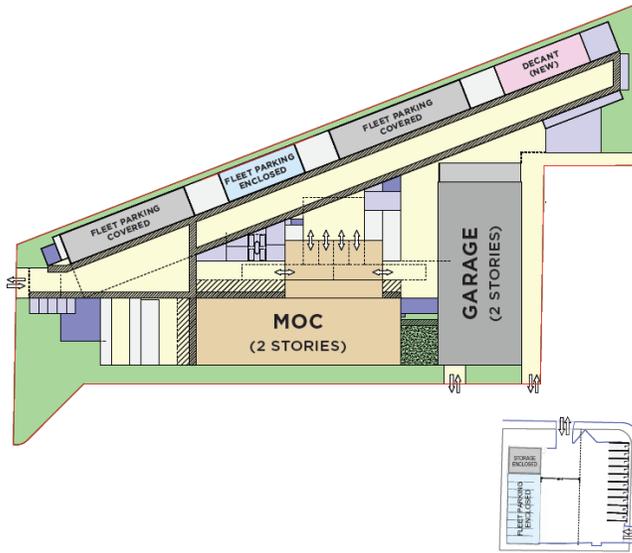
Developing Baseline MOC Project

2. Advance MOC Baseline Development through functionality, massing, and site studies.



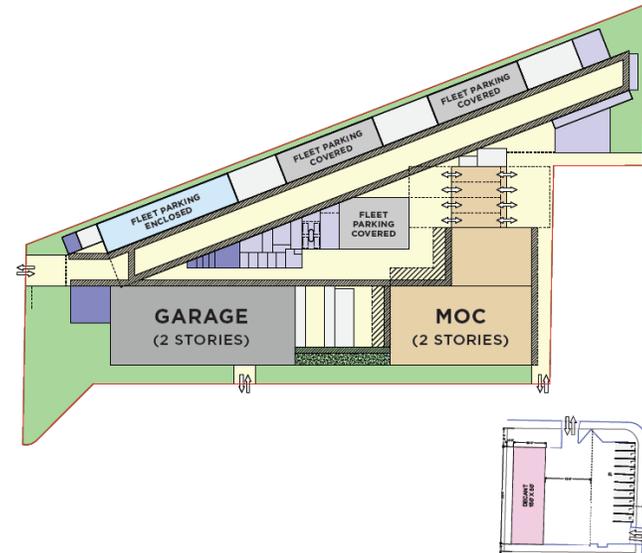
SITE CONCEPT A: UPDATED MASTERPLAN

- ↑ MOC Cost: \$245.2M
- ↑ Construction Schedule: Baseline (approx. 20 months)
- ↑ Decant: Remains on site, utilization of existing assets.
- ↓ Fleet Maintenance: Pull-in, back-out configuration.
- ↓ Garage: Compact footprint resulting in higher costs
- ↑ Circulation: Dedicated fleet maintenance staging areas separate from main circulation corridors.



