



Redmond Planning Commission Report: Appendices

Redmond 2050 - Capital Facilities, Utilities, and Participation, Implementation, and Evaluation Elements

Attachment A: Final Issues Matrix

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Att. C – Utilities Element – Final

Att. D – Participation, Implementation and Evaluation Element - Final

Issue – Capital Facilities	Discussion Notes	Issue Status
Capital Facilities Element		
<p>1 Police and Fire Level-of-Service Standards, misc LOS discussion Chair Nichols, Comm. Nuevacamina, Comm. Aparna</p>	<p><u>Commission Discussion</u></p> <ul style="list-style-type: none"> Nuevacamina: CF-6 - how do we determine what the "community expectation" is? How do we know if community expectations are being met? Nichols: where does Fire response time LOS come from? Nichols: NFPA 1710 - why not match it for Fire response times? <p><u>Staff Comments</u></p> <p>“Community expectations” in this context relates to Level-of-Services standards adopted by the city for municipal service delivery. Once service standards are established for capital facilities, they become a requirement that dictates what type and level of investment must be made to maintain the standards.</p> <p>Increased population and employment growth, for example, may generate the need for increased levels of capital investment to keep capital facilities performing up to standard.</p> <p>Community expectations is not a defined term with measurable metrics, rather it reflects the continuous public process and conversation that occurs in municipal governance and operations, such as the Redmond 2050 planning process, municipal boards and commissions, council meetings, and other community forums. This feedback is then used to inform the City’s goals and strategies, its comprehensive plan, and its strategic and functional plans. It is through these public processes and documents that community expectations are set, and help determine if they are being met.</p> <p>For more information on police LOS standards and how they relate to community expectations, please see the Redmond Police Functional Plan 2022-2040.</p> <p>Fire level of service standards, and six-minute standard (response via RFD staff)</p> <ul style="list-style-type: none"> The City of Redmond has long had a 6-minute standard, not sure how what methodology they used to justify it, but it has been around for many years. 	<p>Opened 6.14.23 Updated 11.15.2023</p> <p>Closed 04.24.2024</p>

Issue – Capital Facilities	Discussion Notes	Issue Status
	<ul style="list-style-type: none">In the latest version of the Standards of Cover (SOC), the Redmond Fire Dept. recommends:<ul style="list-style-type: none"><i>adopting a 4-minute standard but it will require two additional stations or the movement of three existing stations to more efficient locations</i> as noted on pages 9 and 10.Just a note of clarification for the Commission, the 1710 Standard is 4 minutes for travel time (at 90%) for urban environments like Redmond.The SOC is describing the inherent problem of relying on travel time as a key indicator for performance since it is limited as compared to the actual total response time interval necessary for a positive outcome (think: Travel time is time from fire station to curb of the address, whereas as we need to measure from 911 call to hands on patient’s chest.) Outcomes are outlined in the 2022-2027 Strategic Plan. What we propose is to adopt a 4-minute travel time for development purposes and street design but our actual performance measures at to stop fires at room of origin 80% of the time, limit displacement of occupants from fire for 95% of fires, maintain a cardiac survival rate within the upper quartile of the national survival rate, etc. To do all this we will need to arrange the stations around a 4-minute travel time standard.However, with all this said, this is assuming the community wants to maintain its service levels over time. Nothing will change overnight. It will be a slow decline over time, primarily due to the vertical challenge of more and more people living above the 3rd floor in the City. Many cities have adopted 6-minute travel times in the urban areas and don’t measure outcomes yet so some of the impacts are invisible to the community, at least so far. Eventually data will reveal the facts so we are somewhat still bleeding edge on this analysis - In short, if you only look at Travel Time, we are not way outside the norm at 6-minutes.For more information see DRAFT Redmond Fire Strategic Plan 2022-27. <p><u>Additional Commission discussion 11.15.2023</u></p> <p>Comm Aparna noted - CF-6: All level-of-service standards in the table should define resilience for the particular capital facilities element. What is the desired level of resilience and functionality in the event of an emergency?</p>	

Staff Comments for 11.15.23 discussion

The intention of Level of Service standards in comprehensive planning is to “**identity minimum standards for how many public facilities or services are required to adequately serve the population.** Local governments are obligated to set LOS standards for certain transportation facilities to meet the GMA’s concurrency requirement – for example, a new development may not be built unless there are adequate transportation facilities to serve it either at the time of, or within six years after occupancy. While transportation is the only element requiring LOS standards and concurrency, local governments often include other LOS standards in their comprehensive plans as well. These standards can address a wide variety of other public facilities, such as (but not limited to) parks, schools, stormwater, solid waste, libraries, and police and fire protection services.” [MRSC - Comprehensive Planning](#).

Currently, Levels-of Service standards in the Redmond 2050 Comprehensive Plan are consistent with best practices under state law and with regional and county planning policies. Changes to how the City defines and measures Levels-of-Services standards was not included the scope of Redmond 2050, but will be reviewed in the future in conjunction with county and regional planning policies.

Additional Commission discussion 3.13.24

Comm. Aparna asked:

“Changes to how the City defines and measures Levels-of-Services standards was not included the scope of Redmond 2050, but will be reviewed in the future in conjunction with county and regional planning policies.”

Can you please specify which policies would reference these and where? Maybe all the Levels of Standards should be combined in a place and referenced here (maybe along with table with CF-6) along with the expected functionality should there be an emergency.

Staff Comments for 3.13.24

Please see staff comments for 11.15.23 on what the purpose and intention of levels-of-service standards are related to comprehensive planning processes.

At the county and regional level, please see the following:

[King County Countywide Planning Policies](#), page 64

Issue – Capital Facilities	Discussion Notes	Issue Status
	<p><u>Urban and Rural Levels of Service:</u></p> <p>PF-1 Provide a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy and adopted growth targets and limit the availability of urban services in the Rural Area consistent with VISION 2050. Avoid locating urban serving facilities in the Rural Area.</p> <p>Puget Sound Regional Council - Vision 2050 Multicounty Planning Policies See section - Public Services, page 15</p> <p>Goal: The region supports development with adequate public facilities and services in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.</p>	
<p>2 <i>Using impact fee exemptions as an incentive</i> Comm. Aparna</p>	<p><u>Commission Discussion</u></p> <p>Aparna: CF-16, wants to know if it is related to incentives. Can this make a project eligible for impact fee exemptions?</p> <p><u>Staff Comments</u></p> <p>The section CF-16 is located in deals with the collection of restricted revenues, such as taxes and impacts fees. GMA and city regulations limit how impact fees can be collected and used.</p> <p>RCW 82.02.060 specifies allowed exemptions from impact fees, such as for “low-income housing, and other development activities with broad public purposes, including development of an early learning facility,” but “provided that the impact fees for such development activity shall be paid from public funds other than impact fee accounts.”</p> <p>In other words, the City may exempt impact fees for certain projects, but would have to cover the exempted fees with public funds. Also note the exemption only applies to the part of the project covered under this provision. For example, in a mixed-use development, only the low-income housing part would be eligible. Also note, if the use changed, the exemption would be rescinded, and the owner would need to pay the comparable impact fee.</p>	<p>Opened 6.14.2023</p> <p>Closed 11.15.23</p>

Issue – Capital Facilities	Discussion Notes	Issue Status
	<p>With that noted, it would not be feasible (or possibly even legal) to include impact fee waivers as a development incentive.</p>	
<p>3 <i>Maintenance of public facilities</i> VC Weston</p>	<p><u>Commission Discussion</u> Comm. Weston suggested a policy for maintenance of capital facilities.</p> <p><u>Staff Comments</u> The concept of maintenance of capital facilities is a core component of the Capital Facilities element and is noted throughout the element, including in the narrative text.</p> <p>Policies that reference or include “maintenance” as a guiding principle include FW-31, CF-2 (functional plans), CF-6 (level-of-service standards), and CF-8 (Capital Investment Strategy).</p> <p><u>Nov. 15 Study Session follow up</u> Continued discussion of need for a separate policy for “maintenance”. Upon additional review, staff does not recommend an additional policy as the concept is covered and prioritized in existing policies, as well in other strategic documents, such as the 2023 Community Strategic Plan, and in the City’s capital planning processes.</p>	<p>Opened 6.14.2023</p> <p>Closed 3.13.2024</p>
<p>4 <i>Co-location of capital facilities</i> Comm. Aparna</p>	<p><u>Commission Discussion</u> Comm. Aparna asked if CF-15 includes co-location of capital facilities such as utilities or shared facilities between jurisdictions (such as the school district and the city). If not, suggest it be included as a Comprehensive Plan policy.</p> <p><u>Staff Comments</u> CF-15 deals specifically with developer and other types of restricted funding for capital facilities and supports alternative financial strategies such as public private-partnerships.</p>	<p>Opened 6.14.2023</p> <p>Closed 11.15.23</p>

Issue – Capital Facilities	Discussion Notes	Issue Status
	<p>CF-19 addresses this issue, and has been updated to be clearer that it related to shared “capital” needs. The narrative text accompanying this policy provides more context on how this policy supports co-location of facilities. –</p> <p>In addition to identifying lands useful for public purposes, the GMA also requires the local governments in a county to cooperatively develop a prioritized list of lands required for public facilities that serve more than one jurisdiction. These “shared needs” public facilities may include joint-use facilities or facilities that serve a region or the whole county.</p> <p>See current capital facilities element section E. - https://www.redmond.gov/DocumentCenter/View/264/Comprehensive-Plan-Capital-Facilities-Element-PDF#page=[17]</p> <p>Staff notes that these referenced policies allow for the consideration of public/private co-location of facilities (as well as policies in the utilities element), and allows for the flexibility of options more appropriate at the Comprehensive Plan-level.</p>	
<p>5 <i>CF -2 Functional Plan requirements: Seismic-issues, design standards</i> <i>VC Weston</i> <i>Comm. Aparna</i></p>	<p><u>Commission Discussion</u></p> <p>Policy CF-2.5 was identified for combination with CF-2 and deletion. Would like to see earthquake-related and other natural hazard issues called out more clearly in CF 2.</p> <p><u>Staff Comments</u></p> <p>The intention of CF-2 is to provide a policy on the City’s functional plans, and document the minimal requirements to meet and be consistent with federal, state, and city requirements, including GMA requirements, for capital facilities. The narrative text with policies CF-1 and CF-2 provides more clarity on the purpose and intent of these policies. The policy provides direction on the features/elements the functional plans should include and is not intended to provide specific goals, strategies, projects, or standards to be included in the different functional plans.</p> <p>The inclusion of policy CF 2.5 is not considered a best practice for the update of the Comprehensive Plan. The original intention of CF 2.5 was to provide additional focused direction on emergency</p>	<p>Opened 6.14.2023</p> <p>Closed 3.13.2024</p>

Issue – Capital Facilities	Discussion Notes	Issue Status
	<p>preparedness related to the requirements for functional plans found in CF-2 without amending CF 2. As noted, a bullet was added to the updated CF-2 to include this directive. CF 2.5 was broadened for this update and inclusion into CF 2, and considers all natural hazards that could impact the City of Redmond and the concept of resilience. Staff does not recommend calling out specific hazards as it can lead to the impression that not all natural hazards are being considered. “Climate Change” is included as an example to emphasize the City’s prioritization in addressing this issue.</p> <p>Nov. 15 Study Session follow up</p> <p>Commissioners had additional discussion on the level of specificity needed in regards to the functional plan component addressing emergency preparedness and resilience, specifically the identification of particular natural hazards. Staff noted that this policy is to provide long-term and high-level guidance on the inclusion of components of functional plans to meet GMA requirements for capital facilities planning. Staff noted that different facilities have different vulnerabilities that are best analyzed and addressed during functional plan development.</p> <p>Staff notes that the natural hazards affecting the region are frequently reviewed, evaluated and updated in the King County Regional Hazard Mitigation Plan, of which Redmond participates via the Council adopted Redmond Annex. These documents, in conjunction with detailed evaluations during functional plan updates, determine the types of hazards impacting facilities, as well as vulnerability.</p> <p>Staff also notes that the Climate Resiliency element evaluates and prioritizes vulnerability to natural hazards in more detail, and recent changes to the GMA allow communities to adopt hazard mitigation plans as components of its comprehensive plan. Staff does not recommend any additional changes to this policy.</p>	
<p>6 Misc. comments on policies Comm. Aparna</p>	<p>Commission Discussion</p> <p>a) FW-CF-1: Ensure that capital facilities are resilient, sustainable, well designed, attractive and safe.</p>	<p>11.6.2023 Closed 3.13.2024</p>

Issue – Capital Facilities	Discussion Notes	Issue Status
	<ul style="list-style-type: none">b) CF-6: All level-of-service standards in the table should define resilience for the particular capital facilities element. What is the desired level of resilience and functionality in the event of an emergency?c) Capital facilities and infrastructure should use resilient materials and design and construction techniques. This is partially referenced in CF-2 but needs to be more explicit.	
	<p><u>Staff Comments</u></p>	
	<p>For Final draft, staff addressed comments as follows:</p>	
	<ul style="list-style-type: none">a) Updated policy to include proposed conceptb) See discussion on Item 1, Levels-of-Servicec) The Capital Facilities element is not intended to provide direction or be prescriptive on specific construction techniques and materials. Other components of the Comprehensive Plan such as Community Design Element and the Climate Resilience Element, or adopted building codes and industry standards and practices provide additional policy and design guidance for this concept.	

Issue - Utilities	Discussion Notes	Issue Status
Utilities Element		
<p>1 <i>UT-7 growth related infrastructure</i></p> <p><i>Weston</i></p>	<p><u>Commission Discussion</u></p> <p>Explain why we added phrase “state law”? Do we want growth to pay more or less than state law?</p> <p><u>Staff Comments</u></p> <p>This relates to policies in the Capital Facilities element, in particular FW-32:</p> <p><i>Ensure that the costs of capital facility improvements are borne in proportion to the benefit received.</i></p> <p>At times this policy gets used to assert that “growth entirely pays for growth.” However, there are limitations on how much growth is required to pay that come from the U.S. Constitution, case law, and RCW 82.02. To ensure clarity and consistency with state law and other policies, this added clause - “to the extent consistent with state law” affirms the concept of proportionality.</p>	<p>Opened 6.14.2023</p> <p>Closed 12.6.2023</p>
<p>2 <i>Combine UT 13 & 14</i></p> <p><i>Weston</i></p>	<p><u>Commission Discussion</u></p> <p>Can UT-13 and UT-14 be combined?</p> <p><u>Staff Comments</u></p> <p>Staff reviewed and found that combining polices would provide confusion as they provide direction on different topics, namely new utility lines versus existing lines. Also note that a new policy was created out of UT-13, providing clarity that consistency with Washington Utilities and Transportation Commission tariff structure and state law is required for all utility franchises, not just those facilities identified in UT-13.</p>	<p>Opened 6.14.2023</p> <p>Closed 12.6.2023</p>

3 *UT-37 - regional
stormwater facilities*
Weston

Commission Discussion

Are regional stormwater facilities sufficient? Concerned about inadequate facilities causing pollutions.

Staff Comments

The City of Redmond, through its NPDES Municipal Permit, is responsible for ensuring proper maintenance and operation of all public and private stormwater systems within the City. These include 363 miles of pipes, 23,500 catch basins and manholes, 940 vaults, 304 bioswales, 68 miles of streams, and 328 ponds throughout the City.

The Stormwater Utility:

- Ensures that public and private stormwater systems are planned, developed and maintained to prevent flooding, protect water quality and preserve natural stormwater systems.
- Monitors water quality and provides leadership and focus for community efforts working toward improved stormwater management.
- Identifies needs for capital improvement of the stormwater systems including streams and habitat, prioritizes, selects, and constructs those improvements.
- Ensures that City construction and maintenance projects are planned and implemented to cause as little short-term and long-term harm as possible to the environment.

Managed by the Public Works Department, Environmental and Utility Services division, the Stormwater Utility funds support engineers, scientists, technicians, inspectors, project managers, and administrative specialists in several divisions within the City's Public Works Department.

The City is addressing Stormwater Management in 3 phases:

- Planning
- Development, including building and maintaining regional facilities, and
- Maintenance

Opened
6.14.2023

Closed
12.6.2023

In general, there are three techniques to manage stormwater: Onsite Management (Traditional), Regional Management using regional facilities, and Onsite (Low Impact Development).

The City of Redmond uses all three techniques to manage stormwater, favoring regional stormwater facilities in highly urbanized areas, favoring low impact development techniques outside of wellhead protection zones and in less urban areas, and using traditional onsite facilities to finish the job of stormwater management as needed.

UT-37 has been written to support these efforts.

Also note that the City is beginning a planning process to develop a comprehensive storm and surface water management functional plan that will analyze the City's needs as it grows.

More information on the City's Stormwater Utility, including planning efforts, can be found at -

[Stormwater Utility | Redmond, WA](#)

[NPDES Stormwater Permit | Redmond, WA](#)

[Regional Stormwater Facilities | Redmond, WA](#)

Staff Comments 12.6.2023

Staff reviewed links per Commissioner comments, and found they are correct. No changes made.

<p>4 <i>UT-61 - grid reliability and flexibility</i> <i>Aparna Weston</i></p>	<p><u>Commission Discussion</u></p> <p>Question about UT-61, which notes that Puget Sound Energy's Electrical Facilities Plan is used by the City to guide capital facilities planning for the electric utility. Question was raised if this and related policies preclude other energy utility providers serving Redmond.</p> <p><u>Staff Comments</u></p> <p>The Utilities element, as noted in the Growth Management Act, and more specifically WAC 365-196-420, is intended to identify the general location and capacity of existing and proposed utility facilities to assist in land use planning for the siting of facilities needed to support anticipated growth.</p>	<p>Opened 6.14.2023</p> <p>Updated discussion 12.6.2023</p> <p>Closed 3.13.24</p>
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As such, policies in the Utilities element as they relate to the choice or option of service providers are silent and do not preclude such options in the future.

