

# City of Redmond



## Agenda

**Business Meeting**

**Tuesday, May 7, 2024**

**7:00 PM**

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

## City Council

*Mayor*

*Angela Birney*

*Councilmembers*

*Vanessa Kritzer, President*

*Jessica Forsythe, Vice President*

*Jeralee Anderson*

*Steve Fields*

*Angie Nuevacamina*

*Osman Salahuddin*

*Melissa Stuart*

## **REDMOND CITY COUNCIL AGENDA SECTION TITLE REFERENCE GUIDE**

**Items From The Audience** provides an opportunity for community members to address the Council regarding any issue. Speakers must sign their intention to speak on a sheet located at the entrance of the Council Chamber, and limit comments to **three minutes**.

The **Consent Agenda** consists of routine items for which a staff recommendation has been prepared, and which do not require further Council discussion. A council member may ask questions about an item before the vote is taken, or request that an item be removed from the Consent Agenda and placed on the regular agenda for more detailed discussion. A single vote is taken to approve all items remaining on the Consent Agenda.

**Public Hearings** are held to receive public comment on important issues and/or issues requiring a public hearing by state statute. Community members wishing to comment will follow the same procedure as for 'Items from the Audience', and may speak after being recognized by the Mayor. After all persons have spoken, the hearing is closed to public comment. The Council then proceeds with its deliberation and decision making.

**Staff Reports** are presented to the Council by city staff on issues of interest to the Council which do not require Council action.

The **Ombudsperson Report** is made by the Councilmember who is serving as ombudsperson. The ombudsperson designation rotates among Council members on a monthly basis. She/he is charged with assisting community members in resolving issues with city services. The current ombudsperson is listed on the City Council webpage at [www.redmond.gov/189/city-council](http://www.redmond.gov/189/city-council).

The **Council Committees** are created to advise the Council as a whole. They consider, review, and make recommendations to the Council on policy matters in their work programs, as well as issues referred to them by the Council.

**Unfinished Business** consists of business or subjects returning to the Council for additional discussion or resolution.

**New Business** consists of subjects which have not previously been considered by Council and which may require discussion and action.

**Ordinances** are legislative acts or local laws. They are the most permanent and binding form of Council action and may be changed or repealed only by a subsequent ordinance. Ordinances normally become effective five days after they are published in the City's official newspaper.

**Resolutions** are adopted to express Council policy or to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution.

**Quasi-Judicial** proceedings are either closed record hearings (each side receiving ten minutes maximum to speak) or public hearings (each speaker allotted three minutes each to speak). Proceedings are those in which the City Council determines the rights or privileges of specific parties (Council Rules of Procedure, Section IV., J).

**Executive Sessions** - all regular and special meetings of the City Council are open to the public except for executive sessions at which subjects such as national security, property acquisition, contract bid negotiations, personnel issues and litigation are discussed.

**Redmond City Council Agendas, Meeting Videos, and Minutes are available on the City's Web Site:**

<https://redmond.legistar.com/>

**FOR ASSISTANCE AT COUNCIL MEETINGS FOR THE HEARING OR VISUALLY IMPAIRED:**

Please contact the City Clerk's office at (425) 556-2194 one week in advance of the meeting.

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

## AGENDA

### ROLL CALL

#### I. SPECIAL ORDERS OF THE DAY

- A. PROCLAMATION: Older Americans Month

[Attachment A: Proclamation](#)

- B. PROCLAMATION: Asian American, Native Hawaiian and Pacific Islander Heritage Month

[Attachment A: Proclamation](#)

#### II. ITEMS FROM THE AUDIENCE

*Members of the public may address the City Council for a maximum of three minutes per person. Please use the speaker sign-up sheet located at the entry of the City Hall Council Chambers available from 6:30 - 7 p.m. on the day of the meeting.*

*In the event of difficulty attending a meeting in person, please contact the City Clerk (cityclerk@redmond.gov) by 2 p.m. on the day of the meeting to provide written public comment (400-word limit - please label your comment as "Items from the Audience") or for the remote comment registration form.*

#### III. CONSENT AGENDA

##### A. Consent Agenda

1. Approval of the Minutes: April 16, 2024, Regular Meeting, and April 16, 2024, Special Meeting (recordings are available at Redmond.gov/rctv)

[Special Meeting Minutes for April 16, 2024](#)

[Regular Meeting Minutes for April 16, 2024](#)

2. Approval of Payroll/Direct Deposit and Claims Checks

[Council Check Approval Register, April 30, 2024](#)

[Payroll Check Approval Register, April 25, 2024](#)

3. [AM No. 24-057](#) Award Bid to Active Construction of Puyallup, WA, in the Amount of \$1,866,866, for the 10000 Avondale Erosion



[Attachment A: 2024 Committee of the Whole Work Plans](#)

- 8. [AM No. 24-062](#) Adoption of an Ordinance for Code Changes to Salary Commission Redmond Municipal Code Sections 2.38 and 4.47

- a. An Ordinance of the City Of Redmond, Washington, Amending the Redmond Municipal Code Including Sections 2.38.010 and 2.38.020 Mayor and Council Salary Review and Sections 4.47.020, 4.47.030, 4.47.040, 4.47.050, and 4.47.060 Redmond Salary Commission

*Department: Executive*

[Attachment A: Ordinance Amending RMC 2.38 and 4.47](#)

[Attachment B: RMC 2.38 and 4.47](#)

Legislative History

4/9/24	City Council	referred to the Committee of the Whole - Parks and Environmental Sustainability
4/23/24	Committee of the Whole - Parks and Environmental Sustainability	referred to the City Council

**B. Items Removed from the Consent Agenda**

**IV. HEARINGS AND REPORTS**

**A. Public Hearings**

**B. Reports**

**1. Staff Reports**

- a. [AM No. 24-063](#) Redmond 2050: Planning Commission Recommendations for SEPA Regulatory Amendments and Overlake Neighborhood Plan Addendum

*Department: Planning and Community Development*

[Attachment A: Redmond 2050 Overview](#)

[Attachment B: Planning Commission Report](#)

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

[Attachment D: Proposed RMC 13.20 Amendments](#)

[Attachment E: Presentation](#)

**2. Ombudsperson Report**

*April: Councilmember Salahuddin*

*May: Councilmember Nuevacamina*

**3. Committee Reports**

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

- A. [AM No. 24-064](#) Approval of Revisions to City Council Rules and Procedures

[Attachment A: Council Rules of Procedures Revised](#)

**Legislative History**

4/9/24	City Council	referred to the Committee of the Whole - Finance, Administration, and Communications
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**VII. EXECUTIVE SESSION**

**VIII. ADJOURNMENT**

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



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 5/7/2024  
**Meeting of:** City Council  
Day

**File No.** SPC 24-029  
**Type:** Special Orders of the

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PROCLAMATION: Older Americans Month



Connected Community  
Enhanced Livability  
Environmental Sustainability

## PROCLAMATION

- WHEREAS May is Older Americans Month, a time for us to recognize and honor the City of Redmond’s older adults and their important influence on every facet of American society; and
- WHEREAS through their wealth of life experience and wisdom, older adults guide our younger generations and carry forward invaluable cultural and historical knowledge; and
- WHEREAS older Americans improve Redmond through intergenerational relationships, community service, civic engagement, and many other activities; and
- WHEREAS Redmond benefits when people of all ages, abilities, and backgrounds can participate and live independently; and
- WHEREAS Redmond must ensure that older Americans have the resources and support needed to stay involved in their communities – reflecting our commitment to inclusivity and connectedness; and

NOW, THEREFORE, I, ANGELA BIRNEY, Mayor of the City of Redmond, Washington, do hereby proclaim May 2024, as:

### OLDER AMERICANS MONTH

and call upon all residents to join me in recognizing and celebrating the contributions of our older citizens and promoting programs and activities that foster connection, inclusion, and support for older adults.



A handwritten signature in black ink, appearing to read "Angela Birney".

**Angela Birney, Mayor**

**May 2024**

**City Hall**  
PO Box 97010  
15670 NE 85th Street Redmond, WA 98073-9710



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 5/7/2024  
**Meeting of:** City Council  
Day

**File No.** SPC 24-032  
**Type:** Special Orders of the

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PROCLAMATION: Asian American, Native Hawaiian and Pacific Islander Heritage Month

## PROCLAMATION

**WHEREAS,** Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month, observed each May, is a celebration highlighting the diverse history and cultures of Asians, Native Hawaiians, and Pacific Islanders throughout the United States. AANHPI contributions have and continue to impact American life in all aspects, from science and medicine, literature and art, sports and recreation, government and politics to activism and law.

**WHEREAS,** This commemoration, first known as Asian/Pacific American Heritage Week, was signed into law as a joint resolution by President Jimmy Carter in 1978. Twelve years later, Congress expanded the observance from a week to a month. In 1992, President George H.W. Bush designated May as Asian/Pacific American Heritage Month. In 2009, during the Barack Obama Presidential Administration, this tribute was renamed Asian American and Pacific Islander Heritage Month. On April 30, 2021, President Joe Biden signed Proclamation 10189, recognizing the month of May as Asian Americans, Native Hawaiian, and Pacific Islander Heritage Month.

**WHEREAS** The month of May was selected to acknowledge the first Japanese immigrants to America on May 7, 1843, and the completion of the first transcontinental railroad in the States by Chinese laborers on May 10, 1869, also known as Golden Spike Day.

**WHEREAS,** The 2024 AAPI Heritage Month theme is Advancing Leaders Through Innovation, a continuation of the Advancing Leaders' series that began in 2021.

**NOW, THEREFORE, I, ANGELA BIRNEY,** Mayor of the City of Redmond, Washington, do hereby proclaim May 2024 as:

### ASIAN AMERICAN, NATIVE HAWAIIAN AND PACIFIC ISLANDER HERITAGE MONTH

and encourage everyone to recognize this month by acknowledging the numerous and longstanding contributions of Asian Americans, Native Hawaiians, and Pacific Islanders throughout the history of the United States.



Angela Birney, Mayor  
May 2024



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 5/7/2024  
**Meeting of:** City Council

**File No.** SPC 24-027  
**Type:** Minutes

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Approval of the Minutes: April 16, 2024, Regular Meeting, and April 16, 2024, Special Meeting (recordings are available at [Redmond.gov/rctv](http://Redmond.gov/rctv))

**CALL TO ORDER**

A Special Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 6:30 p.m. The meeting was held in the Redmond City Hall Council Chambers.

**ROLL CALL AND ESTABLISHMENT OF A QUORUM**

Present: Councilmembers Anderson, Fields, Forsythe, Kritzer, Nuevacamina, Salahuddin, and Stuart

Absent: None

**EXECUTIVE SESSION**

Potential Litigation [RCW 42.30.110(1)(i)] - 30 minutes.

At this time Mayor Birney announced that the Council would go into executive session to discuss Potential Litigation [RCW 42.30.110(1)(i)] for 30 minutes.

The Executive Session began at 6:37 p.m. and ended at 7:03 p.m.

**ADJOURNMENT**

There being no further business to come before the Council the special meeting adjourned at 7:03 p.m.

\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

\_\_\_\_\_  
CITY CLERK

*Minutes Approved: May 7, 2024*

**CALL TO ORDER**

A Regular Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 7:05 p.m. The meeting was held in the Redmond City Hall Council Chambers.

**ROLL CALL AND ESTABLISHMENT OF A QUORUM**

Present: Councilmembers Anderson, Fields, Forsythe, Kritzer, Nuevacamina, Salahuddin and Stuart

Absent: None

MOTION: Councilmember Kritzer moved to reorder the agenda have the Staff Report moved to Special Orders of the Day and the Consent Agenda prior to Items from the Audience. The motion was seconded by Councilmember Forsythe.

VOTE: The motion to reorder the agenda passed without objection. (7 - 0)

**SPECIAL ORDERS OF THE DAY:**

1. AM No. 24-044: Sound Transit 2 Line Update

Ariel Taylor, Acting East Corridor Director, Government & Community Relations for Sound Transit, provided a presentation to the Council. Lisa Maher, Executive Deputy Director, spoke regarding the City of Redmond's activities during the ceremony at the opening of the light rail line.

**CONSENT AGENDA**

MOTION: Councilmember Stuart moved to approve the Consent Agenda. The motion was seconded by Councilmember Kritzer.

VOTE: The motion to approve the Consent Agenda passed without objection. (7 - 0)

1. Approval of the Minutes April 2, 2024, Regular Meeting, and April 9, 2024, Special Meeting
2. Approval of Payroll/Direct Deposit and Claims Checks

#188187 through #188200

#164449 through #165177  
#1694 through #1699

\$4,199,821.65

CLAIMS CHECKS:

#4373 through #4599

\$2,592,452.50

3. AM No. 24-046: Approval of Final Contract with Johansen Construction Company and Acceptance of Construction - NE 40th Street Shared Use Path (156th Avenue NE to 163rd Avenue NE) Project
4. AM No. 24-047: Approval of Final Contract with Road Construction Northwest, in the Amount of \$4,263,591, and Acceptance of Construction for the Water Pressure Reducing Valve (PRV) Replacements Phase 2 Project
5. AM No. 24-048: Approval of Consultant Services Supplement 3 with Opsis Architecture, LLP, in the Amount of \$325,000, for a Total Contract Budget of \$5,536,638, for the Redmond Senior and Community Center Project
6. AM No. 24-049: Approval of a Consultant Agreement with Miller Hayashi Architects PLLC, in the Amount of \$108,281, for the Fire Station 17 Siding Replacement Project
7. AM No. 24-050: Approval for Amendment to Lease Agreement with LWSD for Old Redmond Schoolhouse in the Amount of \$13,463
8. AM No. 24-051: Confirmation of Appointment of New Library Board of Trustees Member
9. AM No. 24-052: Adoption of the Construction and Demolition Debris Recycling and Reuse Ordinance
  - a. Ordinance No. 3162: An Ordinance of the City of Redmond, Washington Amending Redmond Municipal Code Title 15, Buildings and Construction, Adding New Chapter 15.30 Construction and Demolition Debris Recycling and Reuse; Providing for Severability and Establishing an Effective Date

10. AM No. 24-053: Adoption of an Ordinance Repealing RMC 3.44, Advance Travel Revolving Fund

a. Ordinance No. 3163: An Ordinance of the City of Redmond, Washington, Repealing RMC 3.44, Advance Travel Revolving Fund

11. AM No. 24-054: Adoption of an Ordinance for the 2023-2024 Budget Adjustment #4

a. Ordinance No. 3164: An Ordinance of the City Council of the City of Redmond, Washington, Amending Ordinance Nos. 3110, 3129, 3130, and 3135 by Making Adjustments to the City's 2023-2024 Biennial Budget, in Exhibit 1

Mayor Birney read the ordinance titles into the record and the new Library Board of Trustees Member was sworn in.

MOTION: Councilmember Anderson moved to reorder the agenda have the Public Hearing held prior to Items from the Audience. The motion was seconded by Councilmember Nuevacamina.

VOTE: The motion to reorder the agenda passed without objection. (7 - 0)

## **HEARINGS AND REPORTS**

### Public Hearing:

1. AM No. 24-055: Public Hearing and Ordinance for the Rose Hill (NE 97th Street) Annexation Petition

a. Ordinance No. 3165: An Ordinance of the City Of Redmond, Washington, Annexing 13.5 Acres in Unincorporated King County Generally Bounded on the West by the City Limits of Kirkland, and on the North, East, and South by the City Limits of Redmond, and Located Between 132nd Ave NE and NE 97th Street, and Requiring the Property to be Assessed and Taxed at the Same Rate and Same Basis as Other Properties Within the City, Applying Zoning, Providing for Severability, and Establishing an Effective Date

Carol Helland, Director of Planning and Community Development, introduced the public hearing, and Odra Cardenas, Senior Planner, provided a report to the Council.

Mayor Birney opened the Public Hearing. The following persons spoke:

- Eric Robinson - working with applicant, who owns 8 of the 13 parcels, this has been a potential annexation area for a long time and will provide better predictability for the area; and
- Chazuko Malore - questions regarding a park in the area.

Mayor Birney closed the public hearing.

MOTION: Councilmember Stuart moved to approve the ordinance for the Rose Hill (NE 97th Street) Annexation Petition. The motion was seconded by Councilmember Salahuddin.

VOTE: The motion to approve passed without objection. (7 - 0)

#### **ITEMS FROM THE AUDIENCE**

Mayor Birney opened Items from the Audience. The following persons spoke:

- Deb Young, Tasha Mae, Liping Xu, Elbert Silbaugh, Linda Yang, Lisa Tracy, Natalia Shvets, Margaret Granes Elliot, Al Rosenthal, Ralph Kliem, Pavel Chikulou, Pavel Stepanov, Chris Lanterman, Hoi Yee Ling, Ancaichim, Nick Strathy, Alexander Sidoreuko, Autumn Meadows, Kabre Richards, Joy Ashitowa, Raymond Zhang, Sergiy Zhenochin, Egor Cravtov, Hong Sodoma, Phil Sodoma, Riffae Fahoom, and Jenny Anderson - concerns with the permanent supportive housing project and the decision making process of the city.
- Christina Hudson (OneRedmond representative), Meghan Altimore (Hopelink representative), Sue Stuart, Aspen Richter, Justin Bruening, Amy Liu (Microsoft representative), Kevin Folkman, Alyssa Feipel, Karen Tennyson, Rick Zucher, Brady Nordstrom (Eastside Housing Roundtable representative), Jesse Simpson (Housing Development Consortium representative), Ethan Robinson (Habitat for Humanity representative), Deb Knaus, Kyle Piper, Amani Moyer-Ali, Irina, Shawn Moyer, Liz Caufield (Sophia Way representative), Scott Aldridge,

- and Jennifer Blum - in support of the permanent supportive housing project;
- Hank Myers - regulations on speech is unnecessary and recognized Cathy Beam for her years of service to the city;
  - Martez Johnson - sustainable and hygienic approach to waste management;
  - Bob Yoder - resources on his blog and engaging the community;
  - David Haines - concerns with crime and police enforcement and the need for renter protections;
  - Marie-Therese Schambela - concerns with the local elementary school overcrowding due to growth in the area;
  - David Morton - strategies to balance development with critical area protections;
  - Linda Seltzer - concerns with shared-room housing and the community van;
  - Lilian Ye - requesting a proclamation and engaging in a peaceful meditation practice; and
  - Joe Kunzler - in support of changes to the public comment rules.

**ITEMS REMOVED FROM THE CONSENT AGENDA: NONE**

Staff Reports<sup>1</sup>:

MOTION: Councilmember Forsythe moved to address committee reports and ombuds during Council Talk Time. The motion was seconded by Councilmember Fields.

VOTE: The motion failed, (3 - 4), with Councilmembers Anderson, Fields and Forsythe in support and Councilmembers Kritzer, Nuevacamina, Salahuddin and Stuart in opposition.

Ombudsperson Reports:

Councilmember Kritzer reported on following up on emails received during March.

Councilmember Salahuddin reported receiving resident contacts regarding: Plymouth Housing; Items from the

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<sup>1</sup> This item was moved to Special Orders of the Day.

Audience discussion; safety measures with Sound Transit expansion; public safety; parking in Downtown Redmond; school bus issue; and lack of accessible parking.

Councilmember Forsythe reported receiving resident contacts regarding: new astroturf field and Items from the Audience discussion.

Councilmember Stuart reported receiving resident contacts regarding: head of DEI and a resident; feedback on communication; police department technology; and permanent supportive housing.

Committee Reports:

Councilmember Salahuddin provided a committee report:

- Committee of the Whole - Public Safety and Human Services.

Councilmember Stuart provided committee reports:

- Growth Management Planning Board; and
- Sound Cities Association Public Issues Committee.

Councilmember Kritzer provided committee reports:

- King Conservation District Advisory Committee;
- King Conservation District Community Agriculture Program; and
- Eastside Transportation Partnership.

Councilmember Forsythe provided committee reports:

- Council Retreat; and
- Disability Board.

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS: NONE**

**EXECUTIVE SESSION:**

MOTION: Councilmember Forsythe moved to extend the meeting to 10:45 p.m. The motion was seconded by Councilmember Kritzer.

VOTE: The motion passed without objection. (6 - 0<sup>2</sup>)

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<sup>2</sup> Councilmember Fields was not in the room during this motion and vote.

A. Potential Litigation [RCW 42.30.110(1)(i)] - 20 minutes

Mayor Birney announced the Council will now leave the meeting and go into Executive Session to discuss Potential Litigation [RCW 42.30.110(1)(i)] for 20 minutes. Action is expected to take place following the Executive Session in open session.

*Executive Session convened at 10:25 p.m., ended at 10:47 p.m.*

MOTION: Councilmember Kritzer moved to extend the meeting by five minutes. The motion was seconded by Councilmember Forsythe.

VOTE: The motion passed without objection. (7 - 0)

MOTION: Councilmember Kritzer moved to authorize the Mayor to sign the settlement agreement as discussed in Executive Session. The motion was seconded by Councilmember Forsythe.

VOTE: The motion passed without objection. (7 - 0)

**ADJOURNMENT**

There being no further business to come before the Council the regular meeting adjourned at 10:48 p.m.

\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

\_\_\_\_\_  
CITY CLERK

*Minutes Approved: May 7, 2024*



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 5/7/2024  
**Meeting of:** City Council

**File No.** SPC 24-028  
**Type:** Check Register

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Approval of Payroll/Direct Deposit and Claims Checks

City of Redmond  
Payroll Check Approval Register  
Pay period: 4/1 - 4/30/2024  
Check Date: 4/30/2024

Check Total:	\$	-
Direct Deposit Total:	\$	11,211.38
Wires & Electronic Funds Transfers:	\$	2,082.27
Grand Total:	\$	<u>13,293.65</u>

We, the undersigned Council members, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim.

All Checks numbered \_\_\_\_\_ through \_\_\_\_\_,  
Direct deposits numbered **165927** through **165934**, and  
Electronic Fund transfers **1705** through **1705**  
are approved for payment in the amount of **\$13,293.65**  
on this **7 day of May 2024**.

**Note:**  
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\_\_\_\_\_  
\_\_\_\_\_

City of Redmond  
Payroll Final Check List  
Pay period: 4/1 - 4/30/2024  
Check Date: 4/30/2024

Total Checks and Direct deposit:	\$	12,223.59
Wire Wilmington Trust RICS (MEBT):	\$	1,070.06
Grand Total:	\$	<u>13,293.65</u>

I, the Human Resources Director, do hereby certify to the City Council, that the checks and direct deposits presented are true and correct to the best of my knowledge.

DocuSigned by:  
*Cathryn Laird*  
7C0092BCC9C549B

Human Resources Director, City of Redmond  
Redmond, Washington

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

City of Redmond  
Payroll Check Approval Register  
Pay period: 4/1 - 4/15/2024  
Check Date: 4/25/2024

Check Total:	\$	77,370.59
Direct Deposit Total:	\$	2,727,006.21
Wires & Electronic Funds Transfers:	\$	1,708,212.47
Grand Total:	\$	<u>4,512,589.27</u>

We, the undersigned Council members, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim.

All Checks numbered **188201** through **188235** ,  
Direct deposits numbered **165178** through **165926** , and  
Electronic Fund transfers **1700** through **1704**  
are approved for payment in the amount of **\$4,512,589.27**  
on this **7 day of May 2024**.

**Note:**

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City of Redmond  
Payroll Final Check List  
Pay period: 4/1 - 4/15/2024  
Check Date: 4/25/2024

Total Checks and Direct deposit:	\$	3,994,133.97
Wire Wilmington Trust RICS (MEBT):	\$	518,455.30
Grand Total:	\$	<u>4,512,589.27</u>

I, the Human Resources Director, do hereby certify to the City Council, that the checks and direct deposits presented are true and correct to the best of my knowledge.

DocuSigned by:  
*Catherine Laird*  
7C0092BCC9C549B

Human Resources Director, City of Redmond  
Redmond, Washington

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Memorandum

Date: 5/7/2024  
Meeting of: City Council

File No. AM No. 24-057  
Type: Consent Item

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

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

Public Works	Aaron Noble	Project Manager
Public Works	Emily Flanagan	Engineering Manager Acting
Public Works	Steve Gibbs	Engineering Manager Acting
Public Works	Vangie Garcia	Deputy Director

TITLE:

Award Bid to Active Construction of Puyallup, WA, in the Amount of \$1,866,866, for the 10000 Avondale Erosion Control Project

OVERVIEW STATEMENT:

This contract with Active Construction in the amount of \$1,866,866 is for construction of the 10000 Avondale Erosion Control project, Project No. 1807-316/406.

This project builds approximately 150-linear feet of retaining wall at 10000 Avondale to prevent erosion that could harm Avondale Road. Additionally, the project will be installing stream and habitat improvements along Bear Creek. Approval of the contract is important so construction can proceed within this year’s environmental construction window around the creek.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information       Provide Direction       Approve

REQUEST RATIONALE:

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

- **Other Key Facts:**  
N/A

**OUTCOMES:**

Approving this action keeps the City on the path to completing construction of the project which will improve the safety, reliability, and stream quality of the 10000 Block of Avondale Road at Bear Creek.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

**BUDGET IMPACT:**

**Total Cost:**  
To be determined

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

**Budget Offer Number:**  
CIP

**Budget Priority:**  
Healthy and Sustainable

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

*If yes, explain:*  
N/A

**Funding source(s):**  
Stormwater CIP, Transportation CIP, King County Flood Control District Grant

**Budget/Funding Constraints:**  
N/A

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
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4/2/2024	Committee of the Whole - Planning and Public Works	Provide Direction
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**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

Award of bid must occur within 45 days of the bid opening (occurred on April 11, 2024) or the contractor may withdraw their bid.

**ANTICIPATED RESULT IF NOT APPROVED:**

Not approving contract will result in delaying construction, increasing the cost to complete the project. If construction is delayed beyond the fish window, construction would not occur for another year and may have impact on design assumptions.

**ATTACHMENTS:**

- Attachment A: Project Information Sheet
- Attachment B: Additional Project Information

# CIP Project Information Sheet

**Project Name:** 10000 Block of Avondale Road Erosion

**Project Status:** Existing - Revised

**Functional Area(s):** Stormwater, Transportation

**Relevant Plan(s):** Utilities Strategic Plan, Transportation Master Plan

**Neighborhood:** Bear Creek

**Time Frame:** 2019-2025

**Budget Priority:** Healthy and Sustainable

**Citywide Rank:** 1

**Functional Area Priority:** High

**Location:** NE 100th Court and Avondale Road

**Description:**

Stabilize road embankment and repair the stormwater outfall to prevent failure of Avondale Road and/or the sidewalk. Complete in-stream habitat elements for mitigation and enhancement.

**Anticipated Outcomes:** *Primary:* Asset Protection *Secondary:* Natural Environment  
 Road embankment is protected from further erosion.

**Request:** *Primary Reason(s):*  
 Increase in project cost for retaining wall and cost escalation due to extended time for King County permitting.

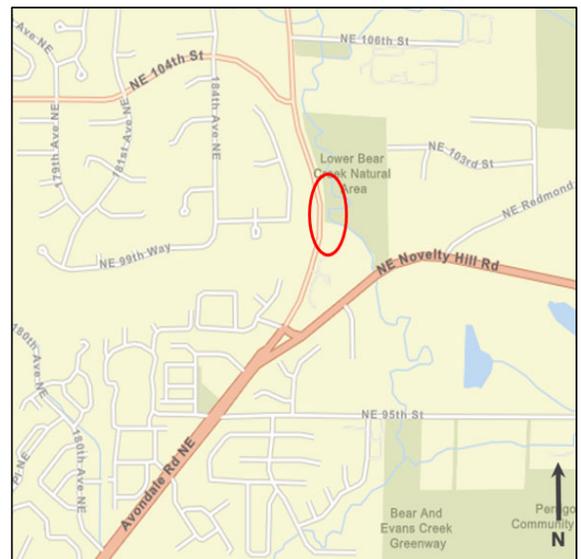
Budget:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Original Budget	\$2,269,458								\$2,269,458
Approved Changes	-\$1,042,457	\$2,046,581	\$407,401						\$1,411,525
<b>Current Approved Budget</b>	<b>\$1,227,001</b>	<b>\$2,046,581</b>	<b>\$407,401</b>						<b>\$3,680,983</b>
<b>Proposed New Budget</b>	<b>\$951,909</b>	<b>\$185,958</b>	<b>\$2,547,218</b>	<b>\$406,901</b>					<b>\$4,091,986</b>
Proposed changes due to	Scope Change		X Schedule Change		X Budget Change				

Project Phasing:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Preliminary Design (0-30%)	\$345,000								\$345,000
Right of Way									
Design (31-100%)	\$606,909	\$68,051	\$15,281						\$690,241
Construction		\$117,907	\$2,188,809	\$152,433					\$2,459,149
Contingency			\$343,128	\$254,468					\$597,596
<b>Total</b>	<b>\$951,909</b>	<b>\$185,958</b>	<b>\$2,547,218</b>	<b>\$406,901</b>					<b>\$4,091,986</b>

Estimated M&O Impacts:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Cost					\$6,000	\$6,000	\$6,000	\$6,000	\$24,000

Explanation: Wall inspection/repair as needed; permit required monitoring & plant maintenance which will reduce as plants mature.

Proposed Funding Sources:	Prior	2023-2028	Future	Total
Stormwater CIP	\$463,675	\$779,668		\$1,243,343
Grant - King County CIP		\$1,550,000		\$1,550,000
Grant - Flood District Opportunity	\$27,147			\$27,147
Transportation CIP	\$314,493	\$13,911		\$328,404
General Fund	\$146,593	\$590,498		\$737,091
Real Estate Excise Tax		\$206,000		\$206,000
<b>Total</b>	<b>\$951,909</b>	<b>\$3,140,077</b>		<b>\$4,091,986</b>



## Attachment B – Additional Project Information

### 10000 Avondale Erosion Control Project

#### Project Discussion

N/A

#### Project-Related Community/Stakeholder Outreach

N/A

#### Bid Results

The project was advertised in the *Daily Journal of Commerce* on March 20, 2024 and March 27, 2024. Bids were received and opened on April 11, 2024.

<u>Bidder</u>	<u>Bidder Location</u>	<u>Bid Amount</u>
<b>Active Construction</b>	<b>Puyallup, WA</b>	<b>\$1,866,866</b>
Road construction Northwest	Renton, WA	\$2,381,183
<b>Engineer's Estimate</b>		<b>\$1,782,253</b>

All bidders' unit prices, extension and additions have been checked for accuracy and unbalanced bid items. The contractor's references were checked and found to be acceptable.

#### Fiscal Information

##### Current Project Budget

Stormwater CIP	
- Stormwater CIP	\$1,243,344
- King County Flood Control District CIP Allocation	\$407,000
- King County Opportunity Grant Allocation	\$27,147
- Total	<u>\$1,677,491</u>
Transportation CIP	
- Transportation CIP	\$573,398
- General Fund	\$698,094
- King County Flood Control District CIP Allocation	\$1,143,000
- Total	<u>\$2,414,492</u>
<b>Total Funding</b>	<b><u>\$4,091,983</u></b>

##### Estimated Project Costs

Preliminary Design	\$345,000
Design	\$718,448
Right of Way	\$38,284
Construction	\$2,726,683

Contingency	\$574,189
<b>Total Estimated Project Cost</b>	<b>\$3,828,415</b>
<b>Budget Difference</b>	<b>263,568</b>

**Previous Project-Related Council Touches**

<b>Date</b>	<b>Meeting</b>	<b>Action</b>
-------------	----------------	---------------



Memorandum

**Date:** 5/7/2024  
**Meeting of:** City Council

**File No.** AM No. 24-058  
**Type:** Consent Item

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

Executive	Lisa Maher	425-556-2427
Public Works	Aaron Bert	425-556-2786

**DEPARTMENT STAFF:**

Executive	Jenny Lybeck	Sustainability Manager
Public Works	John Mork	Senior Engineer

**TITLE:**

Authorize the Mayor to Sign an Interagency Agreement with the Washington State Department of Enterprise Services for Energy Efficiency Services

**OVERVIEW STATEMENT:**

The City’s Capital Improvement Program budget includes multiple energy efficiency upgrade projects at City facilities. The City intends to engage with the Washington State Department of Enterprises Services (DES) for energy savings performance contracting to complete these projects.

To obtain energy savings performance contracting services, Redmond must enter into an Interagency Agreement (IAA) with DES. The IAA is drafted pursuant to Chapter 39.34 RCW, which allows the DES Energy Program to provide the experience and expertise for quality assurance, project negotiation, overall project management, and monitoring and verification procedures.

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

**REQUESTED ACTION:**

**Receive Information**       **Provide Direction**       **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Environmental Sustainability Action Plan, Climate Emergency Declaration, Capital Improvement Program
- **Required:**  
Interagency agreements require Council approval
- **Council Request:**

N/A

• **Other Key Facts:**

Energy savings performance contracting is a method to implement energy upgrades and retrofits. By leveraging utility savings, grants and capital dollars, projects can usually be funded within existing budgets. The DES ESPC program also guarantees the total project cost, performance and energy savings before construction starts. See Attachment A for more details.

**OUTCOMES:**

The IAA will accelerate implementation of energy efficiency projects at the City and bring additional project management capacity.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

• **Timeline (previous or planned):**

N/A

• **Outreach Methods and Results:**

N/A

• **Feedback Summary:**

N/A

**BUDGET IMPACT:**

**Total Cost:**

N/A

Approved in current biennial budget:  Yes  No  N/A

**Budget Offer Number:**

CIP

**Budget Priority:**

CIP

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

*If yes, explain:*

N/A

**Funding source(s):**

CIP

**Budget/Funding Constraints:**

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
4/23/2024	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction

**Proposed Upcoming Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
	None proposed at this time	N/A

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

Delays in implementation of energy efficiency project implementation

**ATTACHMENTS:**

Attachment A: DES Energy Savings Performance Contracting Overview

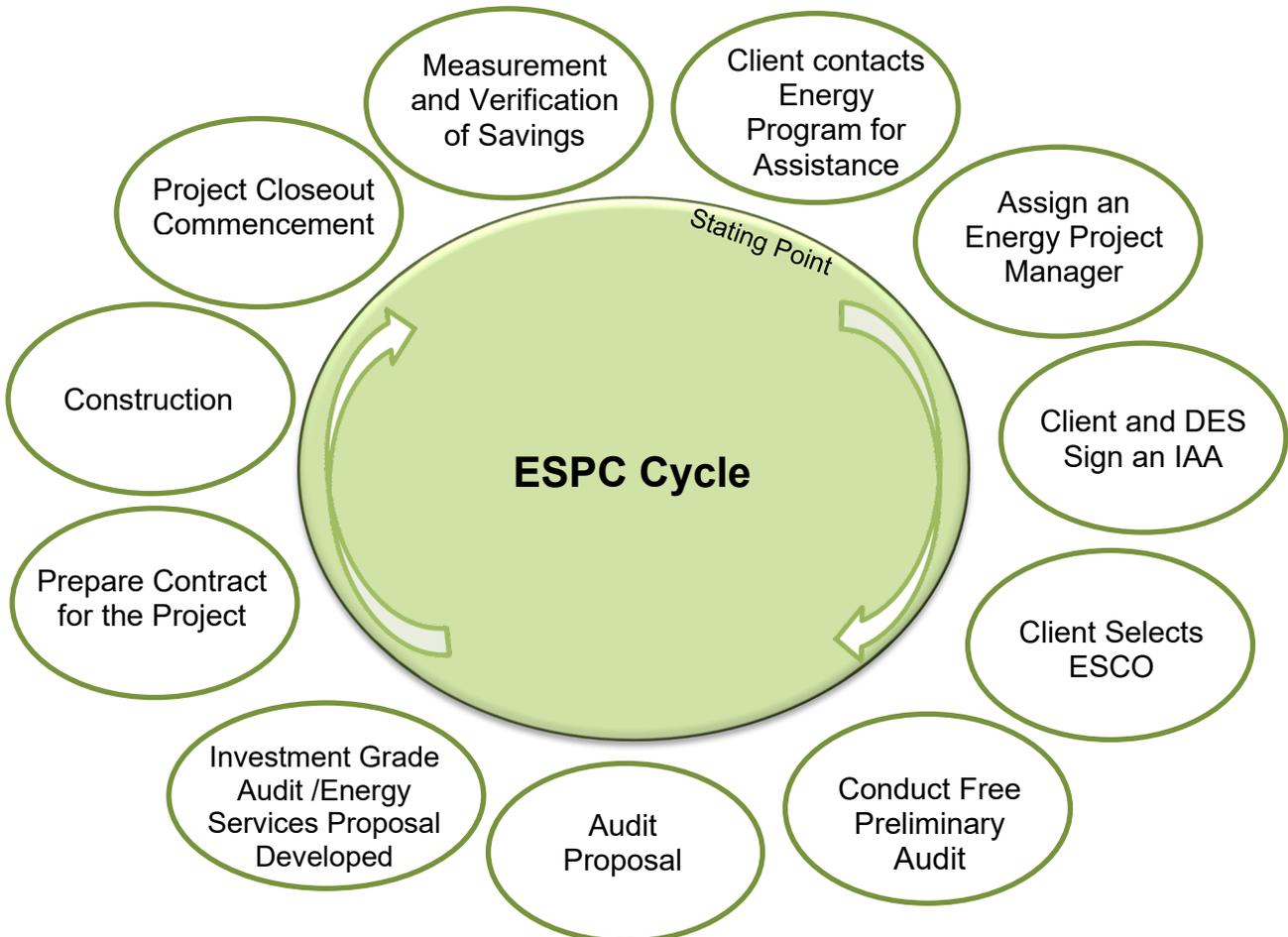
Attachment B: DES Interagency Agreement

**Energy Savings Performance Contracting** method is the most cost-effective process for implementing energy upgrades and retrofits. By leveraging utility savings, grants and capital dollars, projects can usually be funded within existing budgets. The ESPC program also guarantees the total project cost, performance and energy savings before construction starts.

Every two years, the Energy Program publishes a Request for Proposals (RFQ) to solicit interested Energy Savings Performance Contracting firms to participate in our program. Once a customer agency contracts with the Energy Program, an energy engineer is assigned to help them through the process. They can then select an Energy Service Company (ESCO) from the master list. DES and the ESCO will complete a free preliminary energy audit of the customer’s facility to evaluate possible energy efficiency projects.

Typical projects include: interior and exterior lighting, building control systems, high efficiency HVAC systems, boiler replacements, repair/replacement of heating distribution systems, wastewater treatment plant improvement, renewable energy, and more.

### OVERVIEW



The DES Energy Program Project Manager is involved in all aspects of the project from initial meetings to reviewing the M&V report, and all program steps identified below.

### **Program Steps**

- 1) **Client signs an Interagency Agreement (IAA) with DES Energy Program.** This starts out as a no cost agreement generated by DES and used to establish the working relationship between the Client and the DES Energy Program. (1 to 2 weeks)
- 2) **The Public Entity (Client) selects an Energy Service Company (ESCO).** DES has a list of pre-qualified ESCOs from which the Client makes a selection. (1 to 3 weeks)
- 3) **The ESCO performs a preliminary audit.** The ESCO, DES and Client meet to determine the scope of the preliminary audit. The preliminary audit is used to identify which buildings have potential cost effective energy efficiency measures. The outcome of the audit is a proposal to perform an Investment Grade Audit (IGA) and Energy Services Proposal (ESP). (3 to 6 weeks)
- 4) **Client provides Funding Approval for IGA/ESP.** The funding is used to establish the IGA/ESP. If the IGA/ESP does not present projects that meet the cost effectiveness criteria established by the Client, then there is no cost to the Client for the IGA/ESP. (1 to 4 weeks)
- 5) **The ESCO signs an agreement to perform the IGA/ESP.** DES prepares the agreement for ESCO signature. (2 to 3 weeks)
- 6) **The ESCO performs the IGA/ESP.** Monitoring of equipment, established engineering analysis, accurate cost estimating and investigation of utility incentives are all included in the performance of the IGA/ESP. The final delivery is the ESP that provides the guaranteed maximum project cost, guaranteed energy savings, and guaranteed equipment performance. (2 to 5 months)
- 7) **Client signs a Funding Approval for the construction.** Funding from the Client can come from several sources including, capital funding, bond funding, or State Treasurer's Lease Purchase program (state agencies) or LOCAL program (non-state public entities). Utility incentives are maximized to help reduce overall project costs. (3 to 7 weeks)
- 8) **The ESCO signs the contract to start the project.** DES incorporates the ESP into the contract documents. (2 to 3 weeks)
- 9) **The ESCO installs and implements the projects efficiency measures.** DES provides the oversight for the installation of the projects efficiency measures and works closely with the Client for on-sight coordination of construction activities. (3 to 6 months)
- 10) **Project closeout.** Once the project is complete and utility inspections have been done, a close-out meeting can be scheduled. (Closeout documents, intents and affidavits - 2 – 3 weeks).
- 11) **The Client pays ESCO and DES for the construction/implementation.** Progress payments are made to the ESCO during construction to avoid construction period financing. DES is paid at commencement of energy savings.
- 12) **Measurement and verification (M&V).** M&V is performed by the ESCO and reviewed by DES Energy Program project manager to ensure that the guaranteed savings are achieved. (13 to 15 months)



**STATE OF WASHINGTON**  
**DEPARTMENT OF ENTERPRISE SERVICES**

*1500 Jefferson St. SE, Olympia, WA 98501  
 PO Box 41476, Olympia, WA 98504-1476*

State of Washington <b>ENERGY PROGRAM</b> Department of Enterprise Services P.O. Box 41476 Olympia, WA 98504-1476	<b>INTERAGENCY AGREEMENT</b>	
	IAA No.:	K8952
<b>City of Redmond</b> PO Box 97010 Redmond, WA 98073	Date:	March 21, 2024

**INTERAGENCY AGREEMENT**  
**BETWEEN**  
**CITY OF REDMOND**  
**AND**  
**WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICES**

Pursuant to RCW chapter 39.34 and RCW chapter 39.35C, this *Interagency Agreement (Agreement)* is made and entered into by and between the State of Washington acting by and through the Energy Program of the Department of Enterprise Services, a Washington State governmental agency (“Enterprise Services”) and City of Redmond, a Washington State governmental agency (“Client Agency”) and is dated and effective as of the date of the last signature.