SITE CONCEPT B: HYBRID BAYS

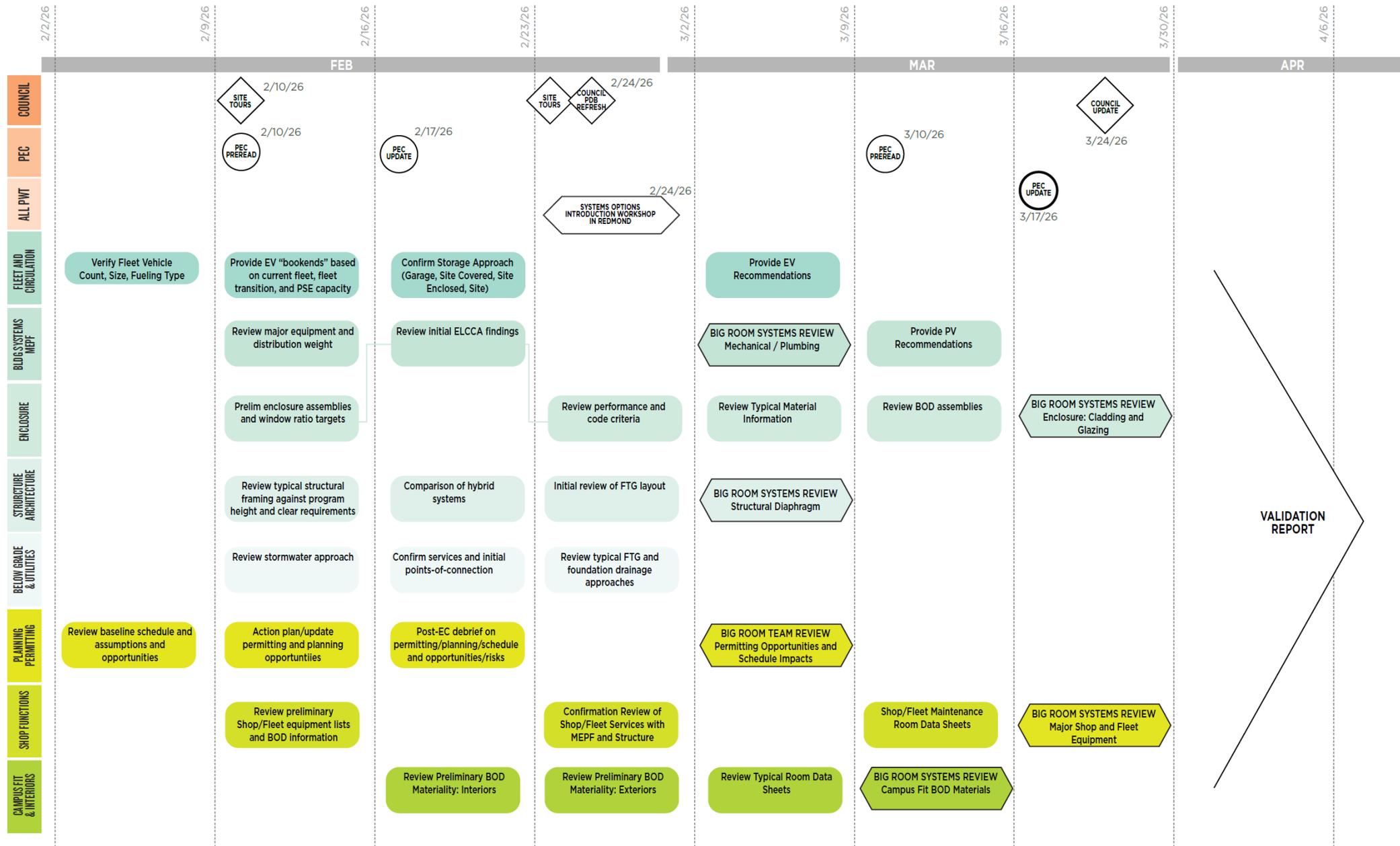
- ↓ MOC Cost: \$254.2M
- ↓ Construction: Baseline + 1 month (approx 21 months)
- ↓ Decant: Demolished and rebuilt on the existing site
- ↑ Fleet Maintenance Bays: Combination of pull-in, back-out bays and pull-through bays
- ↑ Garage: Efficient configuration resulting in lower costs.
- ↓ Circulation: Some dedicated staging areas for Fleet Maintenance Vehicles, fleet staging areas by wash bay may be constrained by vehicles accessing wash bays.



SITE CONCEPT C: PULL THROUGH BAYS

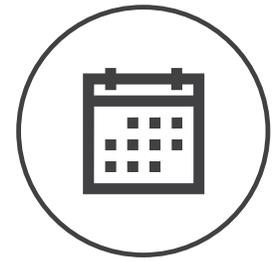
- ↓ MOC Costs: \$261.7M
- ↓ Construction: Baseline + 6 month (approx 26 months)
- ↓ Decant: Demolished and rebuilt on the existing site (potentially Pacer).
- ↑ Fleet Maintenance Bays: All pull-through.
- ↑ Garage: Efficient configuration resulting in lower costs.
- ↓ Circulation: Maintenance Bays staging may limit some site access maneuverability. Garage entries close to intersection at 178th Place NE and NE 76th Street cause safety challenges.

26-0205 RMO Upcoming Council, EC, and Big Room (PWT) Activities



VALIDATION REPORT

Milestones



 *We are here*



PHASE 2: CONTRACT AMENDMENT TARGET MID-LATE 2027

Final amendment to proceed with construction under the Guaranteed Maximum Price (GMP).

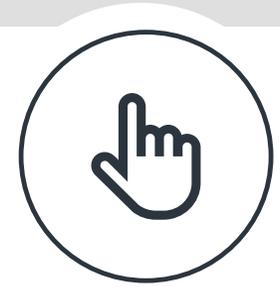
VALIDATION

PHASE 1 Design
Permit Coordination & Permitting

PHASE 2
Construction

PHASE 1: CONTRACT AMENDMENT Q2 2026

Covers design development, cost refinement, and preparation for GMP.



Next Steps

- Confirm preferred single option and finalize analysis
- Complete validation and establish project baseline
- Execute Phase 1 contract amendment
- Transition into design development and GMP formation

Thank You

Any Questions?

Aaron Bert/abert@redmond.gov/www.Redmond.gov





City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 3/3/2026

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

File No. CM 26-155

Type: Committee Memo

Draft 8th Amendment to the Council Rules of Procedure

TO: Members of the City Council
FROM: Councilmembers Stuart, Nuevacamina, and Kritzer

ASSISTING DEPARTMENT STAFF:

Executive	Cheryl Xanthos	City Clerk
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TITLE:

Draft 8th Amendment to the Council Rules of Procedure

OVERVIEW STATEMENT:

Per Council direction in December 2025, Councilmembers Stuart, Nuevacamina, and Kritzer worked with the Clerk’s office to prepare amendments to the rules of procedure on selected topics. The approved topics included issues of attendance, subcommittee management, and procedures for filling Council vacancies.