Commission Discussion 12.6.2023

Commissioner requested that staff consider adding text related to PSE "or successor", and allow for flexibility for other future energy providers.

Staff comments

Updated for final draft.

<p>5 <i>Telecommunications and towers policies</i></p> <p><i>Aparna</i></p> <p><i>Weston</i></p> <p><i>Nuevacamina</i></p>	<p><u>Commission Discussion</u></p> <p>Commissioners had related questions on the telecommunications policies, including how the term <i>telecommunications</i> is defined, what these policies encompass, and how it relates to equitable access to the internet, as well as quality of service. Commissioners also had questions on the aesthetics and placement of towers.</p> <p><u>Staff Comments</u></p> <p>Telecommunications is defined as "is the transmission of information by various types of technologies over wire, radio, optical, or other electromagnetic systems." (Wikipedia)</p> <p>Telecommunications policies found in the Utilities element provide support for provisions and regulations found in RMC 12.14 Telecommunications. This Chapter includes 12 purposes, including:</p> <ul style="list-style-type: none"> A. Establish a local policy concerning the use of public ways and City properties by Telecommunications providers; B. Establish clear local guidelines, standards and time frames for the exercise of local authority with respect to the regulation of Telecommunications providers; E. Encourage the provision of advanced and competitive Telecommunications services on the widest possible basis to the businesses, institutions and residents of the City; 	<p>Opened 6.14.2023</p> <p>Updated 11.1.2023</p> <p>Open for UT- 87 - 12.6.2023</p> <p>Closed for other topics 12.6.2023</p> <p>Closed 3.13.2024</p>
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L. Enable the City to discharge its public trust consistent with rapidly evolving federal and state legal and regulatory policies, industry competition and technological development.

In general, the City's regulatory power is limited to the telecommunication provider's ability to conduct business in the City (business license), and the placement of facilities on private or public lands. Facilities on public lands are regulated through lease agreements.

UT-83 provides policy support for equitable provision of service to the extent that the city's regulatory framework, in the context of state and federal laws, can implement this.

In addition, [Ch. 21.56 Wireless Communication Facilities](#) provides zoning code regulations for the siting and design of Wireless Communication Facilities (WCFs) consistent with state and federal regulations. Aesthetics of facilities, such as towers, can be found in <https://redmond.municipal.codes/RZC/21.56.050>. Staff initially recommended removing UT-87 (proliferation and visual impacts of towers), but is considering if an updated version should be maintained to support RZC 21.56.050.

Staff does not recommend inclusion of telecommunications policies that go beyond the scope or the purpose of the Utilities Element as defined in the Growth Management Act as it does not provide additional or relevant direction for staff in implementing Ch 21.56. Please note that the Planning Commissions review purview does not include changes to the Redmond Municipal Code.

Additional Commission Discussion - Nov 1, 2023

In light of additional needs and reliance on broadband internet service, should the internet be treated as a separate utility in order to highlight its importance?

Staff Comments

In the context of the Comprehensive Plan and Zoning Code, it is important to understand the definitions used around telecommunications and how it relates to the City's land use planning.

The "internet" is defined as "the global system of interconnected computer networks that uses the Internet protocol suite (TCP/IP)[b] to communicate between networks and devices." (Wikipedia).

The questions and comments raised by the Commissioners relate to the provision of what is called "broadband," which is generally used as a common term for "high-speed internet access". The medium to provide high speed or broadband internet access can be coaxial cable, optical fiber, wireless Internet (radio), twisted pair, or satellite.

Generally, the internet can be accessed using services provided by Internet Service Providers (ISP). Many types of organizations can be ISPs - traditional telephone or cable tv providers, electric utilities, non-profits, and government agencies. Due to rapid technological changes, many of the services these organizations provide can overlap. For example, one can use a traditional telephone provider to make phone calls, access the internet, and watch cable tv.

As note above, [Ch. 21.56 Wireless Communication Facilities](#) provides zoning code regulations for the siting and design of Wireless Communication Facilities (WCFs) consistent with state and federal regulations, and per the GMA. Additionally, [Ch. 21.17 Adequate Public Facilities and Undergrounding of Utilities](#) relates to the siting and undergrounding of utilities, including telecommunications infrastructure. The Utilities element and policies around telecommunications are generally limited to supporting these zoning code requirements.

Issues around the regulation of ISPs, and whether they should be treated as essential utility providers, is beyond the scope of the Redmond Comprehensive Plan and Zoning Code, and would be addressed at the state and federal level.

Commissioner discussion 12.6.2023

Commissioners requested that staff consider continued inclusion of **UT-87**, but simplify to be less prescriptive on aesthetics, focus on "look modern."

Staff Comments

Included for final draft.

6	<i>UT-86 - amateur radio/ emergency communications</i>	<u>Commission Discussion</u>	Commissioner Weston noted that this policy is still relevant and needed.	Opened 6.14.2023
				Closed 3.13.2024

<i>Weston</i>	<u>Staff Comments</u>	<p>Staff recognizes the importance of amateur radio and facilities needed to support it for emergency purposes. As noted, policies in this element are related to utilities, in particular telecommunications providers and facilities. Policy UT-85 continues to provide direction that emergency communications are prioritized on city facilities. More information on telecommunications can be found in Redmond Municipal Code - Ch. 12.14 Telecommunications. The zoning code also has design standards for amateur radio towers, as described in Ch. 21.56 Wireless Communication Facilities.</p>	
	<u>Commission discussion 12.6.2023</u>	<p>Additional discussion on why this policy should be maintained.</p>	
	<u>Staff comments</u>	<p>Included for final draft.</p>	
7 <i>FW-UT-2</i>	<u>Commission Discussion</u>	<p>Comm. Aparna suggested stronger language than “encourage” in FW-UT-2 related to private utilities in order to better express the need for equity in service provision. As Comm. Aparna noted – I think we should mandate or provide equitable access (not encourage)</p> <p>This is especially true for access to the internet as it is now an FCC rule: https://www.fcc.gov/document/fcc-adopts-rules-prevent-eliminate-digital-discrimination and https://apnews.com/article/fcc-broadband-redlining-internet-access-rural-race-f7fe239eb61b1241020d6b5737789277</p>	<p>Opened 11.1.2023</p> <p>Updated 12.3.023</p> <p>Closed 12.6.2023</p>
<i>Regulation of private utilities and equitable service</i>			
Comm. Aparna			
	<u>Staff Comments</u>	<p>The Redmond Comprehensive Plan and Zoning Code related to public and private utilities is limited to assisting in land use planning for the siting of utility facilities needed to support anticipated growth. The City does not have any regulatory powers in the Comprehensive Plan or Zoning Code related to the provision of equitable service, and is limited to “encouraging.”</p>	

Stronger language could be construed as regulatory. In general, the regulation of utilities, including the requirement for equitable and quality service, is provided at the state and federal level.

Follow-up Commissioner comments

From Commissioner Aparna -

As I understand, some of the City's utility element policies cannot mandate 100% coverage due to the following reasons: (Please let me know if I am wrong)

1. All utilities are not created equal: water, gas, and electricity are considered critical while telecommunications (cable, internet, cell-phone, etc.) are not. The City can mandate the former but only encourage or prioritize the latter.
2. City policies on these are bound by State and Federal law.
3. These other utilities are provided by private companies subject to certain types of agreements.

Question:

If this is indeed the case, how do we ensure that all residents have equitable access to these other utilities that are not critical? This is central to the tenet of equity. Are we going to do only the minimum as required by State and Federal Law?

Should we consider the city providing through some other mechanism, utility access like internet to underserved or unserved areas?

The FCC rule has been made recently. So, we would need to see how this would get implemented. Till then how do we ensure the entirety of Redmond has internet/ cell-phone service?

FW-UT-2 "Prioritize" is a good word, however, The city has to figure out how to provide utilities to all. Or there will continue to be inequity.

8 UT-17 <i>Comm. Aparna</i>	<u>Commission Discussion</u> UT-17 consider adding the following: <ul style="list-style-type: none">• Expanding CARA protections in CARA 2	Opened 12.6.2023
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- Frequent (mention frequency) monitoring, recording, and reporting against baselines/projections.
- Include climate scenario modeling.

Closed
3.27.2024

Staff Comments

Staff does not recommend any changes to this policy. CARA-related policies are found in the Natural Environment element. Other considerations are operational or programmatic.

9 Misc. policy
 comments
 Comm. Aparna

Commission Discussion

- a) **UT-1:** Consider adding “maximizing coverage”.
- b) **UT-4:** Why would we not provide utilities to rural areas within the jurisdiction? I understand not all utilities, but the basic ones should be there, right?
- c) **UT-4:** “urban governmental services” Does this preclude services to zoned rural areas within the UGA?
- d) **UT-24:** Maybe consider monitoring and limiting existing wells on private properties and their drawdown.
- e) **UT-61:** In addition to PSE, can we add other energy providers (successor is used in other policies and can be a great substitute)?
- f) **UT-83:** ~~Promote~~ Provide a wide range of accessible telecommunications options, including use of City facilities, as well as regulatory flexibility, for new and emerging technologies and services to ensure reliable and universal access to telecommunications services for all.

Opened
12.6.2023

Closed
except for 9.d
3.13.2024

Closed 9.d

Closed
4.24.2024

Staff Comments

- a) Staff recommends no changes as proposed language may not be consistent with GMA requirements or regional/county planning policies.

- b) Rural areas in this sense means areas outside of the City's Urban Growth Area. The prohibition of extending urban services to rural is a fundamental concept of the Growth Management Act. **MPP-PS-5**, from the PSRC's Vision 2050 Plan states:
Do not provide urban services in rural areas. Design services for limited access when they are needed to solve isolated health and sanitation problems, so as not to increase the development potential of the surrounding rural area.
- c) By definition, areas within the urban growth boundary do not have rural areas. Areas within the UGA can be zoned for lower density and intensities of use, but this would not preclude the provision or extension of utilities in those zones.
- d) This policy is related to water utility systems and is consistent with GMA requirements. Suggestions proposed are outside the scope of this element. Staff does not recommend any changes.
- e) Renumbered as UT-55, has been updated with proposed language.
- f) The City does not provide telecommunications infrastructure or services. This is an issue outside of the scope and GMA requirements of the Redmond 2050 Comprehensive Plan.

Commission discussion 3.13.24

Comm. Aparna made suggestion for 9.d that concept could be included in policy UT-18 on the Wellhead Protection Program:

...Other measures, including monitoring well drawdown, necessary to protect Redmond's well system.

Staff Comments 3.13.24

Note this issue also relates to issues discussed in item 8. Policy UT-17 has been renumbered as UT-18 for final draft.

Below is what staff is proposing to address PC comments for UT-18 (addition is in blue). The original suggestion from Planning Commission to add "measuring monitoring well drawdown" into

the list of items that are guided by the Wellhead Protection Program mixed components of the Wellhead Protection Program with what the program guides. Measuring groundwater levels throughout the Critical Aquifer Recharge Area (or monitoring well drawdown) is a core function of the Wellhead Protection Program. This information is then used to guide policy and operational decisions. The edit below fulfills Planning Commission’s request to use the Wellhead Protection Program to ensure we are taking impacts on our drinking water aquifer quantity (or level) into account.

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

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

<p>10 Comm. Coleman Use of technical language in policies</p>	<p><u>Commissioner discussion</u></p> <p>Comm. Coleman noted that policy UT-61 is very technical and hard to understand for non-utility and planning staff and requested a revision for clarity for the general public.</p> <p>UT-61 Negotiate mutually beneficial franchise contract conditions that support the delivery of cost-effective services desired by Redmond residents and businesses including to require undergrounding when above-ground electrical facilities are abandoned.</p>	<p>Open 4.12.2024</p> <p>Closed 4.24.2024</p>
	<p><u>Staff comments 4.24.24</u></p> <p>Note that the policy, which was UT-81 in the existing Redmond 2030 Comp Pan, was revised to include additional clause “including to require undergrounding when above-ground electrical</p>	

facilities are abandoned” as requested by Dir. Helland. Staff is proposing the following revised text to maintain intent while providing clarity for non-technical readers.

UT-61 Negotiate mutually beneficial franchise contract conditions that support the delivery of cost-effective services desired by Redmond residents and businesses [such as including](#) to require [the](#) undergrounding [of telecommunications facilities](#) when above-ground electrical [or other utility](#) facilities are [relocated to be underground \(when above ground facilities are](#) abandoned).

11 Respond to public comments
All

Commission discussion

Commissioners asked that staff respond to public comments received on the Utilities element, especially with regard to policies on natural gas facilities as they related to greenhouse gas reduction goals.

Staff comments 4.24.24

The Growth Management Act requires that the Utilities Element consist of:

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

This element helps ensure that public and private utilities are able to provide service based on the location and amount of growth identified in the Land Use chapter and map. It is not intended to provide goals, metrics, or operational type actions. It must also be consistent with county, regional, state, and federal policies and laws related to utilities.

Natural gas policy has changed considerably between the [existing Redmond 2030 plan](#) and proposed Redmond 2050 policies. The 2030 plan highlights the efficiency of burning natural gas, and the cleanliness of natural gas compared to other fuel types. It encourages conversion to natural gas from less-efficient fuel sources. In contrast, the proposed Utilities Element supports the transition to 100% renewable energy and specifically calls for decreasing reliance on natural gas as an energy source.

Open
4.12.2024

Closed
4.24.2024

While staff do not believe changes to the Utilities Element should be made, staff appreciates the comments and they will be considered as part of broader citywide efforts to reduce greenhouse gas emissions.

Issue #	PIE	Discussion Notes	Issue Status
Participation, Implementation and Evaluation Element			
1	Performance metrics Commissioner Aparna PI-24	<p><u>Commission Discussion</u></p> <p>Policy PI-24 should address the following:</p> <ul style="list-style-type: none"> • How effectiveness is measured (performance metrics, resident satisfaction on themes, etc.). The evaluation indicated in the policy should also indicate that there should be a method to course correct. • If a quantitative metric is chosen whether thresholds should be identified, or a comparison should be conducted between actuals vs. projected. • Frequency of this evaluation <p>Additional comments from Commissioner Aparna: Reference the Implementation and Evaluation Program in the policy.</p> <p><u>Staff Comments</u></p> <p>Once the Comprehensive Plan is adopted, Staff will develop an Implementation and Evaluation Program where metrics, frequency of reports, equity impact review tools and course correction measures will be specified. This Evaluation Program will also be presented to Planning Commission.</p> <p>Added language to policy.</p> <p>PI-24: Seek equitable community participation in evaluating the effectiveness of the Comprehensive Plan, especially those most impacted by the Comprehensive Plan and those belonging to communities that have been historically excluded from the planning process, by setting up an Implementation and Evaluation Program.</p>	<p>Opened 11.15.2023</p> <p>Closed 4.24.2024</p>

<p>2 Active Participation Commissioner Aparna PI-2</p>	<p><u>Commission Discussion</u> Add additional language to PI-9 “Promoting active participation in boards, commissions, etc. while removing barriers.”</p> <p><u>Staff Comments</u> Added language to PI-2:</p> <p>PI-2 Involve community members in government decisions, including those that are most impacted by the decisions.</p> <p>Involve especially those belonging to communities that have been historically excluded such as immigrants, refugees, Black, Indigenous, and other People of Color communities, people with low incomes; people with disabilities; seniors; and communities with language access needs.</p> <p>Encourage active, diverse, and equitable representation and participation of all members of the community in boards, commissions, and city council by removing barriers.</p>	<p>Opened 11.15.2023</p> <p>Closed 03.13.2024</p>
<p>3 FW- PIE-3 Commissioner Aparna</p>	<p><u>Commission Discussion</u> Add the following term to Policy FW-PIE-3.</p> <p>When preparing City policies and regulations, consider the long-term good of the community, respect the contribution that private property owners make to advancing the future vision of the City and allow reasonable economic use for all properties.</p> <p><u>Staff Comments</u> Added language to FW-PIE-3</p>	<p>Opened 11.15.2023</p> <p>Closed 03.13.2024</p>
<p>4 Commissioner Weston -</p>	<p><u>Commission Discussion</u> Commissioner commented the need to gather metrics on who is participating to reach out to “quiet population” such as renters. Track who the city talks to and compare to the city’s demographic to make sure the outreach represents the diversity of the residents.</p>	<p>Opened 11.15.2023</p> <p>Closed 03.13.2024</p>

Staff Comments

Policies PI-1 and PI-8 addresses the need to encourage input that represents Redmond's diverse community (PI-1) and the evaluation of the community involvement methods (PI-8).
Once the Comprehensive Plan is adopted, Staff will develop an Implementation and Evaluation Program where metrics, frequency of reports, equity impact review tools and course correction measures will be specified.

From: [Devon Kellogg](#)
To: [Planning Commission](#); [Glenn Coil](#); [Jeff Churchill](#); [Jenny Lybeck](#)
Cc: [Rheya Wren](#); [Marilyn Subala](#); [David Morton](#); [Dwight Rousu](#); [Devon Kellogg](#)
Subject: Followup on Utilities Element Public Comments 3/13/24
Date: Wednesday, March 27, 2024 1:07:07 AM

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

Greetings Redmond Planners and Commissioners,

I am following up on public comments I made to the Planning Commission on 3/13/24 regarding the Utilities Element Final Draft.