**RECITALS**

- A. Enterprise Services, through its Energy Program (“Energy Program”), helps owners of public facilities reduce energy and operational costs. The Energy Program is a national leader in developing and managing energy savings performance contracts that help reduce energy and operational costs in publicly-owned facilities.
- B. Upgrading to energy efficient infrastructure helps reduce long-term operations and maintenance costs. This allows owners to be better financial stewards while achieving their mission, so that Washington is a better place to live, learn, and work.
- C. Acting as the owner’s advocate, the Energy Program delivers professional expertise and contract management services. By leveraging capital investments, owners can achieve efficiencies, improve facilities, and reduce carbon emissions in their publicly-owned facilities. Energy Program also creates value to owners by managing risk through guaranteed total project costs, equipment performance, and energy savings.
- D. Client Agency, an owner of a public facility, desires to contract with Energy Program to access and obtain certain Energy Program Services.
- E. The purpose of this *Agreement* is to establish a vehicle for Energy Program to provide future energy/utility conservation project management services to Client Agency and to authorize the development of the energy services proposal in a cost-effective, efficient manner.

## A G R E E M E N T

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. **TERM.** The term of this *Agreement* commences on the date of the last signature and ends **December 31, 2028**.
2. **STATEMENT OF WORK.**
  - A. **ENERGY PROGRAM.** Energy Program agrees to provide the following Services:
    - i. Upon request by Client Agency for energy services for a specific Energy/Utility Conservation Project(s), the Parties shall execute an amendment to this *Agreement* to specify the project and associated project management fees as set forth by Attachment B. Enterprise Services shall furnish necessary personnel and services as specified and set forth in Attachment A, *Project Management Services Scope of Work*.
    - ii. Assist in Dispute Resolution. Dispute resolution is an ongoing process throughout the project. However, this assistance does not include formal dispute resolution, arbitration or legal advice or representation in any legal action, and does not include legal fees and costs related to any dispute. Formal dispute resolution begins when a written claim is received demanding arbitration or other legal process is received. All formal dispute fees and costs will be borne separately by Client Agency. The Attorney General cannot and will not represent or advise a non-state agency.
  - B. **CLIENT AGENCY.** Client Agency agrees to the following:
    - i. Will conform to the protocols of this *Agreement*, including Enterprise Services' *General Conditions for Washington State Energy Savings Performance Contracting ("General Conditions")*, and as supplemented.
    - ii. Will conform to the requirements of the *General Conditions* for timely processing and approval of agreed upon changes to construction contracts involving cost, and for payment.
    - iii. Will conform to the following guidelines for communications between Client Agency, Enterprise Services and ESCOs (Energy Services Company) through the design, construction and post-construction phases as outlined below:
      - a) Communications between Client Agency, Energy Program Project Manager ("PM") and ESCO shall go through the PM. The PM may authorize exceptions for specific projects or situations. The PM may authorize the ESCO to communicate directly with Client Agency personnel to expedite the design and to avoid communication delays. This action does not authorize additional work, change in scope, or exclude copying all communications between ESCO and Client Agency to the PM.
      - b) All drawings, specifications, reports, and project correspondence must contain the State Project Number and suffix.



- The State Project Number consists of the fiscal year and a numerical sequence number, for example 2018-024, followed by an alphabetical suffix.
  - Professional services agreements have suffixes A through F, for example 2018-024 A.
  - Construction contracts have suffixes G through Z, for example 2018-024 G.
- iv. All identification and monitoring of documentation required by the funding source shall remain the responsibility of Client Agency.

### 3. COMPENSATION AND REQUIREMENTS.

- A. COMPENSATION. Compensation under this *Agreement* shall be by amendment to this *Agreement* for each authorized project. Each amendment shall include a payment schedule for the specific project.
- i. Project Management Services Scope of Work (Attachment A): For project management services provided by Energy Program, Client Agency shall pay Enterprise Services a Project Management Fee for services based on the total project value (including Washington state sales tax) per the Project Management Fee Schedule set forth in Attachment B.
  - ii. Termination Fee: If Client Agency, after authorizing an investment grade audit and energy services proposal, decides not to proceed with an energy/utility conservation project that meets Client Agency's cost effective criteria, then the Client Agency will be charged a termination fee as set forth in Project Management Fee Schedule. The termination fee shall be based on the estimated total project value outlined in the energy services proposal prepared by the ESCO as set forth in Attachment B.
  - iii. Measurement & Verification Services ("M&V") Scope of Work (Attachment C): If M&V are requested by Client Agency beyond the first three years following the notice of commencement of energy cost savings, Client Agency shall pay Enterprise Services \$2,000.00 annually for each year that such M&V are provided.
- B. PAYMENT FOR ESCO SERVICES. In the event that Client Agency enters into a contract with an Energy Program pre-qualified ESCO, pursuant to an *Enterprise Services Main Energy Services Agreement for ESCO Services*, Client Agency shall make payment for such contracted services directly to the ESCO, after Energy Program has reviewed and sent such invoices to Client Agency for payment.
- C. FURTHER ASSURANCES. Client Agency shall provide the ESCO with any additional necessary or desired contract language to comply with Client Agency's obligations pertaining to its use of federal, state, or other grants, funding restrictions, or unique contract/entity requirements. The ESCO and their subcontractors are required to comply with all applicable federal regulations and reporting procedures.
- D. MANAGING COMPLIANCE WITH STATE AND FEDERAL LAW. In all ESCO project agreements and contracts pertaining to this *Agreement*, Energy Program will require ESCO's compliance with applicable federal and state laws and state policies including, but not limited to, the following:



1. RCW Title 39 and 43
2. ADA Requirements
3. Buy America
4. Davis-Bacon
5. Prevailing Wage
6. DBE Participation
7. Apprentice Participation

Upon request by Client Agency, Energy Program will collect and provide the weekly-certified payroll to Client Agency. Client Agency, however, shall remain responsible for any documentation required by Client Agency's funding source. All federal verification, investigation, survey, reporting and enforcement requirements when there is a possible violation shall remain the responsibility of the federal grant recipient (Client Agency) unless negotiated by Energy Program and added by amendment to this *Agreement*. In the event that Energy Program becomes aware of a possible violation, it will notify Client Agency.

#### 4. INVOICES AND BILLING.

- A. **BILLING PROCEDURE.** Enterprise Services shall submit invoices to Client Agency upon substantial completion and notice of commencement of energy cost savings of each authorized project, unless an amendment specifies special billing conditions and timeline. Substantial completion of the project will include the delivery and acceptance of the notice of commencement of energy cost savings issued by the ESCO. Each invoice will clearly indicate that it is for the services rendered in performance under this *Agreement* and shall reflect this *Agreement* and Amendment number. Energy Program will invoice for any provided services within sixty (60) days of the expiration or termination of this *Agreement*.
- B. **PAYMENT PROCEDURE.** Client Agency shall pay all invoices received from Enterprise Services within thirty (30) days of receipt of properly executed invoice vouchers.
- C. **BILLING DETAIL.** Each invoice submitted to Client Agency by Enterprise Services shall include information as is necessary for Client Agency to determine the exact nature of all expenditures. At a minimum, the invoice shall reference this *Agreement* and include the following:
  - Amendment number and project
  - The date(s) such services were provided
  - Brief description of the services provided
  - Total invoice amount
- D. **BILLING ADDRESS.** Invoices shall be delivered to Client Agency electronically to:

Email: [jemork@redmond.gov](mailto:jemork@redmond.gov)

5. **AGREEMENT MANAGEMENT.** The parties hereby designate the following *Agreement* administrators as the respective single points of contact for purposes of this *Agreement*, each of whom shall be the principal contact for business activities under this *Agreement*. The parties may change administrators by written notice as set forth below. Any notices required or desired shall be in writing and sent by U.S. mail, postage prepaid, or sent via email, and shall be sent to the respective addressee at the respective address or email address set forth below or to such other address or email address as the parties may specify in writing:



**Enterprise Services**

Attn: Amy Kim  
Energy Project Manager  
Energy Program  
Washington Dept. of Enterprise Services  
PO Box 41476  
Olympia, WA 98504-1476  
Tel: (360) 480-0022  
Email: [amy.kim@des.wa.gov](mailto:amy.kim@des.wa.gov)

**Client Agency**

Attn: John Mork  
Project Manager  
City of Redmond  
PO Box 97010  
Redmond, WA 98073  
Tel: (425) 556-2713  
Email: [jemork@redmond.gov](mailto:jemork@redmond.gov)

Notices shall be deemed effective upon the earlier of receipt, if mailed, or, if emailed, upon transmission to the designated email address of said addressee.

The Client Agency representative shall be responsible for working with Energy Program, approving billings and expenses submitted by Energy Program, and accepting any reports from Energy Program or ESCO.

The Energy Program representative shall be the contact person for all communications regarding the conduct of work under this *Agreement*.

**6. RECORDS.**

- A. AGREEMENT AVAILABILITY. Prior to its entry into force, this *Agreement* shall be posted on the parties' websites or other electronically retrievable public source as required by RCW 39.34.040.
- B. RECORDS RETENTION. Each party shall maintain records and other evidence that sufficiently and properly reflect all direct and indirect costs expended by either party in the performance and payment of the services. These records shall be subject to inspection, review, or audit by personnel of both parties, other personnel duly authorized by either party, the Office of the State Auditor, and officials authorized by law. Such records shall be retained for a period of six (6) years following expiration or termination of this *Agreement* or final payment for any service placed against this *Agreement*, whichever is later; Provided, however, that if any litigation, claim, or audit is commenced prior to the expiration of this period, such period shall extend until all such litigation, claims, or audits have been resolved.
- C. OWNERSHIP. Records and other information, in any medium, furnished by one party to this *Agreement* to the other party, will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose or make available this material to any third party without first providing notice to the other party and allowing ten (10) business days in which to file, at its sole expense, a motion seeking a protective order, or other legal action. Each party will utilize reasonable security procedures and protections to assure that records and information provided by the other party are not erroneously disclosed to third parties.
- D. PUBLIC RECORDS. This *Agreement* and all related records are subject to public disclosure as required by RCW 42.56, the Public Records Act (PRA).

- 7. **RESPONSIBILITY OF THE PARTIES.** Each party to this *Agreement* assumes responsibility for claims and/or damages to persons and/or property resulting from any act or omission on the part of itself, its employees, or its agents. Neither party assumes any responsibility to the other party for any third party claims.

8. **DISPUTE RESOLUTION.** The parties shall use their best, good faith efforts cooperatively and collaboratively to resolve any dispute that may arise in connection with this *Agreement* as efficiently as practicable, and at the lowest possible level with authority to resolve such dispute. The parties shall make a good faith effort to continue without delay to carry out their respective responsibilities under this *Agreement* while attempting to resolve any such dispute. If, however, a dispute persists regarding this *Agreement* and cannot be resolved, it may be escalated within each organization. In such situation, upon notice by either party, each party, within five (5) business days shall produce its description of the dispute in writing and deliver it to the other party. The receiving party then shall have three (3) business days to review and respond in writing. In the event that the parties cannot then agree on a resolution of the dispute, the parties shall schedule a conference between the respective senior managers of each organization to attempt to resolve the dispute. In the event the parties cannot agree on a mutual resolution within fifteen (15) business days, the parties shall abide by the Governor's dispute resolution process (RCW 43.17.330), if applicable, or collectively shall appoint a third party to evaluate and resolve the dispute and such dispute resolution shall be final and binding on the parties.
9. **TERMINATION FOR CONVENIENCE.** Except as otherwise provided in this *Agreement*, either party may terminate this *Agreement* upon thirty (30) calendar days prior written notification. Upon such termination, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this *Agreement* prior to the effective date of such termination.
10. **GENERAL PROVISIONS.**
- A. **COMPLIANCE WITH LAW.** The Parties shall comply with all applicable law.
  - B. **INTEGRATED AGREEMENT.** This *Agreement* constitutes the entire agreement and understanding of the parties with respect to the subject matter and supersedes all prior negotiations, representations, and understandings between them. There are no representations or understandings of any kind not set forth herein.
  - C. **AMENDMENT OR MODIFICATION.** Except as set forth herein, this *Agreement* may not be amended or modified except in writing and signed by a duly authorized representative of each party.
  - D. **AUTHORITY.** Each party to this *Agreement*, and each individual signing on behalf of each party, hereby represents and warrants to the other that it has full power and authority to enter into this *Agreement* and that its execution, delivery, and performance of this *Agreement* has been fully authorized and approved, and that no further approvals or consents are required to bind such party.
  - E. **NO AGENCY.** The parties agree that no agency, partnership, or joint venture of any kind shall be or is intended to be created by or under this *Agreement*. Neither party is an agent of the other party nor authorized to obligate it.
  - F. **GOVERNING LAW.** The validity, construction, performance, and enforcement of this *Agreement* shall be governed by and construed in accordance with the laws of the State of Washington, without regard to its choice of law rules.
  - G. **JURISDICTION & VENUE.** In the event that any action is brought to enforce any provision of this *Agreement*, the parties agree to exclusive jurisdiction in Thurston County Superior Court for the State of Washington and agree that in any such action venue shall lie exclusively at Olympia, Washington.

- H. EXHIBITS. All exhibits referred to herein are deemed to be incorporated in this *Agreement* in their entirety.
- I. CAPTIONS & HEADINGS. The captions and headings in this *Agreement* are for convenience only and are not intended to, and shall not be construed to, limit, enlarge, or affect the scope or intent of this *Agreement* nor the meaning of any provisions hereof.
- J. ELECTRONIC SIGNATURES. A signed copy of this *Agreement* or any other ancillary agreement transmitted by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this *Agreement* or such other ancillary agreement for all purposes.
- K. COUNTERPARTS. This *Agreement* may be executed in any number of counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute the same instrument which may be sufficiently evidenced by one counterpart. Execution of this *Agreement* at different times and places by the parties shall not affect the validity thereof so long as all the parties hereto execute a counterpart of this *Agreement*.

#### **11. NON-DISCRIMINATION/ANTI-DISCRIMINATION.**

Except to the extent permitted by a bona fide occupational qualification, the Client Agency agrees as follows:

- A. The Client Agency shall not discriminate against any employee or applicant for employment because of race, creed, color, national origin, marital status, sex, age or the presence of any sensory, mental, or physical handicap. The Client Agency shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, creed, color, national origin, marital status, sex, age or the presence of any sensory, mental, or physical handicap. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training.
- B. The Client Agency shall in all solicitation for employees or job orders for employees placed with any employment agency, union, or other firm or agency, state that all qualified applicants shall receive consideration for employment without regard to race, creed, color, national origin, marital status, sex, age or the presence of any sensory, mental, or physical handicap. The words "equal opportunity employer" in advertisements shall constitute compliance with this Article.
- C. The Client Agency shall include the provisions of the foregoing paragraphs 1 and 2 in every sub-agreement or purchase order for the goods or services which are the subject matter of this *Agreement*.
- D. In the event of non-compliance by the Client Agency with any of the non-discrimination provisions of the *Agreement*, the Owner shall have the right, at its option, to cancel the *Agreement*, in whole or in part. If the *Agreement* is canceled after partial performance, the Owner shall be obligated to pay fair market value or the *Agreement* price, whichever is lower, for goods or services which have been received and accepted.



- E. During the term of the *Agreement*, the Client Agency, including any consultant, shall not discriminate on the bases enumerated at RCW 49.60.530(3). In addition, Client Agency, including any consultant, shall give written notice of this nondiscrimination requirement to any labor organizations with which Client Agency, or consultant, has a collective bargaining or other agreement.

EXECUTED AND EFFECTIVE as of the date of the last signature.

**City of Redmond**

**STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES**

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

By: \_\_\_\_\_  
Name: Kirsten G. Wilson, PE  
Title: Energy Program Manager  
Date: \_\_\_\_\_

**ATTACHMENT A**

**PROJECT MANAGEMENT SERVICES SCOPE OF WORK**

Energy/Utility Conservation Projects

Statewide Energy Performance Contracting Program

Energy Program will provide the following project management services for each specific project for the Client Agency. Each individual project shall be authorized by an amendment to this *Agreement*.

1. Assist the Client Agency in the selection of an Energy Service Company (ESCO) consistent with the requirements of RCW 39.35A for local governments; or 39.35C for state agencies and school districts.
2. Assist in identifying potential energy/utility conservation measures and estimated cost savings.
3. Assist in negotiating scope of work and fee for an ESCO audit of the facility(s).
4. Assist in identifying appropriate project funding sources and assist with obtaining project funding.
5. Assist in negotiating the technical, financial and legal issues associated with ESCO's Energy Services Proposal.
6. Review and recommend approval of ESCO energy/utility audits and Energy Services Proposals.
7. Provide assistance during the design, construction and commissioning processes.
8. Review ESCO invoice voucher(s) received for reasonableness and forward to Client Agency for review and payment.
9. Assist with final project acceptance.
10. Assist in resolution of disputes with the ESCO that arise during this *Agreement*, not to include formal disputes.
11. Review up to the first three years of the ESCO's annual Measurement and Verification (M&V) reports for completeness and accuracy. Review any ESCO guarantee compared to reported results and resolve differences, if needed. Review and forward ESCO invoice vouchers for payment by the Client Agency.

**ATTACHMENT B**

**PROJECT MANAGEMENT FEE SCHEDULE**

2023-25 Interagency Reimbursement Costs  
for Project Management Fees to Administer Energy/Utility Conservation Projects

<u>TOTAL PROJECT VALUE</u>	<u>PROJECT MANAGEMENT FEE</u>	<u>TERMINATION FEE</u>
5,000,001..... 6,000,000.....	\$68,800.....	25,700
4,000,001... .. 5,000,000.....	67,700.....	25,400
3,000,001..... 4,000,000.....	66,700.....	25,000
2,000,001..... 3,000,000.....	62,500.....	23,400
1,500,001..... 2,000,000.....	58,300.....	21,800
1,000,001..... 1,500,000.....	51,600.....	19,300
900,001. ... 1,000,000 43,800.....	16,400	
800,001..... 900,000.....	41,300.....	15,400
700,001..... 800,000.....	38,300.....	14,400
600,001..... 700,000.....	36,500.....	13,700
500,001..... 600,000.....	33,800.....	12,600
400,001..... 500,000.....	30,200.....	11,300
300,001..... 400,000.....	25,800.....	9,700
200,001..... 300,000.....	20,700.....	7,700
100,001..... 200,000.....	14,400.....	5,400
50,001..... 100,000.....	7,800.....	3,500
20,001..... 50,000.....	4,200.....	2,000

The project management fee on projects over \$6,000,000 is 1.15% of the project cost. The maximum Energy Program termination fee is \$25,700.

1. These fees cover project management services for energy/utility conservation projects managed by Enterprise Services’ Energy Program.
2. Termination fees cover the selection and project management costs associated with managing an ESCO’s investment grade audit and energy services proposal. No termination fee will be charged unless Client Agency decided not to proceed to construction based on an energy services proposal that identifies projects that met Client Agency’s cost effectiveness criteria.
3. If the project meets Client Agency’s cost effectiveness criteria and Client Agency decides not to move forward with a project, then Client Agency will be invoiced per the above listed Termination Fee or \$25,700 whichever is less. If Client Agency decides to proceed with the project then the *Agreement* will be amended to include the Project Management Fee listed above.
4. If the audit fails to produce a project that meets Client Agency’s established cost effectiveness criteria, then there is no cost to Client Agency and no further obligation by Client Agency.



## ATTACHMENT C

### **MEASUREMENT & VERIFICATION SERVICES SCOPE OF WORK**

#### Energy/Utility Conservation Projects

#### Statewide Energy Performance Contracting Program

If requested, Energy Program will provide the following measurement and verification services for each year beyond the first three years following the Notice of Commencement of Energy Cost Savings by the ESCO for the specific Client Agency project:

1. Review the ESCO's annual Measurement and Verification report for completeness and accuracy. Review any ESCO guarantee compared to reported results and resolve differences, if needed. Review and forward any ESCO invoice vouchers for payment by the Client Agency.
2. Where necessary, review Client Agency facility operations including any changes in operating hours, changes in square footage, additional energy consuming equipment and negotiate changes in baseline energy use with the ESCO and Client Agency that may impact achieved energy savings.
3. Attend a meeting or meetings with Client Agency and ESCO to review and discuss the annual Measurement and Verification report.



Memorandum

Date: 5/7/2024  
Meeting of: City Council

File No. AM No. 24-059  
Type: Consent Item

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Executive	Lisa Maher	425-556-2427
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DEPARTMENT STAFF:

Executive	Jenny Lybeck	Sustainability Program Manager
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**TITLE:**

Acceptance of the Department of Commerce Climate Planning Grant Award to Support Climate Planning and Resilience Projects, in the Amount of \$350,000

**OVERVIEW STATEMENT:**

The City of Redmond has been awarded a Climate Planning Grant in the amount of \$350,000 from the Department of Commerce. This grant will support the evaluation of resilient stormwater infrastructure design, regional electrification planning efforts, and support public electric vehicle infrastructure planning.

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

**REQUESTED ACTION:**

Receive Information       Provide Direction       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Community Strategic Plan, Environmental Sustainability Action Plan (ESAP), Climate Vulnerability Assessment, Transportation Master Plan, Utilities Strategic Plan
- **Required:**  
The City Council must approve grant acceptance.
- **Council Request:**  
N/A
- **Other Key Facts:**  
Grant funding for the project must be expended by June 2025

**OUTCOMES:**

Work completed under this grant will implement ESAP Strategy T3 (*Shift to more efficient and lower-carbon vehicle fuels*)

), B1 (Support building sustainably through education, technical assistance, and code advancement), and N2 (Enhance resilience of natural areas and systems to climate change), W2 and W3 (Conserve community water resources and maximize water efficiency savings, and protect quality and quantity of drinking water resources) and implement findings from the Climate Vulnerability Assessment.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Community outreach will be completed through the project.
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
\$350,000 in grant funding to support ESAP implementation efforts and HB 1181 compliance.

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

**Budget Offer Number:**  
000220

**Budget Priority:**  
Healthy and Sustainable

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

*If yes, explain:*  
N/A

**Funding source(s):**  
Grant funds

**Budget/Funding Constraints:**  
N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
4/23/2024	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

The projects funded through the grant must be complete by June 30, 2025.

**ANTICIPATED RESULT IF NOT APPROVED:**

The City will not accept grant funding if Council does not approve the grant.

**ATTACHMENTS:**

Attachment A - Grant Agreement



**Interagency Agreement with**

**City of Redmond**

**through**

**Growth Management Services**

**Contract Number:  
24-63610-221**

**For**

**2023-2025 Climate Planning Grant**

**Dated:** Wednesday, May 8, 2024

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## Face Sheet

Contract Number: 24-63610-221

**Local Government Division  
Growth Management Services  
2023-2025 Climate Planning Grant**

<b>1. Contractor</b> City of Redmond PO Box 97010 15670 NE 85 <sup>th</sup> St Redmond, WA 98073		<b>2. Contractor Doing Business As (as applicable)</b> N/A	
<b>3. Contractor Representative</b> Jenny Lybeck Environmental Sustainability Program Manager 425-556-2121 jlybeck@redmond.gov		<b>4. COMMERCE Representative</b> Noelle Madera Climate Operations Team Lead 509-818-1040 noelle.madera@commerce.wa.gov <span style="float: right; margin-left: 20px;">                     PO Box 42525                      1011 Plum St. SE                      Olympia, WA 98504                 </span>	
<b>5. Contract Amount</b> \$350,000	<b>6. Funding Source</b> Federal: <input type="checkbox"/> State: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> N/A: <input type="checkbox"/>	<b>7. Start Date</b> Date of Execution	<b>8. End Date</b> June 30, 2025
<b>9. Federal Funds (as applicable)</b> N/A		<b>Federal Agency:</b> N/A <b>ALN</b> N/A	
<b>10. Tax ID #</b> N/A	<b>11. SWV #</b> SWV0003729	<b>12. UBI #</b> 176-000-016	<b>13. UEI #</b> N/A
<b>14. Contract Purpose</b> For the development of the Growth Management Act (GMA) climate change and resiliency element requirements related to the implementation of HB 1181 and climate related implementation activities.  COMMERCE, defined as the Department of Commerce, and the Contractor, as defined above, acknowledge and accept the terms of this Contract and Attachments and have executed this Contract on the date below and warrant they are authorized to bind their respective agencies. The rights and obligations of both parties to this Contract are governed by this Contract and the following documents incorporated by reference: Contractor Terms and Conditions including Attachment "A" – Scope of Work and Attachment "B" – Budget.			
<b>FOR CONTRACTOR</b>  _____ <insert name>, <insert title>  _____ Signature  _____ Date		<b>FOR COMMERCE</b>  _____ <insert name>, <insert title>  _____ Date  <b>APPROVED AS TO FORM ONLY BY ASSISTANT ATTORNEY GENERAL APPROVAL ON FILE</b>	

## Special Terms and Conditions

### 1. AUTHORITY

COMMERCE and Contractor enter into this Contract pursuant to the authority granted by Chapter 39.34 RCW.

### 2. CONTRACT MANAGEMENT

The Representative for each of the parties shall be responsible for and shall be the contact person for all communications and billings regarding the performance of this Contract.

The Representative for COMMERCE and their contact information are identified on the Face Sheet of this Contract.

The Representative for the Contractor and their contact information are identified on the Face Sheet of this Contract.

### 3. COMPENSATION

COMMERCE shall pay an amount not to exceed **three hundred fifty thousand dollars (\$350,000)**, for the performance of all things necessary for or incidental to the performance of work under this Contract as set forth in the attached Scope of Work and Budget.

### 4. BILLING PROCEDURES AND PAYMENT

COMMERCE will pay Contractor upon acceptance of services provided and receipt of properly completed invoices, which shall be submitted to the Representative for COMMERCE not more often than monthly nor less than quarterly.

The invoices shall describe and document, to COMMERCE's satisfaction, a description of the work performed, the progress of the project, and fees. The invoice shall include the Contract Number. 24-63610-221. A receipt must accompany any single expenses in the amount of \$50.00 or more in order to receive reimbursement.

Payment shall be considered timely if made by COMMERCE within thirty (30) calendar days after receipt of properly completed invoices. Payment shall be sent to the address designated by the Contractor.

COMMERCE may, in its sole discretion, terminate the Contract or withhold payments claimed by the Contractor for services rendered if the Contractor fails to satisfactorily comply with any term or condition of this Contract.

No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by COMMERCE.

#### Grant Start Date

COMMERCE will pay the Contractor for costs incurred beginning July 1, 2023, for services and deliverables described under this Agreement.

#### State Fiscal Year Payments

COMMERCE will reimburse Contractor for State Fiscal Year 2024 (July 1, 2023-June 30, 2024), and State Fiscal Year 2025 (July 1, 2024-June 30, 2025), based on the expenses incurred under this Contract.

#### Invoices and End of Fiscal Year

Invoices are due at a minimum of June 15, 2024 and 2025, if not submitted at more frequent intervals.

Final invoices for a state fiscal year may be due sooner than the 15th of June and Commerce will provide notification of the end of fiscal year due date.

The Contractor must invoice for all expenses from the beginning of the contract through June 30, regardless of the contract start and end date.

#### Duplication of Billed Costs

The Contractor shall not bill COMMERCE for services performed under this Agreement, and COMMERCE shall not pay the Contractor, if the Contractor is entitled to payment or has been or will be paid by any other source, including grants, for that service.

#### Disallowed Costs

The Contractor is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subcontractors.

#### Line Item Modification of Budget

- A. Notwithstanding any other provision of this contract, the Contractor may, at its discretion, make modifications to line items in the Budget, hereof, that will not increase the line item by more than fifteen percent (15%).
- B. The Contractor shall notify COMMERCE in writing (by email or regular mail) when proposing any budget modification or modifications to a line item in the Budget (Attachments B) hereof, that would increase the line item by more than fifteen percent (15%). Conversely, COMMERCE may initiate the budget modification approval process if presented with a request for payment under this contract that would cause one or more budget line items to exceed the 15 percent (15%) threshold increase described above.
- C. Any such budget modification or modifications as described above shall require the written approval of COMMERCE (by email or regular mail), and such written approval shall amend the Project Budget. Each party to this contract will retain and make any and all documents related to such budget modifications a part of their respective contract file.
- D. Nothing in this section shall be construed to permit an increase in the amount of funds available for the Project, as set forth in Section 3 of this contract, nor does this section allow any proposed changes to the Scope of Work, include Tasks/Work Items and Deliverables under Attachment A, without specific written approval from COMMERCE by amendment to this contract.

### **5. SUBCONTRACTOR DATA COLLECTION**

Contractor will submit reports, in a form and format to be provided by COMMERCE and at intervals as agreed by the parties, regarding work under this Contract performed by subcontractors and the portion of Contract funds expended for work performed by subcontractors, including but not necessarily limited to minority-owned, woman-owned, and veteran-owned business subcontractors. "Subcontractors" shall mean subcontractors of any tier.

### **6. ENSURE COORDINATED CLIMATE COMMITMENT ACT BRANDING**

COMMERCE received funding from Washington's Climate Commitment Act (CCA). To strengthen public awareness of how CCA funding is used, the Office of the Governor is directing state agencies that administer funding or manage a CCA-supported program to ensure consistent branding and funding acknowledgments are used in all communications and included in funding agreements and contracts. The "Climate Commitment Act" logo and funding acknowledgment make it easy for consumers and the public to see how the state is using CCA funds to reduce climate pollution, create jobs, and improve public health and the environment, particularly for low-income and overburdened populations.

The following provisions apply to all contractors, subcontractors, service providers and others who assist CONTRACTOR in implementing the climate planning grant.

Logo requirements. The CCA logo must be used in the following circumstances, consistent with the branding guidelines posted at [climate.wa.gov/brandtoolkit](http://climate.wa.gov/brandtoolkit).

- Any WA Department of Commerce climate planning grant website or webpage that includes logos from other funding partners.
- Any WA Department of Commerce climate planning grant media or public information materials that include logos from other funding partners.

Funding source acknowledgement. This standard funding language must be used on websites and included in announcements, press releases and publications used for media-related activities, publicity and public outreach.

“The WA Department of Commerce climate planning grant is supported with funding from Washington’s Climate Commitment Act. The CCA supports Washington’s climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at [www.climate.wa.gov](http://www.climate.wa.gov).

## **7. INSURANCE**

Each party certifies that it is self-insured under the State's or local government self-insurance liability program, and shall be responsible for losses for which it is found liable.

## **8. FRAUD AND OTHER LOSS REPORTING**

Contractor shall report in writing all known or suspected fraud or other loss of any funds or other property furnished under this Contract immediately or as soon as practicable to the Commerce Representative identified on the Face Sheet.

## **9. ORDER OF PRECEDENCE**

In the event of an inconsistency in this Contract, the inconsistency shall be resolved by giving precedence in the following order:

- Applicable federal and state of Washington statutes and regulations
- Special Terms and Conditions
- General Terms and Conditions
- Attachment A – Scope of Work
- Attachment B – Budget

## **General Terms and Conditions**

### **1. DEFINITIONS**

As used throughout this Contract, the following terms shall have the meaning set forth below:

- A. "Authorized Representative" shall mean the Director and/or the designee authorized in writing to act on the Director's behalf.
- B. "COMMERCE" shall mean the Washington Department of Commerce.
- C. "Contract" or "Agreement" or "Grant" means the entire written agreement between COMMERCE and the Contractor, including any Attachments, documents, or materials incorporated by reference. E-mail or Facsimile transmission of a signed copy of this contract shall be the same as delivery of an original.
- D. "Contractor" or "Grantee" shall mean the entity identified on the face sheet performing service(s) under this Contract, and shall include all employees and agents of the Contractor.
- E. "Personal Information" shall mean information identifiable to any person, including, but not limited to, information that relates to a person's name, health, finances, education, business, use or receipt of governmental services or other activities, addresses, telephone numbers, social security numbers, driver license numbers, other identifying numbers, and any financial identifiers, and "Protected Health Information" under the federal Health Insurance Portability and Accountability Act of 1996 (HIPAA).
- F. "State" shall mean the state of Washington.
- G. "Subcontractor" shall mean one not in the employment of the Contractor, who is performing all or part of those services under this Contract under a separate contract with the Contractor. The terms "subcontractor" and "subcontractors" mean subcontractor(s) in any tier.

### **2. ALL WRITINGS CONTAINED HEREIN**

This Contract contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Contract shall be deemed to exist or to bind any of the parties hereto.

### **3. AMENDMENTS**

This Contract may be amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

### **4. ASSIGNMENT**

Neither this Contract, work thereunder, nor any claim arising under this Contract, shall be transferred or assigned by the Contractor without prior written consent of COMMERCE.

### **5. CONFIDENTIALITY AND SAFEGUARDING OF INFORMATION**

- A. "Confidential Information" as used in this section includes:
  - i. All material provided to the Contractor by COMMERCE that is designated as "confidential" by COMMERCE;
  - ii. All material produced by the Contractor that is designated as "confidential" by COMMERCE; and

iii. All Personal Information in the possession of the Contractor that may not be disclosed under state or federal law.

- B.** The Contractor shall comply with all state and federal laws related to the use, sharing, transfer, sale, or disclosure of Confidential Information. The Contractor shall use Confidential Information solely for the purposes of this Contract and shall not use, share, transfer, sell or disclose any Confidential Information to any third party except with the prior written consent of COMMERCE or as may be required by law. The Contractor shall take all necessary steps to assure that Confidential Information is safeguarded to prevent unauthorized use, sharing, transfer, sale or disclosure of Confidential Information or violation of any state or federal laws related thereto. Upon request, the Contractor shall provide COMMERCE with its policies and procedures on confidentiality. COMMERCE may require changes to such policies and procedures as they apply to this Contract whenever COMMERCE reasonably determines that changes are necessary to prevent unauthorized disclosures. The Contractor shall make the changes within the time period specified by COMMERCE. Upon request, the Contractor shall immediately return to COMMERCE any Confidential Information that COMMERCE reasonably determines has not been adequately protected by the Contractor against unauthorized disclosure.
- C.** Unauthorized Use or Disclosure. The Contractor shall notify COMMERCE within five (5) working days of any unauthorized use or disclosure of any confidential information, and shall take necessary steps to mitigate the harmful effects of such use or disclosure.

## **6. COPYRIGHT**

Unless otherwise provided, all Materials produced under this Contract shall be considered "works for hire" as defined by the U.S. Copyright Act and shall be owned by COMMERCE. COMMERCE shall be considered the author of such Materials. In the event the Materials are not considered "works for hire" under the U.S. Copyright laws, the Contractor hereby irrevocably assigns all right, title, and interest in all Materials, including all intellectual property rights, moral rights, and rights of publicity to COMMERCE effective from the moment of creation of such Materials.

"Materials" means all items in any format and includes, but is not limited to, data, reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. "Ownership" includes the right to copyright, patent, register and the ability to transfer these rights.

For Materials that are delivered under the Contract, but that incorporate pre-existing materials not produced under the Contract, the Contractor hereby grants to COMMERCE a nonexclusive, royalty-free, irrevocable license (with rights to sublicense to others) in such Materials to translate, reproduce, distribute, prepare derivative works, publicly perform, and publicly display. The Contractor warrants and represents that the Contractor has all rights and permissions, including intellectual property rights, moral rights and rights of publicity, necessary to grant such a license to COMMERCE.

The Contractor shall exert all reasonable effort to advise COMMERCE, at the time of delivery of Materials furnished under this Contract, of all known or potential invasions of privacy contained therein and of any portion of such document which was not produced in the performance of this Contract. The Contractor shall provide COMMERCE with prompt written notice of each notice or claim of infringement received by the Contractor with respect to any Materials delivered under this Contract. COMMERCE shall have the right to modify or remove any restrictive markings placed upon the Materials by the Contractor.

## **7. DISPUTES**

In the event that a dispute arises under this Agreement, it shall be determined by a Dispute Board in the following manner: Each party to this Agreement shall appoint one member to the Dispute Board. The members so appointed shall jointly appoint an additional member to the Dispute Board. The Dispute Board shall review the facts, Agreement terms and applicable statutes and rules and make a determination of the dispute. The Dispute Board shall thereafter decide the dispute with the majority

prevailing. The determination of the Dispute Board shall be final and binding on the parties hereto. As an alternative to this process, either of the parties may request intervention by the Governor, as provided by RCW 43.17.330, in which event the Governor's process will control.

**8. GOVERNING LAW AND VENUE**

This Contract shall be construed and interpreted in accordance with the laws of the state of Washington, and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

**9. INDEMNIFICATION**

Each party shall be solely responsible for the acts of its employees, officers, and agents.

**10. LICENSING, ACCREDITATION AND REGISTRATION**

The Contractor shall comply with all applicable local, state, and federal licensing, accreditation and registration requirements or standards necessary for the performance of this Contract.

**11. RECAPTURE**

In the event that the Contractor fails to perform this Contract in accordance with state laws, federal laws, and/or the provisions of this Contract, COMMERCE reserves the right to recapture funds in an amount to compensate COMMERCE for the noncompliance in addition to any other remedies available at law or in equity.

Repayment by the Contractor of funds under this recapture provision shall occur within the time period specified by COMMERCE. In the alternative, COMMERCE may recapture such funds from payments due under this Contract.

**12. RECORDS MAINTENANCE**

The Contractor shall maintain books, records, documents, data and other evidence relating to this contract and performance of the services described herein, including but not limited to accounting procedures and practices that sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this contract.

The Contractor shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the contract, shall be subject at all reasonable times to inspection, review or audit by COMMERCE, personnel duly authorized by COMMERCE, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

**13. SAVINGS**

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Contract and prior to normal completion, COMMERCE may suspend or terminate the Contract under the "Termination for Convenience" clause, without the ten calendar day notice requirement. In lieu of termination, the Contract may be amended to reflect the new funding limitations and conditions.

**14. SEVERABILITY**

The provisions of this contract are intended to be severable. If any term or provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the contract.

## **15. SUBCONTRACTING**

The Contractor may only subcontract work contemplated under this Contract if it obtains the prior written approval of COMMERCE.

If COMMERCE approves subcontracting, the Contractor shall maintain written procedures related to subcontracting, as well as copies of all subcontracts and records related to subcontracts. For cause, COMMERCE in writing may: (a) require the Contractor to amend its subcontracting procedures as they relate to this Contract; (b) prohibit the Contractor from subcontracting with a particular person or entity; or (c) require the Contractor to rescind or amend a subcontract.

Every subcontract shall bind the Subcontractor to follow all applicable terms of this Contract. The Contractor is responsible to COMMERCE if the Subcontractor fails to comply with any applicable term or condition of this Contract. The Contractor shall appropriately monitor the activities of the Subcontractor to assure fiscal conditions of this Contract. In no event shall the existence of a subcontract operate to release or reduce the liability of the Contractor to COMMERCE for any breach in the performance of the Contractor's duties.

Every subcontract shall include a term that COMMERCE and the State of Washington are not liable for claims or damages arising from a Subcontractor's performance of the subcontract.

## **16. SURVIVAL**

The terms, conditions, and warranties contained in this Contract that by their sense and context are intended to survive the completion of the performance, cancellation or termination of this Contract shall so survive.

## **17. TERMINATION FOR CAUSE**

In the event COMMERCE determines the Contractor has failed to comply with the conditions of this contract in a timely manner, COMMERCE has the right to suspend or terminate this contract. Before suspending or terminating the contract, COMMERCE shall notify the Contractor in writing of the need to take corrective action. If corrective action is not taken within 30 calendar days, the contract may be terminated or suspended.

In the event of termination or suspension, the Contractor shall be liable for damages as authorized by law including, but not limited to, any cost difference between the original contract and the replacement or cover contract and all administrative costs directly related to the replacement contract, e.g., cost of the competitive bidding, mailing, advertising and staff time.

COMMERCE reserves the right to suspend all or part of the contract, withhold further payments, or prohibit the Contractor from incurring additional obligations of funds during investigation of the alleged compliance breach and pending corrective action by the Contractor or a decision by COMMERCE to terminate the contract. A termination shall be deemed a "Termination for Convenience" if it is determined that the Contractor: (1) was not in default; or (2) failure to perform was outside of his or her control, fault or negligence.

The rights and remedies of COMMERCE provided in this contract are not exclusive and are, in addition to any other rights and remedies, provided by law.