During this work, one additional area of improvement was studied in order to create a more welcoming experience for first time participants of public comment periods. This was inspired by experiences during public comment in late 2025, in which multiple community groups experiences barriers to full participation.

The updated and attached matrix contains five additional topics for consideration that were submitted by Councilmembers. At the March 3, 2026 Committee of the Whole Meeting, Councilmembers will be asked to provide direction on additional topics that they would like to review. Following the selection of those topics, Council Leadership will work to schedule time accordingly.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information **Provide Direction** **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Council Rules of Procedure
- **Required:**
N/A
- **Council Request:**
December 9, 2025 study session – Council Talk Time
- **Other Key Facts:**
At the February 24, 2026 study session, Council reviewed a matrix of the proposed changes. The decisions made during that conversation are reflected in the attached and updated matrix.

OUTCOMES:

The intent of these amendments is to integrate improvements to Council management and accountability, including the subcommittee management which Council provided direction for at its February 2025 retreat.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

N/A

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

N/A

Budget Priority:

N/A

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

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
2/10/2026	Committee of the Whole - Finance, Administration, and Communications	Provide Direction
2/24/2026	Study Session	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/10/2026	Study Session	Provide Direction

Time Constraints:

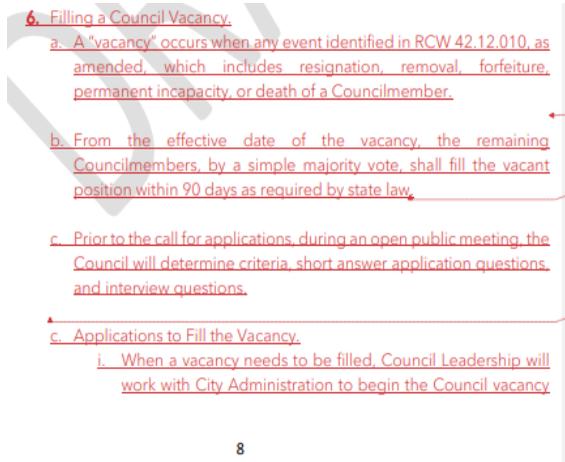
This conversation is intended to determine any other additional topics for consideration. Councilmembers should come prepared to the committee meeting prepared to advocate for any additional items from the rules of procedure that they would like to see studied.

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: Matrix

Item	Topic	Reasons for Change	Snapshot	Questions	Decisions
1	Vacancy Process	<ul style="list-style-type: none"> • Reflect on how we recently addressed a Council vacancy and document rules of procedure for future vacancies • The proposed rules are a starting point for discussion and are expected to change after study session 	<p>Chapter 3, Section A (Subsection 6), Pages 8-11:</p>  <p>6. <u>Filling a Council Vacancy.</u></p> <p>a. <u>A "vacancy" occurs when any event identified in RCW 42.12.010, as amended, which includes resignation, removal, forfeiture, permanent incapacity, or death of a Councilmember.</u></p> <p>b. <u>From the effective date of the vacancy, the remaining Councilmembers, by a simple majority vote, shall fill the vacant position within 90 days as required by state law.</u></p> <p>c. <u>Prior to the call for applications, during an open public meeting, the Council will determine criteria, short answer application questions, and interview questions.</u></p> <p>c. <u>Applications to Fill the Vacancy.</u></p> <p>i. <u>When a vacancy needs to be filled, Council Leadership will work with City Administration to begin the Council vacancy</u></p> <p>8</p>	<p>Discussion questions:</p> <ul style="list-style-type: none"> • What worked well in the recent process? • What did we learn through the recent process that we'd like to integrate for the future? • What would we like to change about the process for next time? <p>Council Questions:</p> <ul style="list-style-type: none"> • Soni: Can we include the blind review of applications into the rules? • Forsythe: Section f states that an appointed Councilmember needs to vacate any other elected office. Is that true? <ul style="list-style-type: none"> ○ Answer: Only for other positions at the city, such as a commissioner who is appointed to the Council. 	<p>Feb 24 Study Session:</p> <ul style="list-style-type: none"> • Add guidance regarding informational meetings with potential candidates; including the intent to refrain from those conversations once the application window has closed. Encourage participation in any official information sessions. • State preference for Council to receive applications in one batch following the close of the application window and conclusion of the residency verification process. • After consultation with staff, add a suggested minimum number of processing days between the close of applications and the intended delivery of application materials to Council. Allow the time needed for staff processing. • Change the language regarding vacating other public roles at the city to match state language. • Add a second voting option to suggest that rank choice voting also be considered. • Amend the number of applicants advancing to an interview to "the lesser of 1/3 or approximately 10 applicants."