I'm writing today to provide clarity to my comments and sync them with the latest UT numbers below. Specifically, I am suggesting/requesting changes to the following 3 sections:

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

Consider beefing this up to include phasing out natural gas use for **building heating and cooking** as well as an energy source, and to **provide clear phase out targets** in line with what climate experts say is the necessary expediency (ie 30-60% by 2030).

Proposed: UT 60 Move away from natural gas as an energy, heating, and cooking source in line with state, K4C, and ESAP GHG reduction goals of 50% by 2030, 75% by 2040, and and 95% by 2050. Ensure that existing natural gas facilities are maintained for safety and efficiency.

In the "Economic Considerations" section (UT 7-10), the implication seems to be that gas pipelines are included in permitting, planning, financing, and cost-sharing activities. If Redmond is serious about phasing out Natural Gas use, it should be specifically called out in this section.

Proposed: Add UT 11 - New Fossil fuel infrastructure, defined as natural gas piping, fuel oil piping, or other fossil fuel piping or conveyance system, will not be incentivized, subsidized, or expanded, nor permitted in public right-of-way.

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

Consider specifically naming some of the more concerning risks, such as toxic gas leaks, earthquakes, and explosive fires.

Proposed: UT-69 Require appropriate mitigation measures that help reduce adverse impacts in the event of a pipeline failure, such as toxic gas leaks, earthquakes, and explosive fires.

My full spoken comments from 3/13/24 are provided below for your reference:

Good evening, Planning Commissioners, and staff:

My name is Devon Kellogg. I am a parent, preschool teacher, and stable-climate advocate living on Education Hill near Hartman Park.

I'd like to provide comments on the Utilities Element this evening, particularly UT 71 & 85 (now UT 60 & 69).

First, I'd like to commend the city and the staff for considering health, safety, and climate impacts of city policies.

I'd like to read you an excerpt from Redmond's Climate Element:

"Buildings and energy represent the largest source of GHG emissions in Redmond—accounting for about 65% of total 2022 emissions. The largest sources within this sector are from commercial electricity and residential natural gas consumption, largely used for heating, cooling, and powering appliances, and equipment."

It goes on to describe the opportunities we have "to dramatically reduce Redmond's community GHG emissions" while simultaneously increasing cost-savings, local jobs, and economic development, and reducing air pollution.

If you have been following the climate discussion like I have, you know that methane, the primary component in natural gas, is considered critical to reduce this decade to stay below critical heat-trapping gas limits.

This is because of both the extreme warming potency of this gas, 80% more impactful than co2 alone, plus it's propensity to leak during fracking, transmission, and end use. Studies show that this deadly combo is often worse for our climate than coal. Even when burned according to plan, natural gas is still a toxic pollutant and carbon emitter.

Gas leaks are not only destroying our climate, they are also costly, explosive, and deadly toxic.

Building and maintaining expensive gas infrastructure is costing all of us, beyond the costly climate impacts affecting us all (in both direct and indirect ways). Pipeline maintenance is costly and utility bills are expected to rise for remaining ratepayers as folks decarbonize. Hookups themselves are often subsidized by several to 10s of thousands of dollars in some cases.

Then there are the health and safety aspects. Indoor gas use has been found to not only contribute to 45% of childhood asthma cases, but an Evergreen college student just died last night from a poorly fitted tankless water heater in student housing. Home fires and gas line explosions are becoming increasingly commonplace. I don't even want to think about what will happen to all these pipelines in our city when the "big earthquake" hits.

For these reasons and more, I ask you to consider beefing up UT-71 (now UT-60) to include phasing out natural gas use as both a home heating as well as an energy source, and to provide clear phase out targets in line with what climate experts say is the necessary expediency.

Please make sure the policy language does not enable or subsidize the buildout of new gas infrastructure.

And lastly, please include air quality, fire, and earthquake safety considerations in UT-85 (now UT 69).

Thank you for your consideration.

Devon Kellogg and Family

From: [Rheya Wren](#)
To: [Glenn Coil](#); [Ian Lefcourte](#); [Planning Commission](#)
Cc: [Jenny Lybeck](#); [Aspen Richter](#); [Marilyn Subala](#); [David Morton](#); [Devon Kellogg](#); [Melissa Stuart](#); [Vanessa Kritzer](#)
Subject: Public Written Comment - Utilities Element - Final Draft
Date: Thursday, April 4, 2024 3:54:22 PM

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

To the Redmond Planning Commission and City Staff,

I want to express my gratitude for your diligent efforts in updating policies and incorporating community feedback. Additionally, I appreciate the opportunity to submit one more written public comment regarding the revised Utility Element, particularly focusing on the section concerning the maintenance of combustion fossil fuel methane infrastructure within Redmond. ([Utilities Element](#))

Regarding the Natural Gas Energy and Facilities policies (UT-71/UT-60), I suggest emphasizing a commitment to "phasedown" or "full planned phaseout" of methane gas in alignment with the city's zero-emission targets. It's crucial to avoid labeling combustion methane as "safe" or "efficient" or implying it is "sustainable" or "green," as existing infrastructure contradicts these claims. Given observed data on leak rates, source fracking, and emissions, it's evident that combustion methane is not a viable "bridge fuel", given the sharp, recent, spike in global warming trends and atmospheric methane. I appreciate that the opening paragraphs set this tone.

I commend the decision to strike policy UT-72 for similar reasons.

Puget Sound Energy, in a recent OnRedmond presentation, outlined a similar roadmap towards net zero by 2030, carbon free electrical supply by 2045 (and customer end use emissions reductions of greater than 30% by 2030) under the Climate Commitment Act. Accelerating previous utility electrification and resiliency efforts. Redmond can be well-positioned to both leverage these new capacity upgrades, and continue to ensure community outreach and transition efforts are shared and approached with urgency, as 2030 fast approaches.

Thank you for your time, consideration, and dedication to this Utilities Element. Your work is deeply appreciated.

Sincerely,

Rheya Wren (she/they)
Environmental Sustainability Advisory Committee
M: 206-931-7052
@ClimateHawk2
RheyaWren@gmail.com
Previously Rachel Molloy



April 5th, 2024

Jeff Churchill
Long Range Planning Manager
PO Box 97010
Redmond, WA 98073

Via email to: jchurchill@redmond.gov

Re: 2024 Comprehensive Plan Consultation-Snoqualmie Tribe

Dear Jeff Churchill,

On behalf of the Snoqualmie Indian Tribe (Tribe), please accept these comments on the City of Redmond's draft Comprehensive Plan updates.

The Tribe is a federally-recognized sovereign Indian Tribe and a signatory to the Treaty of Point Elliott of 1855 in which it reserved to itself certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved to itself, among other things, the right to fish at usual and accustomed areas and the "privilege of hunting and gathering roots and berries on open and unclaimed lands" off-reservation throughout the modern-day state of Washington (Treaty of Point Elliot, art. V, 12 Stat. 928). The Snoqualmie Tribe has stewarded this land since time immemorial and seeks to work collaboratively with the City of Redmond to plan for the future by providing input on the City's Comprehensive Plan update, including the City's Natural Environment Element, Critical Areas Regulations, PARCC Element, and Participation, Implementation and Evaluation Element.

Natural Environment Element

The Tribe would like to recognize that the City of Redmond has addressed the need for water use reduction and has taken prudent and necessary action to reduce water consumption in landscaping. We request that the City continues to make water quantity in streams and lakes a priority in its planning. In Section C. (Tree Preservation and Canopy), please include culturally modified trees (CMTs) in the language. A flyer describing CMTs, their significance to the Tribe, and suggested wording to a CMT policy is included as an additional document to this letter. Throughout the element, we would like to see more recognition of local tribes and their relationship to the natural environment.



Critical Areas Regulations

The City should have the same protective buffers for fish bearing streams as non-fish bearing streams. All waters of the City of Redmond eventually become part of fish habitat, and protecting those waters even where fish are not presently located protects water quality and will benefit both resident and anadromous fish. This is in line with current Best Available Science as articulated in WDFW's Riparian Ecosystems, Volume 2: Management Recommendations, which states "we found no evidence that full riparian ecosystem functions along non-fish-bearing streams are less important to aquatic ecosystems than full riparian ecosystem functions along fish-bearing streams." The text goes on to list four considerations for this recommendation, which elaborate on the finding that non-fish bearing streams:

- Support a unique community of aquatic and riparian-obligate wildlife
- Provide movement corridors for wildlife, particularly in the face of changing climate conditions
- Provision fish-bearing streams with matter and energy
- Provide cool water to downstream reaches. Washington State has already experienced increased stream temperatures due to climate change and expects further increases, which have direct implications for the persistence of fish.

Please update Redmond's Critical Areas Regulations to reflect Best Available Science which indicates the importance of non-fish-bearing streams. Additionally, please include Indigenous Knowledge and Science on, at minimum, equal footing with Western Science. The Biden-Harris Administration has formally recognized Indigenous Knowledge, also referred to as IK or TEK, as one of many important bodies of knowledge that contributes to the scientific, social, and economic advancement of communities in the United States, and the federal government has provided related guidance for federal agencies for many years. As stated in the 2022 Guidance, "It reaffirms that Agencies should recognize and, as appropriate, apply Indigenous Knowledge in decision making, research, and policies across the Federal Government. This guidance is founded on the understanding that multiple lines of evidence or ways of knowing can lead to better-informed decision making." We request that the City create policy to similarly recognize and incorporate IK in its future decision making, research and policies

Parks, Arts, Recreation, Culture, and Conservation (PARCC) Element

Rather than providing comments that reference individual sections of the PARCC element, we are introducing the Snoqualmie Tribe Ancestral Lands Movement (STALM) in our comments here. The City's Comprehensive Plan will benefit from the perspective of the STALM, which focuses on responsible recreation centered in mindfulness for the natural world. The City of Redmond is part of the Tribe's ancestral lands, and the Tribe has stewarded these lands since time immemorial. Humans are not separate from the natural environment; we are a part of it. We show this understanding through respect for our surroundings; both for those who came before us and those who



come after us. We have included some ways that the City should embrace the teachings of the STALM and incorporate the values of the Snoqualmie Tribe into the plan:

- Always consult with sovereign tribes in a meaningful way when developing recreation that impacts their ancestral lands within the City of Redmond.

[Snoqualmie Tribe Executive Order 21-02 Training](#)

- Invest in updating existing interpretive signage that includes Native erasure and always work with tribes in the development of new interpretive signage to make sure Native erasure does not occur.

[Relevant Post: Native Erasure Breakdown](#)

- Ensure residents are informed about the impacts that certain behaviors associated with recreation may have on our ancestral lands: stay on trails, do not contribute to illegal trails, report illegal trails when you see them, pick up your trash and other trash you find, keep your dogs on leashes and pick up their poop to name a few.

[Relevant Post: Research Study on Impacts of Non-Motorized Recreation to Wildlife](#)

- Develop trails in clusters rather than dispersed, whenever possible, to minimize impacts on wildlife and cultural resources.

[Relevant Post: Snoqualmie Tribe Story Map Visualization of Human Recreation on Wildlife](#)

- Invest in the decommissioning of illegal trails that impact cultural resources and wildlife, and present danger to the public – and whenever possible, for the decommissioning of trails to be prioritized whenever new trails are developed.
- Always work with tribes to make sure that they have access to critical areas for harvesting and gathering. These spaces are shrinking dramatically over time.
- Use native plants whenever possible and embrace sustainable maintenance measures while limiting maintenance activities that contribute to air and noise pollution and disturb humans and wildlife.

Participation, Implementation and Evaluation Element

The tribal consultation policy, as written in section PI-5 of the Participation, Implementation, and Evaluation Element, is insufficient to cover the responsibilities of the City of Redmond to consult with the Tribe. The Tribe will respond at a later date with a proposed tribal consultation policy that includes [FPIC](#) standards.



Thank you for the opportunity to comment on the City of Redmond's Comprehensive Plan. Please feel free to reach out with any questions, we would be happy to meet to discuss these ideas further.

Sincerely,

DocuSigned by:
Jaime Martin
55ECFF68F5D44FA...

Jaime Martin
Executive Director of Governmental Affairs & Special Projects
Snoqualmie Tribe

From: [David Morton](#)
To: [Glenn Coil](#); [Ian Lefcourte](#); [Planning Commission](#); [Rheya Wren](#)
Cc: [Jenny Lybeck](#); [Aspen Richter](#); [Marilyn Subala](#); [Devon Kellogg](#); [Melissa Stuart](#); [Vanessa Kritzer](#); [John Reinke](#); [Dwight Rousu](#)
Subject: Re: Public Written Comment - Utilities Element - Final Draft
Date: Friday, April 5, 2024 3:03:44 PM
Attachments: [Twenty fifth talk to Redmond Planning Commission.docx](#)

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

To Redmond Planning Commission, staff, and Redmond PCA members,

I agree that the policy language of the Utility Element Draft 3.1 [UT-60](#) should be updated to accurately reflect the city's goals and strategies regarding natural gas usage and infrastructure.

Accordingly, I have attached and inserted here my current draft of a spoken public comment I intend to read at the next meeting of the Planning Commission:

In the [Vision Statement of Draft 3.1 of the Utilities Element](#), it is stated that, “In 2050...the City (of Redmond) has worked with, and supported, energy providers as well as partners locally, regionally, and federally, to transition to 100% renewable energy, including the phase out of natural gas.” Also, the sentence that immediately precedes policy [UT-60](#) says, “As part of its climate goals to phase out fossil fuels and reduce greenhouse gas emissions, as well as for health and safety reasons, the City of Redmond is committed to phasing out the use of [natural gas as an energy source](#).”

This is followed by [UT-60](#), the Utility Element policy on Natural Gas Energy and Facilities: “Move away from natural gas as an energy source while ensuring that existing natural gas facilities are maintained and improved for safety and efficiency.”

If Redmond has in fact transitioned to 100% renewable energy and phased out the use of natural gas as an energy source by 2050, why will natural gas facilities still even exist within Redmond?

It seems there may be some inconsistency or lack of clarity in the proposed Utilities Element of Redmond's Comprehensive Plan. The Vision Statement sets a goal of transitioning to 100% renewable energy and phasing out natural gas by 2050. However, the policy UT-60 suggests that existing natural gas facilities should be maintained and improved for safety and efficiency.

This apparent contradiction could be due to several reasons:

1. **Transition Period:** It's possible that the transition to 100% renewable energy will take time, and during this transition period, existing natural gas facilities may still be needed to provide energy to the city. Even though the goal is to phase out natural gas, it may not be feasible to do so immediately, and maintaining these facilities temporarily could be a pragmatic approach.

2. **Backup or Redundancy:** Natural gas facilities may serve as backup or redundancy for renewable energy sources, particularly during times when

renewable sources are not sufficient to meet the city's energy needs. In this case, while the primary focus is on renewable energy, natural gas facilities may still have a role to play in ensuring energy reliability.

3. **Infrastructure Conversion:** Converting existing natural gas infrastructure to accommodate renewable energy sources may be a complex and costly process. Therefore, it's possible that some natural gas facilities will remain in place even after the transition to renewable energy, either because they have been repurposed for other uses or because they are still operational for specific purposes.

4. **Industrial or Commercial Needs:** Certain industries or commercial entities within Redmond may still require natural gas for their operations, even if the rest of the city has transitioned to renewable energy. In such cases, natural gas facilities may continue to exist to meet these specific needs.

In any case, it would be advisable for the city to clarify and reconcile these points within the Utilities Element to ensure consistency and transparency in its planning process. This may involve further discussions with stakeholders, feasibility studies, and updates to the policy language to accurately reflect the city's goals and strategies regarding natural gas usage and infrastructure.

Have a nice day

David Morton
206-909-5680

On Thursday, April 4, 2024 at 03:54:18 PM PDT, Rheyawren <rheyawren@gmail.com> wrote:

To the Redmond Planning Commission and City Staff,

I want to express my gratitude for your diligent efforts in updating policies and incorporating community feedback. Additionally, I appreciate the opportunity to submit one more written public comment regarding the revised Utility Element, particularly focusing on the section concerning the maintenance of combustion fossil fuel methane infrastructure within Redmond. ([Utilities Element](#))

Regarding the Natural Gas Energy and Facilities policies (UT-71/UT-60), I suggest emphasizing a commitment to "phasedown" or "full planned phaseout" of methane gas in alignment with the city's zero-emission targets. It's crucial to avoid labeling combustion methane as "safe" or "efficient" or implying it is "sustainable" or "green," as existing infrastructure contradicts these claims. Given observed data on leak rates, source fracking, and emissions, it's evident that combustion methane is not a viable "bridge fuel", given the sharp, recent, spike in global warming trends and atmospheric methane. I appreciate that the opening paragraphs set this tone.

I commend the decision to strike policy UT-72 for similar reasons.

Puget Sound Energy, in a recent OnRedmond presentation, outlined a similar roadmap towards net zero by 2030, carbon free electrical supply by 2045 (and

customer end use emissions reductions of greater than 30% by 2030) under the Climate Commitment Act. Accelerating previous utility electrification and resiliency efforts. Redmond can be well-positioned to both leverage these new capacity upgrades, and continue to ensure community outreach and transition efforts are shared and approached with urgency, as 2030 fast approaches.

Thank you for your time, consideration, and dedication to this Utilities Element. Your work is deeply appreciated.