## **18. TERMINATION FOR CONVENIENCE**

Except as otherwise provided in this Contract, COMMERCE may, by ten (10) business days' written notice, beginning on the second day after the mailing, terminate this Contract, in whole or in part. If this Contract is so terminated, COMMERCE shall be liable only for payment required under the terms of this Contract for services rendered or goods delivered prior to the effective date of termination.

## **19. TERMINATION PROCEDURES**

Upon termination of this contract, COMMERCE, in addition to any other rights provided in this contract, may require the Contractor to deliver to COMMERCE any property specifically produced or acquired for the performance of such part of this contract as has been terminated. The provisions of the "Treatment of Assets" clause shall apply in such property transfer.

COMMERCE shall pay to the Contractor the agreed upon price, if separately stated, for completed work and services accepted by COMMERCE, and the amount agreed upon by the Contractor and COMMERCE for (i) completed work and services for which no separate price is stated, (ii) partially completed work and services, (iii) other property or services that are accepted by COMMERCE, and (iv) the protection and preservation of property, unless the termination is for default, in which case the Authorized Representative shall determine the extent of the liability of COMMERCE. Failure to agree with such determination shall be a dispute within the meaning of the "Disputes" clause of this contract. COMMERCE may withhold from any amounts due the Contractor such sum as the Authorized Representative determines to be necessary to protect COMMERCE against potential loss or liability.

The rights and remedies of COMMERCE provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.

After receipt of a notice of termination, and except as otherwise directed by the Authorized Representative, the Contractor shall:

- A. Stop work under the contract on the date, and to the extent specified, in the notice;
- B. Place no further orders or subcontracts for materials, services, or facilities except as may be necessary for completion of such portion of the work under the contract that is not terminated;
- C. Assign to COMMERCE, in the manner, at the times, and to the extent directed by the Authorized Representative, all of the rights, title, and interest of the Contractor under the orders and subcontracts so terminated, in which case COMMERCE has the right, at its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts;
- D. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts, with the approval or ratification of the Authorized Representative to the extent the Authorized Representative may require, which approval or ratification shall be final for all the purposes of this clause;
- E. Transfer title to COMMERCE and deliver in the manner, at the times, and to the extent directed by the Authorized Representative any property which, if the contract had been completed, would have been required to be furnished to COMMERCE;
- F. Complete performance of such part of the work as shall not have been terminated by the Authorized Representative; and
- G. Take such action as may be necessary, or as the Authorized Representative may direct, for the protection and preservation of the property related to this contract, which is in the possession of the Contractor and in which COMMERCE has or may acquire an interest.

## **20. TREATMENT OF ASSETS**

Title to all property furnished by COMMERCE shall remain in COMMERCE. Title to all property furnished by the Contractor, for the cost of which the Contractor is entitled to be reimbursed as a direct item of cost under this contract, shall pass to and vest in COMMERCE upon delivery of such property by the Contractor. Title to other property, the cost of which is reimbursable to the Contractor under this contract, shall pass to and vest in COMMERCE upon (i) issuance for use of such property in the performance of this contract, or (ii) commencement of use of such property in the performance of this contract, or (iii) reimbursement of the cost thereof by COMMERCE in whole or in part, whichever first occurs.

- A. Any property of COMMERCE furnished to the Contractor shall, unless otherwise provided herein or approved by COMMERCE, be used only for the performance of this contract.
- B. The Contractor shall be responsible for any loss or damage to property of COMMERCE that results from the negligence of the Contractor or which results from the failure on the part of the Contractor to maintain and administer that property in accordance with sound management

practices.

- C.** If any COMMERCE property is lost, destroyed or damaged, the Contractor shall immediately notify COMMERCE and shall take all reasonable steps to protect the property from further damage.
- D.** The Contractor shall surrender to COMMERCE all property of COMMERCE prior to settlement upon completion, termination or cancellation of this contract.
- E.** All reference to the Contractor under this clause shall also include Contractor's employees, agents or Subcontractors.

**21. WAIVER**

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be a modification of the terms of this Contract unless stated to be such in writing and signed by Authorized Representative of COMMERCE.

## **Attachment A: Scope of Work**

Steps and Deliverables	Description	End Date
<p><b>Climate Resilience Sub-Element Components</b>  <b>Description:</b> The City of Redmond completed a <u>Climate Vulnerability Assessment</u> in 2022 and a <u>draft Climate Resilience and Sustainability element</u> is in progress as of June 2023 which will be open for public comment through 2024. The proposed work builds on the findings from the Climate Vulnerability Assessment and will help the city refine future updates to the draft element in compliance with HB 1181.</p>		
<b>Step 1</b>	<b>Develop future precipitation datasets</b> that integrate climate impacts to support future conditions modeling and inform updates to the City’s stormwater design standards. This work builds on the whitepaper completed as part of Redmond 2022 Climate Planning Grant.	<b>June 2023 – June 15, 2025</b>
Task 1.1	Develop future precipitation timeseries dataset. Evaluate existing data and select and downscale for selected Redmond locations.	
<b>Deliverable 1.1</b>	<b>Future precipitation timeseries dataset.</b>	<b>8/1/2024</b>
Task 1.2	Compile and assess existing work evaluating climate change effects on stormwater design in Western Washington.	
<b>Deliverable 1.2</b>	<b>Technical report summarizing findings, methodology, procedures, and datasets.</b>	<b>12/15/2024</b>
<b>Step 2</b>	<b>Groundwater model update based on climate impacts.</b> This effort will leverage the work completed under Step 1.	<b>January 2025- 6/15/2025</b>
Tasks 2	Hire consultant to update groundwater model with future precipitation data to inform groundwater recharge projections.	
<b>Deliverable 2</b>	<b>Technical report summarizing updated groundwater model.</b>	<b>6/15/2025</b>
<b>Step 3</b>	<b>Water Resilience Study.</b> Groundwater supplies 40% of Redmond’s drinking water and the remaining 60% comes from surface water sources in partnership with Cascade Water Alliance. This study effort will identify data and other strategies to support the City’s ongoing management of ground and surface drinking water supplies in light of climate change and growth.	<b>1/2024 – 6/15/2025</b>

Steps and Deliverables	Description	End Date
Task 3.1	Hire a consultant to complete data analysis and review code and policy language for obstacles to implementation.	
<b>Deliverable 3.1</b>	<b>Memo with data analysis summary.</b>	<b>12/2024</b>
<p><b>Greenhouse Gas Reduction Sub-Element Components</b>  <b>Description:</b> The City adopted an Environmental Sustainability Action Plan in 2020. The ESAP is the City’s comprehensive roadmap to reduce greenhouse gas emissions and enhance natural resources. The ESAP is refreshed every five years. The efforts below support both core elements of 1181 compliance as well as implementation planning activities.</p>		
<b>Step 4</b>	Determine scope, scale, and identify all sources of <b>GHG emissions in Redmond</b> . NOTE: The City will work in partnership with the Eastside Climate Partnership jurisdictions to save costs on the GHG inventory. This work is already underway and roles are clearly defined.	<b>June 2023- June 15, 2025</b>
Task 4.1	Hire a consultant and complete data analysis and inventory calculations for calendar year 2022. Update 2011 baseline with new methodology established through consultant.	
<b>Deliverable 4.1</b>	<b>Greenhouse gas emissions inventory report for 2022 and ClearPath data download for 2011.</b>	<b>6/15/2024</b>
Task 4.2	Begin data collection for 2024 greenhouse gas inventory.	
<b>Deliverable 4.2</b>	<b>Summary memo of data collection completed.</b> Note that some data is not available until summer 2025, therefore the city is not anticipating completion of full inventory by June 1.	<b>6/15/2025</b>
<b>Step 5</b>	Develop goals, policies, and an implementation plan that will facilitate the City achieving its GHG emissions targets through a <b>Climate Resilience and Sustainability element</b> .	<b>June 2023- December 2024</b>
Task 5.1a	Develop a draft Climate Resilience and Sustainability Element for public comment.	
Task 5.1b	Present draft to Planning Commission	
<b>Deliverable 5</b>	<b>Ordinance adopting Climate Resilience and Sustainability Element</b>	<b>12/30/2024</b>
<b>Step 6</b>	<b>Update the Environmental Sustainability Action Plan</b> to guide implementation efforts towards the GHG emissions targets.	<b>June 2023- June 2025</b>

Steps and Deliverables	Description	End Date
	The City adopted its Environmental Sustainability Action Plan in 2020 and will refresh the strategy in 2025 based on the vision established through the Climate Resilience and Sustainability element. Due to the grant timeline, the first phase of that work to be completed under this grant includes a <b>public engagement strategy</b> .	
Task 6.1	Hire consultant to support ESAP update and develop public engagement strategy.	
<b>Deliverable 6</b>	<b>Public Engagement Strategy for ESAP Update</b>	<b>6/15/2025</b>
<b>Step 7</b>	Implement policies in support of the Climate Resilience and Sustainability draft element, including the development of an <b>electric vehicle infrastructure strategy</b> . This is phase 1 of a longer-term electric mobility plan that may leverage future Climate Planning grant funding.	<b>September 2023 – March 2025</b>
Task 7.1a	Hire consultant and complete data analysis.	
Task 7.1b	Conduct stakeholder engagement and collect feedback to inform strategy development	
<b>Deliverable 7.1</b>	<b>Stakeholder engagement findings memo</b>	<b>12/30/2024</b>
Task 7.2a	Compile goals and strategies, priority locations, and possible early design for key locations of public EVSE into EV infrastructure strategy document.	
Task 7.2b	Evaluate opportunities for regional infrastructure to support city's goals.	
<b>Deliverable 7.2</b>	<b>EV Infrastructure Strategy document</b>	<b>6/15/2025</b>
<b>Step 8</b>	Implement policies in support of the Climate Resilience and Sustainability draft element, including the development of a <b>decarbonization strategy for city buildings</b> .	<b>June 2023 – March 2025</b>
Task 8.1a	Hire consultant	
Task 8.1b	Complete walkthroughs of City facilities.	
<b>Deliverable 8.1</b>	<b>Facility Condition Assessment</b>	<b>6/30/2024</b>
Task 8.2	Identify key facilities and SOPs to support ongoing decarbonization efforts.	

Steps and Deliverables	Description	End Date
<b>Deliverable 8.2</b>	<b>Final decarbonization strategy</b>	<b>12/30/2024</b>
<b>Step 9</b>	Implement policies in support of the Climate Resilience and Sustainability draft element, including the development of an analysis to support <b>expansion of existing electrification programming</b> . NOTE: Energy Smart Eastside (regional collaboration) launched a heat pump program in 2022. This task will complete data analysis and program development for the next phase of the program.	<b>June 2023 -- June 15, 2025</b>
Task 9.1	Hire consultant to complete analysis	
<b>Deliverable 9</b>	<b>Memo summarizing recommended next steps for expansion</b>	<b>6/15/2025</b>

## **Attachment B: Budget**

Description	Commerce Funds
Deliverable 1.1. Future precipitation timeseries dataset	\$20,000
Deliverable 1.2. Technical report summary	\$25,000
Deliverable 2. Technical report summarizing updated groundwater model.	\$45,000
Deliverable 3.1. Water Resilience Data analysis	\$50,000
Deliverable 4.1. 2022 GHG inventory report and 2011 ClearPath download	\$10,000
Deliverable 4.2. Summary of 2024 data collection	\$5,000
Deliverable 5. Ordinance adopting Climate Resilience and Sustainably Element	\$N/A, no grant funding expected to go toward this deliverable.
Deliverable 6. Stakeholder Engagement Strategy for ESAP update	\$30,000
Deliverable 7.1. EV stakeholder engagement findings memo	\$25,000
Deliverable 7.2. EV infrastructure strategy document	\$75,000
Deliverable 8.1. Facility Condition Assessment	\$N/A, no grant funding expected to go toward this deliverable.
Deliverable 8.2. Decarbonization strategy	\$35,000
Deliverable 9.1. Memo summarizing program expansion opportunities for Energy Smart Eastside	\$30,000
<b>Contract Total</b>	<b>\$350,000</b>



Memorandum

Date: 5/7/2024  
Meeting of: City Council

File No. AM No. 24-060  
Type: Consent Item

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Executive	Lisa Maher	425-556-2427
Parks	Loreen Hamilton	425-556-2336

DEPARTMENT STAFF:

Executive	Jenny Lybeck	Sustainability Program Manager
Parks	Quinn Kuhnhausen	Facilities Manager

**TITLE:**

Approval of Puget Sound Energy Commercial Strategic Energy Management Program Agreement

**OVERVIEW STATEMENT:**

Staff recommends renewing the agreement with Puget Sound Energy (PSE) to participate in the Commercial Strategic Energy Management Program (Energy Management Program). This three-year program provides financial incentives, data, and training to support the reduction in electricity and natural gas consumption in City facilities through behavior changes, occupant engagement, operational improvements, facility maintenance, and benchmarking.

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

**REQUESTED ACTION:**

Receive Information       Provide Direction       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Environmental Sustainability Action Plan, Facilitates Strategic Management Plan, Community Strategic Plan
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
The City partnered with PSE through the CSEM program in 2021. During that time, staff engaged in trainings, energy planning, and the Clean Buildings Accelerator Program. As a result of participation, the City received \$17,405 in incentives from PSE. PSE has recently added staff to the program and is scaling up support and

engagement as reflected in the updated scope of work.

**OUTCOMES:**

Participation in the PSE Energy Management Program will provide data, training, and incentives to further support more energy efficient City facilities. This directly supports the City’s efforts to reduce greenhouse gas emissions.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

**BUDGET IMPACT:**

**Total Cost:**

Participation in PSE’s Energy Management Program will rely on staff time and projects already budgeted through the CIP budget. PSE grant funds are disbursed on a performance basis, and the City is eligible for up to \$75,000 in funding over three years should the City meet all energy savings goals and targets.

Approved in current biennial budget:  Yes  No  N/A

**Budget Offer Number:**

N/A

**Budget Priority:**

N/A

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

**If yes, explain:**

N/A

**Funding source(s):**

N/A

**Budget/Funding Constraints:**

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
4/23/2024	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction

**Proposed Upcoming Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
N/A	None proposed at this time	N/A

**Time Constraints:**

PSE's Energy Management Program quantifies energy savings and distributes incentive funding annually based on performance.

**ANTICIPATED RESULT IF NOT APPROVED:**

If this agreement is not approved, the City would lose potential incentive funding.

**ATTACHMENTS:**

Attachment A: Agreement

## COMMERCIAL STRATEGIC ENERGY MANAGEMENT INCENTIVE AGREEMENT

This AGREEMENT is made this 7th day of February, 2024, by and between **PUGET SOUND ENERGY** (“PSE”) and **CITY OF REDMOND** (“Participant”).

### RECITALS

- A. Under PSE’s Electric Schedule 253, Gas Schedule 253, Electric Schedule 83, and Gas Schedule 183 as currently in effect and on file with the Washington Utilities and Transportation Commission (collectively, “Tariffs”), PSE offers incentives for electricity and natural gas Strategic Energy Management measures installed or implemented at facilities that receive electric or natural gas service from PSE.
- B. Participant intends to install or implement Strategic Energy Management measures and is requesting an incentive from PSE under its filed Tariffs.

### AGREEMENTS

PSE and Participant agree as follows:

1. **PREMISE/METER LOCATION ADDRESS: 8701 160TH AVE NE REDMOND WA 98052 - CITY OF REDMOND - CSEM R1** (Please note: meter/premise address may differ from the site mailing address, full project site list can be found on Attachment B). Participant will install or implement the Strategic Energy Management measures listed in paragraph 2 (“Strategic Energy Management Measures”) at the above located facility and other facilities identified in **Attachment B – List of Facilities** (the “Premises”). Participant represents either (a) that it is the owner or otherwise has the lawful authority to make the statements herein on behalf of the owner of the Premises, or (b) that it is the lawful tenant of the Premises and that it has obtained written authorization from the owner of the Premises.
2. **Strategic Energy Management Measures.** Participant represents that it will implement Strategic Energy Management Measures at the Premises which may be detailed in **Attachment C – Energy Management Plan**.

	Strategic Energy Management Measures	Measure Life	Total Cost <sup>1</sup>	Eligible Incentive <sup>2</sup>
1.	CSEM - Performance Incentive - Year 1	3	\$30,000.00	\$21,000.00
2.	CSEM - Milestone Incentive 1	3	\$1,000.00	\$1,000.00
3.	CSEM - Training Allowance - Year 1	3	\$1,000.00	\$1,000.00

4.	CSEM - Performance Incentive - Year 2	3	\$30,000.00	\$21,000.00
5.	CSEM - Milestone Incentive 2	3	\$1,000.00	\$1,000.00
6.	CSEM - Training Allowance - Year 2	3	\$1,000.00	\$1,000.00
7.	CSEM - Performance Incentive - Year 3	3	\$30,000.00	\$21,000.00
8.	CSEM - Milestone Incentive 3	3	\$1,000.00	\$1,000.00
9.	CSEM - Training Allowance - Year 3	3	\$1,000.00	\$1,000.00
10.	CSEM - Target Incentive - Year 3	3	\$6,000.00	\$6,000.00
	<b>TOTAL (includes sales tax)</b>		<b>\$102,000.00</b>	<b>\$75,000.00</b>

<sup>1</sup> The “Total Cost” column is the sum of electric and gas measure costs and is for PSE internal reference only and is an assumed amount of committed resources to implement Strategic Energy Management Measures based on portfolio size. The costs listed in this column do not impact Participant’s eligibility for receiving incentive(s) under this agreement.

<sup>2</sup> The incentive amount(s) listed in this column are maximum values and could be reduced at PSE’s sole discretion in the event of additional energy savings benefiting Participant. See Section 3.

3. **Incentive.** Upon the execution by both parties and PSE’s receipt of this Commercial Strategic Energy Management Incentive Agreement within **90 days** of the agreement date, PSE agrees to grant the Participant, after installation or implementation by Participant of the Strategic Energy Management Measures, an amount equal to the eligible Strategic Energy Management incentive (“the Incentive”) set forth in **Attachment A – Scope of Work**. The parties agree that the Strategic Energy Management Measures must be installed or implemented and the Incentive paid within **36 months** of the signing of this Commercial Strategic Energy Management Incentive Agreement. In the event Participant’s energy usage benefits from other PSE-sponsored energy efficiency programs, the Incentive paid to Participant may, at PSE’s sole discretion, be reduced to reflect such benefits. Participant shall be responsible for paying any amount in excess of the amount of the Incentive.
4. **Separate Contract.** The purchase and implementation of the Strategic Energy Management Measures shall be pursuant to a separate contract between Participant and a strategic energy management energy champion (“SEM Energy Champion”). Participant acknowledges and agrees that PSE is not, and shall not be deemed to be, a party to any purchase, installation, or implementation contract. All obligations to any SEM Energy Champion pursuant to any such contract shall be Participant’s responsibility. Participant expressly acknowledges that PSE’s involvement with respect to any aspect of the Strategic Energy Management Measures is limited to the furnishing of the Incentive Agreement. **PSE**

**HAS NOT MADE AND DOES NOT MAKE (AND PARTICIPANT ACKNOWLEDGES THAT PSE DOES NOT MAKE) ANY IMPLIED OR EXPRESS WARRANTY (INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS) REPRESENTATION, OR PROMISE WITH RESPECT TO EITHER (A) THE STRATEGIC ENERGY MANAGEMENT MEASURES, (B) ANY MATERIALS AND LABOR REQUIRED FOR OR USED IN THE IMPLEMENTATION OF THE STRATEGIC ENERGY MANAGEMENT MEASURES, OR (C) THE INSTALLATION OR IMPLEMENTATION OF THE STRATEGIC ENERGY MANAGEMENT MEASURES.**

5. **Final Cost Documentation, Access & Inspection:** Participant agrees to promptly provide PSE, upon request, and for a period no shorter than the longest applicable measure life: (1) documentation verifying equipment purchased and/or work performed in connection with the Strategic Energy Management Measures installed or implemented; (2) reasonable access to and inspection of the Facility and Strategic Energy Management Measures installed therein before, during and/or after implementation; and (3) reasonable access to, inspection and use of energy usage data related to the Strategic Energy Management Measures including release of utility bills and Facility energy consumption information following implementation.
6. **Release.** Participant releases PSE from any and all claims, losses, harm, costs, liabilities, damages and expenses directly or indirectly resulting from or in connection with (a) the Strategic Energy Management Measures, (b) any materials and labor required for or used in the installation or implementation of the Strategic Energy Management Measures, (c) the installation or implementation of the Strategic Energy Management Measures, or (d) the identification, handling and disposal of any associated hazardous waste materials.
7. **Disclaimer.** PSE conducts energy analyses at the request of its customers to determine the extent to which Strategic Energy Management measures are cost-effective. Any estimate of energy savings made by PSE in connection with any such analyses is solely for the purpose of determining the cost-effectiveness of the particular Strategic Energy Management Measures and not to be used for any other purpose. PSE has not and does not make any promise, warranty or representation with respect to any savings in energy consumption from Strategic Energy Management Measures.
8. **Termination.** In the event a Participant's contribution to PSE's recovery of energy efficiency program costs is affected by all or a portion of Participant's electric and/or gas delivery service being provided by a party other than PSE, then Participant shall refund to PSE an amount equal to the ratio of the unused Measure Life of the measure(s) to the total Measure Life of such Strategic Energy Management Measures multiplied by the dollar amount of the Incentive with respect to such Strategic Energy Management Measures. The Strategic Energy Management Incentive agreement may be reviewed annually to determine the cost-effectiveness and assess continuance. Either party may terminate this agreement with 30 days notice to the other parties.
9. **Incorporation of tariffs by reference.** This Agreement along with *Attachment A: Scope of Work* and *Attachment B: List of Facilities* are subject to the terms of the filed Tariffs, which are incorporated herein by this reference. Specific terms and conditions from one or more conservation schedules from similar filed tariffs may also apply, as determined by PSE at its sole discretion, based on various criteria. A complete list of conservation schedules is available at:  
  
<https://www.pse.com/en/pages/rates/electric-tariffs-and-rules>
10. **Entire Agreement.** This Agreement sets forth the entire agreement between the parties and supersedes any and all prior agreements with respect to the Strategic Energy Management Measures identified herein. No change, amendment or modification of any provision of this Agreement shall be valid unless set forth in writing and signed by both parties.



Conservation Program:  
Agreement No.:  
Project No.:

**SEM**  
**1**  
**P\_1412102**

**PUGET SOUND ENERGY**

**PARTICIPANT**  
**CITY OF REDMOND**

By: Leslie D. Wright

By: \_\_\_\_\_

Name: Leslie Wright

Print Name: \_\_\_\_\_

Title: Mgr. Business Energy Management

Title: \_\_\_\_\_

Federal Tax I.D. No.: \_\_\_\_\_

# ATTACHMENT A – SCOPE OF WORK

## Renewal Project Intent

PARTICIPANT agrees to maintain and enhance its Strategic Energy Management (SEM) program which will provide leadership for efficient management of utility resources used in their organization which may include electricity and natural gas. During the renewal period, PARTICIPANT will revisit and update their Energy Management Plan (EMP) to ensure the savings are achieved through efficient operations, targeted building maintenance, low-cost actions, and behavior changes by facility users. The PARTICIPANT will continue to use a resource accounting software package to monitor resource use and to report savings.

## Incentives

Table 1 provides a list of SEM incentives to support PARTICIPANT. Tasks and deliverables associated with the successful completion and payment of incentives are described for each measure in the “Incentive Requirements” section of the Scope of Work. The expectation of this contract is that the SEM program will exist for a minimum of three years from signing date.

**Table 1: SEM Incentives – Project # P\_1412102**

	Measure	Term	Electric Measure Cost (for PSE)	Electric Incentive Amount	Gas Measure Cost (for PSE)	Gas Incentive Amount
1.	CSEM - Performance Incentive - Year 1	1 Year	\$25,000.00	\$17,500.00	\$5,000.00	\$3,500.00
2.	CSEM - Milestone Incentive 1	1 Year	\$833.00	\$833.00	\$167.00	\$167.00
3.	CSEM - Training Allowance - Year 1	1 Year	\$833.00	\$833.00	\$167.00	\$167.00
4.	CSEM - Performance Incentive - Year 2	1 Year	\$25,000.00	\$17,500.00	\$5,000.00	\$3,500.00
5.	CSEM - Milestone Incentive 2	1 Year	\$833.00	\$833.00	\$167.00	\$167.00
6.	CSEM - Training Allowance - Year 2	1 Year	\$833.00	\$833.00	\$167.00	\$167.00
7.	CSEM - Performance Incentive - Year 3	1 Year	\$25,000.00	\$17,500.00	\$5,000.00	\$3,500.00
8.	CSEM - Milestone Incentive 3	1 Year	\$833.00	\$833.00	\$167.00	\$167.00
9.	CSEM - Training Allowance - Year 3	1 Year	\$833.00	\$833.00	\$167.00	\$167.00
10.	CSEM - Target Incentive - Year 3	1 Year	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00
<b>TOTALS</b>						

## Notes

- Performance Incentive amount is variable based on PARTICIPANT performance, with a maximum incentive amount of up to the amount listed in the table. Refer to “Incentives” section for variable incentive details.
- Target Incentive will only be provided if PARTICIPANT meets performance target.
- Incentives are based on baseline period consumption.

PSE will provide incentives on an annual basis in accordance with Table 1. ***In order to receive the incentive, PARTICIPANT shall provide all deliverables required in “Customer Requirements”.*** The incentives will be as follows:

1. ***Performance Incentives*** – The performance incentive is equal to \$0.04/kWh and \$0.40/therm of “SEM Savings”. The total performance incentive is capped at 70% of the measure cost (see Table 1 for measure costs).
2. ***Target Incentive*** – The PARTICIPANT must meet or exceed the 3 year performance target with their “Total Savings” in order to qualify for the target incentive. The 3 year performance target will be a

## ATTACHMENT A – SCOPE OF WORK

total of 9 percent savings across the portfolio over the incentive agreement. This incentive is only available once per incentive cycle and can be paid out once the 9 percent savings target has been met.

3. Training Allowance – The total incentive payment will be based on actual training and/or software costs and will not exceed the training allowance. Incentive payments can only be made once per program year.
4. Milestone Incentives – The milestone incentives will be paid upon completion of milestone incentive qualifiers. This can be found in Attachment F of this document.

### Additional Services

In addition to the incentives listed, PSE will also provide services to PARTICIPANT. The services will include the following:

1. Access to Energy Data – PSE will maintain software providing PARTICIPANT with access to consumption and cost data. PSE will provide 15-minute electric data and hourly gas data for all viable meters associated with participating sites, identified in Attachment B.
2. Training – PSE will host a variety of trainings throughout the contract period in order to educate the SEM customers on best practices.

### Participant Requirements

By participating in the SEM program, the PARTICIPANT agrees to the following:

1. Assign an Energy Champion – PARTICIPANT must delegate SEM activities to at least one person. This role must be maintained throughout participation in the SEM program. For the this agreement, the delegation is expected to be as follows:

**Table 2: Staffing Breakdown – Energy Team**

Name	Position	Responsibilities
Jenny Lybeck	Environmental Sustainability	CSEM Duties

2. Update Energy Management Plan (EMP) – PARTICIPANT should update and submit their EMP. The EMP provides an organizational guideline for effective and efficient management of utility resources including electricity and natural gas. A template is provided for an EMP in Attachment C.
3. Complete and Implement an Operations & Maintenance Program Plan (O&M Program Plan) – PARTICIPANT must complete, implement, and submit an O&M Program Plan within the contract. The O&M Program Plan provides a breakdown of each building system and the tasks required for efficient operations and maintenance of a building. A template is provided in attachment D.
4. Complete Quarterly Reporting – PARTICIPANT must complete and submit Quarterly Reporting in the form of an opportunity register for the buildings identified in Attachment B. The report includes an activity log that captures any significant action that impacted energy usage including:
  - a. Capital projects
  - b. O&M changes
  - c. Behavioral campaigns
  - d. Changes in occupied hours
  - e. Changes in occupancy
  - f. Changes in site square footage

A sample checklist is provided in Attachment E.

## ATTACHMENT A – SCOPE OF WORK

5. Host an Annual SEM Meeting – PARTICIPANT must host an annual meeting, at minimum, with PSE, dedicated RCM staff, and senior management to review the program. At the time of the agreement, the following people are expected to attend the meeting:

**Table 3: Top Management – Program Sponsors**

Name	Position	Responsibilities
Quinn Kuhnhausen	Facility Manager	CSEM Management

The following table provides the delivery dates and requirements for a customer to participate in the SEM program:

**Table 4: Deliverable Requirements**

Time	Due Date <sup>1</sup>	Deliverable Requirement
Year 1, Quarter 1	03/31/2023	Quarterly Report
Year 1, Quarter 2	06/30/2023	Quarterly Report
Year 1, Quarter 3	09/30/2023	Quarterly Report
Year 1, Quarter 4	12/31/2023	Quarterly Report, EMP, O&M Program Plan, Annual Meeting, Introductory SEM Coursework Records
Year 2, Quarter 1	03/31/2024	Quarterly Report
Year 2, Quarter 2	06/30/2024	Quarterly Report
Year 2, Quarter 3	09/30/2024	Quarterly Report
Year 2, Quarter 4	12/31/2024	Quarterly Report, EMP, O&M Program Plan, Annual Meeting
Year 3, Quarter 1	03/31/2025	Quarterly Report
Year 3, Quarter 2	06/30/2025	Quarterly Report
Year 3, Quarter 3	09/30/2025	Quarterly Report
Year 3, Quarter 4	12/31/2025	Quarterly Report, EMP, O&M Program Plan, Annual Meeting

<sup>1</sup> PARTICIPANT has up to 60 calendar days from the due date to submit the deliverable requirement or within a time period determined by PSE. If PARTICIPANT does not provide the deliverables, PSE may terminate the contract and all services.

<sup>2</sup> EMP and O&M Program Plans only need to be resubmitted if there are changes

### Training

PSE encourages PARTICIPANT to use the training allowance each year provided in Table 1. Each training allowance will expire if it is not used within the designated year. The person attending the training must be listed as an SEM resource in Table 2 or be approved by PSE. The training allowance is to be provided for SEM-related training courses, which include the following:

1. Building Operator Certification (BOC) training
2. Association of Energy Engineers (AEE) training
3. American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) training
4. PSE-approved courses

The training allowance can also be used to offset the cost of energy management software used by the Energy Champion to track energy consumption/costs across the portfolio.

# ATTACHMENT A – SCOPE OF WORK

To receive reimbursement up to the allotted amount, PARTICIPANT must submit evidence of payment for the training course (such as an invoice from the training organization) or software and evidence that the course has been completed (such as a transcript). PSE will determine if the information presented is sufficient for payment, and will reimburse to the customer as listed in the Incentive Agreement. It is not possible to reimburse individuals. PARTICIPANT must submit for reimbursement within 60 days of completing the course or within a time period determined by PSE.

## Building Requirements

In order for a building to be included in PARTICIPANT’s portfolio, it must have the following requirements or be approved by PSE:

1. Minimum Data – The building must have a minimum of 24 months of consecutive PSE utility data. In addition, PARTICIPANT must have occupied the building for a minimum of 12 months.
2. Minimum Meter Resolution – The meter associated with a building cannot serve more than three unique facility types (defined by operating hours and use) unless submetering data is provided by PARTICIPANT on an annual basis. For example, a campus gas meter for a steam plant that serves four different building types cannot be included in PARTICIPANT’s portfolio if submetering is not provided. In this case, the gas usage associated with the campus gas meter would be excluded.
3. Predictability – The building utility consumption must be predictable based on independent variables as determined by PSE. The variables may include weather, occupancy hours, production units, etc. PARTICIPANT must provide the independent variable data other than weather (occupied hours, production units, etc.) per the required resolution (monthly, daily, etc.) to PSE on an annual basis as outlined in Attachment B.

## Performance Targets

The baseline period for this incentive agreement is determined on a site by site basis; the base year chosen for each site is listed in Attachment B. Based on the total facility portfolio listed in Attachment B, the consumption of PSE supplied energy during the base period was 4,932,620 kWh and 107,814 therms. This equates to incentives and resource needs based on a **25%** personnel level for electricity and a **5%** personnel level for natural gas per PSE defined funding levels based on consumption (20,000,000 kWh for electricity, 2,000,000 therms for natural gas).

Each performance incentive will have a target reduction of 3 percent. Note that PARTICIPANT first year targets has been may be adjusted if the performance period is altered. The following table presents the targets for the three years:

**Table 5: Savings Targets**

Performance Period	Date Range	Savings Target	
		kWh	Therms
Year 1 Performance	01/01/2023 to 12/31/2023	147,979	3,234
Year 2 Performance	01/01/2024 to 12/31/2024	147,979	3,234
Year 3 Performance	01/01/2025 to 12/31/2025	147,979	3,234
<b>Total</b>		<b>443,937</b>	<b>9,702</b>

## PSE Savings Calculations

PSE will calculate the savings of the performance period against the baseline period on an annual basis for PARTICIPANT. The baseline period consumption will be adjusted based on the independent variables that impact

## ATTACHMENT A – SCOPE OF WORK

consumption, which may include weather, occupancy hours, production units, etc. PSE has identified the likely independent variables in Attachment B, but reserves the right to change the independent variables used.

The PARTICIPANT shall submit any information that would support adjustments to the baseline or the performance year energy usage. This may include changes to the building area, changes in occupancy, significant addition of plug loads (greater than 1% of annual consumption), etc.

PSE will quantify two types of savings for the incentive. The first calculation will be known as “Total Savings” and includes all savings associated with SEM activities and PSE-incentivized projects. The second calculation will be known as “SEM Savings” and is equal to the “Total Savings” minus savings associated with other PSE-incentivized projects.

Savings claimed for SEM efforts three years prior will count towards the “SEM Savings” target of the current year if demonstrated savings the savings have persisted.

The following table demonstrates how savings may be claimed for a sample portfolio:

**Table 6: Example of Renewal Year 1 Savings Claims**

Site	Adjusted Baseline Usage (kWh)	Renewal Year 1 Usage (kWh)	Renewal Year 1 Savings (kWh)	Sum of SEM Savings Reported in Previous 2 Years (kWh)	Past Non-SEM PSE-Incentivized Savings (kWh)	Renewal Year 1 Non-SEM PSE-Incentivized Savings (kWh)	Renewal Year 1 Total Savings (kWh)	Renewal Year 1 SEM Savings (kWh)
Site 1	1,000,000	700,000	300,000	200,000	0	0	100,000	100,000
Site 2	1,000,000	900,000	100,000	50,000	50,000	0	0	0
Site 3	1,000,000	600,000	400,000	0	0	100,000	400,000	300,000
Site 4	1,000,000	900,000	100,000	50,000	0	50,000	50,000	0
Site 5	1,000,000	1,100,000	(100,000)	100,000	0	0	0	0
<b>Total</b>							<b>550,000</b>	<b>400,000</b>

Table 6 Definitions

- Adjusted Baseline Usage – The baseline usage adjusted based on current independent variables (weather, occupancy hours, building area, production units, etc.) that impact consumption.
- Renewal Year 1 Usage – The usage of the site during the Renewal Year 1 reporting period.
- Renewal Year 1 Savings – The *Adjusted Baseline Usage* minus the *Renewal Year 1 Usage*.
- Sum of SEM Savings Reported in Previous 2 Years – The total amount of savings claimed through the SEM program over the last two years.
- Past Non-SEM PSE-Incentivized Savings – The total amount of savings claimed through other PSE programs (non-RCM) since the baseline period.
- Renewal Year 1 Non-SEM PSE-Incentivized Savings – The total amount of savings realized through other PSE programs (non-SEM) during the Renewal Year 1 reporting period.
- Renewal Year 1 Total Savings – The *Renewal Year 1 Savings* minus the *Sum of SEM Savings Reported in Previous 2 years* minus *Past Non-SEM PSE-Incentivized Savings*. Note that this number can’t be negative.
- Renewal Year 1 SEM Savings – The *Renewal Year 1 Total Savings* minus the *Renewal Year 1 Non-SEM PSE-Incentivized Savings*. Note that this number can’t be negative.



## ATTACHMENT B – LIST OF FACILITIES

#	Site	Base Year	Baseline			
			Variables	kWh	Therms	SF
1	Farrel-McWhirter Park	1/1/2022	HDD, CDD	106,479	0	5,800
2	Fire Station 11	1/1/2022	HDD, CDD	166,147	9,446	16,800
3	Fire Station 12	1/1/2022	HDD, CDD	67,607	5,392	7,050
4	Fire Station 13	1/1/2022	HDD, CDD	49,226	4,244	7,300
5	Fire Station 14	1/1/2022	HDD, CDD	0	5,596	9,500
6	Fire Station 16	1/1/2022	HDD, CDD	95,757	9,041	9,852
7	Fire Station 17	1/1/2022	HDD, CDD	221,279	2,479	19,397
8	Fire Station 18	1/1/2022	HDD, CDD	66,284	4,649	7,714
9	Maintenance & Operations Center	1/1/2022	HDD, CDD	377,337	5,623	6,000
10	MOC - Building 1	1/1/2022	HDD, CDD	54,117	0	61,398
11	MOC - Building 5	1/1/2022	HDD, CDD	467,911	0	6,800
12	MOC - Trinity Building	1/1/2022	HDD, CDD	122,836	0	15,500
13	Park Operations	1/1/2022	HDD, CDD	98,918	4,938	6,500
14	Perrigo Park	1/1/2022	HDD, CDD	214,184	0	3,000
15	Redmond City Hall	1/1/2022	HDD, CDD	1,507,593	26,995	107,212
16	Redmond Community Center	1/1/2022	HDD, CDD	252,094	16,680	46,000
17	Redmond Public Safety Building	1/1/2022	HDD, CDD	1,064,851	12,732	24,000
			<b>Total</b>	<b>4,932,620</b>	<b>107,814</b>	<b>359,823</b>

<sup>1</sup>Annual consumption based on prorated billing data for 12 consecutive months concluding with the Baseline Period End Date. Baseline consumption may change or be adjusted by PSE when savings analysis is performed each year.



Memorandum

Date: 5/7/2024  
Meeting of: City Council

File No. AM No. 24-061  
Type: Consent Item

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Executive	Malisa Files, Chief Operating Officer	425-556-2166
Finance	Kelley Cochran, Director	425-556-2748
Planning and Community Development	Carol Helland, Director	425-556-2107
Parks	Loreen Hamilton, Director	425-556-2336
Fire	Adrian Sheppard, Chief	425-556-2201

**TITLE:**  
Approval of Committee of the Whole Work Plans

**OVERVIEW STATEMENT:**  
Per Council Rules and Procedures, Committees of the Whole should adopt annual committee goals identifying what the committee intends to accomplish. Attached are the Committee Work Plans for 2024 for Council’s review and approval.

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

**REQUESTED ACTION:**

- Receive Information
- Provide Direction
- Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Council Rules and Procedures
- **Required:**  
N/A
- **Council Request:**  
Council requested all work plans be approved by the full Council.
- **Other Key Facts:**  
N/A

**OUTCOMES:**

The Committee of the Whole Work Plans (Attachment A) outline the topics each committee will discuss during 2024. The Committees of the Whole include:

- Planning and Public Works
- Finance, Administration and Communications
- Public Safety and Human Services
- Parks and Environmental Sustainability

Staff will be at the Council meeting to answer questions about the work plans contained in Attachment A.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

**BUDGET IMPACT:**

**Total Cost:**  
N/A

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

**Budget Offer Number:**  
N/A

**Budget Priority:**

The Committees of the Whole cover all of the budget priorities, including safe and resilient, strategic and responsive, vibrant and connected, and healthy and sustainable.

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

**If yes, explain:**  
N/A

**Funding source(s):**  
N/A

**Budget/Funding Constraints:**  
N/A

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

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

**Proposed Upcoming Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
N/A	None proposed at this time	N/A

**Time Constraints:**

Work plans should be adopted as soon as possible to outline the committee topics for 2024.