2	Council Subcommittees	<ul style="list-style-type: none"> Integrate the agreements made by Council last year about Council Subcommittees Prepare everyone to participate with a common understanding of how they function. 	<p>Chapter 6, Sections A-F, Pages 32-33:</p> <p style="text-align: center;"><u>VI. COUNCIL SUBCOMMITTEES</u></p> <p>A. Establishment and Scope <u>The Council may periodically choose to establish a subcommittee to address a specific problem or policy topic. A subcommittee may be formed as a response to a policy proposal form, during a Council retreat, or as a follow-up to a study session. The subcommittee's charter must be established in open session with agreement from a majority of the Council.</u></p> <p>B. Membership</p> <ol style="list-style-type: none"> <u>A subcommittee may have up to three Councilmembers. If more than three Councilmembers express interest in a particular subcommittee, Council Leadership is authorized to choose the members from among those interested.</u> <u>If a subcommittee member is no longer able to participate, they must notify Council Leadership as soon as possible.</u> <u>In order to abide by the Open Public Meetings Act, the subcommittee must report all of their work to date in open session before a new member can be appointed.</u> <p>C. Calling of Meetings <u>The first meeting of any subcommittee shall be called to establish clarity for their work, initial staff questions, and appoint a subcommittee chair. The subcommittee chair shall preside over the meetings and take the lead role in the scheduling of the subcommittee with the legislative coordinator and other relevant staff.</u></p> <p>D. Meetings and Quorum <u>The subcommittee shall determine their meeting schedule in partnership with any relevant staff. The Open Public Meetings Act does not apply to these meetings and do not have to be noticed to the public as long as:</u></p> <ol style="list-style-type: none"> <u>the meetings do not include a quorum of the Redmond City Council, and</u> <u>the subcommittee does not act on behalf of the full Council, conduct hearings, take testimony or public comment.</u> <p style="text-align: center;">32</p>	<p>Discussion questions:</p> <ul style="list-style-type: none"> When do you propose a subcommittee vs just collaborating with less than a quorum of councilmembers on an issue? Should there be a limit to the number of subcommittees? 	<p>Feb 24 Study Session:</p> <ul style="list-style-type: none"> Fix typo in section D part 2: “fulfil” → “fulfill” Add language to section D that indicates that the subcommittee should conclude its charter and be sunset upon agreement by the Council.
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3	Clarify how to request and receive an excused absence	<ul style="list-style-type: none"> Update the process to request and be granted an excused absence. Adhere to shared agreements on communication and respect for our time Have one uniform way to notify the team about absences for all meetings Avoid last minute quorum concerns by staff and Council Align rules of procedure and our practices on absences with state law and Redmond Municipal Code 	<p>Chapter 3, Section A (Sub. 3), Page 7-8:</p> <p>3. Attendance of Members. All members are required to attend all regular meetings of the Council, unless otherwise noticed and excused by majority of the Council.</p> <p><u>a. In order for a Councilmember to request an excused absence from any regular meeting, the Councilmember must notify the entire Council via email and copy the City Clerk. This notice shall be made at least 48 hours before the scheduled start time for the meeting or as soon as reasonably possible.</u></p> <p><u>b. At the discretion of the meeting Chair, the Council vote on the excused absence may be taken by unanimous consent. Upon the objection of any Councilmember, a voice vote must be taken.</u></p> <p>Chapter 5, Section H, Page 31:</p> <p>H- Absence of Members: Committee member absences are understood to be excused:</p>	<p>Council Questions:</p> <ul style="list-style-type: none"> Forsythe: Why are we removing the committee rule that “all absences are understood to be excused”? <ul style="list-style-type: none"> Answer: The Clerk informed us that per our code (RMC 2.08.010) and state law Business Meetings, Study Sessions, and Committee of the Whole are all considered “regular meetings”. Therefore, to set standard expectations, we recommend having one process that applies to all types of regular meetings. 	<p>Feb 24 Study Session:</p> <ul style="list-style-type: none"> Add mayor and COO to communications regarding planned absences or remote attendance
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<p>4</p>	<p>Expectations for Remote Participation</p>	<ul style="list-style-type: none"> • Confirm our intent to be a present and accountable Council, while also allowing for remote participation to be a resource when we need it • Deliver a high quality of service to our community by having an in-person presence as much as possible • Acknowledge that remote participation options have greatly improved since 2020 and that it is a strong accommodation when needed 	<p>Chapter 4, Section E, page 14:</p> <p>E. Meeting Participation via Teleconference, Video Conference, or Other Electronic Means</p> <p>1. Council members may attend regular business meetings, special meetings, study sessions, and committee of the whole meetings by telephone, by video conference, or by other electronic means.</p> <p><u>a. Councilmembers may attend regular meetings remotely up to two days per quarter unless otherwise approved by a vote of the Council.</u></p> <p><u>b. At the discretion of the meeting Chair, the Council vote on the request for remote attendance in excess of the two days per quarter may be taken by unanimous consent. Upon the objection of any Councilmember, a voice vote must be taken.</u></p> <p>2. <u>When possible, notice</u> Notice of attendance by telephone, video conference, or other electronic means must be provided to the City Clerk's Office and the <u>presiding officer-Council</u> not less than <u>forty-eight</u> hours before the scheduled start time for the meeting <u>or as soon as reasonably possible.</u></p> <p>3. At any meeting where a Council member is attending by telephone, video conference, or other electronic means, there shall be a device that allows the voice of the Council member on the to be heard by everyone present in the meeting room and that allows the Council member to identify himself or herself before speaking. <u>The Councilmember attending remotely should have their camera on a majority of the time during any remote attendance, unless not possible.</u> When possible, the Council member shall notify the others prior to disconnecting from the call, conference, or other communication medium. A Council member who is connected remotely shall be considered to be actually present at that meeting for the period of time so connected, and that presence shall count toward a quorum of the Council for all purposes. The quorum is reduced in number as the member disconnects from the meeting.</p>	<p>Questions from Councilmembers:</p> <ul style="list-style-type: none"> • Forsythe: Is two days a quarter too limiting? What if circumstances arise out of our control, like getting sick? <ul style="list-style-type: none"> ○ Answer: These rule changes provide for councilmembers to request exceptions and has no limits on exceptions as long as it is approved by Council. It also includes notification being "as soon as reasonably possible" to allow for emergency situations. 	<p>Feb 24 Study Session:</p> <ul style="list-style-type: none"> • Add mayor and COO to communications regarding planned absences or remote attendance • Change suggestion from 2 to 3 remote participations per quarter • Amend the camera suggestion to emphasize that cameras should especially be utilized during voting and when the remote participant is speaking. • Removed gendered language in section 3