Sincerely,

Rheya Wren (she/they)
Environmental Sustainability Advisory Committee
M: 206-931-7052
@ClimateHawk2
RheyaWren@gmail.com
Previously Rachel Molloy



Virus-free. www.avast.com

From: [Devon Kellogg](#)
To: [Planning Commission](#); [Glenn Coil](#); [Jenny Lybeck](#)
Subject: Testimony for Utilities Element Public Hearing 4/10/24
Date: Wednesday, April 10, 2024 6:01:49 PM

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

Here is my testimony for the Utilities Element Public Hearing on 4/10/24:
Suggested policy language, reference links, and previous testimony included below.

Good evening, Planning Commissioners, and staff,

My name is Devon Kellogg. I am a parent, preschool teacher, and stable-climate advocate living on Education Hill. I'm testifying today on the Utilities Element, specifically the items related to methane (aka natural) gas.

I'm thrilled to see policy language moving us away from gas in UT-60. As we've recently come to learn, methane is toxic, explosive, and a ticking climate time bomb. Experts are saying we are at a critical inflection point and that **rapidly [reducing toxic methane pollution](#)**, the primary component of natural gas, is **the key** to navigating our way out.

According to the [WA Dept of Commerce](#) (DOC), "**The greatest portion of the building sector's [heat-trapping] emissions** come from the **direct combustion of natural gas** and other fossil fuels in buildings..." Further, the [2021 State Energy Strategy](#) recommends "**building electrification** as the **least-cost pathway to decarbonizing** Washington's building stock."

Climate-friendly options such as heat pumps are not only cleaner, safer, and more efficient, they also provide cooling which is a lifesaver in our now typical summer heat waves.

Therefore, I ask that the language in UT-60 be strengthened to make sure it's clear we're not just talking about moving "away from natural gas as an **energy source**" but also from **fuel-based consumption equipment** in our homes and buildings, and to include **specific timelines and targets** in line with local and state-wide goals. Including these targets would also help clear up some of the ambiguity issues raised by Dr. Morton and others.

Additionally, according to WA [2023 Residential Building Decarbonization Plan](#) (Executive Summary Key Points):

"Whole-home electrification will be necessary in 95% of existing buildings by 2050 to achieve the State's [GHG reduction] goals", an expensive and daunting task, which is why they also recommend "all-electric new construction state-wide no later than the 2027 code cycle."

We really don't have time to nibble around the edges on this. If it's truly our intention to meet these crucial and ambitious timelines, save residents costly upgrades, and minimize stranded assets, new gas build-out must stop.

Cities have some jurisdiction here. So, I ask that language be added to preclude any new gas infrastructure from being **incentivized or subsidized, nor permitted to be expanded in our public rights-of-way.**

Finally, considering the **extensive health and safety risks associated with toxic, combustible gas in our buildings, homes, and distribution lines, plus the fact that we live in a seismically active area**, I ask for UT-69 to be **expanded to include assessments and planning for these risks as well.**

Let's be bold in our vision, clear in our intentions, and work to protect the health, safety, and future of our residents and families. Proposed language and reference links are included in my written testimony (see below).

Thank you for your consideration,

Devon Kellogg and Family

Reference Links:

Global Methane Pledge: <https://www.iea.org/reports/global-methane-tracker-2022/the-global-methane-pledge>

Department of Commerce Building Electrification

Website: <https://www.commerce.wa.gov/growing-the-economy/energy/building-electrification/>

2021 State Energy Strategy: <https://www.commerce.wa.gov/growing-the-economy/energy/2021-state-energy-strategy/>

2023 Residential Building Decarbonization Plan: <https://www.commerce.wa.gov/growing-the-economy/energy/building-electrification/>

Gas Stove Health Risks: <https://yaleclimateconnections.org/2023/06/gas-stoves-even-worse-for-health-than-previously-known/>

Gas Distribution Line Risks: <https://www.nrdc.org/bio/amy-mall/pipeline-incident-statistics-reveal-significant-dangers>

From: Devon Kellogg <devonkellogg@gmail.com>

Sent: Wednesday, March 27, 2024 1:07 AM

Subject: Followup on Utilities Element Public Comments 3/13/24

Greetings Redmond Planners and Commissioners,

I am following up on public comments I made to the Planning Commission on 3/13/24 regarding the Utilities Element Final Draft.

I'm writing today to provide clarity to my comments and sync them with the latest UT numbers below. Specifically, I am suggesting/requesting changes to the following 3 sections:

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Proposed: UT 60 Move away from natural gas as an energy, heating, and cooking source in line with state, K4C, and ESAP GHG reduction goals of 50% by 2030, 75% by 2040, and and 95% by 2050. Ensure that existing natural gas facilities are maintained for safety and efficiency.

In the "Economic Considerations" section (UT 7-10), the implication seems to be that gas pipelines are included in permitting, planning, financing, and cost-sharing activities. If Redmond is serious about phasing out Natural Gas use, it should be specifically called out in this section.

Proposed: Add UT 11 - New Fossil fuel infrastructure, defined as natural gas piping, fuel oil piping, or other fossil fuel piping or conveyance system, will not be incentivized, subsidized, or expanded, nor permitted in public right-of-way.

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

Consider specifically naming some of the more concerning risks, such as toxic gas leaks, earthquakes, and explosive fires.

Proposed: UT-69 Require appropriate mitigation measures that help reduce adverse impacts in the event of a pipeline failure, such as toxic gas leaks, earthquakes, and explosive fires.

My full spoken comments from 3/13/24 are provided below for your reference:

Good evening, Planning Commissioners, and staff:

My name is Devon Kellogg. I am a parent, preschool teacher, and stable-climate advocate living on Education Hill near Hartman Park.

I'd like to provide comments on the Utilities Element this evening, particularly UT 71 & 85 (now UT 60 & 69).

First, I'd like to commend the city and the staff for considering health, safety, and climate impacts of city policies.

I'd like to read you an excerpt from Redmond's Climate Element:

“Buildings and energy represent the largest source of GHG emissions in Redmond—accounting for about 65% of total 2022 emissions. The largest sources within this sector are from commercial electricity and residential natural gas consumption, largely used for heating, cooling, and powering appliances, and equipment.”

It goes on to describe the opportunities we have “to dramatically reduce Redmond's community GHG emissions” while simultaneously increasing cost-savings, local jobs, and economic development, and reducing air pollution.

If you have been following the climate discussion like I have, you know that methane, the primary component in natural gas, is considered critical to reduce this decade to stay below critical heat-trapping gas limits.

This is because of both the extreme warming potency of this gas, 80% more impactful than co2 alone, plus it's propensity to leak during fracking, transmission, and end use. Studies show that this deadly combo is often worse for our climate than coal. Even when burned according to plan, natural gas is still a toxic pollutant and carbon emitter.

Gas leaks are not only destroying our climate, they are also costly, explosive, and deadly toxic.

Building and maintaining expensive gas infrastructure is costing all of us, beyond the costly climate impacts affecting us all (in both direct and indirect ways). Pipeline maintenance is costly and utility bills are expected to rise for remaining ratepayers as folks decarbonize. Hookups themselves are often subsidized by several to 10s of thousands of dollars in some cases.

Then there are the health and safety aspects. Indoor gas use has been found to not only contribute to 45% of childhood asthma cases, but an Evergreen college student just died last night from a poorly fitted tankless water heater in student housing. Home fires and gas line explosions are becoming increasingly commonplace. I don't even want to think about what will happen to all these pipelines in our city when the "big earthquake" hits.

For these reasons and more, I ask you to consider beefing up UT-71 (now UT-60) to include phasing out natural gas use as both a home heating as well as an energy source, and to provide clear phase out targets in line with what climate experts say is the necessary expediency.

Please make sure the policy language does not enable or subsidize the buildout of new gas infrastructure.

And lastly, please include air quality, fire, and earthquake safety considerations in UT-85 (now UT 69).

Thank you for your consideration.

Devon Kellogg and Family

From: [David Morton](#)
To: [Planning Commission](#)
Cc: [Ian Lefcourte](#); [Glenn Coil](#); [Cathy Beam](#); [Lauren Anderson](#); [Tim McHarg](#); [Becky Frey](#); [Odra Cardenas](#); [Josh Mueller](#); [Carol Helland](#); [Aaron Bert](#); [Jenny Lybeck](#); [Amanda Balzer](#); [Council](#); [Mayor Council](#); [Mayor \(Internet\)](#); [Chris Stenger](#); [Malisa Files](#); [Jill E. Smith](#); [Cheryl D. Xanthos](#); [City Clerk](#); [PLAN - Redmond 2050 - Technical Advisory Committee](#); [Redmond 2050](#); [Seraphie Allen](#); [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](#); [tammyvupham@icloud.com](#); [Rheya Wren](#); [Saanvi Bathla](#); [Erik Bedell](#); [Dave Otis](#); [Zwanzig, Macy](#); [Brandon Leyritz](#); [Jones, Karissa](#); [James Terwilliger](#); [Anastasiya Warhol](#); [David Baker](#); [Milton Curtis](#); [Angela Kugler](#); [Joe Marshall](#); [Nigel Herbig](#); [Melanie OCain](#); [Andrew McClung](#); [David Barnes](#); [Brian Stewart](#); [Corina Pfeil](#); [Debra Srebnik](#); [City Hall](#); [Chip Cornwell](#); [Steve Yoon](#); [Brian Collins \(GWS\)](#); [Brian Buck](#); [Arielle Dorman](#); [Kim Faust](#); [Tom Hitzroth](#); [Marilyn Lazaro \(City Volunteer\)](#); [Yeni Li](#)
Subject: Public Hearings on Natural Environment Element, Critical Areas Regulations Update, and Utilities Element, comments at the Redmond Planning Commission meeting on 4/10/24 by David Morton
Date: Tuesday, April 9, 2024 10:06:08 PM
Attachments: [Twenty fifth talk to Redmond Planning Commission.docx](#)
[Twenty sixth talk to Redmond Planning Commission.docx](#)

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

Dear Redmond Planning Commissioners:

I wish to provide 2 spoken public comments during the public hearings on the "Natural Environment Element and Critical Areas Regulations Update" (**agenda item 6**) and the "Utilities Element" (**agenda item 8**) in the April 10, 2024, meeting of the Redmond Planning Commission.

I plan to be present at City Hall to present my public comments in person at the podium.

My comments are attached as Word documents (containing [blue and underlined hyperlinks](#)) and are inserted in the body of this email below.

The Following Is My First 3 to 5 Minute Public Comment

The draft policies for the [Natural Environment Element](#) have **several strengths**:

1. The policies cover a **wide range of environmental issues** including [stewardship](#), [geologically hazardous areas](#), [aquifer recharge areas](#), [floodplains](#), [wetlands](#), [water quality](#), [fish and wildlife habitat](#), [tree preservation](#), [air quality](#), [noise](#), and [light pollution](#).

2. There is clear **emphasis on promoting sustainable practices** like [low-impact development](#), [renewable resource use](#), and [sustainable consumption strategies](#).

3. The policies prioritize and **incorporate Best Available Science**, ensuring that actions are informed by scientific understanding and knowledge.

4. The policies emphasize [community engagement and education](#) programs to raise public awareness of environmental issues.

There's room for **improvement or refinement**:

1. Some policies could be more **clearly articulated or consolidated**.

2. More specific **mechanisms for enforcement** and accountability may be needed.

3. The document could further emphasize the **integration of natural environment policies with other city plans**, like **transportation** and **land use**, to ensure coherence in overall planning.

4. Establishing clear **monitoring and evaluation** mechanisms to assess the effectiveness of implemented policies would aid **adaptive management** and continual improvement.

Here are specific recommendations:

- **Strengthen collaboration** with neighboring jurisdictions, agencies, and community stakeholders to address regional environmental challenges more effectively.

- Integrate **climate resilience** considerations to address the impacts of climate change on the natural environment.

- Promote the incorporation of **green infrastructure** practices to provide multiple benefits.

- Consider incorporating **public health considerations**, like access to **green spaces**, to promote healthier communities.

Overall, the policies demonstrate a comprehensive approach to environmental stewardship and protection and provide a solid foundation for addressing environmental issues in Redmond. Further refinement and integration with broader city goals and community needs would strengthen their effectiveness.

Regarding the **Critical Areas Regulations**:

The good things are:

1. The regulations **cover various critical areas comprehensively**, including wetlands, floodplains, and aquifer recharge areas.

2. The regulations **emphasize the importance of protecting critical areas** and maintaining their ecological functions. One way of assuring this is by **restricting land uses which are incompatible with critical areas**.

3. Specific **performance standards** are outlined, providing clear guidelines for development within critical areas.

What's not as good:

1. Some points are redundant.

<!--[if !supportLists]-->2. <!--[endif]-->[Only one example is given of a land use that poses a high risk of contaminating groundwater in the CARAs.](#)

Here are recommended improvements:

<!--[if !supportLists]-->1. <!--[endif]-->Give more [examples of land uses that pose a high risk of contaminating groundwater in the CARAs.](#)

<!--[if !supportLists]-->2. <!--[endif]-->**Consolidate related sections** to create a more cohesive and structured document.

<!--[if !supportLists]-->3. <!--[endif]-->**Eliminate redundant points.**

<!--[if !supportLists]-->4. <!--[endif]-->**Enhance accessibility** by providing a summary or guide to help users navigate the regulations more effectively.

<!--[if !supportLists]-->5. <!--[endif]-->**Clarify Implementation:** Offer examples or case studies to illustrate how the regulations apply in practice.

<!--[if !supportLists]-->6. <!--[endif]-->**Address the concerns and needs of stakeholders,** including **developers, environmentalists,** and **residents.**

<!--[if !supportLists]-->7. <!--[endif]-->Ensure the regulations are **updated** regularly to reflect changes in environmental science, legislation, and community needs.

Here are additional considerations:

<!--[if !supportLists]-->1. <!--[endif]-->Explore **incentives for developers who surpass minimum requirements** to encourage proactive environmental stewardship.

<!--[if !supportLists]-->2. <!--[endif]-->**Raise awareness** about the importance of critical areas and the regulations governing them.

<!--[if !supportLists]-->3. <!--[endif]-->Develop robust **monitoring** mechanisms to track compliance with the regulations and **enforce** them effectively.

<!--[if !supportLists]-->4. <!--[endif]-->Consider integrating provisions for **adaptation to climate change** impacts, such as sea-level rise or increased flood risk.

Overall, the regulations demonstrate a commitment to environmental protection. Consolidation and enhanced implementation would maximize their effectiveness and usability.

End of My First 3 to 5 Minute Public Comment

The Following Is My Second 3 to 5 Minute Public Comment

In the [Vision Statement of Draft 3.1 of the Utilities Element](#), it is stated that, “In 2050...the City (of Redmond) has worked with, and supported, energy providers as well as partners locally, regionally, and federally, to transition to 100% renewable energy, including the phase out of natural gas.” Also, the sentence that immediately precedes policy [UT-60](#) says, “As part of its climate goals to phase out fossil fuels and reduce greenhouse gas emissions, as well as

for health and safety reasons, the City of Redmond is committed to phasing out the use of [natural gas as an energy source.](#)”

This is followed by [UT-60](#), the Utility Element policy on Natural Gas Energy and Facilities: [“Move away from natural gas as an energy source while ensuring that existing natural gas facilities are maintained and improved for safety and efficiency.”](#)

If Redmond has in fact transitioned to 100% renewable energy and phased out the use of natural gas as an energy source by 2050, why will natural gas facilities still even exist within Redmond?

It seems there may be some inconsistency or lack of clarity in the proposed Utilities Element of Redmond's Comprehensive Plan. The Vision Statement sets a goal of transitioning to 100% renewable energy and phasing out natural gas by 2050. However, the policy UT-60 suggests that existing natural gas facilities should be maintained and improved for safety and efficiency.

This apparent contradiction could be due to several reasons:

1. **Transition Period:** It's possible that the transition to 100% renewable energy will take time, and during this transition period, existing natural gas facilities may still be needed to provide energy to the city. Even though the goal is to phase out natural gas, it may not be feasible to do so immediately, and maintaining these facilities temporarily could be a pragmatic approach.

2. **Backup or Redundancy:** Natural gas facilities may serve as backup or redundancy for renewable energy sources, particularly during times when renewable sources are not sufficient to meet the city's energy needs. In this case, while the primary focus is on renewable energy, natural gas facilities may still have a role to play in ensuring energy reliability.

3. **Infrastructure Conversion:** Converting existing natural gas infrastructure to accommodate renewable energy sources may be a complex and costly process. Therefore, it's possible that some natural gas facilities will remain in place even after the transition to renewable energy, either because they have been repurposed for other uses or because they are still operational for specific purposes.

4. **Industrial or Commercial Needs:** Certain industries or commercial entities within Redmond may still require natural gas for their operations, even if the rest of the city has transitioned to renewable energy. In such cases, natural gas facilities may continue to exist to meet these specific needs.

In any case, it would be advisable for the city to clarify and reconcile these points within the Utilities Element to ensure consistency and transparency in its planning process. This may involve further discussions with stakeholders, feasibility studies, and **updates to the policy language to accurately reflect the city's goals and strategies regarding natural gas usage and infrastructure.**

End of MySecond 3 to 5 Minute Public Comment

Sincerely,

David Morton, PhD

Redmond, 98053
206-909-5680

Glenn Coil

From: Aspen Richter <aspend@gmail.com>
Sent: Friday, April 12, 2024 5:16 PM
To: Planning Commission
Subject: Comments regarding April 10 meeting

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

To the members of the Planning Commission:

I was present at the Planning Commission meeting this most recent Tuesday, as topics of urban development, land use, and environmental sustainability are very important to me. I agree with those commenters who urged the City to transition to all-electric infrastructure as soon as possible and to remove methane (natural gas) from new construction *as soon as possible*.