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A: 2024 Committee of the Whole Work Plans

## Attachment A

 <p style="margin: 0;"><b>Redmond</b> WASHINGTON</p>	<p>Committee of the Whole - Planning and Public Works</p> <p>2024 Work Plan</p>
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**Presiding Officer: Councilmember Melissa Stuart**

**Directors: Carol Helland, Planning and Community Development  
Aaron Bert, Public Works**

Quarter	Planning and Community Development	Public Works
<b>1</b>	<p><b>Study Session</b></p> <ul style="list-style-type: none"> <li>Redmond 2050: Phase 2 Policies - Second Drafts</li> <li>Redmond 2050: Housing and Overlake</li> <li>Redmond 2050: Transportation</li> <li>Redmond Zoning Code ReWrite Minor Amendments</li> <li>Economic Development Strategic Plan</li> <li>Sound Transit Update</li> </ul> <p><b>Ordinances</b></p> <ul style="list-style-type: none"> <li>State building code adoption</li> </ul> <p><b>Resolution</b></p> <ul style="list-style-type: none"> <li>ARCH Housing Trust Fund Allocation</li> </ul>	<p><b>Consultant Agreements</b></p> <p><b>Grants</b></p> <p><b>Contracts</b></p> <ul style="list-style-type: none"> <li>Sound Transit RTS O&amp;M Agreement</li> </ul> <p><b>Study Session</b></p> <ul style="list-style-type: none"> <li>Cascade Water Alliance</li> <li>Groundwater Production and Water Quality</li> <li>2023 CIP Review/ 2024 CIP Way Forward</li> </ul>
<b>2</b>	<p><b>Study Session</b></p> <ul style="list-style-type: none"> <li>Redmond 2050: Overlake Neighborhood Plan and Planned Action</li> </ul>	<p><b>Briefing</b></p> <ul style="list-style-type: none"> <li>Summary of Fleet Study Recommendations</li> <li>PW Accreditation</li> </ul>



	<ul style="list-style-type: none"> <li>• Redmond 2050: Residential Regulations</li> <li>• Redmond 2050: Phase 2A Policies</li> <li>• Joint Meeting with Planning Commission</li> <li>• Micro-mobility Vendor Program Update</li> <li>• Transportation Master Plan (TMP) Update</li> </ul> <p><b>Ordinances</b></p> <ul style="list-style-type: none"> <li>• Rose Hill / NE 97<sup>th</sup> St Annexation</li> </ul> <p><b>Contract</b></p> <ul style="list-style-type: none"> <li>• Tourism Marketing Contract Extension</li> <li>• Bel-Red Bike Lanes consultant agreement, WSDOT Trail Lease Agreement amendment</li> <li>• Process Improvement Effort Consultant Agreement</li> </ul> <p><b>Resolution</b></p> <ul style="list-style-type: none"> <li>• Economic Development Strategic Plan Adoption</li> </ul>	<p><b>Consultant Agreements and Contracts</b></p> <p><b>Staff Report</b></p> <ul style="list-style-type: none"> <li>• Adaptive Signal Systems Projects - Status Update</li> </ul>
<p><b>3</b></p>	<p><b>Study Session</b></p> <ul style="list-style-type: none"> <li>• Redmond 2050: Phase 2B Policies</li> <li>• Redmond 2050: Phase 2C Policies</li> <li>• Tourism Grant Approval</li> <li>• Transportation Master Plan (TMP) /Transportation Improvement Plan (TIP)Update</li> <li>• Overlake East MP/DA/SPE</li> </ul>	<p><b>Briefing</b></p> <ul style="list-style-type: none"> <li>• Municipal Code Review and Update</li> <li>• Wastewater 101</li> <li>• Garbage Contract Update</li> </ul> <p><b>Consultant Agreements and Contracts</b></p> <p><b>Staff Report</b></p> <ul style="list-style-type: none"> <li>• CIP Quarterly Report</li> </ul>



**Redmond**  
WASHINGTON

Committee of the Whole -  
Planning and Public Works

2024 Work Plan

	<ul style="list-style-type: none"> <li>• Code Amendments required per state legislation</li> <li>•</li> </ul> <p><b>Resolution</b></p> <ul style="list-style-type: none"> <li>• Transportation Improvement Plan (TIP)</li> <li>• Tourism Strategic Plan Adoption</li> <li>•</li> </ul> <p><b>Contract</b></p> <ul style="list-style-type: none"> <li>• 2024-25 City of Redmond ORCA Business Passport Contract Renewal</li> <li>• 156th Ave SUP consultant agreement (design)</li> </ul>	
<p><b>4</b></p>	<p><b>Study Session</b></p> <ul style="list-style-type: none"> <li>• Redmond 2050: Final Review</li> <li>• Process Improvement Effort Update</li> </ul> <p><b>Ordinances</b></p> <ul style="list-style-type: none"> <li>• Redmond 2050: Adoption</li> <li>• Impact Fee Annual Indexing</li> <li>• Overlake East MP/DA/SPE</li> <li>• Code Amendments required per state legislation</li> <li>•</li> </ul>	<p><b>Consultant Agreements and Contracts</b></p> <p><b>Standard Operating Procedure Review</b></p> <ul style="list-style-type: none"> <li>• Snow and Ice Response Protocols</li> </ul> <p><b>Study Session:</b></p> <ul style="list-style-type: none"> <li>• 101 NPDES Permit Operations</li> </ul> <p><b>Staff Report</b></p> <ul style="list-style-type: none"> <li>• Enhanced Street Sweeping Watershed Study Results</li> <li>• CIP Quarterly Report</li> </ul>



**Redmond**  
WASHINGTON

**Committee of the Whole –  
Finance, Administration, and Communications**

**2024 Work Plan**

Presiding Officer: Councilmember Steve Fields

Directors: Malisa Files, Executive  
Kelley Cochran, Finance  
Michael Marchand, Technology and Information Services (TIS)  
Cathryn Laird, Human Resources

Quarter	Executive/Communications	Finance	TIS	Human Resources
1		<ul style="list-style-type: none"> <li>• 2025-2026 Budget Process Updates</li> <li>• 2023-2024 Budget Adjustments (as needed)</li> <li>• Real Property Items (as needed)</li> <li>• Quarterly Overtime Report</li> <li>• 2022 Financial Audit</li> </ul>	<ul style="list-style-type: none"> <li>• EDM/GIS Program overview</li> </ul>	<ul style="list-style-type: none"> <li>• Salary Commission code revision update</li> <li>• Policy revisions approval (as needed)</li> </ul>
2	<ul style="list-style-type: none"> <li>• Quarterly Communications Update</li> <li>• Council community outreach</li> </ul>	<ul style="list-style-type: none"> <li>• 2025-2026 Budget Process Updates</li> <li>• 2023-2024 Budget Adjustments (as needed)</li> <li>• Real Property Items (as needed)</li> </ul>	<ul style="list-style-type: none"> <li>• BTIP project status update</li> <li>• Technology infrastructure update</li> </ul>	<ul style="list-style-type: none"> <li>• Salary Reviews Process Update: Council and Mayor</li> <li>• Salary Commission members approval</li> </ul>



**Redmond**  
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**Committee of the Whole –  
Finance, Administration, and Communications**

**2024 Work Plan**

		<ul style="list-style-type: none"> <li>• Quarterly Overtime Report</li> <li>• 2022 Impact Fee Report</li> <li>• 2023 Financial Audit</li> <li>• Administrative code updates</li> </ul>		<ul style="list-style-type: none"> <li>• Salary Commission code revision approval</li> <li>• Policy revisions approvals (as needed)</li> </ul>
3	<ul style="list-style-type: none"> <li>• Quarterly Communications Update</li> <li>• Community Strategic Plan Update</li> </ul>	<ul style="list-style-type: none"> <li>• 2025-2026 Budget Process Updates</li> <li>• 2023-2024 Budget Adjustments (as needed)</li> <li>• Real Property Items (as needed)</li> <li>• Quarterly Overtime Report</li> </ul>	<ul style="list-style-type: none"> <li>• Customer Care program update</li> <li>• BSOL program update</li> </ul>	<ul style="list-style-type: none"> <li>• Mayor salary approval</li> <li>• Policy revisions approvals as necessary</li> <li>• Benefit changes approval (tentative)</li> <li>• Human Capital Management (Workforce Dimensions) update</li> </ul>
4		<ul style="list-style-type: none"> <li>• 2025-2026 Budget Process Updates</li> <li>• 2023-2024 Budget Adjustments (as needed)</li> <li>• Real Property Items (as needed)</li> </ul>	<ul style="list-style-type: none"> <li>• BTIP project status update</li> <li>• TIS Security &amp; Compliance program update</li> <li>• TIS Strategic Plan update</li> </ul>	<ul style="list-style-type: none"> <li>• Human Capital Management (Workforce Dimensions) update/go-live</li> <li>• Policy revisions approvals as necessary</li> </ul>



**Redmond**  
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**Committee of the Whole –  
Finance, Administration, and Communications**

**2024 Work Plan**

		<ul style="list-style-type: none"><li>• Quarterly Overtime Report</li></ul>		<ul style="list-style-type: none"><li>• COLA/Pay Plan/Classification changes approvals</li></ul>
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**Redmond**  
WASHINGTON

**Committee of the Whole –  
Public Safety and Human Services  
2024 Work Plan**

Presiding Officer: Councilmember Osman Salahuddin

Directors: Carol Helland, Planning and Community Development  
Chief Adrian Shepard, Fire Department  
Chief Darrell Lowe, Police Department

Quarter	Human Services	Public Safety	DEI
1	<ul style="list-style-type: none"> <li>• Thrive 2023 Year-end Update</li> </ul>	<ul style="list-style-type: none"> <li>• Ready Rebound</li> <li>• BLS Transport Fee Update</li> <li>• Quarterly Fire/EMS Activity Report</li> <li>• Quarterly Crime Report</li> <li>• Police Technology</li> <li>• Light Rail Safety Plan</li> <li>• LWSD Community Resource Officer Contract</li> </ul>	<ul style="list-style-type: none"> <li>• DEI Bi-Monthly Update (every two months)</li> </ul>
2	<ul style="list-style-type: none"> <li>• Permanent Supportive Housing Update</li> <li>• King County Regional Homelessness Authority Subregional plan</li> <li>• Community Health Update (Jointly with Fire/PD) (Mar/Apr)</li> </ul>	<ul style="list-style-type: none"> <li>• Station 12 EV Upgrade</li> <li>• Quarterly Fire/EMS Activity Report/Spring Safety Fair</li> <li>• Quarterly Crime Report</li> <li>• Police Staffing</li> <li>• Registered Sex Offender-King County Cost Reimbursement</li> <li>• Police Department 2023 Annual Report</li> </ul>	<ul style="list-style-type: none"> <li>• DEI Bi-Monthly Update (every two months)</li> </ul>



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**Committee of the Whole –  
Public Safety and Human Services  
2024 Work Plan**

3	<ul style="list-style-type: none"> <li>• Permanent Supportive Housing Update</li> <li>• HS Grant Funding Recommendations</li> <li>• Community Health Update (Jointly with Fire/PD)</li> </ul>	<ul style="list-style-type: none"> <li>• Fire 2023 Annual Report</li> <li>• Quarterly Fire/EMS Activity Report</li> <li>• Quarterly Crime Report</li> <li>• King County Marine Patrol Services Cost Update</li> <li>• Public Safety Testing</li> </ul>	<ul style="list-style-type: none"> <li>• DEI Bi-Monthly Update (every two months)</li> </ul>
4	<ul style="list-style-type: none"> <li>• Permanent Supportive Housing Update</li> <li>• 2025 CDBG Funding Allocations</li> <li>• Human Services Strategic Plan Update</li> </ul>	<ul style="list-style-type: none"> <li>• Quarterly Fire/EMS Activity Report</li> <li>• Quarterly Crime Report</li> <li>• SCORE Jail Cost Adjustment</li> <li>• King County Jail Cost Adjustment</li> </ul>	<ul style="list-style-type: none"> <li>• DEI Bi-Monthly Update (every two months)</li> </ul>



**Redmond**  
WASHINGTON

**Committee of the Whole –  
Parks and Environmental Sustainability**

**2024 Work Plan**

Presiding Officer: Councilmember Nuevacamina

Directors: Loreen Hamilton, Parks and Recreation  
Lisa Maher, Deputy Director, Executive

Quarter	Parks	Environmental Sustainability	Executive
1	<ul style="list-style-type: none"> <li>• Redmond Senior &amp; Community Center Update</li> <li>• Redmond Lights Recap</li> <li>• Dog Parks &amp; Community Gardens Plan - February</li> <li>• SE Redmond Park Master Plan</li> <li>• Tree Health Risk Assessment and Mitigation Project – Draft Project Review</li> <li>• Climate Resiliency and Sustainability in Vegetation Management Project – Draft Project Review</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Sustainability Action Plan Implementation Update (BIMONTHLY)</li> <li>• Energy Smart Eastside Update</li> </ul>	
2	<ul style="list-style-type: none"> <li>• Redmond Senior &amp; Community Center Update</li> <li>• Derby Days Plan</li> <li>• 1% for Public Art Ordinance</li> <li>• Facilities Strategic Plan Implementation*</li> <li>• Facilities Condition Assessment</li> <li>• Climate Resiliency &amp; Sustainability in Vegetation Management*</li> <li>• Fee Assistance Program Update</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Sustainability Action Plan Implementation Update (BIMONTHLY)</li> <li>• Solar Plus Energy Storage Study Update</li> <li>• Environmental Sustainability Advisory Committee</li> <li>• Climate Resilience Update</li> </ul>	<ul style="list-style-type: none"> <li>• Council Liaison/Volunteer Coordinator Update</li> </ul>



**Redmond**  
WASHINGTON

**Committee of the Whole –  
Parks and Environmental Sustainability**

**2024 Work Plan**

	<ul style="list-style-type: none"> <li>• RCC 3 Update</li> <li>• Municipal Campus Parking</li> </ul>		
3	<ul style="list-style-type: none"> <li>• Events Recap</li> <li>• Summer Program Recap</li> <li>• Recreation &amp; Community Centers Plan</li> <li>• Alternate Funding Program</li> <li>• <b>Tree Canopy Implementation*</b></li> <li>• Citywide Building Security</li> <li>• Redmond Senior &amp; Community Center Update</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Sustainability Action Plan Implementation Update (BIMONTHLY)</li> <li>• 2023 Annual Progress Report</li> <li>• EV Infrastructure Planning</li> </ul>	
4	<ul style="list-style-type: none"> <li>• ADA Improvement Program Update</li> <li>• Redmond Lights Plan</li> <li>• Dog Parks Update</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Sustainability Action Plan Implementation Update (BIMONTHLY)</li> <li>• Energy Smart Eastside Update</li> <li>• 2025 ESAP Update Overview</li> </ul>	<ul style="list-style-type: none"> <li>• Council Liaison/Volunteer Coordinator Update</li> </ul>

\*items that are both Parks and Environmental Sustainability



Memorandum

Date: 5/7/2024  
Meeting of: City Council

File No. AM No. 24-062  
Type: Consent Item

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Executive	Malisa Files, Chief Operating Officer	425-556-2166
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DEPARTMENT STAFF:

N/A	N/A	N/A
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**TITLE:**

Adoption of an Ordinance for Code Changes to Salary Commission Redmond Municipal Code Sections 2.38 and 4.47

- a. An Ordinance of the City Of Redmond, Washington, Amending the Redmond Municipal Code Including Sections 2.38.010 and 2.38.020 Mayor and Council Salary Review and Sections 4.47.020, 4.47.030, 4.47.040, 4.47.050, and 4.47.060 Redmond Salary Commission

**OVERVIEW STATEMENT:**

The Redmond Municipal Code (RMC) provides that the salaries for the Mayor and City Council will be reviewed every four years during years in which the Office of the Mayor is up for election. Through Council discussions the recommended changes to RMC 2.28 and 4.47 are contained in the attached ordinance (Attachment A). As soon as the code revisions are approved staff will work to recruit and establish a Salary Commission to set Council salaries.

Additional Background Information/Description of Proposal Attached

**REQUESTED ACTION:**

- Receive Information       Provide Direction       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Redmond Municipal Code Chapters 2.38 and 4.47.
- **Required:**  
Council approval is required for ordinance adoption.
- **Council Request:**  
Finance, Administration and Communications Committee of the Whole, February 13, 2024.
- **Other Key Facts:**  
The previous process to review the Mayor and City Council salaries resulted in no increases for the Mayor and Council. Amending the RMC would allow staff to recruit salary commission members and review Mayor and

Council salaries to ensure pay is commensurate with current market data.

**OUTCOMES:**

The Redmond Municipal Code only allows for Mayor and Council salaries to be reviewed every four years when the office of the Mayor is up for election. Per the discussion in February, Council requested options to amend the RMC regarding Salary Commission timing and procedures. Changes to the Redmond Municipal Code to implement the preferred option discussed on April 9<sup>th</sup> and confirmed on April 23<sup>rd</sup> include:

- Establishing a standing Salary Commission to review Council salaries every even year to coincide with the budget process.
- Establishing procedures for the removal of Salary Commissioners.
- Clarifying the Salary Commission cannot impose obligations upon Councilmembers that are not consistent with state statutes.
- Increasing the number of Salary Commissioners from five to seven members and revising the quorum requirements.
- Ensuring decisions are made by the majority of the Commission.

The agreed upon code changes are outlined in the ordinance in Attachment A. The redlined document of changes can be found in Attachment B.

In addition, Council discussed the history of Council benefits and potential changes to non-salary compensation. Per the Revised Code of Washington (RCW) 35.21.015, the Salary Commission is limited to setting salaries for the Council. It will be up to Council to approve any changes in benefits. Staff will bring forward a recommended benefit package for the Council to consider by the end of the year.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

**BUDGET IMPACT:**

**Total Cost:**  
N/A

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

**Budget Offer Number:**  
N/A

**Budget Priority:**

Strategic and Responsive

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

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
2/13/2024	Committee of the Whole - Finance, Administration, and Communications	Provide Direction
4/9/2024	Study Session	Provide Direction
4/23/2024	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

No time constraints are anticipated for this action. However, if changes to the Redmond Municipal Code are approved in a timely manner, the action would give staff enough time to establish a Salary Commission in 2024 and conclude the work in time to be placed in the 2025-2026 biennial budget process.

**ANTICIPATED RESULT IF NOT APPROVED:**

If not approved, the next Salary Commission will be recruited in the next mayoral election year.

**ATTACHMENTS:**

Attachment A: Ordinance: Code Revisions to RMC 2.38 and 4.47

Attachment B: Redlined Document of Code Revisions

CODE

**ATTACHMENT A**

**CITY OF REDMOND  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE INCLUDING SECTIONS 2.38.010 AND 2.38.020 MAYOR AND COUNCIL SALARY REVIEW AND SECTIONS 4.47.020, 4.47.030, 4.47.040, 4.47.050, AND 4.47.060 REDMOND SALARY COMMISSION

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WHEREAS, RCW 35.21.015 authorizes cities to establish independent commissions in order to set the salaries of elected officials, subject to certain terms and conditions; and

WHEREAS, the Redmond City Council created the Salary Commission through the passage of Ordinance No. 2111 on August 7, 2001 for the purpose of setting the salaries of the Mayor and the City Council; and

WHEREAS, Ordinance No. 2111 was amended by Ordinance No. 2157, passed on March 18, 2003, to update the term of appointment, and was further amended by Ordinance No. 2262 passed on July 19, 2005, to remove the mayor's salary from the commission; and

WHEREAS, Ordinance No. 3116 codified provisions relating to the establishment and operation of the Salary Commission and revised the frequency of review of the Mayor and Council salaries, and

WHEREAS, the Council desires to revise RMC Chapter 2.38 Mayor and Council Salary Review to set a new schedule to review the Mayor

and Council salaries commensurate with the City's biennial budget;  
and

WHEREAS, the Council desires to revise RMC Chapter 4.47 Redmond Salary Commission to revise the composition of the Commission, term of appointment, removal of Commissioners, rules of procedure for the Commission, and salary increases and decreases effective date; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1.      Classification.      This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2.      Amendment of Subsection. Redmond Municipal Code 2.38.010 Mayor Salary Review, is hereby amended to read as follows:

**2.38.010 Mayor Salary Review**

B. The Redmond City Council shall review the Mayor's salary and benefit compensation every even [~~FOUR~~] year[~~S, IN THE YEAR WHEN THE OFFICE OF MAYOR WILL BE UP FOR ELECTION.~~] The city council shall reach a decision on any adjustments in the mayor's salary and benefit compensation in time to incorporate in the biennial budget. [~~PRIOR TO MAY 1 OF ANY SUCH YEAR SO THAT SUCH ADJUSTMENTS ARE KNOWN AT THE TIME THE CANDIDATE FILING PERIOD FOR THE OFFICE OF MAYOR IS OPENED.~~ ]

Section 3.        Amendment of Subsection. RMC 2.38.020 Council Salary Review, is hereby amended to read as follows:

**2.38.020 Council Salary Review.**

B. A new Salary Commission will be convened every even ~~[FOUR]~~ year~~[S]~~, ~~[ON]~~ at the same ~~[SCHEDULE]~~ time as the mayor salary review described in RMC [2.38.010](#), to review the council salary ~~[AND BENEFIT COMPENSATION. THE REDMOND SALARY COMMISSION SHALL REACH A DECISION ON ANY ADJUSTMENTS IN THE COUNCIL'S SALARY AND BENEFIT COMPENSATION PRIOR TO MAY 1 OF ANY SUCH YEAR SO THAT SUCH ADJUSTMENTS ARE KNOWN AT THE TIME THE CANDIDATE FILING PERIOD IS OPENED.]~~

Section 4.        Amendment of Subsection. RMC 4.47.020 Membership Appointment, is hereby amended to read as follows:

**4.47.020 Membership Appointment.**

A. The Redmond Salary Commission shall be composed of ~~[FIVE]~~ seven members appointed by the mayor with confirmation by the council. Redmond Salary Commission members will be deemed to be eligible for appointment through the application process prior to confirmation, and it shall be unnecessary for the candidates to be interviewed by the mayor or council. No member shall be an officer, official, or employee of the City of Redmond or any of their immediate family members. For purposes of this chapter, "immediate family member" means the parents, spouse, siblings, children, or other dependent relatives of the officer, official, or employee,

whether or not living in the household of the officer, official, or employee. All members shall be residents of the City.

Section 5. Amendment of Subsection. RMC 4.47.030 Term of Appointment, is hereby amended to read as follows:

**4.47.030 Term of Appointment.**

A. ~~[THE REGULAR TERM OF OFFICE FOR THE REDMOND SALARY COMMISSION SHALL BE FROM TIME OF APPOINTMENT AND COUNCIL CONFIRMATION UNTIL THE SALARY REVIEW IS COMPLETE AND THE COMMISSION FILES A SALARY SCHEDULE WITH THE CITY CLERK OR DETERMINES NO CHANGE SHOULD BE MADE. AT THAT TIME THE REDMOND SALARY COMMISSION TERMS WILL EXPIRE.]~~ The terms of the first commission members appointed under this chapter shall be staggered as follows: four members shall be appointed for initial terms of four years and three members shall be appointed for initial terms of two years. All appointments and reappointments thereafter shall be for four years. Members appointed to fill a vacancy shall serve for the duration of the unexpired term. Each member shall hold office until a successor is appointed and confirmed even if after the end of the term.

~~[B. THE COMMISSION WILL NOT MEET AGAIN UNTIL THE CITY COUNCIL CONFIRMS A NEW SALARY COMMISSION FOR PURPOSES OF FURTHER STUDYING COUNCIL COMPENSATION. A NEW SALARY COMMISSION WILL BE CONVENEDED EVERY FOUR YEARS PER RMC 2.38.020.]~~

C. No member shall be appointed to more than two terms on the Redmond Salary Commission, whether consecutive or otherwise.

Section 6. Amendment of Subsection. RMC 4.47.040 Removal,  
is hereby amended to read as follows:

**4.47.040 Removal.**

A. The mayor may remove [A] up to two members of the Redmond Salary Commission between appointment cycles during the member's term of office only for cause of incapacity, incompetence, neglect of duty, malfeasance in office or for a disqualifying change of residence. If such a removal occurs, the mayor will notify the council of the occurrence. The removal of more than two members of the Redmond Salary Commission between appointment cycles for cause of incapacity, incompetence, neglect of duty, or malfeasance in office or for a disqualifying change of residence is subject to majority approval of the City Council. If the mayor notifies the Council of an intent to remove more than two members of the Redmond Salary Commission, the Salary Commission shall not meet or take action until the City Council votes on the mayor's intended renewal.

Section 7. Amendment of Subsection. RMC 4.47.050  
Commission Meetings - Rules of Procedure, is hereby amended to read as follows:

**4.47.050 Commission Meeting - Rules of Procedure.**

~~A. The Redmond Salary Commission shall meet on a regular schedule determined by City staff, with the understanding that attendance at all meetings is essential to finalizing the review and reaching a decision within the established timeline.~~ **The Salary Commission shall review the council's salary each even year, at the same time as the mayor salary review described in RMC 2.38.010.**

**B. The Redmond Salary Commission shall meet on a regular schedule determined by city staff, with the understanding that attendance at all meetings is essential to finalizing the review and reaching a decision within the established timeline.**

~~**CB.** The Redmond Salary Commission shall review current Councilmember salaries in relationship to the duties of the Council, salaries of comparable jurisdictions, current market conditions, and any other factors as determined by the Commission.~~

~~**DC.** All meetings shall be governed by the provisions of the Open Public Meetings Act and shall be open to the public except as may be otherwise allowed under that Act.~~

~~**ED.** ~~Three~~ **Four** members of the Commission shall constitute a quorum. ~~and the votes of three members shall be sufficient for the decision of all matters and the transaction of all business to be decided or transacted by the Salary Commission.~~~~

~~**FE.** The Commission shall adopt rules of procedure to govern its meetings. Such rules shall make provision for the taking of minutes and the keeping of Commission records and shall provide~~

for the election of such officers as are deemed necessary by the Commission for the conduct of its business.

**G. The Salary Commission may only make decisions on the salaries of council and may not impose duties, obligations, or expectations on council positions.**

Section 8.      Amendment of Subsection. RMC 4.47.060 Salary Increases and Decreases - Effective Date, is hereby amended to read as follows:

**4.47.060 Salary Increases and Decreases - Effective Date.**

A. As provided in State law, the Redmond Salary Commission shall have the authority to establish the salaries of the Council. The decision on a salary increase, decrease, or determining there should be no salary change shall be made by the majority vote of the **entire** commission.

Section 9.      Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 10.      Effective Date. This ordinance shall take effect five days after its publication, or publication of a summary thereof, in the city's official newspaper or as otherwise provided by law.

ADOPTED by the Redmond City Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF REDMOND:

\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

ATTEST:

\_\_\_\_\_  
CHERYL XANTHOS, MMC, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
DANIEL P. KENNY CITY ATTORNEY

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.

## Attachment B

### Chapter 2.38 MAYOR AND COUNCIL SALARY REVIEW

Sections:

**2.38.010** Mayor Salary Review.

**2.38.020** Council Salary Review.

#### **2.38.010 Mayor Salary Review.**

- A. The salary of the Mayor shall be set by the Redmond City Council.
- B. The Redmond City Council shall review the Mayor's salary and benefit compensation every ~~four even years, in the year when the office of Mayor will be up for election.~~ The City Council shall reach a decision on any adjustments in the Mayor's salary and benefit compensation ~~prior in time to incorporate in the biennial budget. to May 1 of any such year so that such adjustments are known at the time the candidate filing period for the office of Mayor is opened.~~ (Ord. 3116 § 3, 2023).

**Commented [MF1]:** Changed wording to even years to make sure process can be timed with the biennial budget.

#### **2.38.020 Council Salary Review.**

- A. The salary of the Council shall be set by the Redmond Salary Commission in accordance with RMC Chapter [4.47](#).
- B. A new Salary Commission will be convened every ~~four even years, on at~~ the same ~~schedule time~~ as the Mayor salary review described in RMC [2.38.010](#), to review the Council salary and benefit compensation. ~~The Redmond Salary Commission shall reach a decision on any adjustments in the Council's salary and benefit compensation prior to May 1 of any such year so that such adjustments are known at the time the candidate filing period is opened.~~ (Ord. 3116 § 3, 2023).

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**The Redmond Municipal Code is current through Ordinance 3147, passed December 5, 2023.**

Disclaimer: The city clerk's office has the official version of the Redmond Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.redmond.gov](http://www.redmond.gov)

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The Redmond Municipal Code is current through Ordinance 3147, passed December 5, 2023.

## Chapter 4.47 REDMOND SALARY COMMISSION

Sections:

- 4.47.010** Commission created – Purpose.
- 4.47.020** Membership – Appointment.
- 4.47.030** Term of appointment.
- 4.47.040** Removal.
- 4.47.050** Commission meetings – Rules of procedure.
- 4.47.060** Salary increases and decreases – Effective date.
- 4.47.070** Referendum measures.
- 4.47.080** Effect of Commission action on laws and ordinances.

### **4.47.010 Commission created – Purpose.**

A. An independent salary commission is hereby created for the purpose of setting the salary of the City Council of the City of Redmond. The official name of the Commission shall be the Redmond Salary Commission. The Commission shall review and establish the salaries of the members of the Council and exercise the powers and perform the duties established by RCW [35.21.015](#), as now existing or hereafter amended. (Ord. 3116 § 2, 2023).

### **4.47.020 Membership – Appointment.**

A. The Redmond Salary Commission shall be composed of ~~five~~~~seven~~ members appointed by the Mayor with confirmation by the Council. Redmond Salary Commission members will be deemed to be eligible for appointment through the application process prior to confirmation, and it shall be unnecessary for the candidates to be interviewed by the Mayor or Council. No member shall be an officer, official, or employee of the City of Redmond or any of their immediate family members. For purposes of this chapter, “immediate family member” means the parents, spouse, siblings, children, or other dependent relatives of the officer, official, or

employee, whether or not living in the household of the officer, official, or employee. All members shall be residents of the City. (Ord. 3116 § 2, 2023).

#### 4.47.030 Term of appointment.

A. ~~The regular term of office for the Redmond Salary Commission shall be from time of appointment and Council confirmation until the salary review is complete and the Commission files a salary schedule with the City Clerk or determines no change should be made. At that time the Redmond Salary Commission terms will expire. The terms of the first commission members appointed under this chapter shall be staggered as follows: four members shall be appointed for initial terms of four years and three members shall be appointed for initial terms of two years. All appointments and reappointments thereafter shall be for four years. Members appointed to fill a vacancy shall serve for the duration of the unexpired term. Each member shall hold office until a successor is appointed and confirmed even if after the end of the term.~~

B. ~~The Commission will not meet again until the City Council confirms a new Salary Commission for purposes of further studying Council compensation. A new Salary Commission will be convened every four years per RMC 2.38.020.~~

~~BC.~~ No member shall be appointed to more than two terms on the Redmond Salary Commission, whether consecutive or otherwise. (Ord. 3116 § 2, 2023).

#### 4.47.040 **Removal.**

A. The Mayor may remove ~~a up to two members~~ of the Redmond Salary Commission ~~between appointment cycles~~ during the member's term of office only for cause of incapacity, incompetence, neglect of duty, malfeasance in office or for a disqualifying change of residence. ~~If such a removal occurs, the Mayor will notify the Council of the occurrence. The removal of more than two members of the Redmond Salary Commission between appointment cycles for cause of incapacity, incompetence, neglect of duty, or malfeasance in office or for a disqualifying change of residence is subject to majority approval of the City Council. If the Mayor notifies the Council of an intent to remove more than two members of the Redmond~~

**Commented [MF1]:** Establishes the terms for each commissioner for a standing commission.

**Commented [MF2]:** The Mayor can remove two commission members while notifying the Council. Any more than two need Council's approval. If commissioners are removed work ceases until the commission can be reestablished.

Salary Commission, the Salary Commission shall not meet or take action until the City Council votes on the Mayor’s intended removal. (Ord. 3116 § 2, 2023).

**4.47.050 Commission meetings – Rules of procedure.**

A. The Salary Commission shall review the Council’s salary each even year, at the same time as the Mayor salary review described in RMC 2.38.010.

**Commented [MF3]:** Providing a reference to RMC 2.38.010 where additional salary commission rules are spelled out.

B. The Redmond Salary Commission shall meet on a regular schedule determined by City staff, with the understanding that attendance at all meetings is essential to finalizing the review and reaching a decision within the established timeline.

BC. The Redmond Salary Commission shall review current Councilmember salaries in relationship to the duties of the Council, salaries of comparable jurisdictions, current market conditions, and any other factors as determined by the Commission.

DC. All meetings shall be governed by the provisions of the Open Public Meetings Act and shall be open to the public except as may be otherwise allowed under that Act.

ED. ~~Three-Four~~ members of the Commission shall constitute a quorum, ~~and the votes of three members shall be sufficient for the decision of all matters and the transaction of all business to be decided or transacted by the Salary Commission.~~

FE. The Commission shall adopt rules of procedure to govern its meetings. Such rules shall make provision for the taking of minutes and the keeping of Commission records and shall provide for the election of such officers as are deemed necessary by the Commission for the conduct of its business. (Ord. 3116 § 2, 2023).

G. ~~The Salary Commission may only make decisions on the salaries of Council and may not impose duties, obligations, or expectations on council positions.~~

**Commented [MF4]:** Clarifying the Salary Commission cannot impose obligations on the Council that are not spelled out in the statutes.

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**4.47.060 Salary increases and decreases – Effective date.**

A. As provided in State law, the Redmond Salary Commission shall have the authority to establish the salaries of the Council. The decision on a salary increase, decrease, or determining there should be no salary change shall be made by the majority vote of the **entire** Commission.

**Commented [MF5]:** Word added to prevent a tie vote and ensure decisions made are made by the majority.

B. Upon determining to change any salary, the Commission shall file a written salary schedule reflecting the change with the City Clerk. The City Clerk shall post the salary schedule on the City's website as soon as practicable after receiving the schedule from the Salary Commission.

1. Salary increases established by the Commission shall become effective as to the covered positions thirty (30) days after the salary schedule is filed with the City Clerk, unless a valid referendum petition is filed as provided in this chapter. Salary increases shall be effective as to the covered positions regardless of their terms of office.

2. Salary decreases established by the Commission shall become effective as to incumbent City Councilmembers at the commencement of their next subsequent term of office.

C. Approved salary changes for which no referendum petition is filed shall become effective and be incorporated into the City's budget without further action of the City Council or the Redmond Salary Commission. (Ord. 3116 § 2, 2023).

**4.47.070 Referendum measures.**

A. Salary increases and decreases shall be subject to referendum petition by the people of the City of Redmond in the same manner as provided for City ordinances under RMC Chapter [1.12](#), as the same now exists or may be hereafter amended.

B. A referendum petition seeking a vote on a salary increase or decrease must be filed within thirty (30) days after the written salary schedule reflecting the change is filed with the City Clerk.

C. In the event of the filing of a valid referendum petition, the salary increase or decrease shall not go into effect until approved by vote of the people.

D. Referendum measures under this chapter shall be submitted to the voters of the City at the next following general or municipal election occurring thirty (30) days or more after the

referendum petition is filed and shall be otherwise governed by the provisions of the State Constitution or laws generally applicable to referendum measures. (Ord. 3116 § 2, 2023).

**4.47.080 Effect of Commission action on laws and ordinances.**

A. The action of the Redmond Salary Commission fixing the salary of the Council shall supersede any other provision of State law or City ordinance related to the City's budgets or to the fixing of salaries. (Ord. 3116 § 2, 2023).

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**The Redmond Municipal Code is current through Ordinance 3147, passed December 5, 2023.**

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Memorandum

Date: 5/7/2024  
Meeting of: City Council

File No. AM No. 24-063  
Type: Staff Report

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
------------------------------------	---------------	--------------

DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Becky Frey	Principal Planner
Planning and Community Development	Lauren Anderson	Senior Planner
Public Works	Peter Holte	Senior Planner

TITLE:

Redmond 2050: Planning Commission Recommendations for SEPA Regulatory Amendments and Overlake Neighborhood Plan Addendum

OVERVIEW STATEMENT:

Staff recommends that the City Council review the Planning Commission recommendations for State Environmental Policy Act (SEPA) Regulatory Amendments and the Overlake Neighborhood Plan Addendum. Staff will outline the Commission’s recommendations at the May 7 business meeting.

City staff are also proposing revisions to RMC 13.20, Stormwater Capital Facilities Charges in support of the Redmond 2050 Preferred Alternative and Overlake Neighborhood Plan Addendum. The amendments clarify that projects using Overlake’s regional facilities to meet stormwater detention and treatment requirements are required to “fully infiltrate roof water runoff where soils allow.” This clarification aligns the Overlake Stormwater Regional Facility Program with draft zoning code changes for Overlake Village that will increase the allowed impervious area to 100%.

The Planning Commission directed staff to prepare its transmittal report to Council on these Redmond 2050 components at its April 10, 2024 meeting. The Commission is scheduled to approve its report on May 8, 2024. The draft report, including recommended Comprehensive Plan and Zoning Code amendments, is provided as Attachment B. The final report will be sent to the Council after May 8.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information       Provide Direction       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Policy PI-15 calls for periodic Comprehensive Plan reviews.
- **Required:**  
The Growth Management Act requires that Washington cities and counties review and, if needed, revise their comprehensive plans and development regulations every ten years. For King County cities the periodic review must be completed by December 31, 2024. The SEPA regulatory amendments implement the Redmond 2050 planned action and updates to procedures to reflect recent changes in state law.  
The Overlake Neighborhood Plan Addendum is required for recertification of the Overlake Metro Center.
- **Council Request:**  
The City Council requested quarterly reports on project milestones, staff progress, and public involvement.
- **Other Key Facts:**  
N/A

**OUTCOMES:**

Updating the Redmond Comprehensive Plan will ensure that the Plan is consistent with state law and regional policy direction; advances equity and inclusion, sustainability, and resiliency; and that Redmond is prepared for growth expected through the year 2050.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
The changes proposed in this package implement the Preferred Alternative from the Environmental Impact Statement and community visioning process. Community engagement occurred from 2021-2024.
- **Outreach Methods and Results:**  
Redmond 2050 outreach methods have included:
  - Redmond 2050 Website
  - Digital City Hall Lobby
  - Let's Connect questionnaires, idea boards, and other tools
  - Press releases and Social media
  - Short videos and posting of recordings of workshops
  - Yard signs and Posters
  - Utility Bill inserts
  - Email newsletters to multiple City lists and partner organizations
  - Hiring of Eastside for All for intensive, focused community engagement
  - Stakeholder input and Focus group meetings
  - Hybrid and remote workshops and interviews
  - Tabling at community events
  - Pop-up events in community spaces and workplaces
  - Translation of selected materials
  - Community Advisory Committee input
  - Technical Advisory Committee input
  - Planning Commission public hearings

- Human Services Commission meetings
- Other boards & Commissions meetings
- Mailed property owner notifications

Quarterly engagement summaries are available at [redmond.gov/1495](http://www.redmond.gov/1495) <<http://www.redmond.gov/1495>>. SEPA Environmental impact Statement (EIS) comments are included in the SEPA Supplemental Draft EIS and Final EIS documents.

• **Feedback Summary:**

No public comment was received on the Appendix 11 Overlake Planned Action applicability and mitigation measures or the Overlake Neighborhood Plan Addendum.

One public comment was received on the SEPA Regulation updates, expressing concern that the infill exemptions do not preclude environmental regulations. Staff explained that the only reason Redmond can use infill exemptions is because the City has documented that environmental regulations that are in place and have evaluated the impacts of growth through the EIS process. The infill exemptions are limited to the growth studied through the EIS process and approved as part of the Preferred Alternative.

**BUDGET IMPACT:**

**Total Cost:**

\$4,616,401 is the total value of the Community and Economic Development budget offer. This budget offer includes staff and consultant resources necessary to complete Redmond 2050.

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

**Budget Offer Number:** 0000040

**Budget Priority:** Vibrant and Connected

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

*If yes, explain:* N/A

**Funding source(s):** General Fund, Washington State Department of Commerce grants

**Budget/Funding Constraints:**

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
10/6/2020	Business Meeting	Approve
11/17/2020	Business Meeting	Receive Information

3/16/2021	Business Meeting	Receive Information
3/23/2021	Study Session	Provide Direction
6/15/2021	Business Meeting	Receive Information
6/22/2021	Study Session	Provide Direction
9/21/2021	Business Meeting	Receive Information
9/28/2021	Study Session	Provide Direction
11/16/2021	Business Meeting	Receive Information
11/23/2021	Study Session	Provide Direction
2/15/2022	Business Meeting	Receive Information
5/3/2022	Business Meeting	Receive Information
5/10/2022	Study Session	Provide Direction
6/7/2022	Committee of the Whole - Planning and Public Works	Receive Information
7/19/2022	Business Meeting	Receive Information
7/26/2022	Study Session	Provide Direction
8/9/2022	Study Session	Provide Direction
10/4/2022	Business Meeting	Receive Information
10/11/2022	Study Session	Provide Direction
1/17/2023	Business Meeting	Receive Information
1/24/2023	Study Session	Provide Direction
3/7/2023	Business Meeting	Receive Information
3/14/2023	Study Session	Provide Direction
7/18/2023	Business Meeting	Receive Information
9/5/2023	Business Meeting	Receive Information
9/12/2023	Study Session	Provide Direction
9/26/2023	Study Session	Provide Direction
10/3/2023	Business Meeting	Receive Information
10/10/2023	Study Session	Provide Direction
11/28/2023	Study Session	Provide Direction
1/9/2024	Study Session	Provide Direction
1/23/2024	Study Session	Provide Direction
2/6/2024	Business Meeting	Receive Information
2/13/2024	Study Session	Provide Direction
2/27/2024	Study Session	Provide Direction
3/5/2024	Business Meeting	Receive Information
3/12/2024	Study Session	Provide Direction
3/26/2024	Study Session	Provide Direction
4/2/2024	Business Meeting	Receive Information

4/9/2024	Study Session	Provide Direction
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**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

The Comprehensive Plan periodic update must be complete by Dec. 31, 2024.

**ANTICIPATED RESULT IF NOT APPROVED:**

Staff is not requesting action at this time.

**ATTACHMENTS:**

- Attachment A: Redmond 2050 Overview
- Attachment B: Draft Planning Commission Report
- Attachment C: Draft Planning Commission Report Appendices
- Attachment D: Proposed RMC 13.20 Amendments
- Attachment E: Presentation Slides

## Upcoming Council Review Topics



May

- **Overlake Neighborhood Plan Addendum**
- **SEPA Regulatory Amendments**

Jun.