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5	Items from the Audience: Welcoming first time testimony	<ul style="list-style-type: none"> Following a couple of incidents in late 2025, the Clerk suggests the following solution in order to create a more welcoming experience for first time users of Items from the Audience Allows us to address when the process is unclear for first time commenters and provide flexibility to ensure they can still speak to Council Maintains standard procedures for other commenters that support fair and equal access to Public Comment time, while allowing for grace for new commenters 	<p>Chapter 4, Section K, Pages 24-26 and Section F (Subsection C), page 17:</p> <p>K. Public Participation</p> <p>1. Anyone may address the City Council, during any regular business meeting, under the Items from the Audience section of the agenda. Such public comment must pertain to City Business. Anyone wishing to provide public comment must identify the matter of City Business they wish to comment upon on the sign-in sheet prior to providing public comment. City business is considered something germane to the ongoing and regular operations of the City and/or topics which would routinely involve the government of the City of Redmond. <u>When there is confusion with a member of the public who is new to speaking at the Council meeting, the Chair, or any Councilmember as a point of order, may ask the member of the public what their intent is, help them understand the norms, and may allow a one-time exception and allow them to speak at the end of the items from the audience list. The decision to allow an exemption is at the discretion of the Chair, whose decision may be overturned by a majority vote of the Council, per Robert's Rules of Order.</u></p> <p>Public commenters may not provide any comments which would be considered incitement (comments where such advocacy is directed to inciting or producing imminent lawless action and is likely to incite or produce such action), fighting words (words likely to provoke the average person to retaliation, and thereby cause a breach of the peace), true threats (occur when the speaker "means to communicate a serious expression of an intent to commit an act of unlawful violence to a particular individual or group of individuals), obscenity (material which appeals to the prurient interest in sex, depict or describe sexual conduct in a patently offensive way, and lacks serious literary, artistic, political, or scientific value), or any other type of speech which is not legally protected speech under the First Amendment of the Constitution of the United States. The explanations provided are examples only and the true scope of those prohibited topics is based on then-current controlling law.</p> <p>If a commenter fails to directly associate their comments with City Business or such comments stray from the City Business initially identified on the sign-in sheet, or they speak to topics prohibited by these rules, the speaker will be provided one opportunity to correct the</p> <p style="text-align: center;">24</p>	<p>Questions from Councilmembers:</p> <ul style="list-style-type: none"> Parsi: Will this change discourage people from speaking to the Council? <ul style="list-style-type: none"> Answer: The goal of this change is to make it less intimidating for new people to speak to the Council. Items from the Audience is just one of many ways that community members can speak with the Council. This suggested change is designed to better accommodate first-time commenters who might not be familiar with the process. For example, when multiple speakers intend to share time. There is also a Public Meetings Participation Guide on Redmond.gov/Council . 	<p>Feb 24 Study Session:</p> <ul style="list-style-type: none"> This amendment will not advance.
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6	Citation Fix: Recodification	<ul style="list-style-type: none"> • The City Attorney suggested that we list an updated RCW in our rules, which changed this year. • Change RCW 42.17A.555 to RCW 29B.45.010 to reflect a legislative recodification effective 1/1/26 • There are no substantive changes to the rule. • These are not included in the redlined copy provided for the study session on 2/24, but can be added in the package for adoption with Council direction 	<p>Chapter 4, Section K, Subsection 5, Page 26:</p> <p>5. General Prohibition on Use of Public Facilities. RCW 42.17A.555 prohibits the use of facilities of a public office to support or oppose a ballot measure or an election campaign for public office. This provision applies to all units of local government and their officials and employees. The term "public facilities" is defined to include the use of stationery, postage, equipment, use of employees during working hours, vehicles, office space, publications of the office, or lists of persons served by the local government. This prohibition means that elective or appointed personnel of local governments may not work to support or oppose a ballot proposition during work time or allow public facilities to be used for that purpose. This provision</p> <p>*Note: RCW 42.17A.555 does not restrict the right of an individual, whether that person is an elective or appointed public official or a public employee, to express his or her personal views supporting or opposing a ballot proposition so long as that expression does not involve using public facilities. This means that elected officials and appointed staff may campaign on their own time, using their own supplies and equipment, for or against a ballot proposition by preparing brochures, mailings, doorbelling, and other such activities.</p>		<p>Feb 24 Study Session:</p> <ul style="list-style-type: none"> • This amendment will advance.
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7	Terms	<ul style="list-style-type: none"> Discuss possible deliberation on term limits 	<p>Chapter 3, Section A, Subsection 2, Page 7</p> <p>2. Terms of Members. Officers shall be elected at biennial municipal elections to be conducted as provided in chapter 35A.29 RCW. The Mayor and the Councilmembers shall be elected for four-year terms of office and until their successors are elected and qualified and assume office in accordance with RCW 29A.60.280. At any first election upon reorganization, Councilmembers shall be elected as provided in RCW 35A.02.050. Thereafter the requisite number of Councilmembers shall be elected biennially as the terms of their predecessors expire and shall serve for terms of four years. The positions to be filled on the City Council shall be designated by consecutive numbers and shall be dealt with as separate offices for all election purposes. Election to positions on the Council shall be by majority vote from the City at large, unless provision is made by charter or ordinance for election by wards. The Mayor and Councilmembers shall qualify by taking an oath or affirmation of office and as may be provided by law, charter, or ordinance.</p>	<p>Questions for consideration:</p> <ul style="list-style-type: none"> Forsythe: Would we like to consider a three term limit for Redmond City Council Members? 	
8	Items from the Audience	<ul style="list-style-type: none"> Evaluate performance of one of our most recent rule changes Revisit questions on violations of our rules 	<p>Chapter 4, Section L, Subsections 3-5, Page 29</p> <p>days after the termination of the exclusion period, an additional exclusion from future attendance at meetings may be issued for up to 180 calendar days.</p> <ul style="list-style-type: none"> The length of the period of any exclusion may depend upon the seriousness of the disruption, the number of disruptions, and the individual's prior record with conduct at meetings. When excluded from future public comment periods, or from future attendance at meetings, he excluded individual may submit written comments to the City Clerk for distribution to the Council at future public comment periods. <p>4. Any decision to issue a warning or impose a sanction or exclusion for disruptive activity may be overruled by a majority vote of those council members in attendance either at the meeting where the disruption takes place or at the next regularly scheduled City Council business meeting.</p> <p>5. Any individual excluded from participation in future public comment periods or from attendance at future meetings for a period of more than two calendar days may appeal the exclusion by submitting a written appeal to the City Council within five business days after receiving notice of the exclusion. Upon receipt of a written appeal, the City Council shall consider the appeal at its next regularly scheduled business meeting. The individual's exclusion from public comment periods or from attendance at meetings shall remain in effect during the Council's consideration of the appeal.</p>	<p>Questions for consideration:</p> <ul style="list-style-type: none"> Forsythe: Is there interest in an exclusion period beyond 180 days? Do we need an additional step in this process? Should appeals be made to the Council or the Clerk? 	