Regarding the concerns about parking and ADUs and other middle housing, first I need to agree with Tim McHarg. Developers want to quickly sell their new construction, which means they will provide the amount of parking that the market demands. After all, the code only sets *minimums*, and developers are free to install more than that on their properties. For homeowners adding an ADU, consider again that the homeowner will be more aware of parking conditions on their street and the ADU parking needs than anyone else. Also, many ADUs are initially constructed to house elderly relatives who may not even have a vehicle.

Second, please consider shifting the narrative from the fear of "not having a parking spot" to the growing reality of "not having a car." While this may not be common, I already know people who *prefer* to bike on their errands, including trips such as that 1 mile to the grocery store. Some choose not to own a car, instead using an car-share service or other means to get around. Still others find themselves in a position where they *cannot* own a car, and find that 1 miles is actually a walkable distance. The code changes to allow corner stores and similar will also reduce car demand.

I do understand that we are at a point where cars are the *norm*, but they do not have to be and we need to be pushing toward a place where they no longer are.

(On a personal note, I myself often do my grocery shopping for a family of 4 on a bike, and the store is over 1.5 miles away. As a child, my family routinely had to walk over a mile to buy groceries. A car is a privilege and a convenience, but I am not sure why it has been elevated in this country to the level of a *right* and an *expectation*.)

Regarding square footage, I agree that 4,500 or any other number is arbitrary, but I would respectfully point out to the Commission that so are height limits, setbacks, etc. Consider that an individual or developer building a very large home is putting extra strain on the City of Redmond and its residents. Large homes reduce housing supply, contribute to housing unaffordability, and reduce the property taxes collected per acre to maintain City services. This means that a single, large home is doing less to support the City, schools, and other public institutions. It is *reasonable* for Redmond to have a certain maximum size for houses, as we are part of a social system where home size is not just about personal choice but also about our impact upon others.

As the City has to draw an arbitrary line somewhere, I support planning staff in choosing to make the cutoff here. It was clear from the graphs that above this point, the number of homes quickly trails off.

(If someone wants to live in home larger than Redmond allows, they have the choice to relocate to another jurisdiction more to their liking.)

Again, it is appropriate to want to protect Redmond from the effects of overly large homes. More middle housing instead, please!

Sincerely,
Aspen Richter

Redmond resident, 98052

Glenn Coil

From: Leyritz, Brandon <Brandon.Leyritz@pse.com>
Sent: Monday, April 15, 2024 3:21 PM
To: Glenn Coil
Cc: Larson, Matt; Tousley, Amy
Subject: Redmond Comprehensive Plan - PSE Comments - April 2024
Attachments: Copy of PSE Comp Plan Language Comments April 2024.xlsx

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

Dear Glenn,

I know we reached out last year with updates to your energy element last year and sent in GIS mapping, but we've recently finished a document to convey our thoughts for your consideration as part of the periodic update to the comprehensive plan and development regulations under the Revised Code of Washington (RCW), specifically Chapters 36.70A and 43.21C.

The attached spreadsheet contains suggested language as it relates to customer programs and our shared climate goals. In the attached, you will find 7 tabs grouped by category.

At PSE, we recognize that climate change is one of the biggest existential threats facing our planet today. As one of the largest producers of renewable energy in the Pacific Northwest, PSE has been an early leader in addressing climate change and investing billions in renewable resources and energy efficiency for homes and businesses. Now, PSE is on the path to meet the current and future needs of its customers and to deliver on the requirements to decarbonize operations and serve its customers and communities equitably. This transition is unprecedented in terms of the magnitude of the change and the accelerated time frame in which it must be achieved. By working together, we can successfully drive towards our shared clean energy goals.

PSE looks forward to providing input as the comprehensive plan items are discussed in more detail. Together, we can reduce emissions and keep energy safe, reliable, and affordable.

Let me know if you have any questions.

Thank you,

Brandon Leyritz
Municipal Liaison Manager
PUGET SOUND ENERGY
P.O. Box 97034
Bellevue, WA 98009-9734
425-417-5925
pse.com

Gas Conservation & Decarbonization

PSE Program

Model Comp Plan Language

Gas Decarbonization

Renewable Natural Gas Production

Utilizing wastewater facility, landfill, or similar system.

Evaluate the potential for renewable, recoverable natural gas in existing systems.

Energy Equity

PSE Program

Model Comp Plan Language

Assistance Programs

PSE's Bill Discount Rate (BDR): Our BDR program provides income qualified customers with ongoing help on their monthly energy bill. Depending on household income and size, customers can save 5% to 45% a month on your bill.

PSE Home Energy Lifeline Program (HELP): PSE provides qualified customers with bill-payment assistance beyond the Washington state LIHEAP program. Customers do not need to owe a balance on their PSE bill to apply.

LIHEAP Program: This government program provides financial assistance so eligible households can maintain affordable, dependable utility services and avoid disconnection. PSE can assist with eligibility requirements and applications.

The Salvation Army Warm Home Fund: Administered by the SA and funded by voluntary contributions from PSE customers, employees, and investors. The Warm Home Fund provides short-term, emergency bill payment assistance to PSE customers facing financial difficulties.

Payment Arrangements: PSE will work with customers to produce a manageable payment schedule with a realistic timeline for up to 18 months.

Budget Payment Plan: PSE provides customers with a predictable average monthly payment to reduce bill fluctuation and avoid unplanned high bills during winter heating months.

Partner with PSE to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State's clean energy transition.

Home Weatherization Assistance: This program provides free upgrades for single-family homes, manufactured homes or eligible apartment buildings. Upgrades can include insulation, duct sealing and much more.

Energy Efficiency Boost Rebates: PSE offers higher rebates on energy-efficient upgrades to income-qualified customers.

Low-Income Eligible Community Solar: This no cost program enables bill savings of up to \$40 per month for income eligible customers.

Electric Vehicles

PSE Program

Model Comp Plan Language

PSE Up & Go EV Charging Programs

PSE Up & Go Electric for Public: PSE helps organizations easily and affordably install public charging for all EV drivers.

PSE Up & Go Electric for Fleet: PSE empowers businesses, municipalities and more with electrifying their fleets.

PSE Up & Go Electric for Multifamily: PSE brings pole charging to multifamily properties to attract new residents and keep existing ones.

PSE Up & Go Electric for Workplace: PSE brings charging to workplaces so employees can electrify their commutes.

PSE Home Charging: PSE provides rebates and incentives for the installation of home EV charging stations.

Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.

Energy Efficiency & Green Options

PSE Program

Model Comp Plan Language

Energy Efficiency

Home Energy Assessment: PSE offers a quick and convenient 3-step process to help customers understand and control their home's energy usage.

Energy Efficiency Rebates:

- Appliance program
- Electric hybrid heat pump water heaters
- Smart thermostats program
- Weatherization program
- Windows, water heat and space heat programs
- Home weatherization assistance
- Insulation

Partner with PSE to promote energy efficiency programs and initiatives.

Expedite permitting processes related to energy efficiency upgrades.

Other PSE Energy Rebates:

- EV chargers
- New construction

Clean Buildings Accelerator: PSE assists customers with complying with Washington's Clean Buildings Law (HB 1257, 2019).

Green Options

Green Power: PSE customers can voluntarily contribute to PSE investments in renewable energy projects in the Pacific Northwest.

Solar Choice: PSE customers can voluntarily purchase solar energy from independent sources through PSE.

Carbon Balance: PSE customers can voluntarily purchase carbon offsets from local forestry projects through PSE.

Community Solar: PSE customers can voluntarily contribute to solar projects of their choice installed on such facilities as local school and community centers.

Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.

Renewable Natural Gas: PSE customers can voluntarily purchase blocks of RNG to lower than carbon usage and support the development of locally produced RNG.

Green Direct: This program is offered to local municipalities and corporations seeking to reduce their carbon footprint by investing in large scale renewable energy projects. This program is currently full.

Demand Response - Energy Management

PSE Program

Model Comp Plan Language

Peak Load Shifting

Time of Use (TOU) Program: PSE's current pilot program uses variable 24 hour pricing to incentivize customers to use less power during times of peak demand.

Flex Rewards: This program encourages and financially incentivizes voluntary reduction in energy use during peak demand.

Flex Smart: This program financially rewards customers for allowing PSE to make remote minor adjustments to thermostats during periods of high peak load and demand.

Flex EV: This program incentivizes EV charging during off-peak hours.

Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.

Grid Modernization & Infrastructure	
PSE Investments/Initiatives	Model Comp Plan Language

New Carbon Free Electrical Generation & Energy Storage Systems

Wind and Hybrid Wind (co-located wind and battery): A variable source of power representing approximately 30% of PSE's future electric resource need by 2030.

Solar and Hybrid Solar (co-located solar and battery): A variable source of power representing approximately 16% of PSE's future electric resource need by 2030.

Utility-Scale Battery Energy Storage Systems (BESS): A technology that will allow energy to be stored for future use representing about 22% of PSE's future electric resource need by 2030. Types of energy storage technology include:

- Chemical (e.g., Lithium-ion Iron-Air)
- Thermal (e.g., carbon, molten salt)
- Gravity (e.g., water pumping, mechanical)

Variable generation sources (wind & solar) require large scale **Battery Energy Storage Systems (BESS)** to be fully utilized since the sun goes down when demand increases and wind often fades when most needed; such as during extremely cold weather. Batteries maximize electrical production from variable generation sources, help meet periods of peak demand, and provide greater reliability for the grid.

Partner with PSE to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.

New and Upgraded Transmission Lines, Substations, and Distribution Lines

New regional **transmission** lines are needed to serve new utility scale clean energy resources, such as wind and solar.

New local **transmission** lines are needed to meet increasing local demand due to growth, EV's, and electrification of the heating sector (e.g., Sammamish to Juanita line in Kirkland).

Transmission upgrades are needed to meet increasing local demand (e.g., Energize Eastside line in Redmond, Bellevue, Newcastle, and Renton upgraded from 115kv to 230kv) due to growth, EVs, and electrification of the heating sector.

Expedite the local permitting and approval process in order to maintain grid capacity and reliability.

In order to assure continued capacity and reliability, new and larger **substations** will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.

Additional 12.5kv **distribution lines** will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.

Behind the Meter - Distributed Energy Resources (DER)

Customer Connected Solar: PSE assists customers with information and resources for installing residential solar projects and how to apply for interconnection and net metering with PSE.

Battery Walls: PSE offers installation guidelines and a process whereby customers can report battery installations.

Promote and support the growth of customer owned distributed energy resources.

Host An Energy Project: Community partners can get paid to lease space to PSE to develop distributed solar and/or battery storage projects.

Distributed Renewables: PSE supports the development of commercial customer-owned renewable energy projects that generate between 100 kilowatts and 5 megawatts to interconnect to the PSE electrical distribution grid.

Vegetation Management

Many cities are pursuing aggressive urban forestry programs in order to beautify their community, reduce heat islands, and to provide carbon offsets. Such policies should be balanced with the need to protect electrical system reliability around overhead lines.

Support ongoing vegetation management in order to maintain system reliability.

Public Funding

Recent state and federal legislation, including the IJA and IRA, have unlocked public funding for climate and environmental benefit. PSE is aggressively pursuing all applicable funding opportunities to support lower customer bills, reduced power costs, and investments in the grid and clean energy. PSE is also supporting municipalities, tribes, and non-profits in their applications for public funding.

Pursue public-private partnership to seek funding sources to accelerate clean energy projects.

Wildfire Preparedness

PSE Program

Model Comp Plan Language

Wildfire Mitigation

Situational Awareness: PSE evaluates the condition of the electric system, as well as the environment around it, using real-time weather data, wildfire risk modeling and pre-wildfire season inspections.

Strengthening the electric system: PSE regularly maintains and updates the electric system to provide safe and reliable power to our customers. In areas of high wildfire risk, we identify maintenance and improvement activities that will further reduce the risk of wildfire, including **vegetation management**, equipment upgrades, and in some cases, moving power lines underground.

Operational Procedures: During wildfire season, PSE may change some device settings or implement operational procedures to reduce the risk of wildfire. In the future, PSE may proactively turn off power during high wildfire risk conditions to help prevent wildfires. This is called a **Public Safety Power Shutoff (PSPS)**.

Emergency Response: During an emergency, including an active wildfire, PSE will coordinate with local emergency officials and may implement emergency response procedures. This may include turning off power at the request of emergency officials for public and first responder safety.

Support PSE's wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.

From: [Devon Kellogg](#)
To: [Planning Commission](#); [Glenn Coil](#); [Becky Frey](#); [Ian Lefcourte](#); [Jeff Churchill](#)
Subject: Items from the Audience 5/8/24: Utilities, Residential Regs, SEPA Regs
Date: Sunday, May 12, 2024 9:01:31 PM

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

Greeting Planning Commissioners,

Below is a written copy of my 5/8/24 Items from the Audience comments on the Utilities Element, Residential Regulations, and SEPA Regulations.

[Redmond 2050 Documents](#)
[Redmond Planning Commission Meeting Materials](#)

Background for testimony:

The Global Methane Pledge (GMP) was launched at COP26 by the European Union and the United States:

"Methane is a powerful but short-lived climate pollutant that accounts for a third of net warming since the Industrial Revolution. Rapidly reducing methane emissions from energy, agriculture, and waste can achieve near-term gains in our efforts in this decade for decisive action and is regarded as the single most effective strategy to keep the goal of limiting warming to 1.5°C within reach while yielding co-benefits, including improving public health and agricultural productivity. Participants joining the Pledge agree to take actions to reduce global methane emissions at least 30 percent from 2020 levels by 2030."

Natural gas used in buildings is the top source of methane in cities.

State Decarbonization Plans say 95% of existing buildings need to be fully electrified by 2050 and no new gas infrastructure by 2027 to reach our goals.

Now to the policies:

Utilities Element

I'm glad to see a movement away from natural gas in **UT-60**. However, Since so much of our success hinges on our ability to make this transition, consider strengthening the language. I've previously requested the addition of the 2030 methane pledge targets, which would help move things along at the pace required. At the very least, consider adding the word "rapidly" or "immediately".

Additionally, I still maintain that **UT-69** pipeline failure impact mitigation should include seismic safety measures.

Residential Regulations

Report page 107 has a comment about "encouraging gas-burning fireplaces" which is

inconsistent with the natural gas phase out goals.

If backup heat/power is a concern, consider adding language around supporting local distributed energy and storage, onsite battery storage, and/or bi-directional vehicle charging capabilities (allowing vehicle batteries to supply power to buildings / appliances).

SEPA Regulations

The SEPA assessment lists Overlake as a low seismic risk area, it has multiple high-pressure pipelines running through it that do pose a seismic risk.

It also lists air quality as within Federal Standards, but studies show that indoor air quality is often 2-5 times, and occasionally 100s of times higher than what are considered safe outdoor limits, especially as a result of indoor combustion. Shouldn't indoor air quality be considered in the SEPA regs?

Thank you for your consideration,
Devon Kellogg (and Family)

Sources:

[Global Methane Pledge](#)

[Department Of Commerce's Building Electrification](#)

[NRDC Pipeline Incident Statistics Reveal Significant Dangers](#)

[WA State Pipeline Incidents \(ProPublica\)](#)

[American Lung Association's Clean Air Indoors](#)

[US Consumer Protection Safety Commission's Guide to Indoor Air Quality](#)

The Seattle Times

AFFIDAVIT OF PUBLICATION

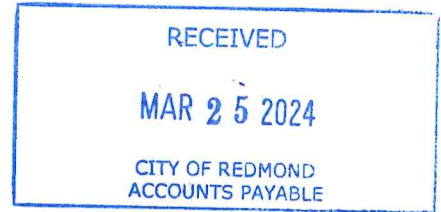
Alla Glagoleva
City of Redmond
PO Box 97010
Redmond WA 98073

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

03/20/2024

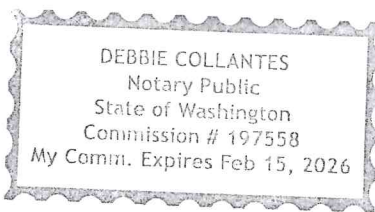


Agent MAUREEN DUGAN Signature Mauren Duggan

Subscribed and sworn to before me on 03/21/2024
Debbie Collantes Debbie Collantes

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$182.50
Order No: 75129
Customer No: 210
PO #:



**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

**Redmond Comprehensive Plan
Amendment: Capital Facilities;
Utilities; and Participation,
Implementation and Evaluation
Elements (LAND-2024-00050)**

Publication Cost: \$182.50
Order No: 75129
Customer No: 210
PO #:

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **April 10, 2024 at 7 p.m.** or as soon thereafter, on:

SUBJECT: Comprehensive Plan Amendment for the Capital Facilities; Utilities; and Participation, Implementation and Evaluation Elements; repealing and replacing the Elements as part of the Redmond 2050 Comprehensive Plan Periodic Review. Project number LAND-2024-00050.