- Residential Regulations

Jul.

- Phase 2B Policies

Sep.

- Phase 2C Policies

## Comprehensive Plan - Adopts Vision for the City



PHASE ONE

PHASE TWO

Continual Support:



Community Involvement



Environmental Review

## Functional & Strategic Plans - Defines How Vision will be Implemented



PHASE ONE

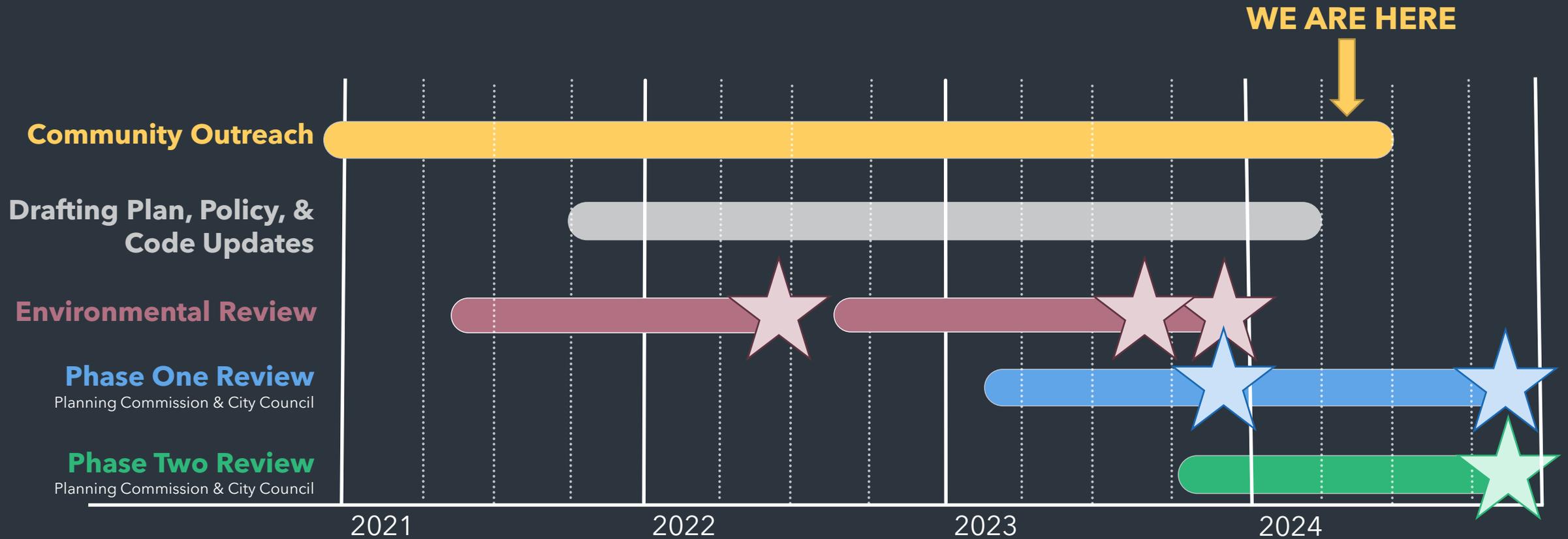
PHASE TWO

## Financing & Implementation



BOTH PHASES

# Redmond 2050 Timeline



PARCC Element and PARCC Plan were adopted in Nov. 2023

All Comprehensive Plan Elements must be adopted by the end of 2024

Downtown, Marymoor, and Mixed-Use regulations will come to Council in Q1 2025

★ = major milestone



# PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

May 8, 2024

<b>Project File Number:</b>	<b>LAND-2023-00120; SEPA-2020-00934</b>	
<b>Proposal Name:</b>	<b>Redmond 2050: SEPA Regulatory Updates and Overlake Neighborhood Plan Addendum</b>	
<b>Applicant:</b>	<b>City of Redmond</b>	
<b>Staff Contacts:</b>	Becky Frey, Principal Planner	425-556-2750
	Kim Dietz, Principal Planner	425-556-2415
	Lauren Anderson, Senior Planner	425-556-2401

## FINDINGS OF FACT

### Public Hearing and Notice

**a. Planning Commission Study Sessions and Public Hearing Dates**

- i. The City of Redmond Planning Commission held study sessions on February 28 and March 27, 2024.
- ii. The City of Redmond Planning Commission held public hearing on the proposed amendments on Apr. 10, 2024.
  - o Written testimony is provided in Appendix 2.
  - o Public hearing minutes are provided in Appendix 3.
  - o Public hearing minutes are provided in Appendix 4.

**b. Notice and Public Involvement**

The public hearing notice was published in the Seattle Times on March 20, 2024, in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies.

Additional public outreach included:

- Redmond 2050 Website
- Email newsletters to multiple City lists and partner organizations, including:
  - o Redmond 2050 email list
  - o Plans, Policies, and Regulator Updates email list
- Boards & commissions meetings
- Technical Advisory Committee input

## Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The City is proposing an amendment to the Centers Element and the Redmond Zoning Code as part of Redmond 2050, the periodic update to the Redmond Comprehensive Plan. In summary:

- Regulations Updates:
  - Updates 21.70.080 Purpose and General Requirements for consistency with changes to RZC 21.76, per Washington state SB 5290
  - Updates 21.70.090 Categorical Exemptions to update to match recent changes in state law, updates the section on lands covered by water to current regulatory language, and other minor edits
  - Adding Section 21.70.095 Infill Exemptions to implement the Redmond 2050 Preferred Alternative (see supporting documentation in Redmond 2050 Supplement Draft EIS and Final EIS, 2023).
  - Updates to 21.70.110 Overlake SEPA Planned Action to update to match Redmond 2050 and to move applicability and mitigation to a new RZC Appendix 11.
  - Updates to 21.70.150 Substantive Authority section to only reference policies and plans that can be used for the exercise of substantive SEPA authority, including changes to document titles; also updated and clarified SEPA authority.
  - Minor edit to 21.70.190 Appeals to update location for submittal of appeals.
  - New Appendix 11 added to contain the Overlake SEPA Planned Action applicability and mitigation information as well as guidance to applicants.

Recommended amendments to regulations are provided as Exhibits A and B.

- Overlake Neighborhood Plan Addendum
  - Utilized the PSRC Centers certification checklist to guide contents
  - Copied and pasted information from the EIS, Comp Plan draft Chapters, and functional plan updates all relevant information required by the checklists, with some additional background narrative. NO NEW POLICIES.

The Overlake Neighborhood Plan Addendum is provided as Exhibit C.

### Staff Analysis

The staff analysis for this proposal can be found in Technical Committee Report Attachment A (see Appendix 5).

## Recommended Conclusions of the Technical Committee

The Technical Committee reviewed the SEPA regulatory amendments and Overlake Neighborhood Plan Addendum and found the amendments to be consistent with applicable review criteria and therefore recommended approval with no additional conditions.

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## RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report (Appendix 5).*

### Summary of Planning Commission Discussion Issues

#### Redmond Zoning Code Updates

The Commission asked for a change to ensure that the implementation of the complete neighborhoods work was covered under the citywide infill exemption by adding the Neighborhood Mixed-Use zone to the infill exemption referencing RCW 43.21C.229(2)(a), which categorically exempts:

- a. Residential development;
- b. Mixed-use development; or
- c. Commercial development up to 65,000 square feet, excluding retail development.

Overlake Neighborhood Plan Addendum - No questions.

### Recommendation

The Planning Commission finds the SEPA regulatory amendments and the Overlake Neighborhood Plan Addendum to be consistent with applicable review criteria and therefore recommended approval as shown in Exhibits A, B and C.

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Carol Helland  
Planning and Community Development  
Director

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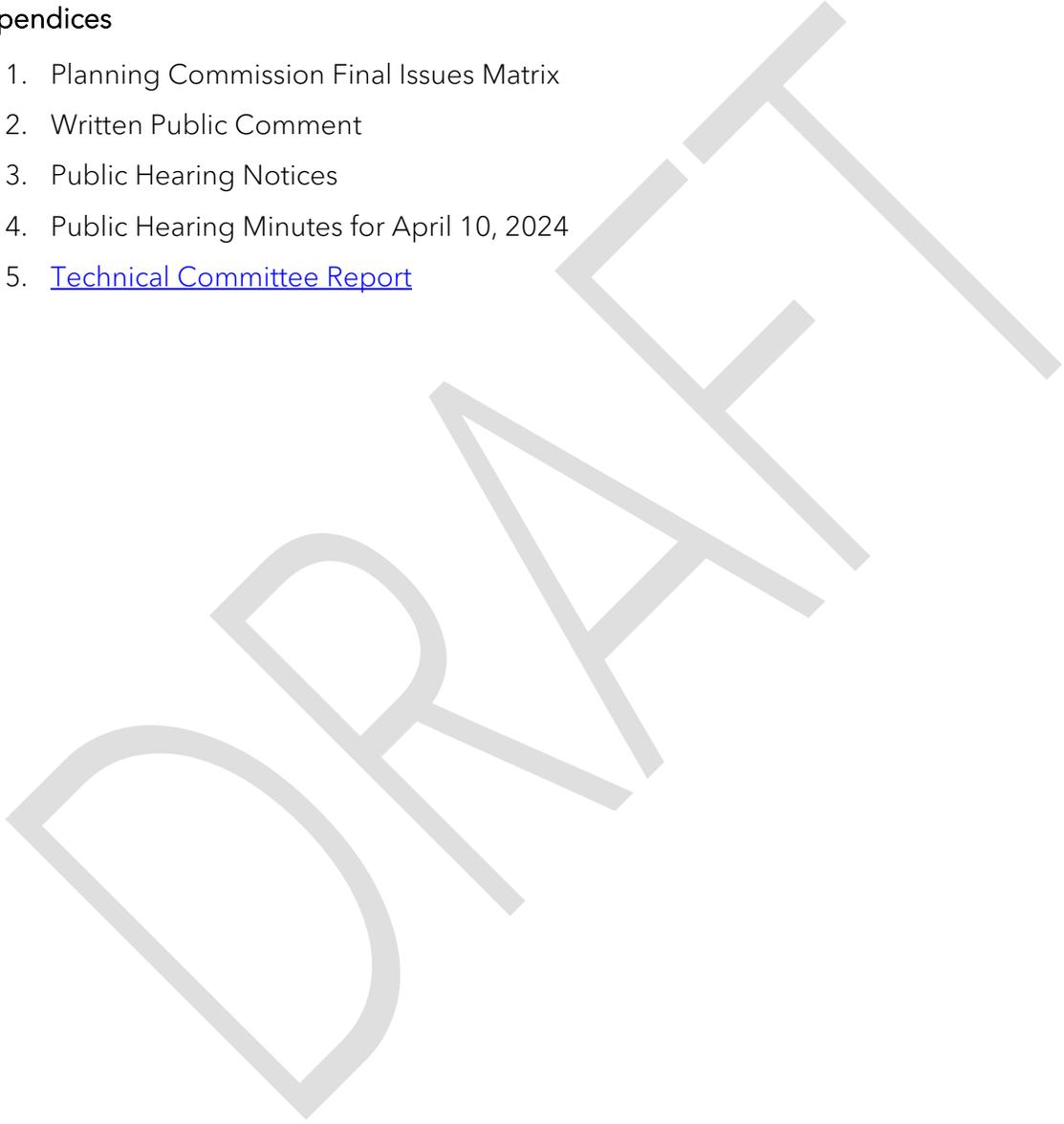
Susan Weston  
Planning Commission Chair

## Exhibits

- A. Recommended Amendments to RZC 21.70 SEPA Regulations
- B. Recommended Appendix 11 Overlake Planned Action Applicability and Mitigation
- C. Recommended Overlake Neighborhood Plan Addendum

## Appendices

- 1. Planning Commission Final Issues Matrix
- 2. Written Public Comment
- 3. Public Hearing Notices
- 4. Public Hearing Minutes for April 10, 2024
- 5. [Technical Committee Report](#)



## AMENDMENT INTENT

- Redmond Zoning Code Rewrite: Remove “his or her” language, update procedures, and comply with recent legislative updates.
- Redmond 2050: Update Overlake Planned Action and infill exemptions for Downtown and Marymoor and a citywide Infill Exemption

## Chapter 21.70

## STATE ENVIRONMENTAL POLICY ACT (SEPA) PROCEDURES

## Sections:

21.70.010	Purpose.
21.70.020	Scope.
21.70.030	Policy.
21.70.040	Definitions.
21.70.050	Forms.
21.70.060	Lead Agency.
21.70.070	Responsible Official.
21.70.080	Purpose and General Requirements.
21.70.090	Categorical Exemptions, Threshold Determinations, and Enforcement of Mitigating Measures.
<u>21.70.095</u>	<u>Infill Exemptions</u>
21.70.100	Planned Actions Generally.
21.70.110	Overlake SEPA Planned Action.
21.70.120	Environmental Impact Statements and Other Environmental Documents.
21.70.130	Comments and Public Notice.
21.70.140	Use of Existing Environmental Documents.
21.70.150	Substantive Authority.
21.70.160	SEPA/GMA Integration.
21.70.170	Ongoing Actions.
21.70.180	Responsibility as Consulted Agency.
21.70.190	Appeals.

...

**21.70.080 Purpose and General Requirements.**

The City of Redmond adopts WAC [197-11-055](#) through [197-11-100](#), as now existing or hereinafter amended, by reference, subject to the following:

A. *Analyzing Similar Actions in a Single Document.* The City adopts the optional provision of WAC 197-11-060.3.c.

B. *Time ~~Guidelines~~ **Frames**.* The Responsible Official will make a threshold determination ~~within 90 days of~~ **at the earliest possible point after** determining that a completed application has been submitted, consistent with WAC [197-11-055\(2\)\(d\)](#), subject to:

1. The calculation of the number of days in subsection [B.2](#) of this section ~~shall not include those days between the mailing of any request for additional information and resubmittal~~ **will be computed in accordance with RZC 21.76.040 Time Frames for Review.**

2. The Responsible Official ~~shall~~ **will** not make a threshold determination when there is not adequate information to make a threshold determination ~~within 90 days~~. When there is not adequate information to make a determination ~~at the end of 90 days~~, the Responsible Official ~~shall~~ **will** notify the applicant in writing regarding the information required to make a threshold determination, **consistent with RZC 21.76.040.C Complete Application Review Time Frame.**

C. *Content of SEPA Checklist - Responsibility.* The applicant shall prepare the initial environmental checklist, unless the Responsible Official specifically elects to prepare the checklist. The Responsible Official will make a reasonable effort to verify the information in the checklist and supporting documentation and has the authority to determine the final content of the checklist.

D. *Additional Information for SEPA Checklist - Timelines.* The Responsible Official may set reasonable deadlines for the submittal of information, studies, or documents that are necessary for, or subsequent to, threshold determinations. Unless an extension is requested in writing and approved, failure to meet such deadlines will cause the application to be deemed withdrawn.

#### 21.70.090 Categorical Exemptions, Threshold Determinations, and Enforcement of Mitigating Measures.

The City of Redmond adopts WAC 197-11-300 through 197-11-390, WAC 197-11-800 through 197-11-890, and WAC 197-11-908 and RCW 43.21C.410 as now existing or hereinafter amended, by reference, subject to the following:

A. Establishment of Thresholds for Categorically Exempt Actions. The following maximum exempt threshold levels are hereby established pursuant to WAC 197-11-800(1)(c) for the exemptions in WAC 197-11-800(1)(b) **and WAC 197-11-800(1)(d)**:

**1. Residential Development.** The construction or location of any ~~single-family~~ residential structures **with maximum exemption levels** of:



**a.** 30 or fewer **single-family** dwelling units; **or**

**b.** **100 or fewer single-family units less than 1,500 square feet in size;**



~~**c2.** **The construction or location of any m-200 or fewer Multifamily residential structures of 60 or fewer** units;~~



**23.** The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering 40,000 square feet or less, to be used only by the property owner or ~~his or her~~ **their** agent in the conduct of farming the property. This exemption shall not apply to feed lots;

34. The construction of an office, school, commercial recreational, service or storage building with 30,000 square feet or less of gross floor area, and with associated parking facilities designed for 90 or fewer automobiles;
45. The construction of a parking lot designed for 90 or fewer automobiles;
56. Any landfill or excavation of 1,000 cubic yards or less throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder; provided, that the categorical exemption threshold shall be 100 cubic yards for any fill or excavation that is in a critical area.
- B. Lands Covered by Water. ~~The categorical exemptions in WAC 197-11-800(1)(b), 197-11-800(2)(b) through 197-11-800(2)(l), 197-11-800(6)(d), and 197-11-800(23) do not apply on lands covered by water as defined in WAC 197-11-756 now existing or hereinafter amended. This generally means lands underlying the water areas of the state below the ordinary high water mark, including, but not limited to, natural water courses, lakes, ponds, artificially impounded water, and wetlands. This remains true regardless of whether or not lands covered by water are mapped. Critical Areas. The Shoreline Environments Map and the Critical Areas Maps adopted pursuant to RZC Chapter 21.64, Critical Areas Regulations, and the Redmond Comprehensive Plan designate the location of critical areas within the City and are adopted by reference. For each critical area, other than a seismic hazard and/or critical aquifer recharge area, the exemptions within WAC 197-11-800 that are inapplicable are 1, 2.e, 2.f, 6.d, 23.a through g, and 24.g and h. All other exemptions shall continue to apply within environmentally critical areas of the City:~~
- ~~1. *Lands Covered by Water.* Certain exemptions do not apply on lands covered by water, and this remains true regardless of whether or not lands covered by water are mapped:~~
- ~~2. *Treatment.* The City shall treat proposals located wholly or partially within a critical area no differently than other proposals under this chapter, making a threshold determination for all such proposals. The City shall not automatically require an EIS for a proposal merely because it is proposed for location in an environmentally critical area.~~
- C. *Responsibility for Determination of Categorical Exempt Status.* The determination of whether a proposal is categorically exempt shall be made by the Responsible Official.

...

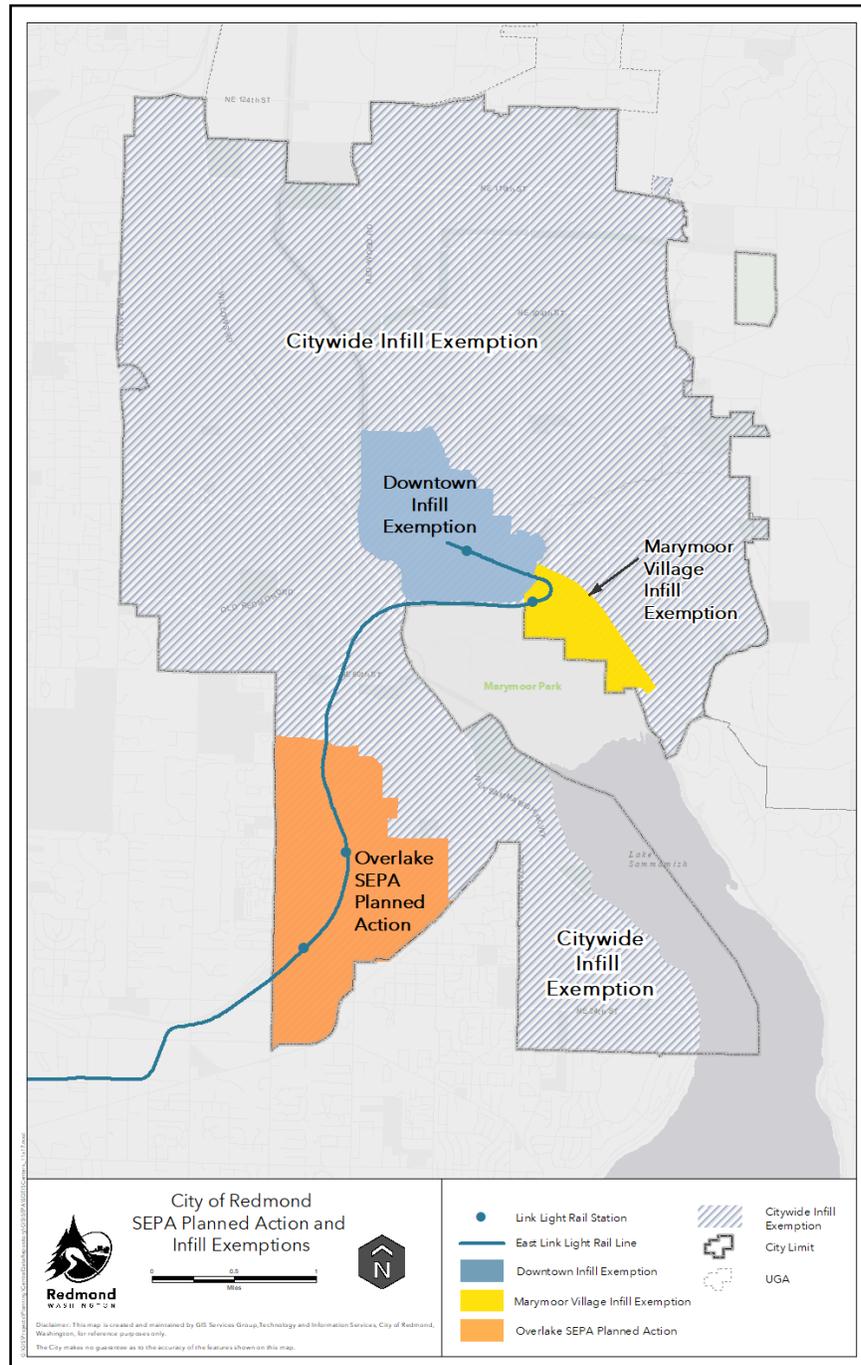
### 21.70.095 Infill Exemptions

A. Purpose: This section establishes an exemption to accommodate infill and housing development and fulfill the goals and policies of the Redmond Comprehensive Plan per RCW 43.21C.229.

B. Applicability:

1. Location: Infill exemptions apply in the following locations consistent with Figure 21.70.095.B.1.

FIGURE 21.70.095.B.1: INFILL EXEMPTION AREAS



2. Applicability to Development Activity: [Infill Exemption by development type and location per Table 21.70.095.B.2.](#)

**TABLE 21.70.095.B.2 INFILL EXEMPTION DEVELOPMENT TYPES AND APPLICABILITY**

<u>Development Types Covered by Infill Exemption</u>	<u>Citywide</u>	<u>Downtown</u>	<u>Marymoor</u>
<u>RCW 43.21C.229(2)(a) categorically exempts:</u> <u>a. Residential development;</u> <u>b. Mixed-use development; or</u> <u>c. Commercial development up to 65,000 square feet, excluding retail development</u>	<u>Neighborhood Mixed-Use, Corridor Mixed-Use, and Urban Mixed-Use zones</u>	<u>Downtown Center</u>	<u>Marymoor Village Center</u>  <u>(In Marymoor Core and Marymoor Edge zones, limited to development of 60 ft in height or less)</u>
<u>RCW 43.21C.229(3) categorically exempts all projects that propose to develop one or more residential housing units (covers all single-family, missing middle, and multi-family) development.</u>	<u>Neighborhood Residential and Neighborhood Multifamily zones</u>		

3. Excluded Activities: If any of the following exclusions apply, then a proposed project is not exempt under an infill exemption and must complete a project-level SEPA review:



- a. Development in the Marymoor Edge and Marymoor Core zones between 61 and 144 ft in height.
- b. The proposed project includes temporary construction dewatering within the Critical Aquifer Recharge Areas.
- c. The proposal includes other non-exempt activities, see WAC 197-11-305(1)(b).
- d. The proposal is undertaken wholly or partly on lands covered by water, see WAC 197-11-800(1)(a)(i) and RZC 21.70.090.B.
- e. The proposal requires a National Pollutant Discharge Elimination System (NPDES) permit that is not exempt under RCW 43.21C.0383, including construction stormwater general permits for sites disturbing 5 acres and above. See WAC 197-11-800(1)(a)(ii).
- f. The proposal requires a non-exempt license governing emissions to air, see WAC 197-11-800(1)(a)(iii).
- g. The proposal requires a land use decision that is not exempt under WAC 197-11-800(6), see WAC 197-11-800(1)(a)(iv).
- h. The proposal includes demolition of structures or facilities with recognized historical significance such as listing in a historic register, see WAC 197-11-800(2)(g).
- i. The proposal requires a Class IV forest practices approval, see RCW 43.21C.037.

j. The proposal is on a site with confirmed contamination of soil, groundwater, or surface water.

4. Required Findings: The proposed development is consistent with all applicable development regulations that implement the Redmond Comprehensive Plan.

5. If the Administrator determines the project is not covered under the Infill Exemption, a project threshold determination is required unless the project meets the categorical exemptions listed in RZC 21.70.090.

C. Infill Exemption Thresholds

1. Development Thresholds: Development will be allowed under this exemption until the maximum development threshold has been achieved per Table 21.70.095.C.

TABLE 21.70.095.C. INFILL EXEMPTION MAXIMUM DEVELOPMENT THRESHOLDS (NET GROWTH FROM 2019-2050)

<u>Infill Exemption</u>	<u>Max Housing Units:</u>	<u>Max Non-Residential Square Feet</u>
<u>Citywide</u>	<u>7,900</u>	<u>Pending</u>
<u>Downtown Redmond</u>	<u>8,000</u>	<u>Retail: 566,940</u> <u>Office: 1,245,000</u>
<u>Marymoor Village</u>	<u>3,800</u>	<u>Retail: 50,160</u> <u>Office: 370,500</u>

2. Exemption thresholds cover all growth in the Infill Exemption area unless the project completes a separate SEPA environmental review process and mitigation for that project is addressed individually. All other growth, including growth that is categorically exempt, will count towards the Infill Exemption Maximum Development Threshold.

**21.70.100 Planned Actions Generally.**

The City of Redmond adopts WAC 197-11-164 through 197-11-172, as now existing or hereinafter amended, by reference. Planned actions shall be adopted by ordinance or resolution following the process established under RZC 21.76.050.K, *Type VI Review*.

**21.70.110 Overlake SEPA Planned Action.**

A. Purpose. The purpose of the Overlake SEPA planned action is to make efficient use of the significant investments of time and money by the public, neighborhood residents, businesses, property owners, and the City of Redmond in preparing the Redmond Comprehensive Plan

~~Overlake Neighborhood Plan and Implementation Project~~, and to make development review in the Overlake neighborhood more timely, cost-effective, and predictable.

B. Authority. The Washington State Environmental Policy Act (SEPA) provides that where an Environmental Impact Statement on a neighborhood plan has adequately addressed the significant environmental effects of a project, that Environmental Impact Statement may be used as the SEPA analysis for that project. If a project complies with the requirements of this section, the Environmental Impact Statement prepared for the ~~Overlake Neighborhood Plan Update and Implementation Project~~ Redmond Comprehensive Plan may be used as the environmental review document for that project and no further environmental review is required.

C. Requirements for Coverage under the Overlake SEPA Planned Action. To be covered by this SEPA planned action, a proposed project shall comply with all of the following requirements:

1. The project shall be located either
  - a. on land within the ~~Overlake Metro Center Neighborhood and zoned or~~ b. on land zoned Overlake Business and Advanced Technology (OBAT), ~~or Overlake Village (OV) zones.~~ NOTE: After December 31, 2030, properties in the OBAT zone but not within the Metro Center boundary are not eligible for Planned Action coverage (See RZC Appendix 11.).
2. The project shall consist of building(s), and on-site and off-site improvements, ~~to support the building(s) that will be occupied by uses that are allowed by the Overlake Business and Advanced Technology (OBAT), or Overlake Village (OV) zones.~~
3. Development Thresholds
  - a. Maximum Development Under Planned Action shall be as shown in Table 21.70.110.C.3 below.
    - i. The maximum development threshold applies to all projects approved as planned action projects beginning with applications received on or after January 1, 2019.
    - ii. If development applications exceed the expected number of mobility units shown in Table 21.70.110.C.3, additional environmental review may be required.
    - iii. The number of new transportation mobility units anticipated in the Planned Action Area and reviewed in the Planned Action EIS for 2050 does not exceed 14,397.

TABLE 21.70.110.C.3 PLANNED ACTION DEVELOPMENT THRESHOLDS (2019-2050 MAXIMUM)

<u>Applicability</u>	<u>Housing Units</u>	<u>Employment Square Feet</u>	<u>Mobility Units</u>	<u>Expiration Date</u>
<u>Overlake Metro Center</u>	<u>10,000</u>	<u>4,813,000</u>	<u>14,397</u>	<u>Dec. 31, 2050</u>

<a href="#">OBAT properties outside the Overlake Metro Center</a>	<a href="#">n/a</a>	<a href="#">Pending</a>	<a href="#">n/a</a>	<a href="#">Dec. 31, 2030</a>
---	---------------------	-------------------------	---------------------	-------------------------------

~~4. For residential projects and the residential component of mixed-use projects, the project and the projects already approved as planned actions shall not exceed 5,494 housing units, beginning on October 31, 2009. See Table 21.70.110A.~~

~~b. The following public services, infrastructure, and utilities can also qualify as Planned Actions: road frontage improvements, supporting utilities, parks, trails, and similar facilities developed consistent with Appendix 11 and other applicable regulations.~~

~~4. Shifting development between land uses in identified Table 21.70.110.A may be permitted when:~~

- ~~• [The total combined housing and employment square footage is less than the aggregate amount of development reviewed in the Planned Action EIS; and](#)~~
- ~~• [The mobility units are not exceeded; and,](#)~~
- ~~• [The development impacts identified in the Planned Action EIS are mitigated consistent with Planned Action Mitigation and Performance Measures.](#)~~

~~5. The project shall comply with the Floor Area Ratios (FARs), inclusive of allowable Transfers of Development Rights (TDRs), and density limits set by [the RZC Section 21.12. Overlake Business and Advanced Technology \(OBAT\) zone or the Overlake Village \(OV\) zones.](#)~~

~~6. The application for coverage under the Overlake SEPA planned action must be approved by June 1, [20302050](#). If the application is approved, the project must vest under the statutes and case law of the State of Washington by December 31, [20302050](#), or the approval shall expire.~~

~~7. The project shall not be an essential public facility [unless it is accessory to or part of a project that otherwise qualifies as, or is an accessory to, a Planned Action Project.](#) Essential public facilities shall not be covered by the Overlake SEPA planned action. [For the purposes of C.7, accessory mean it serves the planned action development thresholds in the planned action area per Table 21.70.110.C.3.](#)~~

D. Required Mitigating Measures. A proposed project that is covered by the Overlake SEPA planned action shall comply with ~~all of the following:~~ [all Mitigation and Performance Measures contained in \*\*RZC\*\* Appendix 11.](#)

- ~~1. The City of Redmond Comprehensive Plan and the Overlake Neighborhood Plan.~~
- ~~2. All applicable development regulations.~~
- ~~3. If the Technical Committee determines that the traffic ~~mobility units~~ generated by the project will require the construction or modification of the transportation facilities of~~

~~another local government, the State of Washington, or the United States, the project shall provide the mitigation to that government required by the Technical Committee.~~

~~4. The proposed project shall provide all off-site and on-site public facilities that the Technical Committee determines are necessary to serve the project, including but not limited to water facilities, wastewater facilities, stormwater facilities, transportation facilities, fire protection facilities, police facilities, and park and recreation facilities.~~

E. Determining if a Project is Covered by the Overlake SEPA Planned Action.

1. An applicant seeking coverage under the Overlake SEPA planned action is required to prepare a SEPA environmental checklist and meet the submittal requirements of RZC 21.76.030.D for a planned action coverage determination by the City of Redmond. The applicant shall note on the checklist that they are requesting an Overlake planned action coverage determination. If the Administrator has prepared a SEPA environmental checklist specific to the Overlake SEPA planned action, that checklist shall be used.

2. To be covered by the Overlake SEPA planned action, the project shall comply with all of the following criteria shown [in RZC Appendix 11](#)

~~a. The project complies with all of the requirements for coverage under the Overlake SEPA planned action in subsection RZC 21.70.110.C of this section, Requirements for Coverage Under the Overlake SEPA Planned Action.~~

~~b. The environmental documents listed below adequately addressed the project's significant adverse impacts:~~

~~i. Integrated SEPA/GMA documents for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study, published May 1999;~~

~~ii. Final Supplemental Environmental Impact Statement (FSEIS) for the Overlake Neighborhood Plan Update and Implementation Project, published August 30, 2007;~~

~~iii. Addendum to the FSEIS listed above for the Overlake Stormwater and Parks Facilities Implementation Plan, published July 6, 2010;~~

~~iv. Addendum to the FSEIS listed above for the Group Health Overlake Master Planned Development and Development Agreement, published November 21, 2011; and~~

~~v. Addendum to the FSEIS listed above for the Overlake SEPA Planned Action Update, published December 21, 2012~~

~~c. The project is a subsequent or implementing project for the proposals analyzed in the environmental documents listed in subsection E.2.b above.~~

~~d. The project is consistent with the City of Redmond Comprehensive Plan and the Overlake Neighborhood Plan, both of which have been adopted under the Growth Management Act.~~

~~e. The project shall implement the required mitigating measures in subsection E.4 of this section, Overlake SEPA planned action.~~

3. If the Administrator determines the Overlake SEPA planned action covers the project, a project threshold determination or environmental impact statement shall not be required.
  4. If the Administrator determines the Overlake SEPA planned action does not cover the project, a project threshold determination is required. In conducting the additional SEPA environmental review, the lead agency may use information and analysis in the environmental documents listed in RZC Appendix 11 and other documents prepared as part of these planning processes.
  5. The Administrator's determination that a project is or is not covered by the Overlake SEPA planned action is final and may not be appealed.
  6. If public notice is required for the project, the notice shall state the project is covered by the Overlake SEPA planned action. Notice shall be provided to tribes and agencies with jurisdiction per RCW 43.21C.440 and a community meeting shall be held per RCW 43.21c.440.
- F. Monitoring the SEPA Planned Action.
1. The Planned Action Ordinance shall be reviewed every five years by the Administrator aligned with either the City's regular Comprehensive Plan review cycle or the five-year progress report in RCW 36.70A.130. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required Mitigation and Performance Measures. The City may conduct reviews more frequently as it deems appropriate. Each year, the Administrator shall monitor the amount and type of development in the Overlake Neighborhood, the amount and type of development covered under the Overlake SEPA planned action, and the construction of the transportation facilities provided for in the Overlake Neighborhood Plan Update and Implementation Project. These monitoring efforts shall be integrated with the Overlake Neighborhood Plan Update and Implementation Project monitoring activities.
  2. Based on these monitoring efforts, the Administrator shall consider whether the Overlake SEPA planned action should be updated ~~modified at least once every five years. This review should take place during the five-year evaluation of the Overlake Neighborhood Plan called for by the Redmond Comprehensive Plan. It may also take place more frequently.~~ If the Administrator determines an update or modification is needed, the Administrator shall begin the process of conducting the update or modification or request funds to do so through the City's budgeting process. (Ord. 2685; Ord. 3028)

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### 21.70.150 Substantive Authority

A. As its basis for exercising substantive authority under SEPA, the City of Redmond adopts WAC 197-11-650 through 197-11-660, WAC 197-11-900 through 197-11-906, and WAC 197-11-158, as now existing or hereinafter amended, by reference. Substantive authority is the regulatory authority under SEPA to condition or deny a proposal in order to mitigate or avoid environmental impacts clearly identified in environmental documents.

B. For the purposes of RCW 43.21C.060 and WAC 197-11-660(a), the following policies and plans and all amendments thereto, are designated as potential bases for the exercise of the City's substantive authority under SEPA, subject to the provisions of RCW 43.21C.240:

1. ~~2.~~ Six-Year [Transportation Improvement Program](#);
- ~~3.~~ ~~RMC Title 6, Health and Sanitation~~;
- ~~4.~~ ~~RMC Title 7, Animals~~;
- ~~5.~~ ~~RMC Title 10, Vehicles and Traffic~~;
- ~~6.~~ ~~RMC Title 12, Streets and Sidewalks~~;
- ~~7.~~ ~~RMC Title 13, Water and Sewers~~;
- ~~8.~~ ~~RMC Title 15, Buildings and Construction~~;
- ~~9.~~ ~~RMC Title 21, Zoning Code~~;
- [2](#) The City of Redmond [Comprehensive Plan](#)
- [3](#). The City of Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan;
- ~~4~~[2](#). The City of Redmond Water System Plan;
- ~~5~~[3](#). The City of Redmond General ~~Sewer~~ Wastewater Plan;
- ~~6~~[4](#). Natural Resources Capital Improvement Plan;
- ~~7~~[15](#). ~~Regional Stormwater Facilities Plan~~; Redmond Stormwater and Surface Water System Plan
- ~~8~~[16](#). ~~Comprehensive Flood Hazard Management Plan~~;
- [9](#). [Redmond Capital Facilities Plan](#)
- [10](#). [Regional Stormwater Facility Plan](#)
- [11](#). [Stormwater Technical Notebook](#)
- ~~12~~[17](#). The City of Redmond Transportation Master Plan; and
- ~~13~~[18](#). The City of Redmond ~~Fire Service Master Plan~~. [Fire Department Strategic Plan](#)

C. Substantive SEPA authority to condition or deny new development proposals or other actions shall be used only in cases where development regulations do not exist or do not apply, or where unanticipated impacts occur which are not mitigated by existing regulations. In cases where the city has adopted regulations to systematically avoid or mitigate adverse impacts, as in the areas of erosion control for water quality, critical areas protection, tree preservation, or city-regulated utilities, those standards and regulations, where applicable, will

normally constitute adequate mitigation of the impacts of new development. Unusual circumstances related to a site or to a proposal, as well as environmental impacts not easily foreseeable or quantifiable in advance will be subject to site-specific or project-specific SEPA mitigation.

D. This section shall not be construed as a limitation on the authority of the city to approve, deny or condition a proposal for reasons based upon other statutes, ordinances, or regulations.

### 21.70.190 Appeals.

The City of Redmond adopts WAC 197-11-680, with the following clarifications:

A. Any interested person may appeal a threshold determination, adequacy of a final EIS, and the conditions or denials of a requested action made by a nonelected City official based on SEPA. No other SEPA appeals shall be allowed.

B. All appeals must be in writing and must be submitted on an appeal form approved by the SEPA Responsible Official. The appeal form must set forth:

1. Facts demonstrating that the person is adversely affected by the decision;
2. A concise statement identifying each alleged error of fact, law, or procedure which the appellant alleges justify overturning the decision;
3. The specific relief requested; and
4. Any other information reasonably necessary to make a decision on the appeal.

C. All appeals and any applicable appeal fee must be received **in person** by the Redmond ~~Development Services~~ **Customer Services** Center **on the first floor of Redmond City Hall** no later than 5:00 p.m. on the fourteenth day following the date the appeal period commences. The appeal period commences as follows:

1. For a Determination of Non-Significance (DNS) with no comment period and for final EISs and decisions conditioning or denying an action based upon SEPA, the appeal period commences on the date the DNS, final EIS, or decision conditioning or denying the action is issued.
2. For Mitigated Determinations of Non-Significance (MDNSs) and other threshold determinations with a comment period, the appeal period commences upon expiration of the comment period.
3. For threshold determinations and final EISs that are issued at the same time as the decision on a project permit (See RCW 36.70B.110), the appeal period commences upon issuance of the notice of decision or after other notice has been given that the decision has been made and is available, provided that if the appeal is from a DNS for which a public comment period is required, the appeal period shall be extended for an additional seven days.

D. Only one appeal of the determinations described in subsection RZC 21.70.190.A shall be allowed. Successive appeals of these determinations are not allowed.

E. Except as provided in WAC 197-11-680(3)(a)(vi) (e.g., Determinations of Significance), all appeals allowed under this section shall be consolidated with the open record public hearing or open record appeal hearing on the underlying action for which the substantive or procedural SEPA determination was made. All appeals shall follow the procedure for appealing the underlying action, provided that the decision of the body conducting the hearing shall be the City's final determination on the SEPA appeal, and no further administrative appeal shall be allowed, notwithstanding the availability of an additional administrative appeal on the underlying action.

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# Overlake Planned Action Applicability and Mitigation Measures

Draft | March 2024

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## A. Applicability

### 1. Planned Action Geographic Area

As part of Redmond 2050 the Planned Action area has been updated to be the new Overlake Metro Center Boundary (see RZC 21.70.110). The area covered by the prior planned action but not inside the Metro Center can continue as a qualified Planned Action project through the expiration of that planned action (xxx, 2030). The allowed growth under that 2030 planned action will be reserved for that area (the portions of the OBAT zoning district that are outside the Center).

### 2. Covered Projects

To be covered by the Overlake SEPA planned action, the project shall comply with all the following criteria:

- a. The project complies with all requirements for coverage under the Overlake SEPA planned action in subsection RZC 21.70.110.C of this section, Requirements for Coverage Under the Overlake SEPA Planned Action.
- b. The environmental documents listed below adequately addressed the project’s significant adverse impacts:
  - i. Redmond 2050 Final Environmental Impact Statement, December 15, 2023.