9	Committees of the Whole	<ul style="list-style-type: none"> Revisit committee structure 	<p style="text-align: center;">Chapter 5, Page 30</p> <p style="text-align: center;">V. COMMITTEE OF THE WHOLE</p> <p>A. Establishment and Scope. Committee of the Whole ("Committee") is hereby established as regular meetings of the Council with the purpose of studying matters of Parks and Environmental Sustainability; Planning and Public Works; Public Safety and Human Services; and Finance, Administration, and Communications, as codified in RCW 2.08 and 2.32.</p> <p>B. Membership. Committee of the Whole shall consist of the Members of the City Council.</p> <p>C. Calling of Meetings. Committee of the Whole meetings are regularly held per RMC 2.08. Special meetings of the Committee of the Whole may be called by the Mayor or three Council members, and shall follow the noticing procedures for special meetings provided for in RCW 42.30.080. No final action shall be taken in special meetings of Committee of the Whole. Committee of the Whole meetings shall be presided over by a designated member(s) of the Council, as selected by the Council President and confirmed by a majority vote of the Council at a regular business meeting, such designation(s) to occur every other year in January following a regular election.</p>	<p>Questions for consideration:</p> <ul style="list-style-type: none"> Forsythe: Consider moving away from committee of the whole structure and returning to committees with assigned liaisons? Forsythe: Should committee workplans be due in the first meeting or the first quarter? Forsythe: Where are committee of the whole meeting summaries currently published. <ul style="list-style-type: none"> Answer: On the Meetings Calendar, just like business meeting minutes. 	
10	Duties of the Vice President	<ul style="list-style-type: none"> Integrate current practices 	<p style="text-align: center;">Appendix C, Section H</p> <p style="text-align: center;">H. DUTIES OF THE COUNCIL VICE PRESIDENT</p> <ul style="list-style-type: none"> Assistance. Assist the Council President in the execution of their duties as requested. Alternate Presiding Officer. Serve as Presiding Officer in the absence of the Council President. Alternate Mayor Pro-Tem. Serve in the absence of both the Mayor and Council President as Mayor Pro-Tem. 	<p>Questions for consideration:</p> <ul style="list-style-type: none"> Forsythe: Do we want to enhance this section to reflect recent work? Should we codify the lead responsibility for the VP to committee meetings when a COW chair is unavailable? 	
11	Various small changes	<ul style="list-style-type: none"> Integrate the following small changes 	<p>Page 10: "a random lot" → "a random lottery"</p> <p>Page 29: "meetings, he excluded individual" → "meetings, the excluded individual"</p>		