REQUESTED ACTION: Planning Commission recommendation on the proposed amendment to the Redmond Comprehensive Plan.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziplly 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/1856/Utilities-and-Capital-Facilities> and <https://www.redmond.gov/1855/Participation-Implementation-and-Evaluation>. 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 or Odra Cárdenas, Planner, 425-556-2439, ocardenas@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: March 20, 2024

**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, April 10, 2024 – 7:00 p.m.****1. Call to Order & Roll Call – 7:01 p.m.**

Commissioners Present: Vice-Chair Susan Weston, Commissioners Adam Coleman, Bryan Copley, Denice Gagner, Tara Van Niman, and Jeannine Woodyear

Commissioners Excused: Commissioner Aparna (Excused)

Staff Present: Lauren Anderson, Cathy Beam, Odra Cardenas, Glenn Coil, Beckye Frey, Tom Hardy, Tim McHarg, and Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

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

3. Approval of Planning Commission Meeting Minutes and Summaries

There were no Minutes to approve on the Agenda.

4. Election of Officers

Commissioner Woodyear nominated Vice-Chair Weston for Chairperson. The nomination passed.

Chair Weston nominated Commissioner Woodyear for Vice-Chairperson. The nomination passed.

5. Items from the Audience (General)

- **Bob Yoder**, Redmond, 98052, stated that a market in a neighborhood mentioned in a previous meeting was a great idea, and suggested a food truck or café could also

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stimulate business and create new jobs as well as a gathering place near a transit center. Parking requirements for Accessory Dwelling Units (ADU) are a concern. Buildings should blend with the rest of the neighborhood.

6. Redmond 2050 - Natural Environment Element and Critical Areas Regulations Update (Public Hearing & Study Session):

Principal Planner Beam and Senior Planner Coil presented the topic.

There were no questions from the Commissioners.

Public Hearing

- **Bob Yoder**, Redmond, 98052, stated having sent a letter to staff regarding Fish & Wildlife Habitat conservation areas. Good riparian is necessary. The word *shall* should be replaced with a stronger sentiment. There has been a positive net gain of type S streams. Evans Creek needs to build riparian for the salmon. **Yoder** asked if Nelson Village will affect riparian along the Sammamish River.
- **David Morton**, Redmond, 98053, stated that the draft policies have several strengths. First, they cover a wide range of environmental issues. Second, there is an emphasis on promoting sustainable practices. Third, policies prioritize and incorporate best available science. Fourth, policies emphasize community engagement and education. Room for improvement includes first, some policies being more articulated or consolidated. Second, more specific mechanisms for enforcement and accountability. Third, integration of natural environment policies with other city plans to ensure coherence. Fourth, to establish clear monitoring and evaluation mechanisms. Specific recommendations are to strengthen collaboration with neighboring areas and stakeholders to address regional environmental challenges, integrate climate resilience considerations, promote the incorporation of green infrastructure practices, and to incorporate public health considerations such as access to green spaces. The policies and regulations demonstrate a comprehensive approach to environmental stewardship. Further suggestions were for more examples of high-risk land use in Critical Aquifer Recharge Areas (CARA), consolidating related sections, eliminating redundant points, enhancing accessibility with a summary, clarifying implementation with examples, addressing the needs of stakeholders, ensuring regular updates, exploring incentives for developers, raising awareness, developing monitoring mechanisms, and integrating provisions for climate change impacts.

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

Senior Planner Coil stated that there were two outstanding issues from the previous meeting, the first being 4B by Commissioner Aparna. The issue was addressed to make intent clear. Chair Weston stated that Commissioner Aparna could close the issue when present.

The second outstanding issue by Commissioner Van Niman was addressed and Commissioner Van Niman stated that the issue could be closed.

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Vice-Chair Woodyear asked for clarification regarding the language *avoid* vs. *prohibit* in NE-17 and NE-18. Principal Planner Beam replied that the term avoid is commonly used, but another word choice can be made. Vice-Chair Woodyear asked that the word be clarified and Chair Weston agreed.

Commissioner Coleman asked for clarification regarding alignment with regional policies. Senior Planner Coil replied that there is a table in the Technical Committee report that shows regional policies related to city policies. Principal Planner Beam replied county-wide policies.

Chair Weston asked for clarification regarding Table 21.64.020 and stream relabeling. Principal Planner Beam explained the process and reasoning and stated that a stream map could be included in packets. Commissioner Copley asked to see the stream map, possibly digitally overlaid onto other maps, and Principal Planner Beam replied that the map is overlaid on the aerial.

7. Redmond 2050: SEPA Regulatory Amendments and Overlake Neighborhood Plan Addendum (Public Hearing and Study Session):

Principal Planner Frey gave the presentation.

There were no questions from the Commissioners.

Public Hearing

- **Devon Kellogg**, Education Hill, stated support for affordable housing and job development within existing neighborhoods and near transit hubs, but not at the expense of health, safety, or environmental sustainability goals. Concerns to consider as permit applications are evaluated are tree canopy protection, run-off as non-permeable surfaces are added, and air quality, climate, and safety considerations from fossil fuel infrastructure buildout in a seismically active area. **Kellogg** asked if there is a formal process to evaluate and ensure intended results.

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

Principal Planner Frey stated that the only issue on the Issues Matrix was an amendment to allow neighborhood mixed-use. There were no further questions or comments from the Commissioners.

Chair Weston asked if the Commissioners were ready for a report to be created and Commissioners agreed. The report will be brought back to the first meeting in May. Principal Planner Frey stated that **Devon Kellogg** would be contacted regarding questions during the Public Hearing.

Chair Weston closed the entire Public Hearing.

8. Redmond 2050: Phase 2B Elements Final Drafts - Capital Facilities, Utilities, and Participation, Implementation, and Evaluation (Public Hearing and Study Session):

Senior Planner Coil and Senior Planner Cardenas gave the presentation.

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Commissioner Copley asked for clarification regarding a possible Capital Facilities funding shortfall. Senior Planner Coil replied that in example, a major recession or the pandemic, a long-term shortfall on the city budget.

Commissioner Copley asked if future investments in renewable energy would fall under Capital Facilities and Senior Planner Coil replied that utilities relate to relationships with agencies as opposed to improvements that help climate planning goals.

Public Hearing

- **David Morton**, Redmond, 98053, asked why natural gas facilities will still exist in Redmond if Redmond will phase out natural gas by 2050, a lack of clarity in the proposed Utilities element. The Vision statement sets a goal of transitioning to 100% renewable energy while policy UT-60 suggests that existing natural gas facilities should be maintained and improved for safety and efficiency. Transition time and back-up for energy needs may need to be considered. Clarification is needed to accurately reflect city goals and strategies.
- **Devon Kellogg**, Education Hill, stated that policy language moving away from gas in UT-60 is a good start. Language should be strengthened to include that fuel-based consumption equipment in homes and buildings will transition to electric, and to include specific timelines and targets in line with local and state-wide goals. Whole home electrification will be necessary in 95% of existing buildings in 2050 to achieve the state greenhouse reduction goals according to the state 2023 Residential Building Decarbonization Plan. **UT-69** should be expanded to include assessments and planning for toxic combustible gases and seismic risks. Written testimony has been submitted.

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

Senior Planner Coil stated that the first outstanding issue by Commissioner Aparna was regarding level of service standards. Clarity has been added. Chair Weston stated that the issue could be closed by Commissioner Aparna when present.

Senior Planner Coil stated that the next issue was regarding UT-24 from Commissioner Aparna. Staff made a change to address the comment. The issue would remain open until Commissioner Aparna is present to close.

Senior Planner Cardenas stated that an issue remained from Commissioner Aparna regarding the Participation, Implementation, and Evaluation chapter, adding clarification. The issue would remain open until Commissioner Aparna is present to close.

Commissioner Coleman asked for clarification regarding the estimation of growth for the use of electricity. Senior Planner Coil replied that the job of the city is to accommodate a certain amount of population and job growth through land use policies and zoning code. Utilities are provided by a private company regulated by the state and Federal government. Principal Planner Frey explained Growth Management Act sequencing. Commissioner Coleman asked for further clarification regarding consumption and delivery. Senior Planner Coil replied that the question is beyond the scope of staff but that there are formulas for future demand and many

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variables. Commissioner Coleman asked if there is flexibility if future demand is not accurately predicted and Principal Planner McHarg replied that utilities are heavily regulated industries required to develop a demand forecast plan to meet future demand, brought before the state Utilities and Transportation Commission, the exception to involvement on a city level being cities such as Seattle that own the electrical utility. Principal Planner Frey replied that data has been broken down for the preferred alternative.

Commissioner Coleman asked for clarification regarding *mutually beneficial* and *abandoned* in UT-61. Principal Planner McHarg replied that aesthetics and reliability during inclement weather are considerations when rebuilding from above-ground. Senior Planner Coil replied that UT-61 is related to telecommunications moving underground. Commissioner Coleman stated that the statement should be made clear. Chair Weston stated that a change can be made that eliminated casual reading confusion while keeping the technical language in place.

Senior Planner Coil stated that a recommendation on all three chapters will be requested in two weeks.

9. Redmond 2050: Residential Regulations (Study Session and Possible Recommendation):

Senior Planner Cardenas gave the presentation.

Senior Planner Cardenas stated that development capacity into irregular lots and parking was the first issue. Chair Weston stated that while emergency access and site constraints have been addressed, parking is still of concern. Family neighborhoods are not pedestrian friendly and require a car to reach, in example, a grocery store or school; each unit should have one parking spot although streets were not built with additional parking in mind. Senior Planner Cardenas replied that parking has already been recommended by the Planning Commission in the Transportation Package, no longer in front of the Planning Commission. Chair Weston stated that in developments with kite-shaped lots, signing off on zero parking spots ahead of time is not reasonable; parking made sense in previous versions of subdividing and more density is being added now, and parking needs to keep up until there are more options for moving around the city. Commissioner Coleman asked if there should be a time limit placed for reassessment. Chair Weston agreed but replied that a time limit would not be in zoning code. Principal Planner McHarg replied that the regulations are anticipated to be revisited in three to four years to check progress at a staff level; part of a Commission recommendation could be that middle housing regulations be assessed after no later than five years. Principal Planner McHarg replied that if parking spaces are required, either the amount of middle housing produced will be reduced and/or each individual unit of middle housing will become more expensive; the bill was enacted by the legislature because cities were not examining where barriers to creating middle housing were occurring. Principal Planner McHarg stated a belief that the market will produce parking spaces. Principal Planner Frey stated that a path forward is to recommend reevaluation after five years. Commissioner Gagner asked for clarification from Principal Planner McHarg regarding how the market would produce parking spaces. Principal Planner McHarg replied that most residential projects build parking even if parking is not required, primarily for marketability. Chair Weston stated that pedestrian and bicycle safety needs to be preserved. Principal Planner McHarg stated that Redmond roads are designed for

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automobiles and not pedestrians and that a residential parking program may need to be considered in five years to address issues. Senior Planner Coil suggested a study to determine what increased costs per unit of housing would be if middle housing is required to provide parking. Chair Weston replied that because state law is to be implemented there is a time constraint. Senior Planner Coil stated that additional costs may pass to renters or owners. Principal Planner Frey stated that parking regulations are at Council for approval for this cycle, not in the package in front of the Planning Commission at this time, but that a recommendation for reevaluation in the future can be made to move the issue forward. Chair Weston asked for clarification and Principal Planner Frey replied that parking regulations are in the Transportation package that the Commission has already recommended to Council; that piece has moved passed the Planning Commission, and what is being voted on now is the recommendation for the residential zone and not parking which is a different section of code. Chair Weston asked for clarification that there is no parking in the residential zoning code, and Principal Planner replied no, parking is now in the Parking code. Chair Weston agreed that a recommendation should be made to reevaluate and asked if garages should be included in square footage. Principal Planner Frey replied that the question could be placed on the Issues Matrix. Principal Planner McHarg replied that there is no requirement for parking in a garage, can be a surface space, and square footage is a mass and scale issue. Chair Weston stated that the issue could be closed but parking should become a new item on the Matrix.

Commissioner Coleman asked if there is a regulation regarding below ground depth. Principal Planner McHarg replied that the economics are not favorable at this time and that a regulation would be a Building code or engineering issue; a potential problem would be egress issues to evacuate during a fire. Principal Planner Frey stated that in the CARA a code update is minimizing and eliminating opportunities to dewater for construction purposes.

Senior Planner Cardenas stated that the next item was number 12, size limit, which had been closed but reopened at the last meeting. Commissioner Gagner asked to see a slide in the presentation and Senior Planner Cardenas clarified that the chart on the slide has been updated since the last meeting. Commissioner Gagner asked if there is a percentage of houses and dwellings and how middle housing is incentivized. Senior Planner Cardenas replied that the slide describes only one of many tools. Principal Planner McHarg stated that there are six to eight single family residential zones being consolidated into a single neighborhood residential zone for single family and middle housing and explained lot coverage percentages. Commissioner Coleman asked for clarification regarding the rationale for 4,500 versus 4,000 square feet. Principal Planner McHarg replied that different types of household structures are considered and more options will be available depending on the needs of the household. Senior Planner Cardenas replied that a 4,500 limit is high. Chair Weston stated liking a metric combination of setback, height, lot coverage and Floor Area Ratio (FAR) as language is easier to understand and less controversial than a number. Commissioner Copley stated agreement with Chair Weston. Vice-Chair Woodyear stated not understanding how 4,500 square feet equates to middle housing. Commissioner Van Niman replied that the goal is to incentivize other options and more dwelling units provided on the same amount of property. Principal Planner McHarg replied that the number is arbitrary but there needs to be a cap to prevent structures much larger and out of scale with the neighborhood. Vice-Chair Woodyear asked for

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clarification regarding lot size and Principal Planner McHarg replied that lots can be any size allowed in the zone. Senior Planner Cardenas stated that state law now requires that eight units be allowed per lot and FAR is not being used for neighborhood residential regulations. Chair Weston asked for clarification and Principal Planner McHarg replied that FAR is not used currently in single-family residential districts and should not be introduced as part of the amendment to implement middle housing; the same set of dimensional standards currently used are height, setbacks, lot coverage and impervious surface. Chair Weston asked that more details be added to the table and Principal Planner McHarg replied that the particular standard was presented for purposes of discussion; the actual code will include all dimensional standards discussed, a package. Commissioner Van Niman stated that one comprehensive table would be useful and Vice-Chair Woodyear stated agreement. Chair Weston suggested that the table slide be updated with the number in a broader context. Principal Planner McHarg stated that the reason the full set of information is not being presented at this meeting is that the Commission had flagged the square footage issue for more detailed discussion at this meeting. The Commission has been encouraged to have a discussion to arrive at a number and that while the staff proposal is 4,500, a discussion to change is in the purview of the Commission. Commissioner Coleman stated that percentages are a signal.

Commissioner Copley stated that the work by staff is very good and streamlining is exceptional. Principal Planner McHarg stated that the permitting system will be examined to allow middle housing development to cleanly occur.

Senior Planner Coil stated that in process issues, the Chair calls on Commissioners to speak during the meeting, and that a vote would need to occur if the meeting is to exceed three hours.

Commissioner Gagner asked if there must be a square footage maximum, and Principal Planner McHarg replied no. Commissioner Gagner stated that any maximum carries judgement.

Principal Planner Frey stated that staff needs items to come back identified as well as items that do not. Chair Weston asked Commissioners if allowing bonus square footage underground should return on the Matrix and the Commissioners indicated no. Chair Weston asked Commissioners if garages counting toward maximum square footage should return on the Matrix. Commissioner Van Niman replied that the rule is confusing. Chair Weston stated that because King County and realtors do not include garages, Redmond should remain consistent. Commissioner Coleman asked for clarification regarding a garage converted to living space and Principal Planner McHarg replied that other permitting would apply and that zoning code is not a real estate listing. When regulating the size of structures, a garage is a part of the structure, mass and volume seen above ground. Chair Weston asked that garages be added to the Matrix.

10. Staff & Commissioner Updates

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Senior Planner Coil stated that next week is the Annual Retreat at City Hall in the Council Chamber, open to the public. The Public Works Director and Economic Development Manager will be present. The next regular meeting will be April 24, 2024.

Principal Planner Frey stated that the zoning district consolidation website page now covers changes.

11. Adjourn

- *Motion to adjourn at 9:52 p.m. by Commissioner Van Niman. Motion seconded by Vice-Chair Woodyear. The Motion passed.*

Minutes approved on:

5/15/2024

Planning Commission Chair

DocuSigned by:
Susan L. Weston
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TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

March 6, 2024

Project File Number:	LAND-2024-00050; SEPA-2020-00934	
Proposal Name:	Redmond 2050: Capital Facilities; Utilities; and Participation, Implementation, and Evaluation Elements	
Applicant:	City of Redmond	
Staff Contacts:	Glenn Coil, Senior Planner	425-556-2742
	Odra Cárdenas, Planner	425-556-2439

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.B Criteria Applicable to All Land Use Permits*
- B. *RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment*

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

These updates are being made as part of the Redmond 2050 Comprehensive Plan periodic review.

Capital Facilities Element

Updates to the element include:

- o Updated plan horizon from 2030 to 2050.
- o Updated level-of-service standards.
- o Ensured issues around equity are considered.
- o Updated unclear/outdated terminology.
- o Added “green infrastructure” as part of the capital facilities inventory requirement.
- o Added a requirement that functional plans address resilience to natural hazards, including climate change impacts.
- o Updates to the PARCC Plan, Wastewater Plan, and Water System Plan to satisfy updates to capital facility planning requirements (these plan updates are adopted separately).