- ii. OBAT zoning district outside the Metro Center: See b.i and the following:
  - (a) Integrated SEPA/GMA documents for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study, published May 1999;
  - (b) Final Supplemental Environmental Impact Statement (FSEIS) for the Overlake Neighborhood Plan Update and Implementation Project, published August 30, 2007;
  - (c) Addendum to the FSEIS listed above for the Overlake Stormwater and Parks Facilities Implementation Plan, published July 6, 2010;
  - (d) Addendum to the FSEIS listed above for the Group Health Overlake Master Planned Development and Development Agreement, published November 21, 2011; and
  - (e) Addendum to the FSEIS listed above for the Overlake SEPA Planned Action Update, published December 21, 2012.
- c. The project is a subsequent or implementing project for the proposals analyzed in the environmental documents listed in subsection E.2.b above.
- d. The project is consistent with the City of Redmond Comprehensive Plan and the Overlake Neighborhood Plan, both of which have been adopted under the Growth Management Act.
- e. The project shall implement the required mitigating measures in subsection E.4 of this section, Overlake SEPA planned action.



## B. Mitigation and Performance Measures Overview

This document includes mitigation measures referenced in the Redmond 2050 Environmental Impact Statement (EIS) in Planned Action Ordinance. Performance standards are included to ensure conformity with mitigation measures that were incorporated into the zoning code or other development regulations applicable to the Overlake Planned Action Ordinance Area. The definitions of mitigation measure and performance measure are:



**Mitigation Measure:** An action taken to prevent, reduce, or control adverse environmental effects of a planned action consistent with WAC 197-11-768, as described in the Final EIS and incorporated into Exhibit B of this Ordinance.



**Performance Measure:** A criterion that any development must adhere to in order to meet current City codes and other standards and demonstrate that it is consistent with the Final EIS. *Note: In some cases, applicable development regulations may allow multiple pathways to achieve outcomes whereas the Planned Action mitigation might be more specific.*

Applicable regulations and policies are noted to help interpret and apply mitigation measures and performance standards. Policy references are to the Redmond 2050 Comprehensive Plan; other City authorized or adopted plans or policies are also referenced.

This document is structured as follows:

- Section C. Planned Action Ordinance Checklist
- Section D. Mitigation Measures and Performance Standards
- Section E: Regulations Serving as Mitigation Measures

*Please note: Additional environmental regulations may apply. This Appendix only lists regulations and measures required to mitigate growth as it directly relates to the Overlake Planned Action. The project must comply with all city regulations.*

## C. Planned Action Application Requirements

For projects applying under the Overlake Planned Action, a Planned Action Consistency Checklist will be required and supplements the standard SEPA Checklist at [WAC 197-11-960](#). The applicant shall fill-in fields referenced for applicants; City staff shall complete the consistency fields referenced.

NOTE: Table provided below for example only. See Development Services Center for the most current consistency checklist to submit with application.

### PLANNED ACTION CONSISTENCY CHECKLIST

Proposal	Applicant Information	Consistency (City to Complete)
<b>Property Information</b>	Address:	In Planned Action Area? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Parcel #:	
	Parcel Acres:	
<b>Land Use</b>	Dwellings <ul style="list-style-type: none"> <li>▪ Existing #</li> <li>▪ Gross #</li> <li>▪ Net #</li> </ul>	Consistent with Planned Action Land Uses and RZC? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Employment Sq Ft (Net): <ul style="list-style-type: none"> <li>▪ Office</li> <li>▪ Retail</li> <li>▪ Industrial</li> </ul>	Beginning HU Balance: Post Project HU Balance:
	Average Tenant Space Sq Ft: Estimated Jobs (Net):	Beginning Employment Sq Ft Balance: Post Project Sq Ft Balance:
	Building Height Ft: Stories #:	
	Incentive Package Usage (RZC 21.12.600) Identify selected incentive options below or attach Incentive Calculator Summary Sheet.	Main Incentive Package (RZC 21.12.600.D) <input type="checkbox"/> Yes <input type="checkbox"/> No
	Options Selected:	Catalyst Projects (RZC 21.12.600.E) <input type="checkbox"/> Yes <input type="checkbox"/> No
	Please describe: <i>Describe below as appropriate where incentive selection is proposed as a mitigation measure.</i>	Custom Incentive Package Proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Frontage Type (see RZC 21.12.510):	Beginning Mobility Unit Balance:

EXAMPLE

Proposal	Applicant Information	Consistency (City to Complete)
<b>Transportation</b>	Trips (Total):	Post Project Mobility Unit Balance:
	Trips (Net):	Transportation Impact Fee Paid:
	Transportation Impact Fee is applicable:	<input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable
	TDM Strategies:	Includes TDM Measures
	Transportation Improvements required per Section 2 or City standards to address safety, circulation, and access:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Parks &amp; Stormwater</b>	Impervious Area (Sq Ft):	Consistent with RMC
	Green Infrastructure Element:	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Infiltration Facility:	Park Impact Fee:
	Water Quality Facility:	
	Plaza/Open Space (Sq Ft):	
	Landscaping (Sq Ft):	
Park Impact Fee Due:		
<b>Utilities</b>	Utility system charges provided – see right column.	System Development Charges Applicable for Water and Sewer:
		<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable

## Applicant Narrative

## Staff Notes



## MITIGATION MEASURE CONSISTENCY CHECKLIST

Please list mitigations measures in table below. Attach narrative description of mitigation options.

<b>EIS Topic</b>	<b>Description of Mitigation Measure or Performance Standards, per RZC Appendix 11, Section D (Applicant Information)</b>	<b>Consistent (City to Complete)</b>	<b>Discussion (City to Complete)</b>
Earth	1a. 1b.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Water Resources	2a. 2b. 2c. 2d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Plants & Animals	3a. 3b.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Air Quality/ GHG	See Appendix 11, Section E.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land Use Patterns & Socioeconomics	5a.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Plans & Policies	See Appendix 11, Section E.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Aesthetics	7a. 7b. 7c. 7d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Transportation	8a. 8b. 8c. 8d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Public Services	9a. 9b. 9c. 9d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities: Stormwater, Water, & Sewer	10a. 10b. 10c. 10d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	

EXAMPLE

### Applicant Narrative

### Staff Notes



# D. Mitigation Measures and Performance Standards

## 1. Earth

- a. **+** **Mitigation Measure** – Geologic Hazard Areas Report and Third Party Review: Where applicable, the Planned Action applicant shall prepare a Geologic Hazard Areas Report prepared by qualified consultant in accordance with Redmond’s Critical Areas Regulations (RZC 21.64). (Policy NE-27) The report shall be prepared to the satisfaction of the Redmond responsible official, and may be subject to peer review by a third party selected by the City and at the applicant’s expense.
- b. **☑** **Performance Measure** – Geologic Hazard Areas Mitigation: The Planned Action project shall demonstrate avoidance, minimization, and mitigation of geologically hazardous areas consistent with Redmond’s Critical Areas Regulations (RZC 21.64). Based on the nature of the proposal and trends of extreme precipitation, and recommendations of third party review in mitigation measure 1, the City may condition development to integrate adaptation strategies into mitigation measures to address changing environmental conditions or to establish a post-construction monitoring program for geologically hazardous areas. (Policy NE-31)

## 2. Water Resources

- a. **+** **Mitigation Measure** – Street Retrofits: Transportation improvement projects associated with Planned Actions shall provide incidental flow control and water quality treatment of stormwater to existing road sections that are currently untreated or lacking basic treatment designs when such project disturbs or expands the existing road surface. (Policy TR-35)
- b. **+** **Mitigation Measure** – Low Impact Development: Planned Action Projects shall meet requirements of the Stormwater Technical Notebook and requirements for Low Impact Development (LID) techniques such as permeable surfaces and other on-site infiltration methods to increase on-site storage capabilities, reduce the size and cost of regional facilities, reduce impact from high flows, maximize groundwater recharge and provide water quality benefits. Engineering deviations to avoid Low Impact Development measures shall not be allowed. (Policy NE-58, Policy CR-18, Redmond Environmental Sustainability Action Plan Actions N3.7 and N3.8, Phase II Municipal Stormwater Permit (NPDES) per RMC 15.24.084)
- c. **☑** **Performance Measure** – Species of Special Concern: Streams tributary to Lake Sammamish or the Sammamish River, perennial or intermittent, provide important fish habitat functions in addition to spawning. These streams provide juvenile refugia, macroinvertebrate food resources, nutrient export, and other functions important to kokanee and other species of concern. Planned Action projects shall implement

conservation flow control and enhanced water quality treatment to protect the streams from stormwater impacts consistent with City standards and regulations. (Policy NE 67, Ideas 75 and 81 in Redmond Climate Vulnerability Risk Assessment)

d.  **Performance Measure** - Long-Term Stormwater Impacts and Maintenance:

Mitigation of long-term stormwater impacts includes inspection and maintenance of stormwater facilities for flow control, conveyance, and water quality treatment. Stormwater ponds, grassed waterways, and similar facilities require regular inspection and maintenance of vegetation, removal of debris, and cleaning sediment to maintain flow control and water quality as designed. Planned Action Projects shall provide for maintenance access and long-term maintenance consistent with City standards and regulations. (Policy NE-58, Policy CR-18, Redmond Environmental Sustainability Action Plan Actions N3.7 and N3.8, Phase II Municipal Stormwater Permit (NPDES), per RMC 13.06.068.

### 3. Plants and Animals

a.  **Mitigation Measure** - Natural Systems and Adaptive Design: The Redmond Climate

Vulnerability Report identifies likely impacts to plants and animals due to modeled changes in wet season precipitation and high temperature extremes and duration. Planned Action Projects shall demonstrate which ideas identified in the Redmond Climate Vulnerability Risk Assessment and Strategy Report or equivalent are included in the proposal, and which ideas are infeasible and not included. The Planned Action Project shall demonstrate how the proposal fulfills City policies and regulations to maintain or improve surface and ground water management to mimic and support natural systems to support resiliency of fish and wildlife habitat conservations areas, open space, and forest canopy. Example measures may include but are not limited to: planting native vegetation, stabilizing banks, creating buffer zones to enhance habitat quality and water quality. (Policy NE-58, Redmond Climate Vulnerability Risk Assessment and Strategy Ideas 56, 61, and 74)

b.  **Mitigation Measure** - Heat and Drought Adaptation Measures: Planned Action

Projects shall provide dry season irrigation and use of heat tolerant and water efficient plant communities when providing or retaining landscaping. In areas identified as having heat island effects, Planned Action Projects shall identify project features that reduce heat island effects appropriate to the site. Examples include but are not limited to: removal of fish passage barriers, green infrastructure, habitat corridors, vegetation plans, building materials, and site design features that create places of shade to mitigate urban heat island effects. The applicant shall use a demonstrated method to calculate urban heat island reduction measures in proportion to the extent of impervious areas (pavement, roofs) which may include: LEED Heat Island Reduction Measures, California Green Building Code measures for reduction of heat island effects, or an equivalent approved

by the Responsible Official to identify the extent of heat island mitigation.<sup>1</sup> (Policy UC-11, Policy CR- X2, Ideas 73 and 86 in Redmond Climate Vulnerability Risk Assessment and Strategy)

## 4. Air Quality/Greenhouse Gas

See Section E.

## 5. Land Use Patterns and Socioeconomics

- a.  **Performance Standard** - Sustainability: Planned Action Projects shall demonstrate measures incorporated to enhance building sustainability, which could include but are not limited to: Cool, Blue, and Green Principles (e.g., mixed use, innovation/collaboration, healthy living, large scale low impact development [LID], etc.). (Policy CR-X2, Policy CR-20, RZC 21.60.040.B.4, Building Details, Materials, and Colors, RZC 21.60 Citywide Design Standards, 21.62 Urban Center Standards, 21.67 and Appendix 10 Green Building Incentive Program (GBP))

## 6. Plans & Policies

See Section E.

## 7. Aesthetics

- a.  **Performance Measure** - Residential design for sociability: Planned Action Projects shall demonstrate conformity with development and design standards regarding residential open space. (RZC 21.62 Residential Usable Open Space and Pedestrian Plazas and Open Spaces)
- b.  **Performance Measure** - Design for affordable commercial space: Planned Action Projects shall demonstrate measures to mitigate initial move-in/tenant improvement such as a flexible shell for a range of business types and sizes to easily adapt the space for their needs, ground floor commercial requirements for tall ceiling heights, or other aspects of flexible shells. (Policy EV-25, Table 21.12.600.D.4.a. Overlake Incentives - Building Site, Form, Uses Incentives, Anti-Displacement / Small Business Relocation Provisions)
- c.  **Performance Measure** - Tower development regulations for Outdoor Amenities: Planned Action Projects shall provide outdoor amenity and sustainability functions, such

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<sup>1</sup> See: <https://www.usgbc.org/credits/new-construction-core-and-shell-schools-new-construction-retail-new-construction-data-cent-5?view=language>.

as setbacks and rooftop design that create accessible green space or caps over arterials (e.g., Columbus, OH's [Cap at Union Station](#)) to create green and activated (by extending active street edges or through programming) connections between buildings consistent with development regulations. (Chapter 21.60 Citywide Design Standards and Guidelines, Tower Standards; Idea 39 in Redmond Climate Vulnerability Risk Assessment and Strategy)

- d.  **Performance Measure** - Shadows: For properties fronting 152<sup>nd</sup> Ave NE Planned Action Projects shall demonstrate conformity with design standards to reduce shadow impacts such as by setting back towers further from the street, providing shorter podiums, orienting towers to maximize solar access to the street, or other similar measures. (Chapter 21.60 Citywide Design Standards and Guidelines, Tower Standards)

## 8. Transportation

If the Technical Committee determines that the mobility units generated by the project will require the construction or modification of the transportation facilities of another local government, the State of Washington, or the United States, the project shall provide the mitigation to that government required by the Technical Committee.

- a.  **Mitigation Measure** - Intersection: For development contributing motor vehicle travel demand to the following intersections 1% or more above 2024 levels, document consistency with Transportation Master Plan (TMP), Transportation Facility Plan (TFP), and Redmond Zoning Code (RZC) requirements for frontage, access, safety, multimodal amenities, contribution to impact fees, and other requirements:
  - i. NE 90th Street/Willows Road
  - ii. Leary Way/W Lake Sammamish Parkway
  - iii. Union Hill Road/Avondale Way
  - iv. NE 70th Street/Redmond Way (SR 202)
  - v. NE 20th Street/148th Avenue NE
  - vi. NE 24th Street/152nd Avenue NE
  - vii. NE 40th Street/156th Avenue NE
  - viii. Turing Street/156th Avenue NE
  - ix. Bel-Red Road/156th Avenue NE

Planned Action Applicants shall identify the TFP improvements in the Overlake Neighborhood Plan that mitigate the proposal's contribution of mobility units to the intersections.

- b.  **Performance Measure** – Mobility Units: Together with prior approved development the Planned Action Project shall not exceed 14,397 mobility units of demand evaluated under the Preferred Alternative in the Supplemental Draft EIS (period 2019-2050). If development applications exceed the expected number of mobility units of demand over the planning horizon, additional environmental review may be required.
- c.  **Performance Measure** – Demand Management: Planned Action Projects shall identify the Transportation Demand Management (TDM) measures implemented towards the City’s goal to achieve a 50% reduction in per-capita vehicle miles travelled (VMT) by 2050. These may include but are not limited to:
  - a. Expanding Commute Trip Reduction programs and marketing.
  - b. Implementing ridesharing programs.
  - c. Implementing subsidized or discounted transit pass programs.
  - d. Providing employer-sponsored vanpools.
  - e. Encouraging workplace parking pricing and/or parking cash-out.
  - f. Reducing parking.
  - g. Unbundling parking costs from property cost.
  - h. Implementing shared micro mobility programs.
  - i. Other elements identified in RMC 5.65.070(B)(5). (Policy TR-28)
- d.  **Performance Standard** – Notices: The City shall provide notices of a Planned Action Project to agencies with jurisdiction or tribes per RCW 43.21C.440 when such applications meet the following parameters: a) Proposals that require notices of application, or b) proposals that add twenty-five or more AM or PM peak-hour vehicle trips to state highway facilities. (Policy TR-36, Policy TR-38, TMP)

## 9. Public Services

The proposed project shall provide all off-site and on-site public facilities that the Technical Committee determines are necessary to serve the project, including but not limited to water facilities, wastewater facilities, stormwater facilities, transportation facilities, fire protection facilities, police facilities, and park and recreation facilities.

### Police/Fire Services

- a.  **Performance Measure** – Public Safety Facilities and Services Demand: Each Planned Action Project shall demonstrate consistency with city plans and codes and mitigate their demand on police and fire/EMS public facilities that are included in the capital facilities plan. (Policy CF-1; RZC 21.12, Table 21.12.600.D.4.a)

## Schools

- b.  **Performance Standard** – School Capacity: Planned Action Projects shall demonstrate adequate school capacity to accommodate development. Planned Action Projects shall pay required impact fees. Planned Action Projects may use zoning code provisions that provide for flexible site development (height, setback, use, lot coverage, etc.) for needed school facilities or development bonuses for developments to provide space on-site in land-constrained locations. (Policy CF-17; RZC Table 21.12.600.D.4.a. Overlake Incentives – Building Site, Form, Uses Incentives)

## Parks

- c.  **Performance Standard** – Open Space Adaptation: Planned Action Projects that incorporate public or private open space shall implement strategies to reduce ambient air temperatures and filter pollutants from stormwater runoff and the air through trees and landscaping, critical area restoration, stream daylighting, or other green infrastructure elements. See Mitigation Measures 7 and 8.
- d.  **Performance Standard** – Park Demand: Planned Action Projects shall demonstrate consistency with City plans and codes and mitigate their demand on public facilities that are included in the capital facilities plan or PARCC Plan. Mitigation shall consist of the payment of park impact fees to address demand on the citywide park and trail system. The City may allow through a voluntary agreement per RCW 82.02.020 a fee in lieu of onsite recreation to fund the acquisition and development of park and recreation facilities in the Overlake vicinity to meet the proposal’s specific demand where the investment is within a half-mile walk and consistent with the PARCC Plan objectives. (Policy LU-12, PARCC Plan Policy 1.2 Level of Service)

## 10. Utilities

- a.  **Mitigation Measure** – Stormwater Improvements: Planned Action Projects within the Overlake surcharge areas shall be consistent with the parameters of the regional facilities program. Areas outside the surcharge areas will be subject to stormwater requirements in the City of Redmond Stormwater Technical Notebook.
- A. If the Planned Action Project cannot be fully served by regional facilities, the City may condition development to mitigate those impacts or construct runoff treatment, infiltration, and/or flow control facilities on-site.
- B. In Overlake surcharge areas, Planned Action Projects proposed on sites with the potential for infiltration are also required to construct on-site facilities to preserve the capacity of the regional facilities and meet other state and local stormwater requirements.
- C. In locations outside the Overlake regional surcharge areas, such as Tosh Creek

Watershed, Planned Action Projects shall consider public/private stormwater management actions that will provide watershed scale improvements.

- b. **+** **Mitigation Measure** - Utilities: Each Planned Action Project shall implement their fair share of utility improvements necessary to support the additional density or growth of the proposed development through on-site improvements, frontage requirements and/or a proportional share of off-site improvements, as well as any applicable general facility charges and/or utility extensions or other system improvements. (Policy UT-10 and Policy CF-1)
- c. **☑** **Performance Standard** - Wastewater System: All future development is required to extend wastewater system improvements based on their demand consistent with the City's Wastewater System Plan or based on a subarea analysis if not addressed in the Wastewater System Plan (see Supplemental Draft Exhibit 163). Planned Action Projects shall provide utility availability applications,<sup>2</sup> and be required to meet City codes and pay general facility charges. (Policy UT-10 and Policy CF-1)
- d. **☑** **Performance Standard** - Water System: All Planned Action Projects shall meet fire-flow standards (e.g., 3,500 gpm), and are required to extend utilities consistent with adopted capital plans or demands caused by the development based on a submitted utility availability application,<sup>2</sup> City codes, and general facility charges. This includes utility improvements along all property lines and offsite improvements to address fair share of demand for facilities. (Policy UT-10 and Policy CF-1)

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<sup>2</sup> This process indicates that: Other conditions and/or necessary system improvements (as determined solely by City during project and/or plan review), to be completed by and at the expense of the legal owner of the property requesting service, may be required.

## E. Regulations Serving as Mitigation Measures

The Planned Action EIS identifies specific regulations that act as mitigation measures. These are summarized below by EIS topic. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations in place at time of development application where applicable including those listed in the Planned Action EIS and those not included in the Planned Action EIS.

### 1. Earth

1. Existing regulations for the avoidance, minimization, and mitigation of geologically hazardous areas is included in the City's Critical Areas Ordinance (RZC 21.64).

### 2. Water Resources

Water Resources Regulations. Specific measures to mitigate impacts to water resources are included in the following regulations:

- a. Surface Water Runoff Regulations: RMC Chapter 13.18 establishes requirements for drainage plans, critical drainage areas and construction timing.
- b. Stormwater Management Code: RMC Chapter 13.06 prohibits the discharge of contaminants into surface water, stormwater and groundwater and outlines preventive source control measures to restrict contaminants from entering such waters.
- c. Surface Water Design Standards: The City has adopted the City of Redmond Stormwater Technical Notebook. This document establishes requirements and provides technical guidance for design of stormwater systems.
- d. Critical Areas Regulations: RZC 21.64 establishes development standards for critical areas, including erosion hazard areas, frequently flooded areas, landslide hazard areas, critical aquifer recharge areas, wetlands, fish and wildlife habitat conservation areas and corridors, and streams.
- e. City of Redmond Shoreline Master Program (RZC 21.68).
- f. Stormwater Management Program: The City's Stormwater Management Program addresses storm and surface water quality and quantity in the City in accordance with the National Pollutant Discharge Elimination System (NPDES) Phase II Western Washington Municipal Stormwater Permit (Phase II permit) issued by the State Department of Ecology. The program reviews proposed development and monitors construction and water quality, implements stormwater control projects, and conducts a variety of stormwater related programs and plans including stormwater system inspection and maintenance and illicit discharge detection and elimination. .
- g. US Fish and Wildlife Service and/or the National Marine Fisheries Service, for federally permitted actions that could affect endangered species (i.e., salmon or bull trout).
- h. City of Redmond works in partnership with Lake Washington/Cedar/Sammamish Watershed (WRIA-8) on Salmon Conservation and Restoration, including the Chinook Salmon Conservation Plan.
- i. US Environmental Protection Agency, Clean Water Act.

### 3. Plants and Animals

The following existing regulations limit impacts to plants and animals:

- a. **Endangered Species Act:** Regulates and protects species listed at the state or federal level. This includes a requirement to provide a FEMA Habitat Assessment for any work within a floodplain that has the potential to impact listed species. This is required by FEMA to demonstrate conformance with the 2008 Federal Biological Opinion on the National Flood Insurance Program concerning impacts to Endangered Species Act listed species.
- b. **Migratory Bird Treaty Act:** Prohibits the take of protected migratory bird species without prior authorization by the U.S. Fish and Wildlife Service.
- c. **Bald and Golden Eagle Protection Act:** Prohibits the take of any bald eagle or golden eagle without prior authorization by the U.S. Fish and Wildlife Service.
- d. **Redmond Fish and Wildlife Habitat Development Standards:** RZC 21.64.020 identifies development standards for construction in fish and wildlife habitat conservation areas and corridors, and associated buffers.
- e. **Redmond Development Standards for Wetlands:** RZC 21.64.030 identifies development standards for construction in wetlands and associated buffers.
- f. **Redmond Development Standards for Trees:** RZC 21.72 identifies development standards for construction near significant trees. An exemption to these standards likely applies for removal of significant trees in public easements and public rights-of-way.
- g. **Redmond Public Works Standards and Specifications:** The City of Redmond 2019 Standards Specifications and Details addresses permitting and engineering requirements for work in the City's right-of-way along with residential construction. Topics include submittals of geotechnical reports, cut and fill slopes, landscaping, tree planting and removal, roadway surface treatment, and construction standards. These standards include tree protection and tree installation standards. Although right-of-way and utility improvements are exempt, the tree replacement code intent must still be met on-site or off-site (RZC 21.72.030.A.3), but do not require tree replacement for removals.
- h. **2022 Redmond Stormwater Technical Notebook (STN) Update.** The 2022 Redmond (STN) is intended to ensure compliance with the 2019 Stormwater Management Manual for Western Washington.
- i. The State requires a **hydraulic permit approval (HPA)** for construction or other work activities in or near state waters that will impact the natural flow or bed of waters of the state. HPAs are intended to ensure that construction is done in a manner that protects fish and their aquatic habitats.

### 4. Air Quality/Greenhouse Gas

- a. Energy Conservation and Reduction of Associated GHG: Washington State Energy Code (RMC 15.18.020)

- b. Construction Management – Limit Dust and Erosion: Chapter 15.24 Clearing, Grading, and Stormwater Management.
- c. RZC Ch. 21.67 Green Building Incentive Program (GBP): Redmond 2050 code amendments modify the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

## 5. Land Use Patterns and Socioeconomics, Relationship to Plans and Policies

- a. Affordable housing regulations as adopted in RZC 21.20.
- b. Inclusive design policies, regulations, incentives, and design standards (Redmond 2050 Comprehensive Plan, RZC 21.12.600, RZC Article III Design Standards).
- c. Cultural Districts (RZC 21.05.200).
- d. Equitable Transit-Oriented Development policies and incentives (Redmond 2050 Comprehensive Plan, Community Development and Design Element, RZC 21.05, and RZC 21.12).

## 6. Aesthetics

- a. Redmond Zoning Code (RZC Title 21) includes citywide and area specific design standards.
- b. RMC Chapter 15.08 Building Code adopts the International Building Code, which includes accessibility requirements.

## 7. Transportation

- a. **Planning and Code Standards:** Development throughout the City must comply with the TMP and Redmond Zoning Code, which include design standards such as frontage requirements that benefit multimodal access and mobility. In Overlake Village and Downtown, there are supplemental design standards that reinforce the pedestrian scale on street frontages and provide pedestrian amenities such as wide sidewalks, mid-block connections and urban pathways, street furniture, weather protection, plazas, and landscaping. Code requirements also address bicycle travel with respect to trail connections, crossings, and bicycle parking and locking facilities. In locations where a development would front those improvements, developers would be required to build out their portion of the planned network; larger sites may require a master planning process as well.
- b. **Transportation Demand Management:** The City may require developers to implement TDM programs at its site to limit the number of vehicle trips being generated. Existing TDM regulations include the Commute Trip Reduction (CTR) program (required by the State for large employers) and Transportation Management Programs required by the City as a condition for some development (RZC 21.52.020). Move Redmond, a private non-profit organization, offers services to employers within Redmond to tailor their CTR and Transportation Management Program efforts to their specific

circumstances. In addition to addressing the arterial, state facility, and intersection delay impacts of the action alternatives, TDM programs are also beneficial to the City's VMT, mode share, and transit ridership impacts under Alternative 1 No Action.

- c. **Transportation Facilities Plan:** The City works to complete its multimodal transportation network by building out the projects listed in the Transportation Facilities Plan (TFP). As part of Redmond's concurrency program, the City commits to delivering TFP projects at a rate sufficient to keep pace with growth.
- d. **Transit-Oriented Development Focus Areas:**

## 8. Public Services

### Police

- a. See RMC Title 9 Public Peace, Morals and Safety. It establishes local laws including some that are relevant to uses or activities (e.g., explosives, fireworks) or crimes and emergencies.

### Fire/EMS

- b. The City of Redmond has adopted the International Fire Code (IFC) applicable to new construction. (See RMC Chapter 15.06 Fire Code)
- c. The City has adopted impact fees for capital improvements to meet Comprehensive Plan fire levels of service. The rate schedule applies to residential and non-residential uses. Fire impact fees may be updated based on identified facility needs based on the Strategic Plan. Mitigation shall consist of the payment of fire impact fees to address demand on the system. (See RMC Chapter 3.10 Impact Fees.)

### Schools

- d. A Six Year Capital Facilities Plan (2023-2028) was approved by the LWSD Board of Directors in 2023 and is updated annually. This plan is LWSD's primary guiding document as part of the State of Washington's Growth Management Act and King County Code 21A.43. It is updated annually. It is referenced in RMC 3.10.080.D.
- e. New development is subject to collection of impact fees under Chapter 3.10 of the Redmond Municipal Code. Impact fees are collected by the City on behalf of LWSD, in accordance with an interlocal agreement between the City and District, to partially offset the system improvement costs of educating additional students generated by new development. The LWSD Capital Facilities Plan assumes additional funding for capacity comes from state funds and tax revenue.

### Parks

- f. RMC 3.10 Impact Fees sets park impact fees for residential and employment uses.

## 9. Utilities

- a. New development and redevelopment will be subject to federal regulations including:
  - i. 1972 Clean Water Act (CWA).
  - ii. Phase II of the National Pollutant Discharge Elimination System (NPDES) permit program, administered by the Department of Ecology. Under this set of regulations, the City maintains measures to protect and improve runoff conditions in relation to the receiving waters.
- b. Utility planning and operations are also governed by various state laws and regulations. Among these are:
  - i. WAC 365-196-420, which requires that the utilities element of a comprehensive plan contain the general location, proposed location, and capacity of all existing and proposed utilities.
  - ii. RCW 90.48.035 provides the Washington State Department of Ecology rule-making authority to regulate water quality standards; implemented by WAC 173-240-010.
  - iii. Under WAC 173-220, the Washington State Department of Ecology establishes the NPDES permit program. The Stormwater Management Manual for Western Washington is developed to support NPDES permit program implementation.
- c. The local regulatory framework that guides the management of these resources includes the following:
  - i. RMC 15.24 contains stormwater management regulations for development and redevelopment; it codifies the Redmond Stormwater Technical Notebook as a supplement to the code. The most current version of the City's Stormwater Technical Handbook at the time of development will guide infrastructure improvements.
  - ii. RMC Title 13 contains provisions for the management and financing of stormwater infrastructure. RMC 13.06 provides authority to implement the Illicit Discharge Detection and Elimination (IDDE), Source Control, and facility inspection programs designed to prevent contamination of groundwater and surface water by monitoring, tracking, and removing non-stormwater discharges into the stormwater drainage system. RMC 13.18 establishes the City's Stormwater Management Utility. RMC 13.20 requires stormwater drainage capital facility charges for development and requires development within the Downtown and Overlake surcharge areas to connect into the regional stormwater facilities.
  - iii. RZC 21.17.010 sets standards for low-impact development, a stormwater management technique that helps preserve the quality and recharge of Redmond's groundwater.
- d. The 2022 Stormwater Technical Notebook identifies the stormwater requirements for development and the fee-in-lieu program for the regional facilities program.

- e. New development and redevelopment will be subject to state and local regulation including:
  - i. City of Redmond and Washington State standards for the construction, operation, and maintenance of water and sewer systems.
  - ii. RMC Title 13 regulates the City of Redmond stormwater, water and sewer utilities.
  - iii. City design standards for water and sewer infrastructure and the City of Redmond Standard Specifications and Details.
  - iv. City design standards for stormwater systems and the Redmond Stormwater Technical Notebook.
  - v. Criteria, regulations, and standards to govern the development within the City, and to provide for water, sewer and storm drainage service and other public requirements (RZC Chapter 21.74).
  - vi. Adequate Public Facilities and Services as required by the Growth Management Act (RZC 21.17)
- f. Utility planning and operations are also governed by various laws and regulations including:
  - i. Current discharge regulations contained in RMC 13.04 provide the basis and support for elements of a wastewater Source Control Program such as inspections and education. The primary purpose of Redmond’s Source Control Program is to limit what materials enter the water supply through wastewater and solid waste pathways.
  - ii. RMC 13.29 requires that the mayor shall approve a Water Shortage Response Plan that establishes actions and procedures for managing water supply and demand during anticipated or actual water shortages.
  - iii. Washington State Department of Ecology (Ecology) as defined in Chapter 173-240-050 of the Washington Administrative Code (WAC) and Chapter 90.48 of the Revised Code of Washington (RCW).
  - iv. Under state law (RCW 43.20.260), the water utility is required to provide service within its retail service area, provided it can meet the conditions prescribed in state law, including the ability to deliver such service in a timely and reasonable manner.



**DRAFT**

2024

# Overlake Neighborhood Plan Addendum



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## Introduction

### Certification Requirements:

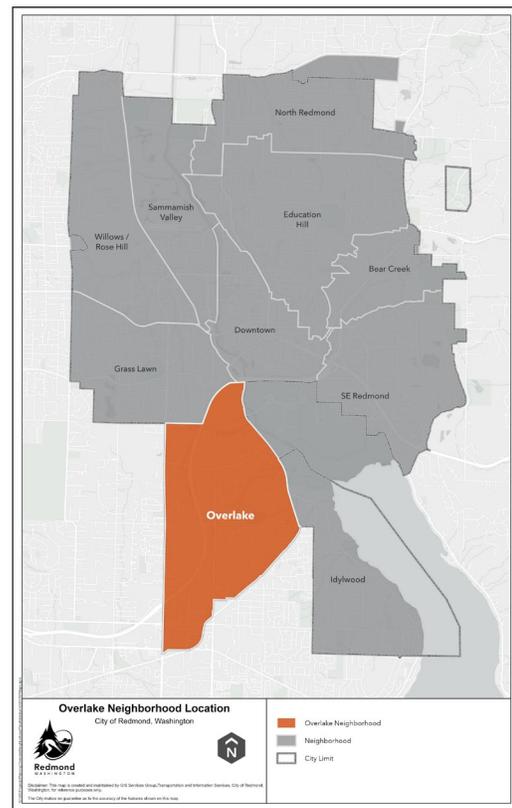
- Include a vision statement that promotes accommodating growth through compact, pedestrian-and transit-oriented development.
- Describe the center's role within the city, county, and region.
- Clearly identify the area as a designated regional growth center and describe the relationship of the center plan to the city's comprehensive plan, countywide planning policies, and VISION 2050.

## Neighborhood Vision

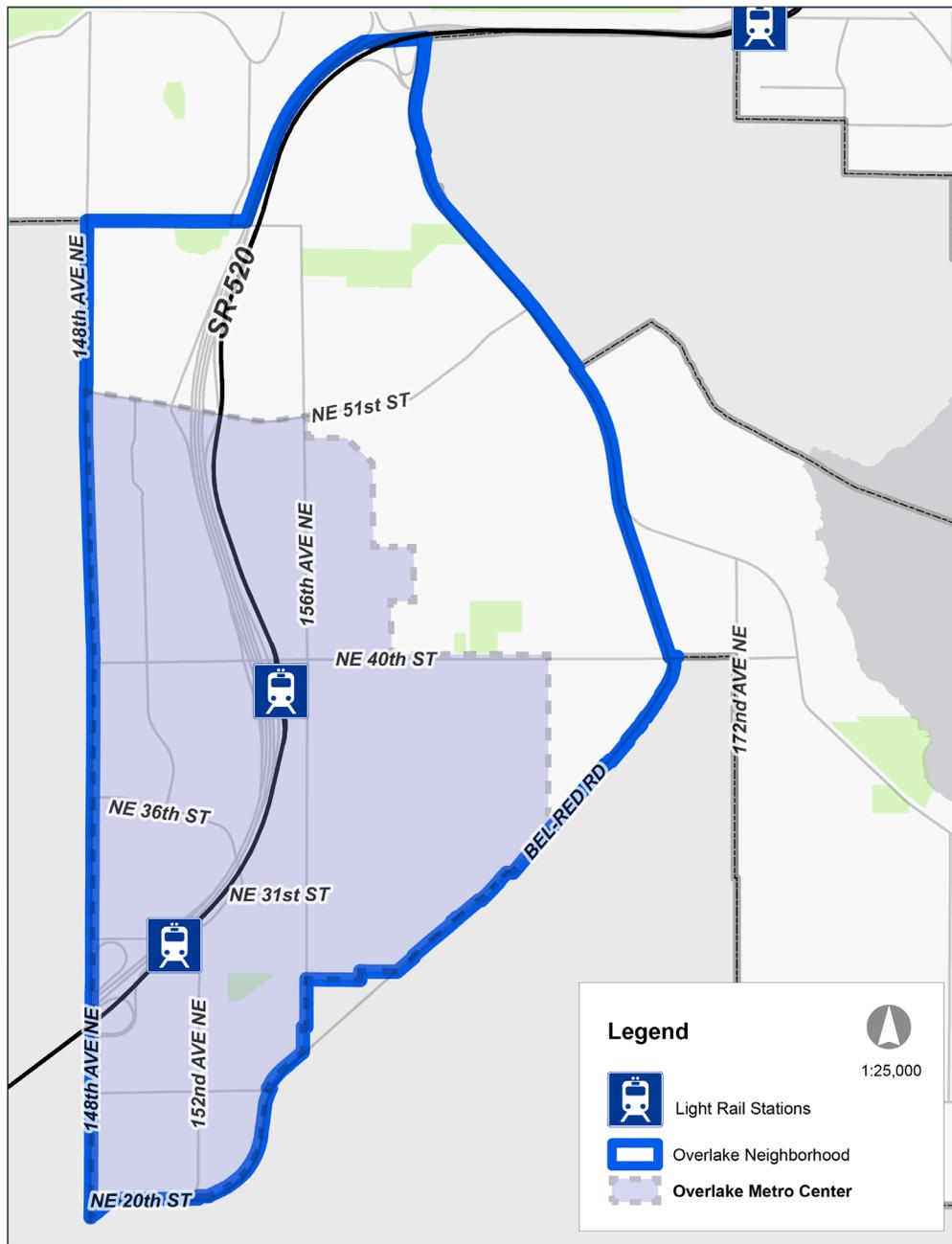
The Overlake Neighborhood is approximately 2 square miles, 14% of the City's land, and provides excellent opportunities to live, raise a family, work, develop a business, shop, and recreate in an urban setting. Overall, it is a place that:

- Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, and plazas and parks;
- Meets community and regional needs for employment, shopping, recreation, cultural, entertainment, education, and other uses in the daytime and evening;
- Is oriented toward pedestrians and bicyclists, well-served by local and regional transit service, and offers strong multimodal connections within its boundaries and to nearby areas;
- Is a medium- and high-density urban environment enhanced by landscaping, parks, plazas and open spaces, and preservation of natural features; and
- Is a place where people want to be, with a modern character that celebrates its multicultural community members and businesses.

MAP ONP-1  
Overlake Neighborhood Location Map



MAP ONP-2 Overlake Neighborhood Map



### Comprehensive Plan Framework Policies

Most of the policies related to the Overlake Neighborhood can be found in the Redmond Comprehensive Plan, in the Centers section of the Community Development and Design chapter.

These policies implement the vision for the community that was adopted as part of Redmond 2050 as well as compliance with the King County Countywide Planning Policies and the regional planning policies adopted in VISION 2050. There are two overarching framework policies that set the stage for a complete, equitable, transit-oriented neighborhood.

*FW-OV-1 Support Overlake as a focus for high technology and other employment located within a vibrant urban setting that provides opportunities to live, shop and recreate close to workplaces. Make public and private investments that reinforce the desired character and increase the attractiveness of Overlake as a place in which to walk, bicycle, and use transit.*

*FW-OV-2 Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue. Help to retain and enhance a focus on sustainability and resiliency within the area through addition of parks, street trees and landscaping.*

The Comprehensive Plan implements the three major themes of Redmond 2050, with policies related to equity and inclusion [OV-7, OV-8, OV-18], sustainability [OV-7, OV-16, OV-17, OV-20-22], and resiliency [OV-7, OV-8, OV-20, OV-21].

## Summary of Redmond 2050 Updates

### Certification Requirements:

- Describe or reference how equitable community engagement shaped the plan's goals, policies, and strategies. Encourage coordination with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable.
- Recognize the role of the center in achieving the adopted VISION 2050 goal of attracting 65% of regional population growth and 75% of employment growth to centers and high-capacity transit station areas.
- Establish residential and employment growth targets that accommodate a significant share of the jurisdiction's growth, in support of VISION 2050 and the Regional Growth Strategy. Residential densities and building intensities should have capacity to accommodate higher levels of growth. Metro Growth Centers should plan for densities of at least 85 activity units per acre.

## Process and Engagement Summary

The Redmond 2050 update included several questions specifically related to the future of Overlake -- to accommodate growth and maximize the benefits of the two new light rail stations. Visioning began in the fall of 2020 and continued with community workshops, focus groups, and stakeholder meetings in 2021 on several issues that will impact this community. Those conversations included:

- Identifying highest and best uses and design standards for properties near the light rail stations. How do we ensure that uses supportive of transit and uses related to 24-hour activity are part of redevelopment?
- Planning TOD areas to ensure equity and inclusion, sustainability, and resiliency;
  - Identifying design and other built environment objectives. What development standards, performance metrics, services/amenities, incentives and/or partnerships are needed to realize that new physical reality?
  - What do families need in high-rise living situations? How do we address the needs and interests of all ages?

- How do we ensure equitable outcomes (e.g., so that those with disabilities can truly have access to units in TOD buildings)? What kind of neighborhood features would meet the needs of the 200+ individuals working at the main Microsoft campus that have intellectual and developmental disabilities? What would we need to change in our codes to make that happen?
- Addressing needs and concerns related to displacement, with specific outreach to minority-owned businesses on their needs;
- Neighborhood character and preservation of the "international" cultural feel of the area; and
- Neighborhood services needed for existing and future residents.