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

February 11, 2025

Project File Number:	LAND-2025-00259 SEPA-2025-00258	
Proposal Name:	Land Use Map and Zoning Map Amendments - 6900 188th Ave NE	
Applicant:	City of Redmond	
Staff Contacts:	Glenn Coil, Sr. Planner	425-556-2742

FINDINGS OF FACT

Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
 - i. The City of Redmond Planning Commission held study sessions on Nov. 19 and Dec. 17, 2025, and Jan. 14, 2026.
 - ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on Dec. 17, 2025. Comments received are provided as Appendix E Written Public Comments.
- b. **Notice and Public Involvement**

The public hearing notice was published in the Seattle Times on Nov. 26, 2025 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

 - i. Posting of an extraordinary sign per RZC 21.76.080.F.5.b;
 - ii. Posting on the City Comprehensive Plan Docket webpage; and
 - iii. Notice of the public hearing and study sessions sent through the "Plans, Policies, and Regulations" e-newsletter.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The property located at 6900 188th Ave NE, in SE Redmond, parcel number 128630-0012, also known as Lot 7 in the Taylor-Magnussen Development Agreement, and also known as Redmond Flex, is 5.82 acres in size, with the western 1.0 acre having a land use designation of Citywide Mixed Use and the remainder 4.82 acres designated on the Land Use Map as Business Park.

The proposal is to redesignate Business Park portion to Citywide Mixed-Use so the whole parcel has consistent land use.

This amendment is concurrent with a zoning map amendment for the same property.

Current and proposed Land Use Designations adopted in the Redmond 2050 Comprehensive Plan – [Land Use Chapter](#):

Citywide Mixed-Use

LU-36

Maintain and enhance a well-distributed system of mixed-use areas at a variety of scales outside of Redmond’s centers. Encourage land uses that support or provide services to adjacent land uses and that encourage accessible and active transportation and transit use.

LU-37

Ensure that mixed-use areas are located, designed, and developed to:

- o Locate businesses rather than parking areas along the street;
- o Provide housing;
- o Encourage compact development and use of accessible and active transportation;
- o Avoid impacts on adjacent residential uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

LU-38 - Citywide Mixed-Use Designation

- Purpose.
 - o Provide for housing and businesses that offer goods and services for the greater Redmond community. Locate and develop these mixed-use areas outside of designated centers.
- Allowed Uses.
 - o Implement this designation throughout the mixed-use zones to allow a range of development intensity between neighborhood-scale intensities and center-scale intensities, to provide goods and services to the community.
 - o Permit housing, retail, service, cultural and recreational amenities, and other businesses that serve the needs of the community in these zones.

Business Park

LU-39 - Business Park Designation

- Purpose.
 - o Provide for business and manufacturing employment opportunities that involve limited outdoor storage and include compatible uses that serve employees of the immediate area.
- Allowed Uses.
 - o Permit uses such as research and development, software development, advanced technology industries, wholesale businesses, adult entertainment, certain manufacturing businesses, associated offices, schools, and similar uses.
 - o Permit support services and uses that reinforce the creation of complete neighborhoods.
 - o Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as restaurants, day cares, and fitness centers, that serve employees and residents in the immediate areas.