Utilities Element

Updates to the element include:

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

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

Participation, Evaluation, and Implementation Element

Updates to this element include:

- o Support effective and equitable participation.
- o Consolidated policies from 27 to 25.
- o Removed non-inclusive language.
- o Added new policies:
 - Incorporate historically excluded communities into the planning process.
 - Tribal participation.
 - Predictable development review process.
 - Equity impact review tools

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i>		MEETS/ DOES NOT MEET
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	MEETS
2	Consistency with the Comprehensive Plan policies and the designation criteria;	MEETS
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	N/A
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	MEETS
5	The capability of the land, including the prevalence of critical areas;	MEETS

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

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i>		MEETS/ DOES NOT MEET
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;	MEETS
7	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <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. 	MEETS

CRITERIA APPLICABLE TO ALL LAND USE PERMITS

RZC 21.76.70.B.3.a.i - CRITERIAL APPLICABLE TO ALL LAND USE PERMITS <i>A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:</i>		MEETS/ DOES NOT MEET
A	The type of land use	N/A
B	The level of development, such as units per acre or other measures of density;	N/A
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	N/A
D	The character of the development, such as development standards.	N/A

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c). An EIS scoping period was held from October 12 to November 25, 2020. A draft EIS was issued June 16, 2022 and a comment period for the draft EIS was open through August 26, 2022. A supplemental draft EIS was published on September 20, 2023 and a comment period for the supplemental draft EIS was open through October 20, 2022. A final EIS was published on December 15, 2023. Additional information can be found at redmond.gov/1477/SEPA-Scoping.

STAFF RECOMMENDATION

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

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment

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 identified in Attachments B, C and D and finds the amendments to be consistent with review criteria identified below:

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

ATTACHMENTS

- A. Staff Compliance Review and Analysis
- B. Capital Facilities Element - Final
- C. Utilities Element - Final
- D. Participation, Implementation and Evaluation Element - Final



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
 REDMOND 2050: CAPITAL FACILITIES, UTILITIES, AND PIE ELEMENTS
 LAND-2024-00050; SEPA-2020-00934**

Comprehensive Plan Amendment Criteria (RZC 21.76.070.J)

CRITERIA	ANALYSIS
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Growth Management Act:

1 Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);

- The Capital Facilities element has been reviewed and updated as needed to be consistent with the Growth Management Act, including the new requirement of including “green infrastructure” while identifying existing facilities.
- The Utilities Element has been reviewed and updated to be consistent with the GMA, including recent updates to the types of facilities to be considered (for example “telecommunications” instead of “telecommunication lines”). Per revised GMA requirements, the city also made good faith efforts to gather and include information required for this element by contacting utility providers (PSE, etc).
- The Participation, Implementation and Evaluation element has been reviewed and updated as needed to be consistent with the Growth Management Act recent updates, specifically in the requirement to review comprehensive plans and regulations every 10 years.

VISION 2050

- The Capital Facilities and Utilities Elements support the Vision and policies found in Vision 2050, particularly the policies for Public Services, MPP-PS-1 – MPP-PS-30.

The Public Services goal states:

The region supports development with adequate public facilities and services in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.

- The Participation, Implementation and Evaluation element supports the policies in Vision 2050, particularly following policies regarding best practices for centering equity in regional and local planning work, including community

CRITERIA	ANALYSIS
	<p>engagement, identifying implementation steps, measuring outcomes, and adopting equity impact review tools. The Element was also updated to incorporate the Vision 2050 RC-Action-4 regarding inclusive engagement and incorporating historically underrepresented residents into the planning process.</p> <p>King County CPPs</p> <ul style="list-style-type: none"> • The Capital Facilities and Utilities elements have been reviewed and updated to ensure consistency with King CPPs, particularly those found under Public Facilities and Services, including policies addressing the impacts of climate change (CF-2), water conservation (UT-12, UT-17), energy conservation (UT-56, UT-60), and the equitable provision of telecommunications (UT-62). • The Participation, Implementation, and Evaluation element has been reviewed and updated to be consistent with the King County CPPs specifically with the policies related to the incorporation of community groups, especially immigrant, Black, Indigenous, and other People of Color communities continuously in planning processes and to develop equity impact review tools to test policies for adverse impacts to vulnerable communities. <p>The Redmond 2050 plan update process meets or exceeds procedural requirements found in WAC 365-196-600. The City developed and is executing an extensive community engagement plan, with an emphasis on equitable and inclusive outreach. Outreach methods have included large events, focus groups, stakeholder meetings, online engagement, office hours, a Community Advisory Committee, a Technical Advisory Committee, student engagement, pop-up engagement, a newsletter to interested community members (about 2,100 email addresses), and more.</p>
<p>2 Consistency with the Comprehensive Plan policies and the designation criteria;</p>	<p>The amendments to the Capital Facilities and Utilities elements extend the current planning horizon from 2030 to 2050. These updates also incorporate Redmond 2050 themes such as equity and inclusion, sustainability, and resiliency. The policies also mandate that functional plans such as the PARCC Plan, Wastewater Plan, and Water Systems Plan are updated to be consistent with the Redmond 2050 Comprehensive Plan.</p> <p>This update extends the existing themes and goals in the current Participation, Implementation and Evaluation element and extends the planning horizon from 2030 to 2050. This update also</p>

CRITERIA	ANALYSIS
<p>If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;</p>	<p>incorporates Redmond 2050 themes such as equity and inclusion, sustainability, and resiliency and builds off these themes in policies revised and added in the updated element. Key additions include incorporating underrepresented communities into the planning process, encouraging tribal participation, adding policies related to having a predictable review process and developing impact review tools to test out policy outcomes.</p> <p>N/A - the proposal would not change allowed uses.</p>
<p>4 Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;</p>	<p>These amendments take into consideration the City's preferred growth alternative for the year 2050. The intention of the Capital Facilities and Utilities elements is to support the Land Use element. The City's functional plans for capital facilities, including the PARCC Plan, Wastewater Plan, and Water Systems Plan, have been updated to be consistent with and support the Redmond 2050 growth targets.</p> <p>Not applicable to the Participation, Implementation and Evaluation Element.</p>
<p>5 The capability of the land, including the prevalence of critical areas;</p>	<p>The Capital Facilities and Utilities elements contain policies that consider the capabilities of the land when scoping and siting capital improvement projects, especially those that are located on, near, or impact critical areas.</p> <p>Not applicable to the Participation, Implementation and Evaluation Element.</p>

CRITERIA	ANALYSIS
<p>6 The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;</p>	<p>The capacity of public facilities is analyzed in concert with the Land Use element update as part of the preferred growth alternative. The Capital Facilities element is intended to support the Land Use element’s preferred growth strategy, and contains policies that direct the analysis of the capacity of public facilities when planning. See FW-CF-1, CF-1, CF-2, CF-6 and CF-8.</p> <p>The Utilities element is also intended to support the Land Use element by identifying lands needed for future facilities due to growth.</p> <p>Not applicable to the Participation, Implementation and Evaluation Element.</p>
<p>7 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>These amendments take in consideration the City’s growth targets for the year 2050, and subsequent needs for land use designations and capital facilities to accommodate that growth.</p> <p>Amendments also address updates to the Growth Management Act, VISION 2050, and the King County CPP’s and Redmond 2050 themes of equity and inclusion, sustainability, and resiliency.</p>

Criteria Applicable to All Land Use Permits

CRITERIA		ANALYSIS
<i>A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:</i>		
A	The type of land use	N/A. No land use changes are proposed.
B	The level of development, such as units per acre or other measures of density;	N/A. No changes to level of development are proposed in these amendments.
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	N/A. The proposed amendments are intended to identify infrastructure needs based on growth models for Redmond 2050.
D	The character of the development, such as development standards.	N/A. No development is proposed and no changes to development standards are proposed.

Capital Facilities Element

Vision Statement

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

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

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

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

Comprehensive Plan requirements:

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

Requirements include:

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

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

Comprehensive Plan Guiding Principles

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

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

Existing Conditions

Background

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

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

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Capital Facilities Inventory

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

General Government Facilities

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

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

Parks and Recreation Facilities

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

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

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

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

Fire and Emergency Medical Response

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

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

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

Police Facilities

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

Water Facilities

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

Wastewater Facilities

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

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

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Stormwater and Surface Water Facilities

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

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

Stormwater Utility goals include:

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

Transportation Facilities

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

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

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

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

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Public Educational Facilities

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

Future needs

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

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

Major capital facility needs over the next 20 years include:

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

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

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

Policies

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

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

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

Capital Facilities Planning

Capital Facilities and Functional Plans

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

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

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

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

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

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

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

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

Level-of-Service Standards

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

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

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

Capital Investment Strategy

Plan-Level Financial Balance

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

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

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

CF-8 Ensure that the Capital Investment Strategy:

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

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

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

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

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

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

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

Redmond's Revenue Sources

Unrestricted Capital Revenue

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

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

Developer and Other Restricted Funding

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

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

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

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

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

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

Outside funding and impact fee exemptions

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

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

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

School Facilities

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

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

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

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

Lands Useful for Public Purposes

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

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

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

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

Capital Planning References

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

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

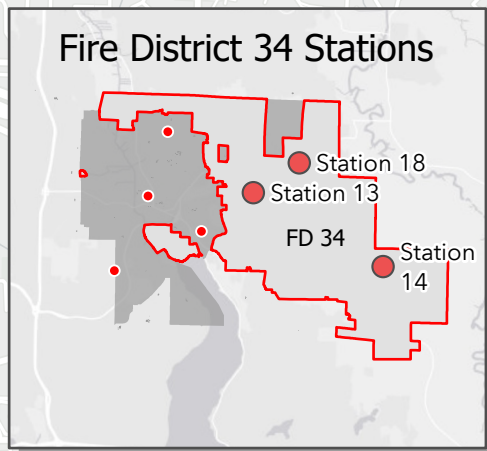
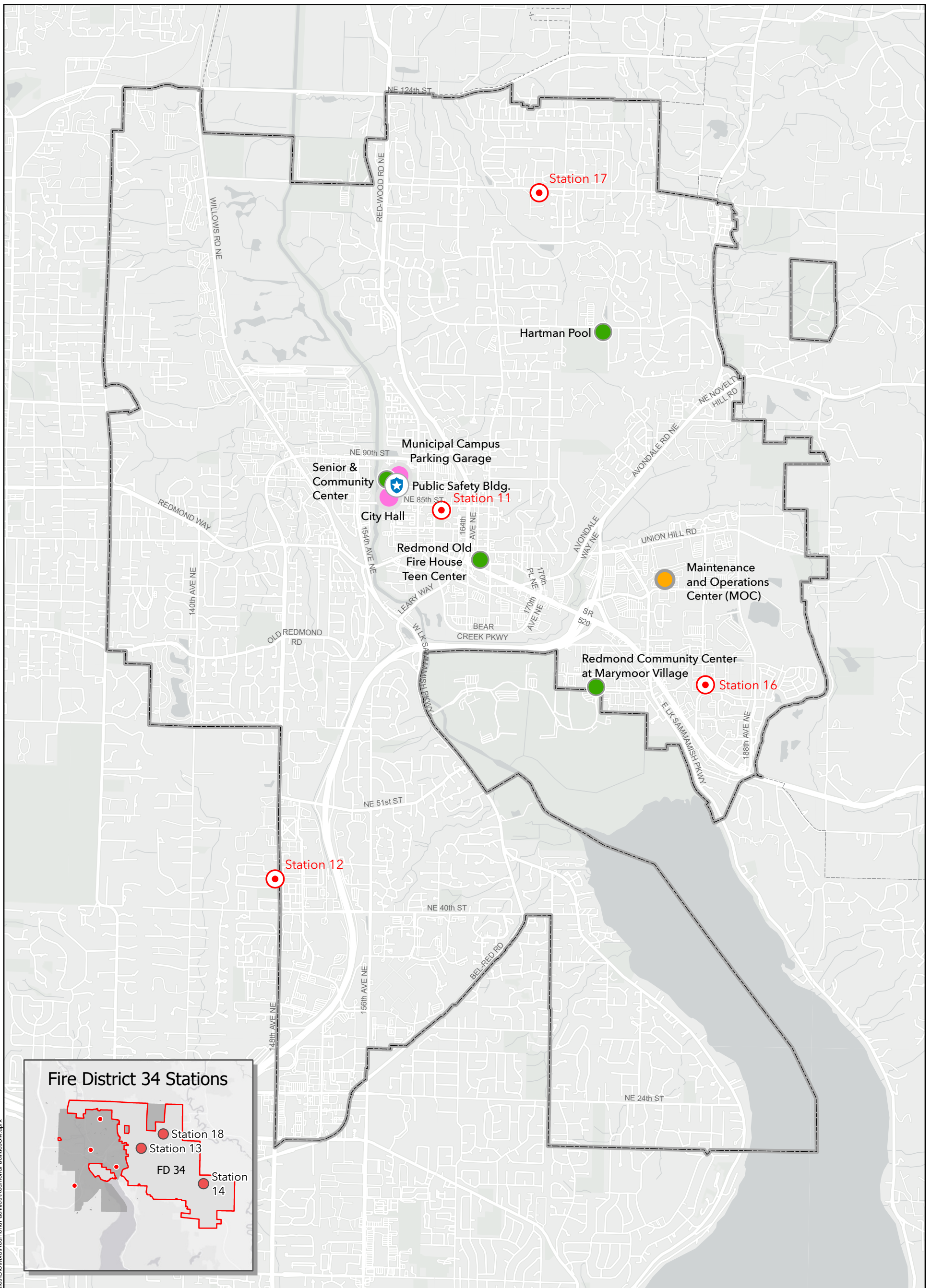
These functional, facility, and management plans are listed below and should be consulted and used for more detailed information on existing and proposed facilities, level-of-service standards, and capital facility planning.

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

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

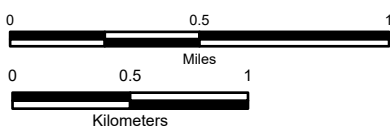
Other reference documents used to identify capital facility needs

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



Capital Facilities

City of Redmond, Washington



Map CF-1

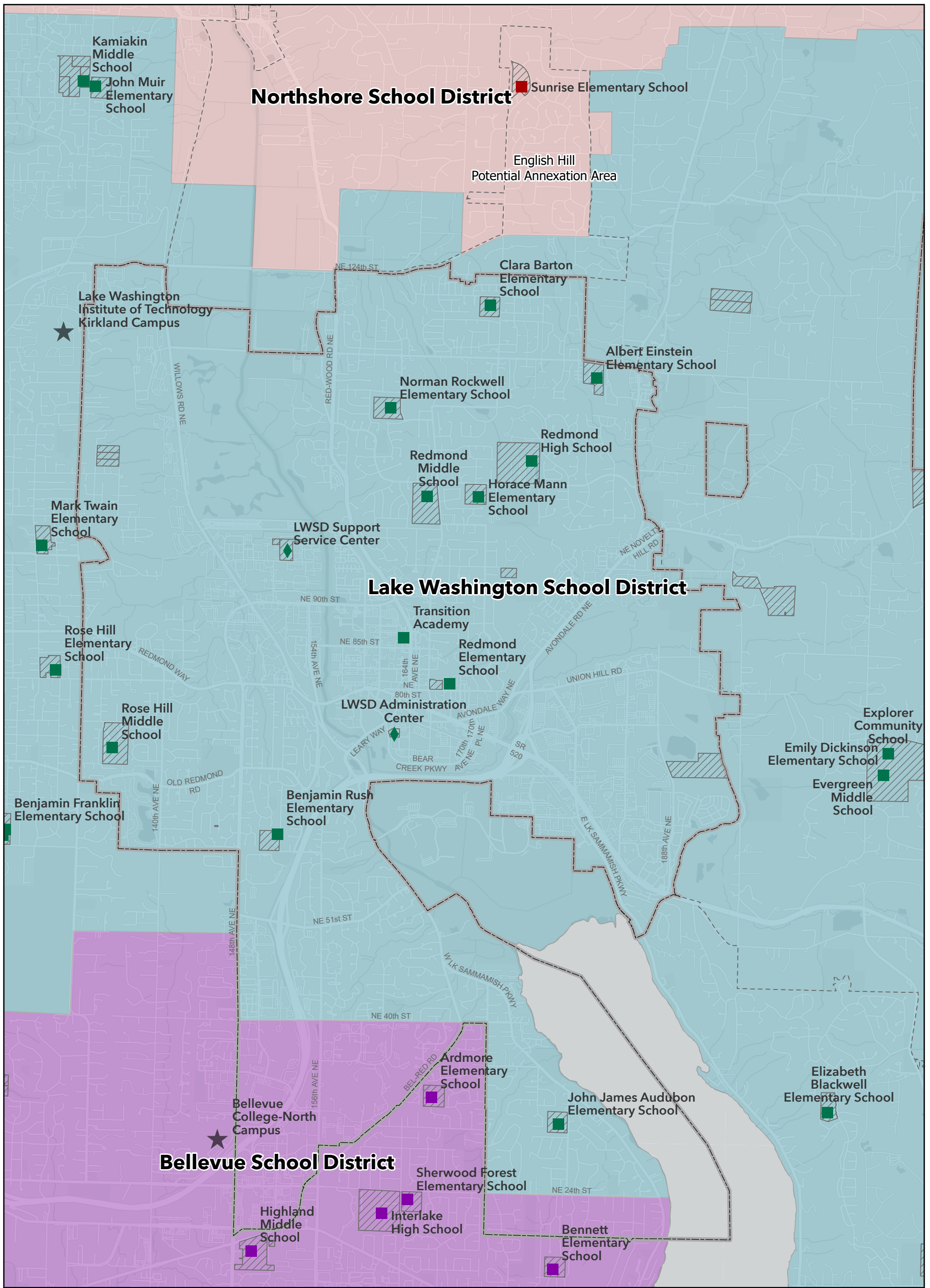
Redmond Facilities

- Parks & Recreation Facilities
- Public Works & Parks Operations

- Administration Facilities
- Public Safety Building
- Redmond Fire Stations

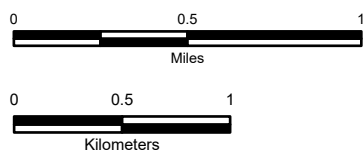
Disclaimer: This map is created and maintained by GIS Services Group, Technology and Information Services, City of Redmond, Washington, for reference purposes only.