The Redmond 2050 update also included expanding the Metro Center boundary to incorporate areas within a 10-minute walk of the Redmond Technology Station, an upzoning multi-family areas being added to the Center (see Metro Center information under the Land Use section below).

As part of the visioning process, the City developed three growth scenarios informed by community engagement conducted in 2021 and 2022. This was vital to the Overlake update as all scenarios allocated a large percentage of the growth to Overlake for environmental and other reasons. The growth scenarios were then more thoroughly studied, refined, and modeled in the Environmental Impact Statement process (see [redmond.gov/1477/](http://redmond.gov/1477/)) until a final Preferred Alternative was created.

Based on the vision phase input and the review of the existing conditions, staff created draft policies and conducted community engagement on the policy revisions. The code revisions then began in earnest, which included a complete repeal and re-write of RZC 21.12 Overlake Regulations and additional code updates to other sections of code related to Overlake. In total, the Overlake Code regulations updates included:

Redmond 2050 – Overlake Rewrite	Redmond Zoning Code Rewrite
21.05 Special Districts	21.04 Limited Uses
21.12 Overlake Regulations	21.20 Housing
21.28 High-Capacity Transit Preservation	21.22 Public Art
21.48 Transfer of Development Rights Program	21.67 Green Building & Appendix 10
21.50 Transition Overlay Areas	21.45 Solid Waste Management
21.58 Design Standards, Introduction	21.78 Definitions
21.60 Citywide Design Standards	Note: citywide parking, landscaping, and open space updates will also impact Overlake, including reducing most minimum parking in Centers to zero and updating open space and landscaping to include urban forms and standards, including podium and roof-top amenities.
21.62 Urban Center Standards	
21.70 SEPA Planned Action (2024)	
21.76 Review Procedures	
21.78 Definitions	

Engagement and educational tools included traditional and new, innovative approaches - everything from mailed property owner notifications to games, an interactive mapping tool, and pop-ups such as our "donut at the transit station" event. *At each stage in the development staff prepared materials that*

reported back what the community input was and how it was used. Significant feedback was received and incorporated in a variety of topics, including:

- How much growth would be allocated to Overlake;
- Development and design standards for growth in Overlake;
- Tools for minimum development requirements to ensure we can meet our growth targets and don't under-utilize prime TOD areas;
- Small business and minority-owned business support and anti-displacement strategies and incentives, including the establishment of the new Overlake Intercultural District;
- Adopting the City's first mandatory green building requirements for the Overlake Metro Center;
- Developing a new incentives program that broadens the incentive categories to include equity and inclusion goals as well as catalyst projects such as mass timber and other priorities;
- Updates to the mandatory inclusionary zoning requirements for Overlake to advance affordable housing priorities; and
- Specific policy and code requests from disabilities stakeholders to improve accessibility and inclusion.

Community engagement summaries can be found online at [redmond.gov/1495/](http://redmond.gov/1495/).

### Scale of Change

Redmond 2050 will nearly double the city's population and transition Redmond from a suburb to a city. Overlake was assigned more than one-third of the housing and job growth, as shown in Table ONP-01 below.

TABLE ONP-01

2019-2050 Growth Distribution	Housing Units	Jobs
Overlake Metro Center	34%	46%*
Downtown Urban Center	27%	19%
Marymoor Countywide Growth Center	13%	5%
SE Redmond IGC study area	-	9%
<b>CENTERS SUBTOTAL</b>	<b>81%</b>	<b>78%</b>
Major Corridors and Elsewhere	73%	22%

\*There are 2,000 jobs in the Overlake Neighborhood that are outside of the Metro Center, so included in the "Major Corridors and Elsewhere" row.

TABLE ONP-02. 2019-2044 OVERLAKE METRO CENTER GROWTH TARGET

Metro Center Growth Targets	2019 Baseline Conditions	2044 Center Growth Target*	2050 Growth Target	Zoned Development Capacity
Population				
Housing Units				
Employment				

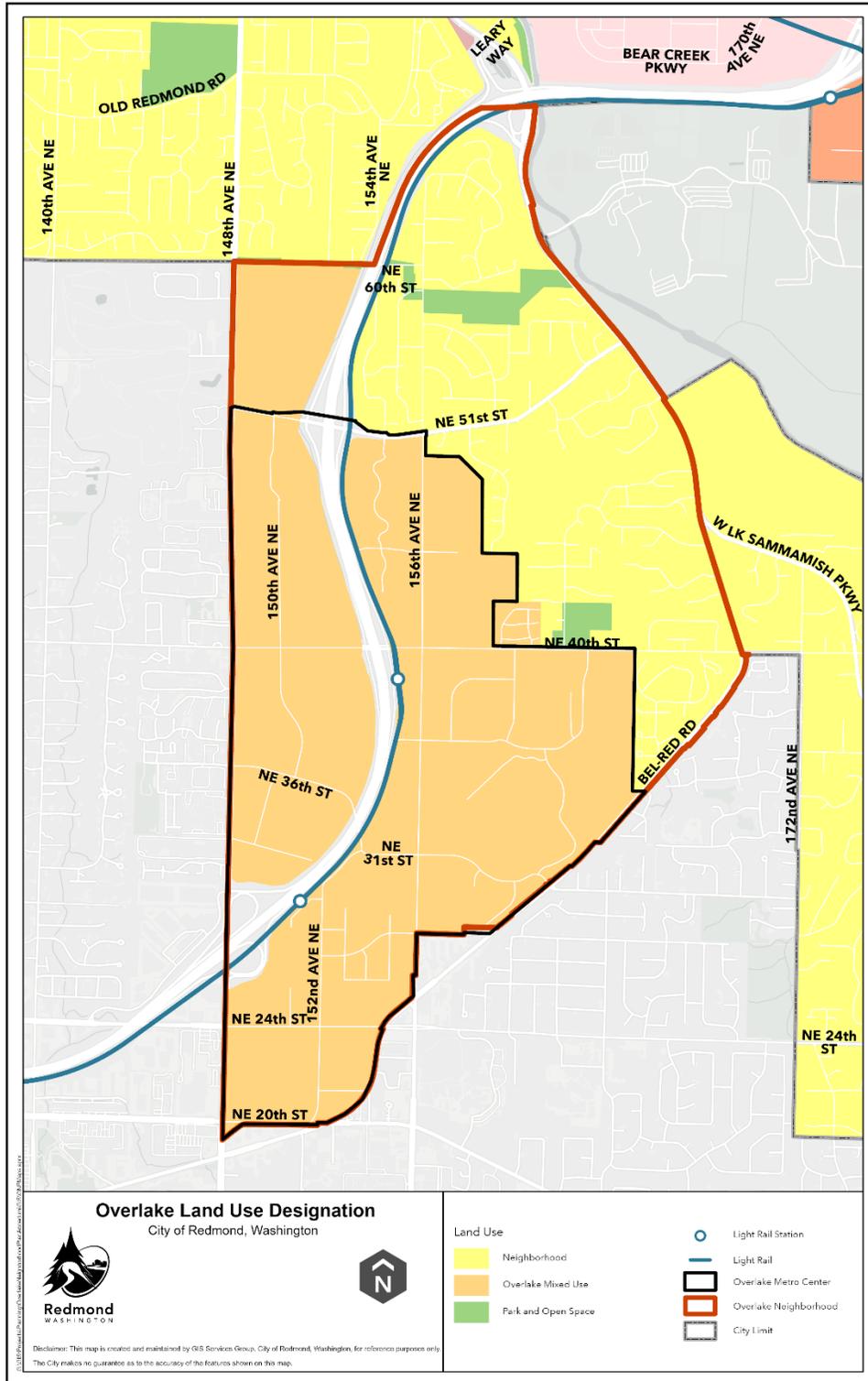
Accommodating this growth requires up-zoning to higher densities and taller buildings - up to 300 feet with incentives. All development and design standards have been updated, and the City is adopting street-based standards for the public realm to ensure outcomes match the goals for non-vehicular mobility.

TABLE ONP-03 CHANGES IN OVERLAKE ZONED CAPACITY BY ZONING DISTRICT

FAR Revisions	OLD BASE (w/o Incentives)	OLD MAX (w/ Incentives)	NEW BASE (w/o Incentives)	NEW MAX (w/ Incentives)
<b>Overlake Village (OV)</b>	2.9 - 3.7 (housing max 2.5)	5.2 - 5.35	5	<b>TOD Focus Area</b> No FAR restriction (height and other restrictions apply) Elsewhere: 9.5
<b>Overlake Business and Advanced Technology (OBAT)</b>	1.55 (housing max 1.0)	1.62	3	
<b>Overlake Multifamily (OVMF)</b>	Density varies based on zoning (R-6, R-12, and R-30), averages 20 du/a		3 FAR (50 du/a)	

BUILDING HEIGHT REVISIONS	OLD BASE (w/o Incentives)	OLD MAX (w/ Incentives)	NEW MIN	NEW BASE MAX (w/o Incentives)	NEW MAX (w/ Incentives)
Overlake Village (OV)	5 stories	9 - 12 stories	4 stories in TOD Focus Area  3 stories elsewhere	14 stories mixed-use, 8 stories for non-residential	<b>TOD Focus Area</b> 300 ft. / 320 ft If top floor is amenity space, may exceed 320 ft by one additional story. <i>Not to exceed 30 stories</i> <i>Elsewhere:</i> 230 ft mixed-use / 200 ft residential
Overlake Business and Advanced Technology (OBAT)	4 - 9 stories	5 to 10 max			
Overlake Multifamily (OVMF)	n/a	35 ft	3 stories	8 stories	160 ft

MAP ONP-3 Overlake Land Use Designation



## Land Use Designations

The Redmond Land Use Map identifies most of Overlake as the Overlake Mixed-Use designation, with the following policy establishing the intent of the neighborhood. This land use designation includes all of the Overlake Metro Center and the portion of the Overlake Business and Advanced Technology zone that extended northward from the Center (the site of the Microsoft Red-West campus). This is a total of 847 acres, or 8.3% of the City land area, and 57% of the Overlake Neighborhood's 1,493 acres.



### LU-32 Overlake Mixed-Use Designation

**Purpose.** Maintain and encourage Overlake as a place that:

- Serves an important local and regional economic role as a center for advanced
- technology uses, research and development, corporate offices, distribution and compatible manufacturing;
- Encourages high-quality, compact transit-oriented development;
- Provides regional commercial shopping, cultural, and entertainment uses that support and complement nearby employment and residential areas;
- Includes mid-rise and high-rise, mixed-use neighborhoods that provide attractive and safe places to live close to amenities such as restaurants, frequent transit service, and a network of parks, sidewalks and trails; and
- Emphasizes access for pedestrians and bicyclists with attractive local streets appropriate for a destination location.

**Allowed Uses.** Implement this designation throughout the Overlake Center.

- Permit uses that allow a tall building stock, foster a vibrant economy, with a broad mix of residential, retail, service, civic, cultural, and employment uses that support community values and fulfill growth requirements.

The remaining portions of the Overlake Neighborhood have a Neighborhood or Park and Open Space designation.

## Overlake Zoning Districts

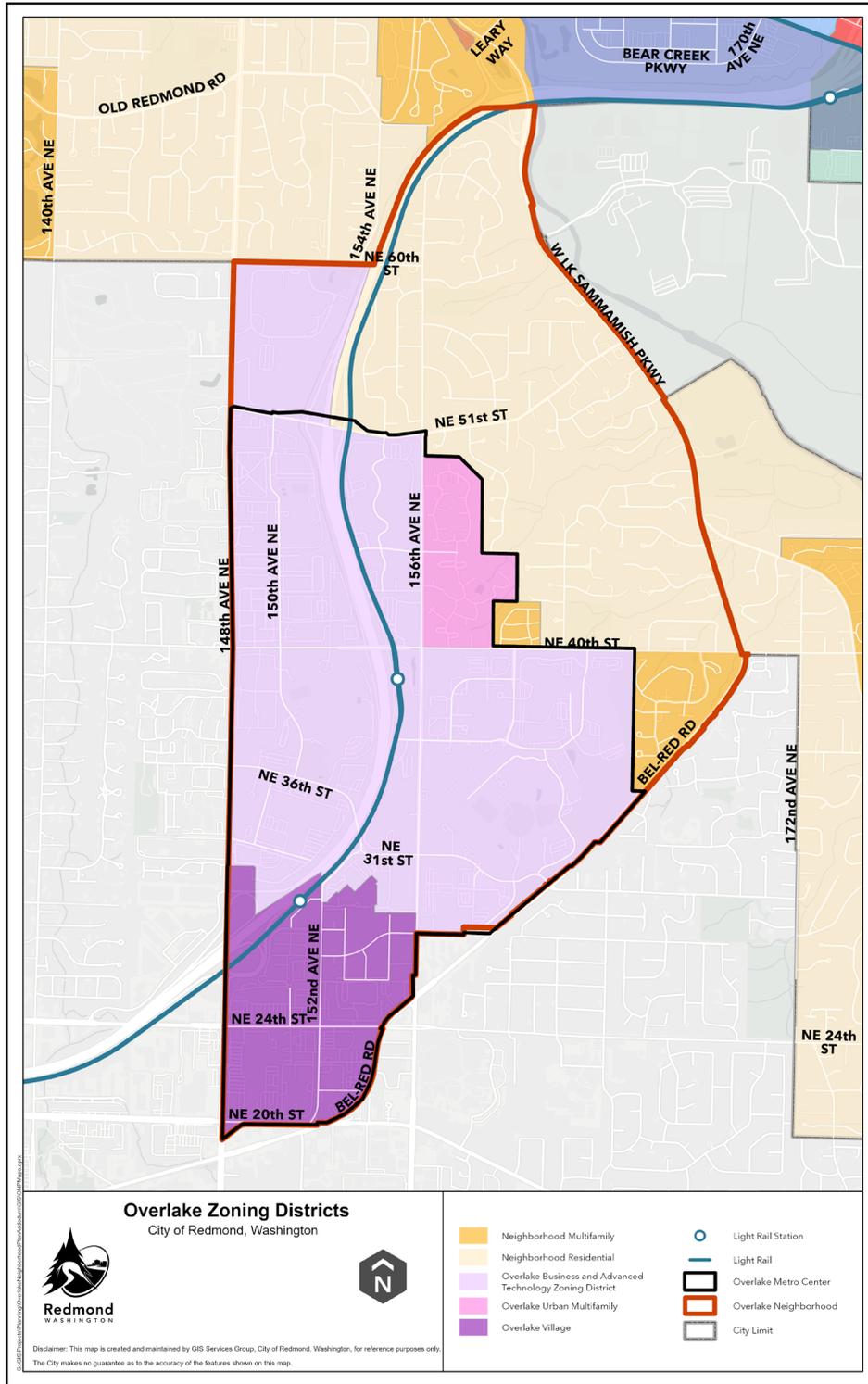
There are three zoning districts in the Overlake Metro Center, all of which are mixed-use zones with mid- and high-densities that accommodate the jobs and housing growth allocations and that maximize transit-oriented development potential. The zoning districts and the development regulations are intended to:

- Encourage a broad mix of medium- and high-density uses and amenities in order to: achieve a vibrant, engaging metropolitan growth center that is equitable, sustainable, and resilient; enliven the area in the evening; and contribute to a sense of place;
- Promote compact development forms that:
  - a. Are pedestrian- and bicycle-friendly;
  - b. Are conducive to and supportive of transit use and provide a variety of mobility options for community members of all ages and abilities;
  - c. Provide for commercial uses and flex spaces on the ground floor along arterials while allowing residential uses on the ground floor of development along local streets;
- Allow additional building height and density and other approved incentives to facilitate:
  - a. Achieving sustainable, equitable transit-oriented development, with higher bonuses available for properties closer to the light rail stations;
  - b. Provision of public and private infrastructure, green buildings, affordable housing, open space, and other city goals to implement the Redmond Comprehensive Plan;
- Provide affordable housing unit options and accessible and universally-designed housing units in the Metro Center for community members with disabilities; and
- Use SEPA planned actions and exemptions to efficiently accomplish environmental review within the Overlake Metro Center; and
- Encourage use of environmentally sustainable site design and building features, urban tree canopy management, and enhanced use of landscaping to buffer and mitigate urban impacts (heat, noise, etc.) and provide places of refuge and rest.

### Overlake Village (OV) Purpose.

- Promote mixes of medium- and high-density residential and commercial uses with substantial residential development integrated into a pedestrian- and bicycle-friendly urban neighborhood;
- Promote a mix of cultural, entertainment, educational, retail, restaurants, professional offices, services, and uses that meet needs of residents and employees, enliven the area in the evening, and contribute to a sense of place;
- Maximize opportunities for equitable transit-oriented development and transit-supportive uses; and
- Honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, building design, and streetscape improvements.

MAP ONP-4 Overlake Zoning Districts



### Overlake Business and Advanced Technology (OBAT) Purpose.

- a. Provide a high-wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;
- b. Provide medium- and high-density employment and housing uses;
- c. Encourage walking, bicycling, carpools, vanpools, and transit use; and
- d. Provide convenience commercial and neighborhood services, arts, cultural, and entertainment uses and other transit-supportive uses in the transit-oriented development focus area.

### Overlake Urban Multifamily (OUMF) Purpose.

- Enhance compatibility between the uses and densities in the Overlake Metro Center and neighboring residential areas;
- Permit medium-density urban multi-family residences in either mixed-use developments or single-use structures; and
- Permit a full range of public services and facilities uses that primarily serve the residents of the neighborhood, such as retail (including grocery stores), neighborhood services, educational, childcare, community centers, social services, and other supportive uses in mixed-use residential buildings.

## Land Use/ Development Patterns

### Certification Requirements:

- Include the size of the center and describe whether the center boundary changed as part of the planning process. The plan should fully encompass the designated regional center and demonstrate defined boundaries and shape for the center, including consistency with size requirements for regional centers.
- Describe and map the mix, distribution, and location of existing and future land uses (such as residential, commercial, civic, public, etc.).
- Include the existing activity unit density of the center. Metro Growth Centers should have a minimum existing density of 30 activity units per acre.
- Encourage a mix of complementary uses, with a goal for a minimum mix of at least 15% planned residential and employment activity in the center.
- Establish design standards for pedestrian-friendly, transit-oriented development and other transit-supportive planning that orients land uses around transit. Eliminate superblocks through innovative site design and public/private partnerships.
- Promote infill development, particularly on underutilized parcels.
- Increase access to opportunity, including employment and education opportunities and improved neighborhood quality of life.
- Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities.

The Overlake neighborhood contains several types of development, including single- and multi-family homes, campus style office developments, and mixed-use developments. Redmond will continue to focus on retaining and attracting a wide range of uses and activities in all center types. The land use policies that follow guide development in a manner that will serve the needs and desires of existing and future residents and businesses, while ensuring that change over time enhances the

unique character of each center. Land use policies specific to Overlake focus on the urban types and forms to accommodate jobs and population growth through the year 2050.

*CTR-1 Promote the regional and countywide growth centers as locations for a variety of businesses, including retail, office, service, cultural, and entertainment uses that are compatible with a mixed-use urban environment.*

*OV-1 Maintain development regulations inside the Overlake Metro Center that provide capacity to accommodate job and housing growth allocations and related services, amenities, and infrastructure.*

*OV-2 To ensure that the City has the capacity to meet the needs of non-residential spaces/uses, residential uses shall be located either in mixed-use buildings or on mixed-use sites and not as a stand-alone use. An exception may be made if:*

- site conditions substantially limit mixed-use viability; or*
- where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or*
- where the street frontage is only to a Neighborhood Street.*

The Metro center is planned to be the City's highest density area, so low-density development and most missing-middle housing is not found in the center, but rather is available immediately adjacent to it. Development within the Center will be typically mixed-use or office developments of six or more stories, reaching up to 300 feet on some parcels using incentives.

[Insert example building types]

Thousands live or work in the centers, so it is especially important that they be inclusive, welcoming, and comfortable places to spend time. Urban character and design attributes are critical to creating great places, and universal design considerations are critical to designing an inclusive community. Overlake will continue to develop with a distinct, high-quality urban character and sense of place that reflects its diverse population and economy. Overlake will remain a place where people want to live, conduct business, visit, and spend time.

*OV-10 Maintain design standards that create a distinct and innovative character for the Overlake Metro Center.*

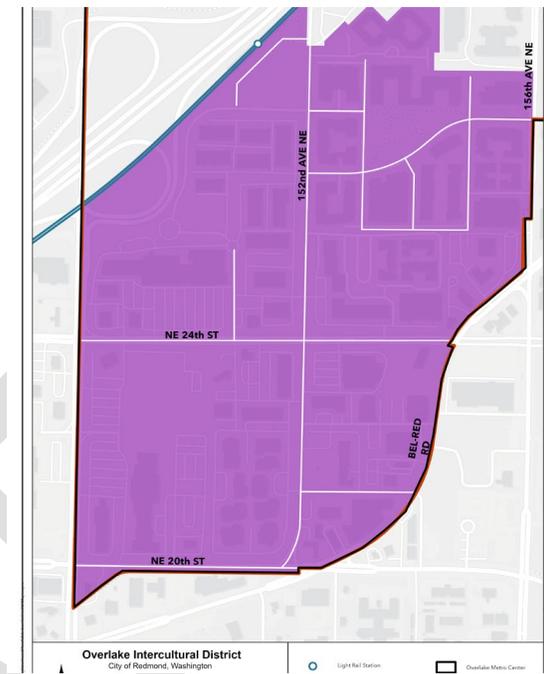
- Site and building designs contribute to the creation of an urban place that feels comfortable for pedestrians, bicyclists, and community members of all ages and abilities.*
- Buildings and associated landscaping use innovative methods and partnerships to ensure that they are designed with sustainability, climate adaptation, and resiliency in mind; they use energy-efficient and water-efficient, low carbon green building techniques such as on-site renewable energy generation and passive cooling/heating techniques. Building and site design requirements are flexible and allow for renewable energy and advanced technology.*

Overlake Village has its own unique character within the Overlake Neighborhood. This character reflects not only nearby high-tech businesses, but also the many international businesses that have located here.

As part of Redmond 2050, the City established Cultural Districts, including the new Overlake Intercultural District. Cultural heritage plays an invaluable role in developing a deeper understanding and awareness of our shared history. Redmond is committed to safeguarding the historical, social, and economic value of its neighborhoods to strengthen understanding and appreciation of our significant places and cultures. These aspects can take the form of tangible and intangible resources.

Cultural districts are distinguished by unique social and historical associations and living traditions. While they have physical geographic boundaries, the cultural districts are primarily identified by the activities that occur within them, including commerce, services, arts, events, and social practices. The policy below is designed to ensure that new developments in Overlake Village reflect the vision of the area as an urban, mixed-use neighborhood that provides a comfortable pedestrian and residential environment and yet is unique to the area.

MAP ONP-5  
Overlake Intercultural District



**OV-11** *Establish a character uniquely related to the concentration of diverse ethnic businesses throughout an Overlake Intercultural District area.*

- *Developments honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, buildings design, and streetscape improvements.*
- *Locally relevant cultural references are integrated through thoughtful consideration in the selection of building materials and details, artwork, signage, and open space and recreation design.*

## Overlake Metro Center

Portions of Overlake have been designated as a Metropolitan Growth Center (Metro Center), as shown on Map ONP-6. Development inside the Metro Center boundary will be urban in form and function, with TOD focused near the light-rail stations.

- *Metropolitan Growth Centers (Metro Centers)* have a primary regional role - they have dense existing jobs and housing, high-quality transit service, and are planning for significant growth. They will continue to serve as major transit hubs for the region. They also provide regional services and are major civic and cultural centers.

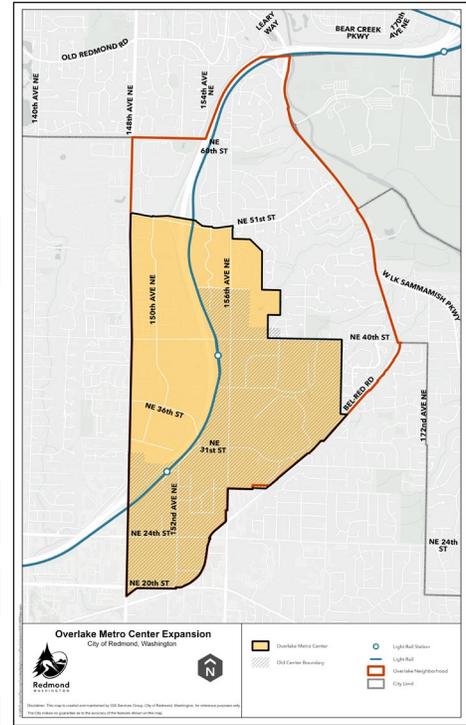
As part of Redmond 2050 the Center boundaries were revised. See Table below for additional information on the revision and how the proposed center meets the VISION 2050 goals and the PSRC Centers Designation criteria.

### Equitable Transit-Oriented Developments (eTOD)

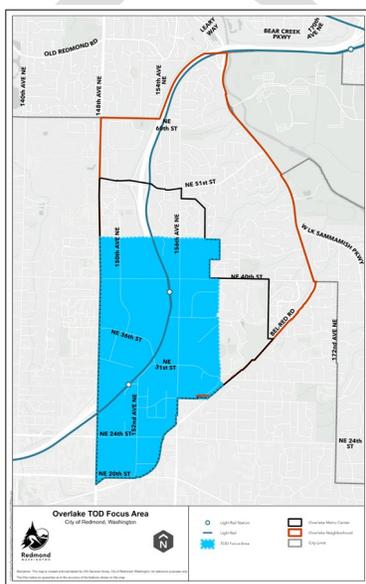
The Metro Center is home to two light rail stations and a large transit-oriented development (TOD) focus area, with specific goals outlined related to equitable transit-oriented development (eTOD).

*Equitable Transit Communities or Equitable Transit-Oriented Developments (eTOD)* are mixed-use, transit-served neighborhoods that provide housing and transportation choices, a mix of services, amenities and businesses, and greater social and economic opportunity for current and future residents with a particular focus on historically underserved communities.

MAP ONP-6  
Overlake Metro Center Expansion



MAP ONP-4  
Overlake TOD Focus Area



*These communities promote local community and economic development by providing housing types at a range of densities and affordability levels, commercial and retail spaces, community services, and other amenities that are integrated into safe, walkable neighborhoods.*

*Successful equitable transit communities are created through inclusive planning and decision-making processes, resulting in development outcomes that accommodate future residential and employment growth, increase opportunity and mobility for existing communities, and enhance public health for socially and economically diverse populations.*

- Puget Sound Regional Council, Growing Transit Communities

**RZC 21.05.110 Purpose.**

Transit-Oriented Development (TOD) Focus Areas will be used in conjunction with incentive programs and design guidelines and other tools to achieve the following goals.

1. Implement the vision and policies for transit-oriented development (TOD) and equitable TOD (eTOD) as set forth in the Redmond Comprehensive Plan and the Overlake Neighborhood Plan;
2. Maximize opportunities for TOD and equitable TOD (eTOD) to improve social and economic opportunity for current and future residents with close proximity to high-frequency transit access by:
  - a. Maximizing the number of homes and affordable housing near light rail and high-frequency bus routes;
  - b. Improve housing and job access to households earning a broad range of incomes; and
  - c. Improve the accessibility of public spaces and private developments to people with disabilities and other special needs through:
    - i. The application of inclusive/universal design principles for public realm elements; and
    - ii. Through increased production of accessible housing units; and
3. Create opportunities to co-locate public safety facilities and community services and amenities.

Planning for TOD areas includes planning land use that can take advantage of nearby transit and also planning for transit-supportive uses that can build and sustain transit ridership. In the Redmond 2050 update, planning for TOD has been focused around the four light rail stations but TOD is sometimes appropriate for other frequent transit corridors such as the RapidRide B Line.

Among job categories, government, knowledge-based, and entertainment industries are most likely to locate in transit-oriented development and are most likely to benefit from proximity to transit. Education, civic and cultural institutions, such as universities, libraries, community centers, and museums also attract significant travel by a variety of modes, including transit.

*CTR-2 Ensure that transit-supportive land uses are allowed to maximize potential for transit ridership.<sup>1</sup>*

*CTR-3 Maximize opportunities for equitable, sustainable, and resilient transit-oriented development (TOD) that creates vibrant and healthy neighborhoods that are active in the morning, daytime, and evening. Reduce disparities and improve access to opportunity and equitable outcomes through inclusive community planning, creating opportunities and incentives for equitable TOD, and through targeted public and private investments that meet the needs of current and future residents and businesses.*

<sup>1</sup> See PSRC's 2015 [Transit Supportive Densities and Land Uses report](#).

*CTR-4 Use public-private partnerships, co-location of facilities, regional facility opportunities, and other creative and cooperative tools to meet the unique public facilities and service needs of centers, including schools, utilities, transportation, parks, beautification, civic, social, and other improvements and needs. Consider potential locations for these needs when updating land use and functional plans, reviewing master plans, and in updates to incentive programs.*

- *Development in centers should exhibit high-quality design with durable, sustainable materials and features and utilize innovative solutions to urban design and affordability priorities.*
- *Standards should be performance/ outcome-based and provide flexibility to ensure that each building is unique and different from adjacent properties.*
- *Centers should feature public places that attract people for visits and provide opportunities for community events.*

*CTR-5 Coordinate land use and infrastructure plans such that major public and semipublic uses are located near transit stations or stops.*

*CTR-11 Encourage transit-oriented development (TOD) near light rail stations and other high-capacity transit stops in order to take advantage of local and regional transit opportunities. Designate TOD Focus Areas to implement TOD and maximize TOD and equitable TOD (eTOD) opportunities, including development standards and incentives as well as other innovative tools and partnerships.*

The Overlake Business & Advanced Technology (OBAT) zoning district is home to major corporations and high technology research and development businesses, as well as compatible manufacturing uses. Mixed-use and TOD developments are encouraged within this area of employment concentration and provide opportunities for employees to live near work.

*OV-6 In the OBAT zoning district, encourage development that maintains the research and development, advanced technology, compatible manufacturing, and corporate headquarters uses with development intensities consistent with planned growth through 2050. Encourage higher-intensity employment development and taller buildings near the light-rail stations.*

## Housing

### Certification Requirements:

- Document the total existing housing units, including a breakdown by type, affordability (including subsidized housing), and special housing needs.
- Assess future housing need in the center as part of the jurisdiction-wide housing needs assessment.
- Address density standards and development regulations to ensure a variety of housing types for all major household income categories are allowed.
- Demonstrate how housing targets and goals will be met.
- Work to reduce the risk of residential displacement through a variety of anti-displacement strategies, including leveraging growth opportunities to provide new affordable units and preserving existing affordable housing.
- Encourage coordination with housing organizations and community groups to address issues of homelessness, fair housing, anti-displacement, etc. Partnering with housing program and service providers can promote more equitable housing opportunities within the center.

The City conducted a Housing Needs Assessment and included the needs as well as regional and state mandates into Redmond 2050 updates. This included reviewing housing units by type and affordability levels. Citywide data can be found in the Redmond Comprehensive Plan and the Housing Technical Appendix; a subset of the data related to Overlake is provided below.

TABLE XXX: LAND USE AND ZONING WITH ASSOCIATED TYPOLOGIES, INTENSITIES, AND INCOMES SERVED

Redmond 2050 Land Use Category	Redmond 2050 Zone Districts with Planned Housing	Redmond 2050 Associated Housing Typologies	Redmond 2050 Associated Intensities	Lowest Potential Income Level Served	
				Market Rate	Subsidized
Overlake Mixed-Use	Overlake Business and Advanced Technology, Overlake Village, Overlake Village Multifamily	Apartments, Condominiums, Permanent Supportive Housing	Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

TABLE XXX: CAPACITY INCREASED NEEDED TO ACCOMMODATE GROWTH BY ZONE

Redmond 2050 Zoning District	Acres	Constrained Housing Capacity per Preferred Alternative					Total Units
		Low Density	Moderate Density	Low Rise	Middle Rise	High Rise	
OBAT	1,044	-	-	-	600	-	600
Overlake MF	432	-	-	-	1,350	-	1,350
Overlake Village	558	-	-	-	1,050	7,000	8,050
<b>Total</b>	<b>2,034</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>7,000</b>	<b>10,000</b>

### Housing Options

A number of opportunities exist in Overlake to provide for the variety of housing needs of the community and well as allowing more people to live near their place of work. To accommodate growth, most new housing in Overlake will be urban multi-family, mid-rise, and high-rise developments.

*OV-7 In the Metro Center, provide incentives for housing that:*

- *Meets area median income targets identified in the Housing Action Plan and Housing Element;*
- *Encourages the most intense development within a TOD Focus Area;*
- *Supports equitable TOD such as by incorporating design features for a diversity of household types and sizes, and for people of all ages and abilities; and/or*
- *Mitigates displacement of low- and moderate-income households.*

## Housing Affordability

Redmond seeks to increase its supply and diversity of housing available to residents of various income levels, family types and sizes, abilities, and stages in life. Redmond's city-wide housing policies are relevant to the centers as well, with the following just a few policies that will impact housing in centers.

- FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.*
- FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.*
- FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.*

A Regional Coalition for Housing (ARCH) is a partnership of the County and East King County Cities working to preserve and increase the supply of housing for low- and moderate-income households in the region. ARCH supports its members to develop housing policies, strategies, and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. ARCH produces annual income limits and rent limits for affordable units based on Area Median Income data.

As part of Redmond 2050, the City is updating the Mandatory Inclusionary Housing requirements in RZC 21.20. The revised inclusionary zoning requirements for Overlake support both 50% AMI households and 80% AMI households:

- Rental units: 12.5% of units at 50% AMI
- Ownership units: 12.5% of units at 80% AMI

## Affordable Housing Incentives

The updated Overlake incentive package (RZC 21.12.600) includes many new options for incentivizing more affordable housing units and deeper levels of affordability. Incentives include:

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*RCW 36.70A.540 authorizes cities to require affordable housing under certain circumstances, including "The jurisdiction shall provide increased residential development capacity through zoning changes, bonus densities, height and bulk increases, parking reductions, or other regulatory changes or other incentives."*

*When ARCH members have considered inclusionary zoning, ARCH staff estimates the value that such regulatory changes create for landowners followed by affordable housing options that would capture some, but not all, of that value for the public. The objective has been for landowners and developers to benefit overall from inclusionary zoning.*

*ARCH analysis for the Redmond 2050 revisions for Overlake was completed in December 2023, showing the increases under the zoning and other changes are more than sufficient to support changes to the inclusionary requirement.*

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Table 21.12.600.D.1 Overlake Incentives – Affordable Housing Incentives

Child Friendly Bonus Eligible	Affordable Housing Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	<b>Units at or Below 50% Area Median Income (ABOVE MANDATORY)</b>			<b>1</b>
	Additional 2% of units	40	40	
	Additional 2-4% of units	50	60	
	Additional 5-9% of units	75	90	
	Additional 10-14% of units	95	110	
	Additional 15% of units or more	135	150	
	<b>100% Affordable</b>	90	100	<b>3</b>
	<b>Affordable Child-Friendly Housing (3 bedroom, 1.5 bath) at or Below 80% AMI</b>			
✓	5- 9% of affordable units are family housing	30	35	
✓	10-15% of affordable units are family housing	45	60	
✓	more than 15% of affordable units are family housing	70	80	
	<b>Affordable Housing In-Lieu Fee (see 21.20.050) - points per unit provided</b>	Varies	Varies	<b>2</b>

**NOTES:**

1. Mandatory affordable housing required by RZC 21.20 is not applicable to the incentive program. Incentive shall be only for units provided above the mandatory.
2. City approval is required for the in-lieu option, see RZC 21.20.050.
3. A minimum of 20% of affordable units provided through the incentive program shall be affordable at or below 50% AMI.

**Inclusive Housing**

Disabled community members have specific housing needs related to design, function, and affordability; finding housing that meets their needs close to jobs and services can be challenging. There is a need for additional accessible housing units in Redmond, and in Overlake specifically: over 200 adults with intellectual and developmental disabilities (IDD) are employed in Overlake.

*FW-CD-1 Utilize design standards and requirements that maintain Redmond as a welcoming and inclusive community.*

*CD-2 Review policies, design standards and requirements, building codes, standard details, and other policies and regulations that impact the built environment to ensure they consider the needs of all community members regardless of their age, gender, language, or ability.*

*To enhance equity and inclusion in the built environment:*

- *Remove elements that may be exclusionary;*
- *Enhance or consider new provisions that improve accessibility; and*
- *Prioritize designs that improve the safety and inclusion of community members.*

*CD-3 Increase the inclusiveness of housing and neighborhoods through design requirements, standards, incentives, and partnerships that result in housing that is more resilient, flexible, and adaptable to meet needs that change over time. Encourage and support accessible design and housing strategies that provide seniors the opportunity to age in place, either in their home or in their neighborhood as their housing needs change. Consider:*

- *Visitable housing and other design tools that allow for future adaptive reuse;*
- *Incentives or other tools to increase multi-generational housing and neighborhoods, as well as housing that can accommodate caretaker spaces; and*
- *Multi-generational uses and spaces in neighborhoods.*

*OV-8 Provide opportunities, through incentives, public-private partnerships, policies, and programs, for accessible and/or universally designed housing units to be developed in the Overlake Metro Center for community members with disabilities.*

- *Ensure that the housing types that support community members with disabilities (group homes, adult foster care, supervised residential settings, and independent living) and supportive services are allowed in the Overlake zoning districts.*
- *Provide incentives for affordable accessible housing and universal design features.*
- *Seek out innovative methods and partnerships to increase availability of accessible and/or universally-designed housing.*

Redmond's goal is to increase housing at multiple levels of accessibility:

- Visitable Housing (basic/minimum)
- Accessible Housing (more accessible, but only to minimum ADA requirements)
- Universal & Inclusive Design (most inclusive)



## Visitable Housing

The first level of accessibility options is what is commonly referred to as visitable housing. The features of visitable housing include the most essential features to enable a person with mobility impairments to visit or live in a home, at least temporarily. They include:

- **A zero-step entrance.** A zero-step entrance, which is an entrance without a step or threshold that is on an accessible path of travel from the street, sidewalk, or driveway.

- **Minimum widths** for ground floor doorways and hallways.
- **Ground floor bathroom.** Basic access to a half bath or full bath on the ground floor.
- **Reinforcement in walls** next to toilets for future installation of grab bars
- **Light switches and electrical outlets** within comfortable reach for all

Visitable housing is also referred to a lifetime housing because it increases the ability of homeowners to live in their home for a longer period of time and reduces the cost of adding accessibility features when they are needed. The minimal requirements and low costs that make it an easy first step also means that this solution is limited in usefulness, and is still exclusionary to many users (based on manual wheelchair, etc).

- *The ICC ANSIA117.1 standards include criteria for a Type C Dwelling Unit (Visitable) that details how these features can be implemented. It is important to note that ANSIA 117.1 standards are considered bare minimum.*

## Accessible Housing

One step up from visitability is a housing unit designed to meet ADA minimum standards. It is important to note that these standards are based on the federal ADA requirements, which are over 30 years old and are based on a manual wheelchair. Many community stakeholders have pointed out that the ADA rules do not work for most new assistive devices, including power wheelchairs and mobility scooters.

- *The ICC ANSIA117.1 standards include criteria for two types of accessible units (Type A and Types B).*



*Example of home with zero-step entry*

## Universal & Inclusive Design

Universal Design considers all aspects of the built environment – homes, landscapes, streetscapes and mobility routes, commercial developments, life space, including equipment and architecture – with the goal of making them accessible to every person, regardless of age or ability. As such it can improve accessibility of the housing unit itself, but also improves access to and from the home. Many universal design features are low cost, or even no cost, if designed into a project from the start. Other benefits of universal design include how it contributes to a resilient and sustainable housing stock:

- Allows for aging in place, minimizing displacement
- Allows for more people to use unit without expensive modifications
- If additional modifications are needed, less costly to convert

The Universal Design Building Code is a useful resource that can provide guidance to developers on features to include in developments, that expands beyond the ICC ANSI requirements. The City partnered with the Northwest Universal Design Council to develop checklists for universal design features for the Overlake incentive program.

A step for further accessibility involves the design and construction needs for specific special populations. For example, designing for the blind, deaf, or for autism. This might result in extra soundproofing, sensory areas, lighting, tactile wayfinding, or other design solutions. For more information, see <https://www.redmond.gov/2074/Inclusive-Design>.