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i>	MEETS/ DOES NOT MEET
a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs);	MEETS
b. Consistency with the Comprehensive Plan policies and the designation criteria;	MEETS
c. Potential impacts to vulnerable community members;	MEETS
d. Potential economic impacts;	MEETS
e. Potential impacts to the ability of the City to provide equitable access to services;	MEETS
f. Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;	MEETS
g. The capability of the land for development, including the prevalence of environmentally critical areas;	MEETS
h. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;	MEETS
i. If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed, and whether the change would result in the loss of the capacity to accommodate other needed land uses;	MEETS
j. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;	MEETS
k. The proposed amendment addresses significantly changed conditions. In making this determination, the following shall be considered: <ul style="list-style-type: none"> <li data-bbox="250 1293 1024 1325">i. Unanticipated consequences of an adopted policy, or <li data-bbox="250 1331 1256 1362">ii. Changed conditions on the subject property or its surrounding area, or, <li data-bbox="250 1369 1036 1400">iii. Changes related to the pertinent plan map or text; and <li data-bbox="250 1407 1198 1535">iv. Where such a change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole. 	MEETS

Redmond Zoning Code Map Amendment Summary

The property located at 6900 188th Ave NE, in SE Redmond, parcel number 128630-0012, also known as Lot 7 in the Taylor-Magnussen Development Agreement, and also known as Redmond Flex, is 5.82 acres in size, with the western 1.0 acre zoned Corridor Mixed Use and the remainder 4.82 acres zoned Business Park.

The proposal is to rezone the Business Park to Corridor Mixed-Use so that the entire parcel has consistent zoning.

Purpose Statements for Current and Proposed Zones:

RZC 21.08.100.C. Mixed-Use Zones.

There are two citywide mixed-use zones: Corridor Mixed-Use (CMU) and Urban Mixed-Use (UMU). The integration of residential, commercial, and recreational spaces fosters vibrant, walkable, and economically robust areas that cater to the diverse needs of our community.

1. Corridor Mixed-Use Purpose. This zone accommodates a broad mix of commercial uses and low- to medium-density mixed-use housing along transit corridors.

RZC 21.14.030 Business Park.

A. Purpose. The purpose of the Business Park (BP) zone is to provide business and manufacturing employment opportunities that complement commercial activities typically found in Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates, such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants, fitness centers, and cannabis retail sales, are allowed. This zone is not intended for uses that primarily serve the general public.

RZC 21.76.70.AF – MAP AMENDMENT CRITERIA		MEETS/ DOES NOT MEET
1	The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;	MEETS
2	The amendment bears a substantial relation to the public health and safety;	MEETS
3	The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;	MEETS
4	The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;	MEETS
5	The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;	MEETS
6	Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;	MEETS
7	The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and	MEETS
8	The amendment complies with all other applicable criteria and standards in the RZC.	MEETS

Staff Analysis

The staff analysis for this proposal can be found in **Attachment A** to the Technical Committee Report (**Appendix F**).

Recommended Conclusions of the Technical Committee

On November 12, 2025 the Technical Committee reviewed amendments to the Land Use Map of the Comprehensive Plan and the Zoning Map identified as **Attachment B 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 F**).*

Summary of Planning Commission Discussion Issues

Planning Commissioners discussed the following topics that are detailed further in the **Issues Matrix - Appendix A**, as well as in meeting minutes from the public hearing (**Appendix D**).

- How much land is designated/zoned for Business Park and the allowed uses.
- Concerns over the loss of lands zoned for Business Park uses and related jobs versus land needed for housing.
- The origin of the split zoning and the designations of Neighborhood Commercial/ Corridor Mixed-Use on one acre of the parcel.
- Future plans for other properties in the area, including the Lake Washington School District property to the north.
- Impacts to other land use/zoning designations in the area including the Manufacturing Park (MP) zone.
- Redevelopment potential for existing Business Park lands, and comparisons to other neighboring cities.

Recommendation

After consideration of the issues above, the Planning Commission concluded that the proposed amendments to the Land Use Map of the Comprehensive Plan and the Zoning Map should not be adopted and therefore recommended **Denial**.

Vote to DENY recommendation: 5-2.

Planning Commission Report - Findings and Conclusions
2025-26 Annual Docket of Comprehensive Plan Amendments
Land Use Map and Zoning Map Amendments - 6900 188th Ave NE

February 11, 2026

Planning Commission letters from Chair Weston and Commissioner Aparna that supported denial are included in **Appendix B**.



Carol Helland
Planning and Community Development Director

Signed by:

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Susan Weston
Planning Commission Chair

Attachments

- A. Proposed Amendments to the Land Use Map and Zoning Map - 6900 188th Ave NE

Appendices

- A. Planning Commission Issues Matrix - Final
- B. Letters from Individual Commissioners
- C. Public Hearing Notice
- D. Public Hearing Minutes - Dec. 17, 2025
- E. Written Public Comments
- F. Technical Committee Report with Attachments
 - A. Staff Compliance Review and Analysis
 - B. Proposed Amendments to the Land Use Map and Zoning Map - 6900 188th Ave NE
 - C. SEPA Threshold Determination

Attachment A

Comp Plan LU Map & Zoning Map Amendments: 6900 188th Ave. NE