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



Redmond Area School Facilities

City of Redmond, Washington



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Map CF-2

- | | | |
|-------------------------|--------------------------|--------------------|
| School Districts | School Facilities | Redmond City Limit |
| Bellevue SD | Bellevue SD | UGA |
| Lake Washington SD | Lake Washington SD | |
| Northshore SD | Northshore SD | |
| School Properties | Colleges | |
| | Administration | |

Utilities Element

Vision Statement

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

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

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

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

Comprehensive Plan Guiding Principles

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

Comprehensive Plan requirements:

RCW 36.70A.070 requires a utilities element consisting of

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

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

Existing Conditions

Background

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

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

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

Future needs

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

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

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

Policies

General Utility Policies

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

Adequacy and Phasing of Facilities

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

UT-1 Ensure that adequate public utilities and facilities are planned for, located, extended, and sized consistent with the planned growth and service standards described in the Redmond Comprehensive Plan.

UT-2 Design and maintain public utility facilities to meet service standards identified in the Capital Facilities Element and corresponding functional plans.

UT-3 Encourage the use of innovative strategies to:

- Provide, maintain, and improve utility services;
- Reduce the negative impacts of additional utility service demands;
- Improve the resilience of the utility systems;
- Reduce, where appropriate, the overall demand on utility systems.

UT-4 Prevent extension of City-provided urban utilities to rural areas except to meet State Department of Health or other applicable health, safety and welfare codes. Design such extensions to rural standards and do not condition the extension with other urban development standards, such as street widening, sidewalks, or street lighting.

UT-5 If a utility extension to a potential annexation area becomes necessary and immediate annexation is not possible, condition extension with an agreement to annex in a timely manner and an agreement to design the extension to City development standards.

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

Economic Considerations

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

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

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

UT-7 Require development to pay for or construct the growth-related portion of infrastructure needs to the extent consistent with state and federal law.

UT-8 Ensure equitable financing of capital facilities between customers located in geographically and functionally distinct areas by managing the City and Novelty Hill Water and Wastewater Service Areas as independent utilities with capital and operational expenses separately assigned.

UT-9 Promote the efficiency of utility placement both in cost and timing through methods such as the following:

- Co-locate public and private utilities in shared trenches or utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable legal and safety considerations;

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

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

Environmental Considerations

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

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

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

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

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

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

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

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

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

Public Utilities

Water Utility

Sources of Supply

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

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

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

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

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

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

- Land use decisions,
- Development regulations,
- Stormwater facility requirements,
- Coordination with other agencies, and
- Other measures necessary to protect Redmond's well system.

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

Facilities

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

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

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

UT-22 Maintain adequate water storage facilities to meet equalizing and fire demand volume and emergency supply.

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

Wastewater/Sewer System

Facilities

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

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

- UT-26 Ensure that the City of Redmond is the primary provider of wastewater service within the city limits.
- UT-27 Require connection to the City wastewater system for all new development and for existing uses when development, such as a short plat, subdivision, or other significant land use action occurs.
- UT-28 Design wastewater systems to provide efficient and reliable service while balancing short-and long-term costs.

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

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

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

Septic systems policies

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

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

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

Stormwater

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

These programs focus on stormwater runoff, groundwater recharge, surface waters, and riparian (water-related) habitat. Programs address basic conveyance of runoff, flood hazard reduction, water quality issues, riparian habitat protection, and protection of groundwater quality. It is especially important that new development or significant redevelopment effectively manages stormwater with the appropriate facilities to ensure the protection and conservation of the City's natural resources.

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

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

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

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

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

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

Stormwater facilities

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

UT-37 Allow at-grade or above-ground stormwater retention/ detention facilities to qualify towards fulfilling open space requirements. Tie the percentage allowed to the intensity of use and density: a smaller percentage for low-density residential graduating to a higher percentage for high-density residential and nonresidential.

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

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

Planning

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

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

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

Spill response

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

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

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

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

Solid Waste and Recycling

Solid Waste Planning

Through an interlocal agreement, King County prepares comprehensive solid waste plans on behalf of the City to ensure that the community has access to safe, reliable, efficient and affordable solid waste handling and disposal. Garbage, recycling, and compost pickup and removal is provided by a private company under a contract with the City. These subscriptions are voluntary for residential and commercial customers; however, the cost for residential curbside recycling and composting is included as part of the residential garbage fee.

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

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

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

Solid Waste Management

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

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

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

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

Programs and debris management

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

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

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

UT-50 Consider implementing mandatory programs or adopting other mitigation measures that would further sustainability goals if solid waste reduction and recycling goals are not met.

UT-51 Maintain a Debris Management Plan that establishes procedures and guidelines for managing disaster-related debris in a coordinated, environmentally responsible, and

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cost-effective manner, and is coordinated with state and regional debris management planning.

Private Utilities and Services

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

F. Energy

Service Overview

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

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

UT-52 Work with energy service providers to ensure energy facility plans reflect and support Redmond's Land Use Plan and that energy resources are available to support the Land Use Plan.

UT-53 Work with energy service providers to support the transition to 100% renewable energy for the community.

UT-54 Coordinate and seek to cooperate with other jurisdictions when energy transmission facility additions or improvements cross jurisdictional boundaries. Include efforts to achieve consistency between jurisdictions in permit timing.

Electrical Energy and Facilities

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

Current and future projects

- Energize Eastside upgraded the Eastside Corridor to a 230 kV transmission line in 2024. The project ended at the Sammamish substation.

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

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

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

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

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

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

Natural Gas Energy and Facilities

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

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

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

Telecommunications

Telecommunications is a broad term applied to different types of services that provide and receive data/information to homes, businesses, and individuals, as well as public facilities and infrastructure, through wired and wireless networks. Examples include internet, cable television, wired and wireless telephone services, as well as over-the-air (OTA) television, radio, and emergency communications.

The City's role is to provide adequate land, space, and a fair and consistent regulatory environment that allow telecommunication service providers to install, operate, and maintain facilities in a way that provides the opportunity for equitable service for all users in Redmond.

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The City will also ensure that its facilities are prioritized for its own use, especially for emergency communications.

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

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

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

Telecommunications Services/Infrastructure in Redmond (as of 2024)

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

UT-61 Negotiate mutually beneficial franchise contract conditions that support the delivery of cost-effective services desired by Redmond residents and businesses including to require undergrounding when above-ground electrical facilities are abandoned.

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

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

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

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

Hazardous Liquid Pipelines

Facilities, Inventory of Conditions and Future Needs

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

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

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

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

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

Policies to Minimize Pipeline Damage

The corridor for the hazardous liquid pipeline system through Redmond varies, but is typically about 50 feet wide and contains the pipelines within rights-of-way or easements. The depth

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

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

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

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

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

- Show and field verify the location of the liquid pipeline corridors in relation to proposed structures, utilities, or clearing and grading activities;
- Use techniques prior to and during construction to minimize the potential for disturbing the pipeline;

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- Identify and mitigate potential erosion over pipelines from stormwater discharge;
- Use setbacks and other site design techniques to minimize the potential hazard; and
- Develop emergency plans as appropriate.

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

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

Land Use Compatibility

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

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

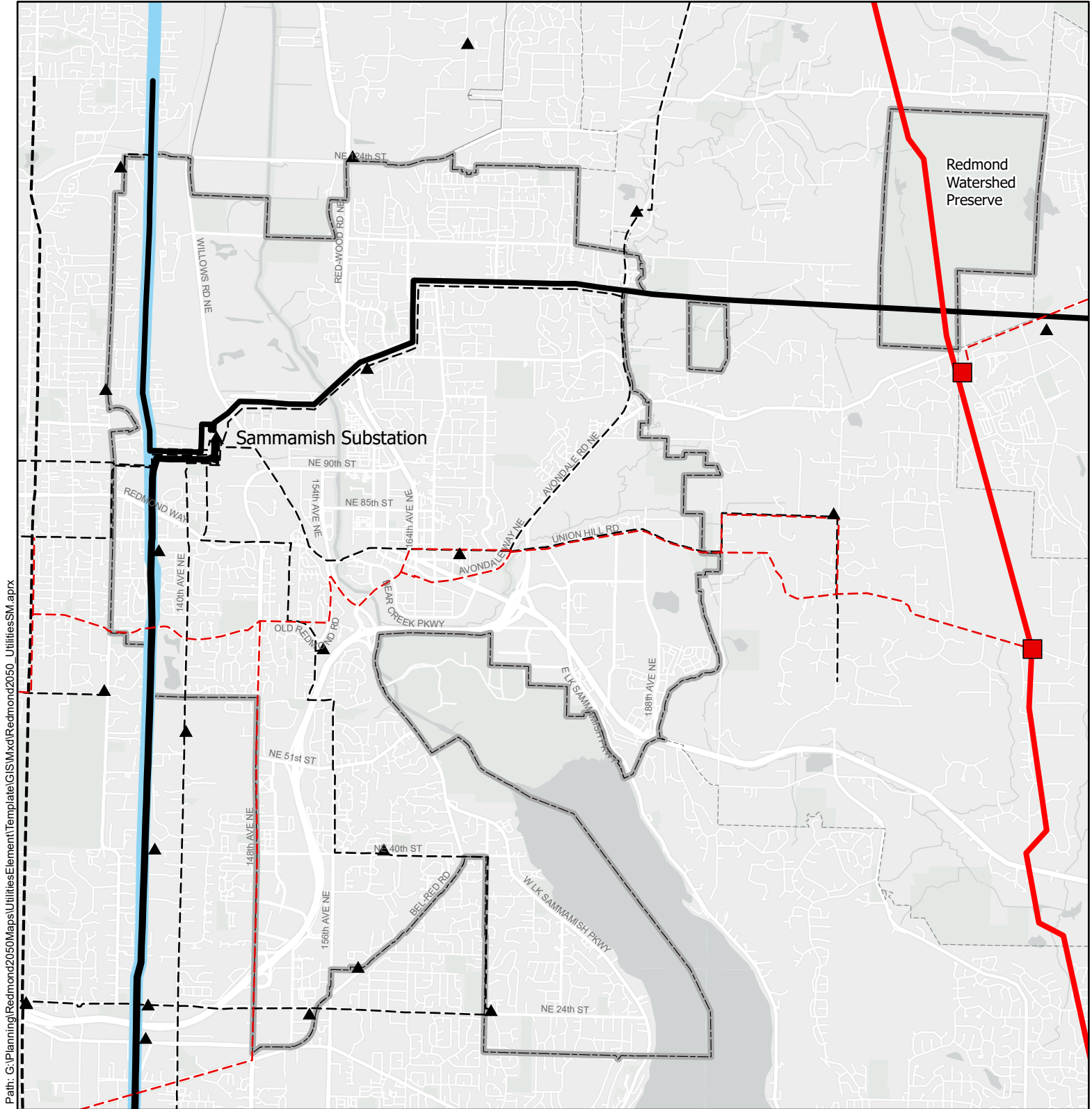
There are other developments, such as the businesses located along Willows Road and multifamily development in the Grass Lawn and Willows/Rose Hill Neighborhoods, that while not defined as high consequence land uses are located in the vicinity of the hazardous liquid pipelines. Because of this location,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

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

Pipeline Safety

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

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



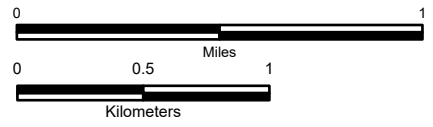
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Energy Facilities, including Pipelines

City of Redmond, Washington



Redmond
WASHINGTON



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

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

Gas and electric facility data provided by Puget Sound Energy.

Map created February 2024

Map UT - 1

- PSE Electric Lines
 - 115 KV
 - 230 KV
- ▲ Electric Substations
- ▭ City Limit
- - - UGA
- Olympic Pipeline
- Williams Northwest Gas Pipeline
- - - PSE High Pressure Gas Main
- Gas City Gate Station

Participation, Implementation and Evaluation – Final Draft

Vision Statement

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

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

Comprehensive Plan Guiding Principles

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

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

Existing Conditions

Background

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

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

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

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

Puget Sound Regional Council and VISION 2050

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

Current Conditions

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

The diversity of Redmond's population and the languages present in the community require a multilingual approach when considering community outreach. Other common participation barriers that should be considered in community outreach include age, limited mobility, disabilities, work schedules, digital literacy, and children/elder care obligations.

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

- Design Review Board
- Environmental Sustainability Advisory Committee (ESAC)

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- Human Services Commission
- Landmark Commission
- Parks and Trails Commission
- Pedestrian Bicycle Advisory Committee (PBAC)
- Planning Commission
- Redmond Arts and Culture Commission (RACC)
- Redmond Youth Partnership Advisory Committee

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

Redmond Zoning Code

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

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

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

Policies (Policy)

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

Public Participation

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

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

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

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

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PI-1 Promote equitable and effective public participation to encourage input that represents Redmond's diverse community on issues of significance, especially those communities most impacted by proposed changes.

PI-2 Involve community members in government decisions, including those that are most impacted by the decisions.

- Involve especially those belonging to communities that have been historically excluded such as immigrants, refugees, Black, Indigenous, and other People of Color communities, people with low incomes; people with disabilities; seniors; and communities with language access needs.

Encourage active, diverse, and equitable representation and participation of all members of the community in boards, commissions, and city council by removing barriers.

PI-3 Provide appropriate opportunities for public review of plans, regulations, and development proposals.

- Communicate in ways that are culturally, and linguistically, appropriate, clear, timely, and easily accessible.
- Use a wide variety of technologies and best practices to ensure information is readily available to the public.

PI-4 Consider the input of all community members as an important component of governance. Treat all members of the public with respect.

PI-5 Provide substantial opportunities for tribal governments to review the city's plans and projects.

PI-6 Promote a culture of dialogue and increase partnerships among community members, property owners, the business community, community-based organizations, and City officials.

PI-7 Enable community members to learn more about local government and promote public discussion of community issues through use of techniques such as educational materials, workshops, partnerships, and special programs.

PI-8 Evaluate the effectiveness of community involvement methods and continuously adapt to improve public participation outcomes.

Consistency

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

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

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

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

Plan Amendments

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

- PI-13** Establish a docket of proposed amendments to the Redmond Comprehensive Plan no more frequently than once a year, considering the Plan amendments as a package to better evaluate their cumulative impact.
- PI-14** Conduct a major Comprehensive Plan review no less frequently than once every ten years. Analyze the opportunities and issues facing the community, review changes in state law, complete a thorough review of existing policies, and update the Plan and implementing measures as needed.
- PI-15** Take the following considerations, as applicable, into account as part of decisions on applications for amendments to the Comprehensive Plan:

- Consistency with the Growth Management Act, the Procedural Criteria, VISION 2050 or its successor, and the King County Countywide Planning Policies.
- Consistency with the Comprehensive Plan.
- Potential impacts to vulnerable community members.
- Potential economic impacts.
- Potential impacts to the ability of the City to provide equitable access to services.
- Potential impacts to the natural environment, such as impacts to critical areas and other natural resources.
- The capability of the land for development, including the prevalence of sensitive areas.
- Whether the proposed land use designations or uses are compatible with nearby land use designations or uses.
- If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, and
- For issues that have been considered within the last two annual dockets, whether there has been a change in circumstances that makes the proposed amendment appropriate, or whether the amendment is needed to remedy a mistake.

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

Development Review

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

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

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

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The policies below guide how Redmond should implement Comprehensive Plan policies to meet community goals in cooperation with the public and private sector. Time is a critical factor in financing development projects. Promoting predictability and clarity as part of development review and reducing the time needed to receive final approval from the City can translate into savings to the applicant and, eventually, to those who live or work in the development. Predictability and clarity in the development review process are also important for the community so that residents and businesses can have confidence regarding the potential nature of future development and redevelopment in Redmond. Finally, reporting on the performance standards on the development services ensures that Redmond can keep a predictable and transparent review process.

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

- PI-17** Prepare and maintain development regulations that implement Redmond's Comprehensive Plan and include all significant development requirements. Ensure that the regulations are clearly written and can be efficiently and effectively carried out. Avoid duplicative or inconsistent requirements. Ensure that the development regulations can be accessed, understood, and used to the greatest extent possible by all people.
- PI-18** Ensure that Redmond's development review process provides applicants and the community a high degree of certainty and clarity that results in timely and predictable decision making on development applications.
- PI-19** Report on development services performance standards annually and adapt as necessary to meet objectives.
- PI-20** Encourage applicants with major or potentially controversial projects to involve the community in the design process, provide project information promptly, and respond timely to requests for information and review.
- PI-21** Allow voluntary, concurrent development review and permit processing where appropriate.
- PI-22** Establish in the development regulations a reasonable period during which approved development permits remain valid to enable an applicant to complete a project, while ensuring new development regulations will apply if a project does not proceed in a timely manner.

Implementation and Monitoring

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

Successful implementation of the Plan also depends on evaluating the actions taken to determine if they are meeting community goals. Finally, implementing the Comprehensive Plan requires the cooperation of and partnerships among the private sector, the public, the City of Redmond, and other local, state, tribal and federal agencies.

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

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

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