## Inclusive Design Incentives

The updated Overlake incentive package (RZC 21.12.600) includes many new options for more housing units that improved accessibility at several different levels. Incentives include:



### Introduction

#### CHAPTERS

-  Chapter 1: Parking Areas
-  Chapter 2: Entrance Routes
-  Chapter 3: Entrances
-  Chapter 4: Circulation
-  Chapter 5: Kitchens
-  Chapter 6: Bathrooms
-  Chapter 7: Bedrooms
-  Chapter 8: Laundry
-  Chapter 9: Additional Areas
-  Chapter 10: Systems

Table 21.12.600.D.3 Overlake Incentives - Inclusive Design Incentives

Child-Friendly Bonus Eligible	Inclusive Design Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	<b>Accessible Housing Units - Type A or B Units in ICC A117.1</b>			1,2
✓	5 - 9% of units	17	52	
✓	10 - 25% of units	25	75	
✓	more than 25% of units	40	105	
	<b>Visitable Housing Units - Type C Units in ICC A117.1</b>			2
✓	5 - 9% of units	10	30	
✓	10 - 24% of units	11	51	
✓	25 - 50% of units	22	72	
✓	More than 50% of units	44	94	
	<b>Housing Units for Intellectual and Developmental Disabilities (IDD)</b>			2,3
✓	6 - 10% of units	22	42	
✓	11 - 15% of units	35	55	
✓	16 - 20% of units	55	75	
	<b>Inclusive / Universal Design Features</b>			4
✓	Universal/Inclusive Design Features in Building (see checklist)	23	53	
✓	Universal/Inclusive Design Features in Site (see checklist)	21	71	
✓	Universal/Inclusive Design Features in Residential Buildings (if applicable, see checklist)	51	91	

NOTES:

1. Mandatory ADA / Accessible units are not eligible for incentive points. Incentive shall be only for units provided above the mandatory.
2. A minimum of 50% of the units used to earn this incentive must be affordable at or below 80% AMI.
3. IDD Housing must meet the state IDD housing program requirements.
  - a. The Washington State DSHS Developmental Disabilities Administration manages the IDD housing program in Washington State. As such, units for this incentive category must obtain a DDA's letter of support.
  - b. IDD units must be ICC A117.1 Type A, B, or C units. At least one accessible/roll in shower shall be provided in the unit.
  - c. Onsite service providers must be DDA-approved. See additional bonus for on-site services in the Catalyst category.
4. Universal Design checklists are required with submittal.

**IDD Housing Partnership**

City staff partnered with the Washington State DSHS Developmental Disabilities Administration to develop incentives for IDD housing. The Developmental Disabilities Administration manages the IDD housing program similarly to how ARCH manages affordable housing units. Any new IDD units would

thus need obtain a letter of support from the program and meet all requirements. All other units that increase accessibility will fall under the typical management structures (ARCH if affordable, site manager if market rate).

## Economy

### Certification Requirements:

- Describe key economic sectors and industry clusters in the center.
- Demonstrate the center's market potential for accommodating future population and job growth.
- Encourage the use of economic development tools to promote retention, expansion, and growth of employment opportunities within the center.
- Work to reduce the risk of commercial displacement through a variety of anti-displacement strategies.
- Expand access to economic opportunities through actions such as adopting a priority hire ordinance, encouraging workforce development partnerships, and identifying pipeline education or training opportunities.

Redmond is looking to expand access to opportunities for all segments of our community through a number of different approaches. Citywide policies include:

- FW-EV-3 Cultivate a diverse workforce and business community that reflects Redmond's commitment to opportunity, equity, self-sufficiency, and the importance of both legacy and new businesses.*
- EV-9 Participate and coordinate with other government agencies, businesses, and nonprofits in efforts to further the City's economic vitality.*
- EV-11 Attract and support businesses that embrace Redmond's environmental sustainability and climate goals.*
- EV-14 Support and collaborate with educational institutions and non-governmental organizations to provide opportunities to advance knowledge and skills. EV-15 Align workforce development efforts with the needs of underserved communities.*
- EV-19 Enhance local arts, culture, recreation, nightlife, and social amenities that promote Redmond as an attractive place to work and live.*
- EV-25 Adopt and maintain development regulations and incentives that prioritize flexibility in size, location, uses, and design to create affordable commercial spaces that allow small, locally owned, and culturally diverse businesses to thrive.*
- EV-29 Foster retention of existing businesses as development occurs through incentives, development regulations and programmatic support, such as funding and grant opportunities.*
- EV-31 Support policies that lead to income self-sufficiency for both workers and business owners in Redmond at a range of skill and educational levels.*

The Overlake Metro Center market potential is greater than needed to accommodate the anticipated growth and meet our employment and other economic development goals. It is the third largest employment hub in Puget Sound and the largest job center in Redmond with close to half of the jobs in Redmond located in Overlake. Overlake attracts talent and families from around the world, as it is home to the Microsoft Corporation, Nintendo of America, Honeywell and other high-tech companies

and businesses and services to support them. The technology sector makes up the largest portion of jobs (89.1%), with retail at 3.7%, manufacturing 3.5%, and other at 3.8%.

*OV-3 Support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision of Overlake.*

*OV-4 Recognize the unique nature and needs of small and locally owned businesses, particularly ethnic businesses, through flexible standards and spaces, redevelopment phasing, anti-displacement incentives, policies and programs, incremental development policies, and/or other innovative economic vitality measures.*

While the area has major employers such as Microsoft, most employers in Overlake employ fewer than 10 people. Small and ethnic businesses are a vital part of the identity of Overlake, especially in Overlake Village. The redevelopment of this area will significantly impact these businesses, so the Redmond 2050 update focused specifically on retaining and celebrating this aspect of our community. This includes new incentives, as shown in Table xxx below.

**TABLE XXX OVERLAKE INCENTIVES - ANTI-DISPLACEMENT / SMALL BUSINESS RELOCATION OPTIONS**

Small business spaces - points per unit/business
micro spaces - less than 600 sq ft
small spaces - 600 to 2000 sq ft
Small Commercial condo/ownership bonus
Affordable Commercial (minimum of 10% of non-res space, provided at a minimum of 20% reductions from market rents)
5 - 9 years
10 or more years, but less than the life of the building
In perpetuity / Life of building
Displaced Business Bonus
Displacement Assistance
Citywide displaced businesses: Design of spaces to limit tenant improvement costs
Existing on-site businesses: Relocation package offering financial assistance to off-set the cost of moving, tenant improvements, and/or impact fees for a new business location

## Transportation

### Certification Requirements:

- Describe relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, ferry, and express bus) and local transit. Existing and planned transit service in the center should be referenced.
- Demonstrate coordination with transit agencies.
- Identify planned transportation investments, programs, and resources, including transit, pedestrian and bicycle facilities, and projects to eliminate superblocks or modal conflicts and promote safety and connectivity.

- ❑ Include a map of existing and planned pedestrian and bicycle facilities and determine what links are required to improve connectivity.
- ❑ Include a map of the existing street pattern and determine what links are required to improve connectivity.
- ❑ Support an integrated multimodal transportation network, including pedestrian and bicycle facilities, and linkages to adjacent neighborhoods and districts.
- ❑ Plan for streets that serve all users, including pedestrians, bicyclists, transit users, vehicles, and -where appropriate -freight.
- ❑ Support context-sensitive design of transportation facilities.
- ❑ Encourage environmentally friendly street ("green street") treatments.
- ❑ Adopt level-of-service standards and concurrency provisions tailored for the center to encourage transit.
- ❑ Establish a parking management strategy that addresses supply of parking, on-street parking, and mitigating effects of parking.
- ❑ Identify strategies to achieve a mode-split goal that advances a more sustainable mix of auto, transit, and non-motorized trips.
- ❑ Expand electric transportation infrastructure.

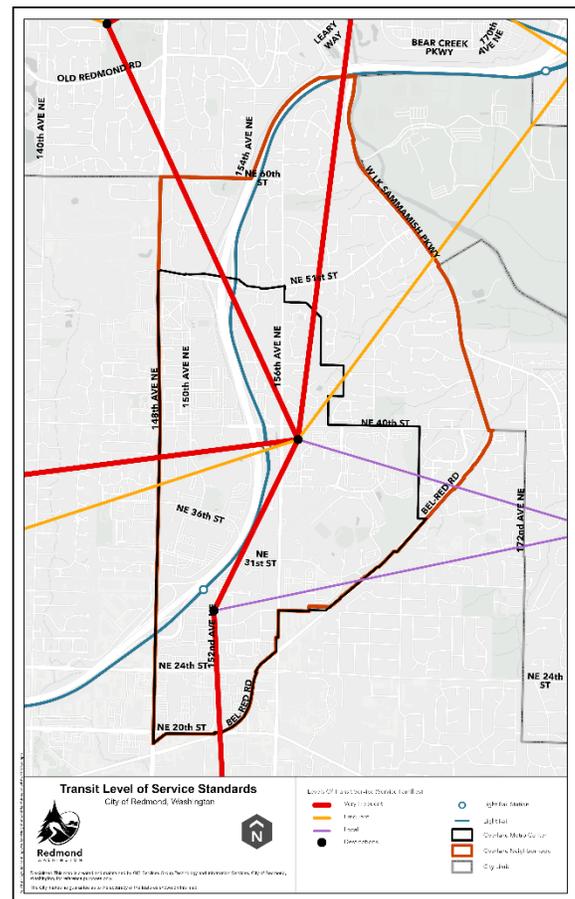
### Network Overview and Coordination

Overlake is a regional transportation hub, with access from SR 520, two light rail stations, a bus rapid transit line (B Line) as well as the \_\_\_ and \_\_\_ local bus routes.

\_\_\_% of the Metro Center is within a 10-minute walk of frequent transit stops. More than 50% of jobs in Redmond are in Overlake, with many commuters also traveling through Overlake to jobs in other neighborhoods or the surrounding cities.

Due to its significant role in the regional transportation network, coordination between state and local agencies critical, including planning for state facility impacts. This includes coordination with transit agencies and local partners. The primary transit agencies operating in Redmond are Sound Transit and King County Metro. While Redmond does not provide transit service directly, it does play a role in identifying priorities and strategies for transit service implementation in collaboration with these transit agencies. The City's priority transit connections are consistent with Metro Connects.

Where appropriate, the City may partner with transit agencies, employers, and nearby jurisdictions to help support the funding of key transit connections. These actions can help meet transit frequency and hours of operation standards. The City plays a more direct role in facilitating bus transit speed and reliability, as well as improving access to bus and rail transit corridors and stops. Improving speed and reliability, as well as improving access for pedestrians and bicyclists, are





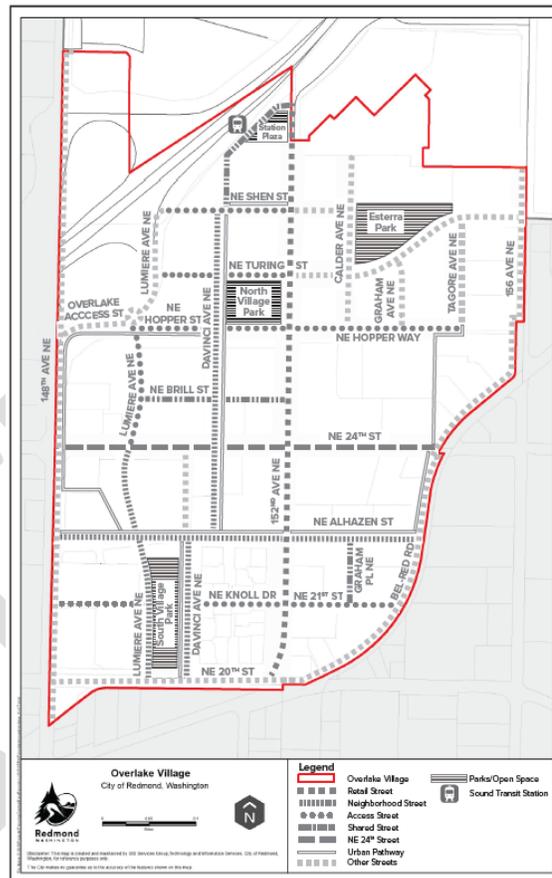
### Transportation Policies

Transportation policies for the centers emphasize providing a variety of mobility choices to increase access to, from, and within the centers. While the policies recognize future use of private vehicles, they also emphasize investments that will enable comfortable and attractive opportunities for walking, using transit, and bicycling.

**CTR-9** *Design streetscapes to be safe and comfortable for pedestrians, to feature connected bicycle networks for cyclists of all ages and abilities, to be attractive, and to meet the needs of residents with physical and intellectual disabilities.*

**CTR-10** *Work with transit agencies to provide a full range of transit services to, from and within the centers. Provide transit stations, shelters, and other amenities that support these services in convenient locations.*

**CTR-12** *Encourage active and accessible transportation options by adding bicycle parking and mobility device charging stations.*



Accommodating growth and enhancing quality of life in the Overlake neighborhood requires investments in multi-modal mobility so that more people can reach their destinations safely and conveniently.

**OV-16** *Increase mobility within Overlake and provide for convenient transit, pedestrian and bicycle routes to and from Overlake as described in the Transportation Element and the Transportation Master Plan.*

In addition to providing pedestrian and bicycle connections within Overlake and to nearby areas, these facilities must also be attractive and safe to encourage people of all ages and abilities to use them. Within the Overlake neighborhood, a number of multi-modal corridors require innovative investments to improve the pedestrian and bicycle environments for people of all ages and abilities. Along these corridors, multiuse pathways provide an efficient means of meeting pedestrian and bike standards.

*OV-17 Develop multiuse pathways that accommodate pedestrians, bicyclists, and other non-automotive transportation users (wheelchairs, scooters, etc.) of all ages and abilities as an efficient and cost-effective means of meeting pedestrian and bike standards. Support alternative commute modes and provide connections to bus routes, major parks, and between developments.*

Due to its role in the regional economy, the Overlake neighborhood attracts both regional and local activity. Directing regional through traffic to regional transportation facilities minimizes regional traffic on local streets. Identifying standards for streets that serve regional, local, or a combination of these types of traffic directs improvements to better meet the needs of pedestrians, bicyclists, transit users, residents, employees, and visitors.

*OV-18 Develop and periodically update urban street cross sections for arterial and key local streets in the Overlake Metro Center to guide public investments and private development. Address competing needs for the uses within the right-of-way including bikes, trees, development, utilities, universal design elements, safety, access, transit, and maintenance.*

*OV-19 Improve local street access and circulation by expanding the street grid in Overlake Village as redevelopment occurs.*

## **Multimodal Level-of-Service Standards (MMLOS)**

The Growth Management Act (GMA) (RCW 36.70A) requires that communities establish a level of service (LOS) standard for all locally owned roads and locally or regionally operated transit routes. The GMA gives wide latitude to communities about how to go about establishing LOS standards and does not prescribe any specific methodology. The primary function of establishing an LOS standard is to ensure that the community builds new infrastructure in a way that keeps pace with growth. The GMA amended by HB 1181 in 2023 to ensure that communities adopt LOS standards that focus more on just vehicle travel—in other words, communities must adopt multimodal LOS or MMLOS standards. In addition to GMA requirements, PSRC's multi-county planning policies also require that communities consider all modes when planning.

y, Redmond adopted the first plan-based multimodal transportation concurrency LOS standard in 2008. This MMLOS standard is still in use today and many communities throughout Washington State have emulated Redmond's plan-based concurrency LOS standard. Unlike systems that focus on the performance of the vehicle network, Redmond's concurrency standard tracks implementation of the improvements identified in the Transportation Facilities Plan (TFP) and requires that the city build new investments ahead of or at-pace with growth identified in the Comprehensive Plan. Since the TFP is fundamentally multimodal, Redmond's transportation concurrency LOS standard is also multimodal since it does not focus on building infrastructure solely for vehicles.

As part of Redmond 2050, Redmond is refining the way that transportation system supply and demand are calculated, shifting from a calculation based on person-miles traveled to a calculation based on person trips. This change is to simplify calculations and align with the proposed changes to Redmond's transportation impact fees, which are used, in part, to fund new transportation infrastructure using a one-time fee paid for by new development.

One innovation that has occurred since the last TMP update is the idea of the Level of Traffic Stress, or LTS, as an MMLOS performance measure. LTS is similar to vehicle LOS in that it can consider various features of a sidewalk, roadway, bike lane, cycletrack, or trail and calculate how well it accommodates active modes (walking, biking, scooters, wheelchairs, etc.). However, unlike vehicle LOS and earlier active mode LOS calculations, it is not based on how crowded an active mode facility is, rather it is based on how comfortable people are using that facility.

### Mode Share

Calculating the share of travel by means other than SOV travel is required for regional growth centers by the PSRC multi-county planning policies. This performance metric will be maintained to monitor progress on shifting how people travel through denser land uses and more multimodal connectivity. One innovation that has occurred since the last TMP update is the idea of the Level of Traffic Stress, or LTS, as an MMLOS performance measure. LTS is similar to vehicle LOS in that it can consider various features of a sidewalk, roadway, bike lane, cycletrack, or trail and calculate how well it accommodates active modes (walking, biking, scooters, wheelchairs, etc.). However, unlike

Under the Redmond 2050 Preferred Alternative, households and jobs are more concentrated near transit, including the new Link Light Rail stations in Overlake, Marymoor, and Downtown, which facilitates more transit commute trips. Redmond employment centers in Overlake and Downtown draw employees from across the Seattle-Bellevue metro region, and non-SOV modes may be less practical for some commuters, particularly those located away from high-frequency transit. This result indicates that there is room for transportation demand management strategies and the opportunity for further enhancements to the already widespread employer shuttle programs active in Redmond.

#### MODE SHARE

Alternative	Non-SOV Mode Share	
	All Trips	Commute Trips
2030 Target	53%	45%
No Action	56%	43%
2050 Preferred Alternative	56%	44%

Source: Fehr & Peers, 2023.

### Pedestrian and Bicycle System

The overall transportation vision relies heavily on a successful pedestrian system that is interwoven into an integrated multimodal transportation system to create a walkable Redmond. The pedestrian strategic approach to making Redmond more walkable is threefold: 1) create high-quality pedestrian environments in centers and light rail station areas; 2) complete a high-density, well-connected network of pedestrian facilities throughout all Redmond neighborhoods; and 3) improve the safety

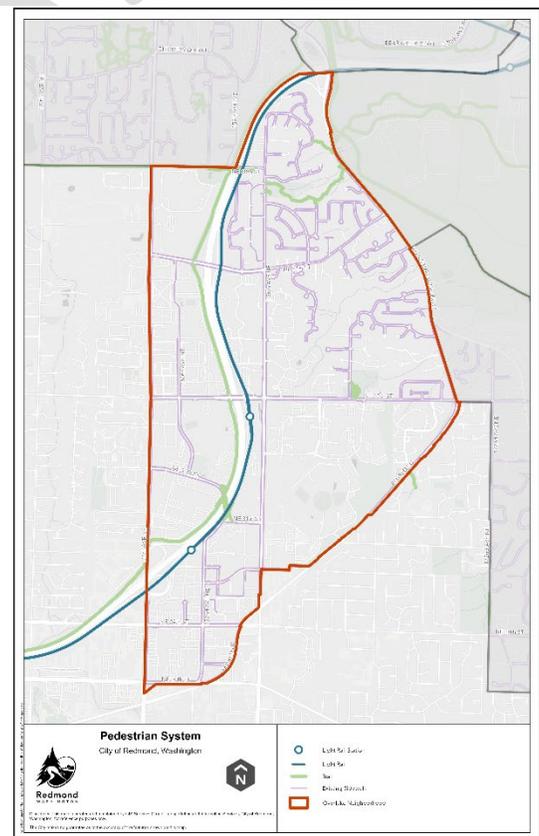
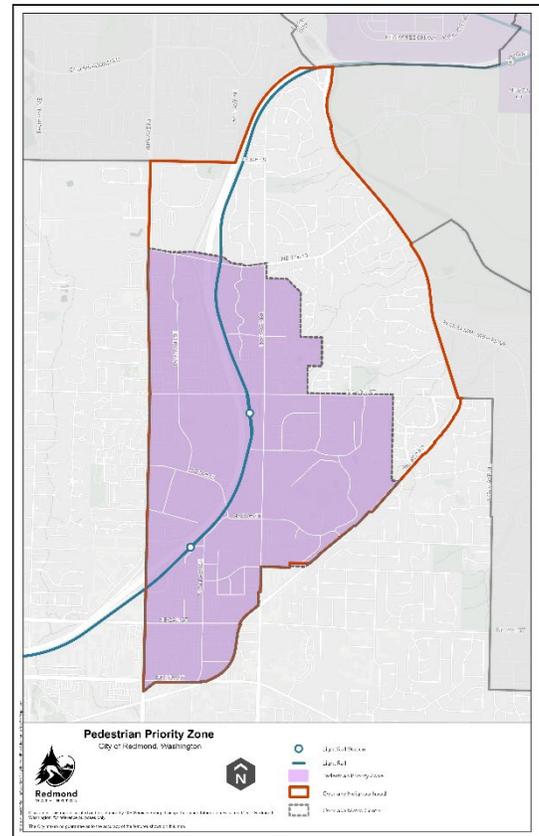
and comfort of all facilities including pedestrian crossings and increasing the separation of pedestrians from traffic.

The pedestrian system will be designed to provide mobility for all. Public and private investment supports the transition to a pedestrian system that is usable for the mobility impaired, including design treatments, such as curb ramps. This approach also supports the City's compliance with the federal Americans with Disabilities Act (ADA). In order to ensure ADA compliance, the City will create an ADA transition plan.

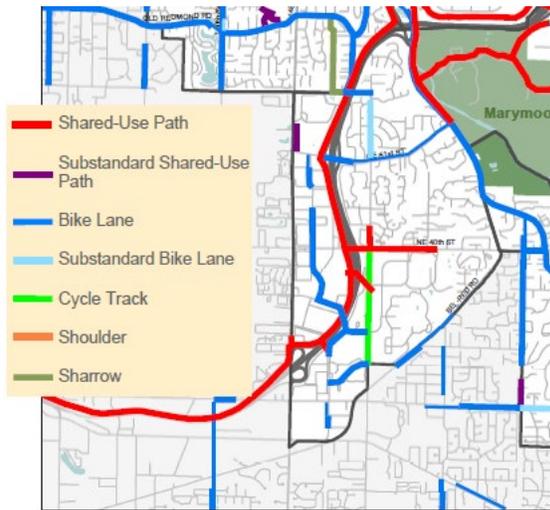
Many local trips could be comfortably completed using a bicycle if the available facilities between destinations are safe and comfortable for the user. The accelerating adoption of e-bikes further expands the kinds of trips that can be accomplished on bike.

The bicycle strategy to encourage a significant increase in bicycle trips has three main parts: 1) complete a network of low traffic stress cycling facilities, such as paved shared-use paths, cycle tracks that physically separate the bicyclist from the street and bike boulevards on lower volume, lower speed streets; 2) complete a dense network of on-street facilities that shorten bicycle trip lengths and also act as a feeder system to the spine of low traffic stress facilities ; and 3) provide for abundant access to bicycles through shared micromobility program where a person can rent a bicycle, scooter, or other micromobility device. Convenient bike parking, and robust education and encouragement programs round out the complete bicycle strategic approach for Redmond.

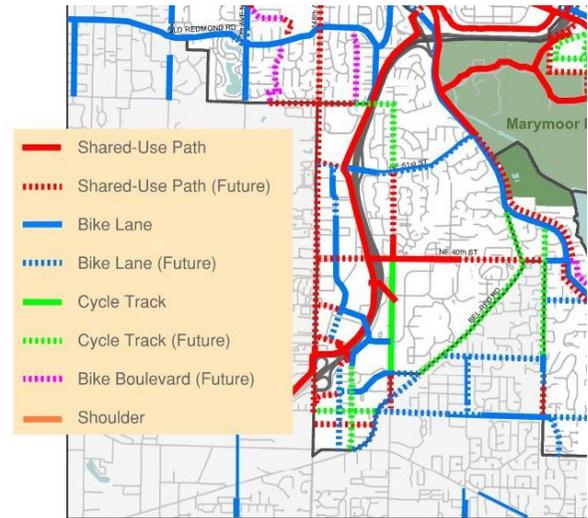
Bicycling is important for supporting light rail ridership. Vehicle parking will be limited due to cost and property impacts, whereas bicycle parking is inexpensive and takes up very little space. Bicycling also significantly increases the number of people that can conveniently access light rail without an automobile. Sound Transit estimates that by 2030, 33 percent of light rail riders will access the Overlake Village station by walking or bicycling (East Link Light Rail FEIS Appendix H1 Table 7-12, East Link Light Rail FEIS Appendix H1 Table 4-11).



Bicycle System in Overlake: 2023



Bicycle System in Overlake: 2050



### Equity in Mobility

VISION 2050 describes an equitable transportation system as one that is effective, affordable, and provides access to opportunity especially for those who do not drive (see box). Those who do not drive are disproportionately people with low incomes, people of color, people with disabilities, and both the young and elderly.

Black, Indigenous, and People of Color have been disproportionately harmed by decisions made about the transportation system. Across the United States, BIPOC neighborhoods have been disproportionately negatively affected by transportation infrastructure siting decisions, such as where interstate highways were built. BIPOC communities are also disproportionately impacted by pollution from transportation activities since those communities were historically excluded from locating in neighborhoods less affected by such pollution. To advance equity and inclusion, Redmond must especially consider the impacts of transportation decisions on communities who have been disproportionately harmed by past decisions.

*An equitable transportation system supports broad mobility and connectivity, prioritizes an effective and affordable public transportation network that supports transit-dependent communities, and provides access to core services and amenities, including employment, education, and health and social services. It includes providing access to transportation choices for all, ensuring that travel times to key destinations are reasonable for all people, and requires assessing how the region can better connect places that have low access to opportunity to places that have more opportunity. (VISION 2050)*

- TR-6.7 Implement transportation programs, projects, and services that support the independent mobility of those who cannot or choose not to drive.*
- TR-6.9 Use signage and other wayfinding techniques that meet regulatory requirements while reaching those with limited English proficiency or limited sight, especially near transit stations and stops.*
- TR-7 Implement transportation programs, projects, and services that prevent and mitigate the displacement of communities that have been disproportionately harmed by past transportation siting decisions, as well as those at high risk of displacement.*
- TR-8 Develop a transportation system that minimizes negative health and environmental impacts to all, especially those who have been disproportionately affected by past transportation decisions.*
- TR-9 Prioritize transportation investments that reduce household transportation costs, such as investments in transit, bicycle and pedestrian system access, capacity, and safety.*

#### *Accessible and Active Transportation*

People who cannot or prefer not to drive should have comfortable and efficient transportation choices. Roadway, sidewalks, trails, designated bicycle areas, and other areas of public circulation should be designed to provide the highest level of safety for the protection of human life and to ensure that there are transportation choices for people of all ages and abilities. An integrated, safety-oriented, accessible and active transportation system advances equity and inclusion, sustainability, and resiliency. It increases independent mobility, reduces reliance on single-occupant vehicles, provides convenient access to schools, centers, transit, parks, and other recreation areas, and encourages regular physical activity to enhance health and wellness.

- TR-10 Adopt and implement an Active Transportation Plan and ADA Transition Plan as part of the Transportation Master Plan that results in connected neighborhoods with safe, comfortable, and convenient access to opportunity in Redmond and the region.*
- TR-11 Prioritize the comfort, safety, and convenience of people using pedestrian and bicycle facilities over other users of the transportation system. Establish standards for bicycle and pedestrian facilities to attract users of all ages and abilities. Prioritize improvements that address safety concerns, connect to centers or transit, create safe routes to school, and improve independent mobility for those who rely disproportionately on the pedestrian and bicycle network.*
- TR-12 Ensure that all sidewalks and curb ramps are accessible to all people, including those with disabilities.*

## **Vehicle Miles Travelled and Green House Gas Reductions**

In 2017, the transportation sector accounted for 26% of the Redmond community's greenhouse gas emissions. This includes emissions from all vehicles when operating in Redmond. Transportation was the second-largest contributor to greenhouse gas emissions after commercial electricity (42%).

Due to the scale of the growth allocated to Redmond, the total Vehicle Miles Travelled will increase, but the VMT per Capita will be reduced from 6.9 in the no action alternative to 6.6 in the preferred alternative. This reduction can be attributed to the new light rail line and other non-vehicular travel modes, but the City is also transitioning to renewable energy and electric vehicle usage, which will also help the City meet its GHG reduction goals. Vehicles that burn fossil fuels contribute to air pollution

by emitting particulates, carbon monoxide, and nitrogen oxides. Nitrogen dioxide reacts with oxygen to produce ozone. These emissions degrade the air and harm human health.

#### *Adopted goals*

The City has adopted the following VMT and GHG goals:

- Per capita passenger vehicle miles traveled (VMT) is reduced by at least 50% by 2050.
- Electric vehicle (EV) use increases to 100% light duty, 60% medium duty, and 40% heavy duty by 2050.
- Community energy consumption (MMBTU) is reduced by 45% by 2050.
- Fossil fuel consumption (MMBTU) is reduced by 80% by 2050.
- Electricity fuel mix is transitioned to 100% renewable electricity by 2050.
- Air quality is in attainment with federal Clean Air Act standard.
- Greenhouse gas emissions are reduced by at least 80% below 2008 levels by 2050.
- Greenhouse gas emissions produced by City of Redmond operations achieve carbon neutrality by 2030.

Per the Climate Emergency Declaration, Redmond aims to reduce the GHG emissions produced by its government operations such that carbon neutrality is achieved by 2030. To reach this goal, the City developed a Zero Carbon Strategy that identifies strategies that could reduce GHG emissions related to government facilities, fleet, and electricity. (Redmond, 2021) The strategies are organized into the following categories:

- cleaner electricity
- reduction of municipal building energy demand
- building fuel switching
- reduction of city fleet VMT
- increase of city fleet fuel efficiency
- reduction of employee commute emissions
- solid waste and materials management improvement
- increase of tree canopy cover and offsets

See Environmental Sustainability Action Plan in Section 3.4.3 Mitigation Measures.

#### *Electric Transportation Infrastructure*

The ESAP includes a target to increase community electric vehicle (EV) use to 100% of light duty, 60% of medium duty, and 40% of heavy-duty vehicles by 2050. The purpose of this EIS is to compare among the alternatives to evaluate whether the alternatives may be more or less likely to result in Redmond achieving its performance targets. With respect to EV use, the pace of transition from gasoline-powered vehicles to electric vehicles will be dependent on a variety of factors, most of them outside the control of local policies. Moreover, that pace of adoption is not expected to be meaningfully affected by which land use alternative is selected.

The ESAP includes a target to transition to 100% renewable electricity by 2050. Like the EV discussion above, the strategies and actions outlined in the ESAP will be pursued. Electricity fuel mix progress will be dependent on a variety of factors.

The City has adopted the following policies related to electric vehicle usage and infrastructure.

**FW-TR-4 Plan, design, build, operate, and maintain a transportation system that supports the City’s sustainability principles.**

*TR-32 Implement transportation programs, projects, and services to achieve a 71 percent reduction in greenhouse gas emissions from the transportation sector from 2011 to 2050.*

*TR-33 Account for fleet electrification and the need for publicly-accessible electric vehicle charging infrastructure in the design of the transportation system to encourage a shift to more efficient and zero emission vehicles.*

RZC 21.40.030 regulates Electric Vehicle Charging Stations.

## Transportation Projects

### *Level of Service (LOS)*

Transportation concurrency and level-of-service (LOS) standards are requirements of the Washington State Growth Management Act (GMA). The City is required to ensure that transportation programs, projects and services needed to serve growth are in place either when growth occurs or within six years. Redmond has adopted LOS standards in the Redmond Comprehensive Plan and Transportation Master Plan. Regulations implementing concurrency and LOS standards are contained in the Redmond Zoning Code. The City’s policies on transportation concurrency and level of service seek to promote Redmond’s land use and community character goals, expand travel choices, and ensure efficiency and accountability in managing the transportation system.

*TR-39 Use a multimodal “Plan-Based” approach for Redmond’s transportation concurrency management system that:*

- *Funds transportation programs, projects, and services in proportion to the needs of the city and the pace of growth; and*
- *Encourages development that can be supported by active transportation and transit.*

*TR-40 Adopt and implement a citywide multimodal level-of-service standard: If land use growth and development of the city’s transportation system are proportionate, work in parallel, and are consistent with the Comprehensive Plan, all concurrency management requirements are considered met.*

*TR-41 Take one or more of the following actions if the City is unable to fund the programs, projects and services identified in the Transportation Facilities Plan portion of the Transportation Master Plan (not in priority order):*

- *Delay development until such time that programs, facilities or services can be funded;*

- Amend the City’s Comprehensive Plan to reduce the travel demand placed on the transportation system; or
- Obtain needed revenue or revise the Transportation Facilities Plan to reflect known financial resources.

*As a last choice, change the transportation level of service standard.*

Redmond’s LOS standard for transportation concurrency is rooted in the city’s multimodal Transportation Facilities Plan (TFP). The TFP is prepared in conjunction with the Comprehensive Plan’s Land Use Element and considers the growth in population and employment within Redmond and the neighboring jurisdictions. Unlike systems that focus on the performance of the vehicle network, Redmond’s concurrency standard tracks implementation of the improvements identified in the TFP and requires that the city build new investments ahead of or at-pace with growth identified in the Comprehensive Plan.

Since the TFP is fundamentally multimodal, Redmond’s transportation concurrency LOS standard is also multimodal since it does not focus on building infrastructure solely for vehicles. In addition to the MMLOS transportation concurrency standard, the TMP also identifies a number of other multimodal performance measures.



See the Transportation Element *Appendix B Multimodal Level of Service Standards* for Transit Level of Service Standards and Priority Connections.

*Project Funding Mechanisms*

The City’s transportation investments are supported by a variety of revenue sources that include:

- **City taxes and fees** – General funds from property and sales taxes, Business Transportation Tax, transportation impact fees, etc.

- **Funds from other governmental agencies** – Grants from state and federal transportation agencies, cost participation by other cities in Redmond projects, and transfers of funds pursuant to agreements, such as the BROTS agreement with Bellevue.
- **Developer payments** – Funds provided by developers to ensure access and mitigate site-related transportation impacts.
- **Miscellaneous** – Interest earnings, carry-forward fund balances associated with projects initiated in prior years, intergovernmental transfers, and other funds.

#### *Growth Assumptions*

- Impact fees and developer contributions account for 35 percent of the TFP revenues.
- Pipeline projects are either underway or have concurrency through a development agreement.
- Transportation impact fees paid by developer are a blend of built projects (developers receive impact fee credits when constructing an impact fee eligible project) and cash towards TFP projects.
- Developer contributions are the portion of developer-built projects that exceed the limit of impact fee credits.

#### *Projects and Programs*

The Transportation Facilities Plan (TFP) lists capital investments are arranged into two types: projects and programs. Projects and programs have distinct characteristics, and they are designed to complement each other. **See Appendix B 2024-2050 Transportation Facilities Plan (TFP) – Overlake projects.**

## **Parking Policies**

As the City continues to grow and mature, managing the use of both on-street and off-street parking, supply will become increasingly important to maintain and increase access to businesses and services. Required minimum parking leads to underused parking lots with negative financial and environmental impacts. Excessive parking is also contrary to goals such as maximizing transit-oriented development opportunities and developing complete neighborhoods.

The city has adopted the following city-wide parking policies:

***TR-29** Adopt and implement a Parking Plan in the Transportation Master Plan that supports the development of equitable, inclusive, sustainable, and resilient transit-oriented communities. Include communication in the implementation of the plan. Consider the needs of older adults, families with small children, and people with disabilities in the design of parking.*

***TR-30** Implement comprehensive parking management programs that at a minimum address underutilized parking, shared parking, transit access parking, wayfinding, and localized parking imbalances. Manage parking demand using strategies like time limits and pricing.*

*TR-31 Establish off-street parking requirements that prioritize space for people, housing, jobs, services, recreation, amenities, and environmental sustainability. Reduce or eliminate minimum required parking regulations near high-frequency transit, in centers, for middle housing, and near neighborhood-based businesses. Maintain a process and decision criteria to allow the granting of parking ratios above or below required ratios.*

To implement our parking management goals, the city is adopting updates to Redmond Zoning Code Chapter 21.40 Parking Regulations to reduce and in some cases eliminate parking in centers. In many cases parking maximums are also specified. For Overlake the new parking standards are included as Appendix B.

## Public Services

### Certification Requirements:

- Describe or reference local capital plans for infrastructure specific to the center, as well as their financing (such as sewer, water, gas, electric, telecommunications).
- Ensure facilities are provided consistent with targeted growth.
- Ensure availability of public services, including K-12 education, to meet the needs of businesses and residents.

Future population and employment growth will increase the demand for public services including police, fire/EMT, schools, and parks. This growth would occur incrementally over the planning period through 2050 and would be addressed during the City's regular capital planning efforts. Each service provider, in conjunction with the City, could evaluate levels of service and funding sources to balance with expected growth; if funding falls short, adjustments may be needed to level of service targets or to growth targets as part of regular planning under the Growth Management Act. With implementation of mitigation measures and regular periodic review of plans, no significant unavoidable adverse impacts to public services are anticipated.

Adequate facilities and services, including human services and civic outlets, are necessary to support continued growth in the Overlake Metro Center. Developing a center with a combination of civic uses, such as a police substation or teen center, could add to the vibrancy of the area, support community members, and attract additional visitors.

*OV-5 Continue to collaboratively plan with Bellevue to address common challenges and capitalize on common opportunities. Work together to implement jointly agreed to plans and strategies. Consult on significant development approvals, plan amendments and development regulations, and address mitigation of potential adverse impacts through consultation. Coordinate on transportation and other public facilities, such as regional stormwater treatment facilities, that impact both cities.*

*OV-20 Seek out community-oriented public/private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, childcare, public works facilities, stormwater, and other public infrastructure or facilities.*

- *Use co-location opportunities wherever possible as the first preference for siting City facilities.*
- *Consider vertical and horizontal integration opportunities as well as time/space sharing options to maximize potential partnerships and minimize costs for essential services and community amenities.*
- *Provide incentives for co-location and other regional facilities, such as regional stormwater treatment facilities. Encourage public and private partnerships to develop these facilities.*
- *Maximize shared parking opportunities.*

*OV-21 Integrate parks and open spaces with regional stormwater facilities where feasible. Connect regional stormwater facilities with the park system in Overlake wherever possible.*

*OV-22 Reduce the negative impact of Overlake stormwater runoff on the water quality of Lake Sammamish, Kelsey Creek, Tosh Creek, the Sammamish River, and other creeks in the neighborhood.*

- *Protect downstream properties, streambeds, and receiving waters from erosion and other adverse impacts from the quantity of runoff.*
- *Provide natural and/or landscaped areas as buffers between the urban developments in the Metro Center and adjacent residential neighborhoods. Prioritize this type of buffering along creeks.*

## Water

Redmond currently purchases 60% of its water from the Cascade Water Alliance which is dependent upon surface water. Droughts, decreasing snowpack, decreasing summertime precipitation, and early season snowpack melt off may reduce the supply of surface water during the summer. The City has its own well system which currently provides 40% of Redmond's drinking water needs from groundwater sources. This water supply is not able to be increased, therefore any increase in water usage must rely on purchasing additional water from the Cascade Water Alliance. Regional growth combined with climate change exacerbates the need to implement outreach strategies and policies in coordination with other regional water purveyors to reduce potable water usage city- and region-wide.

The City's current Water System Plan was updated in 2011 and included analysis up to the year 2022, plus full buildout which was based on an analysis of the zoning code current at the time of the plan update. In the 2011 Water System Plan, the methodology used to determine full buildout was different than the methodology used to determine full build out for the EIS alternatives. This resulted in the water system plan estimating more jobs than any of the alternatives analyzed in this EIS. The Preferred Alternative exceeds the 2011 Water System Plan full buildout forecast by 63 residential units, but is still 34,280 jobs lower than the full build out forecast. The Water System Plan estimated 177 gallons per day (gpd) per single family residence, 126 gpd per multi-family residence, and 31 gpd per employee. An additional 82 residential units requires an additional 10,332 to 14,514 gpd, which is negligible considering there is over 1 million gpd remaining from the excess job estimate. Although the growth estimates in the draft plan were lower than the Preferred Alternative, the City's

water system has capacity for the additional growth and the lower growth forecast in the draft plan is not a limiting factor.

**TABLE X. WATER SYSTEMS BUILDOUT ANALYSIS**

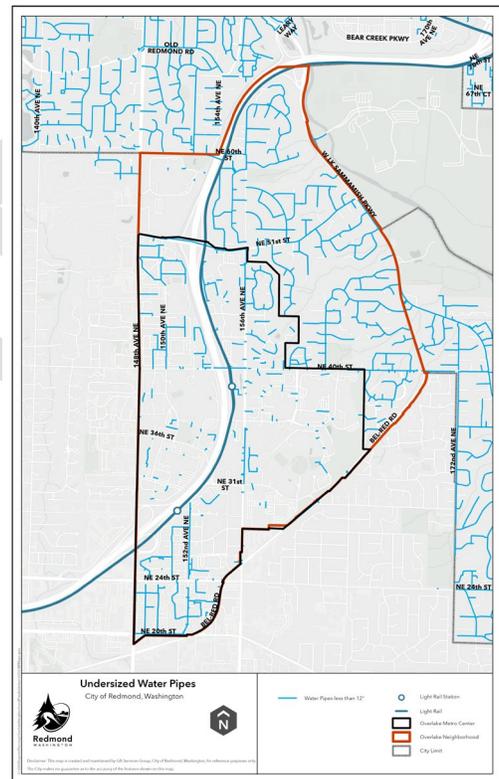
Scenario	Total Residential Units	Total Jobs
2011 Water System Plan Full Buildout Analysis	58,317	165,491
Preferred Alternative	58,380	131,211

Sources: City of Redmond Water System Plan, 2011; Redmond 2050 Supplemental Draft EIS, 2023

Because the preferred alternative fits within the water system plan full buildout analysis for total demand, any increases to the water demand are expected to be covered under existing agreements with the Cascade Water Alliance. The Cascade Water Alliance is planning for the growth of the communities it serves and has contracts and opportunities to secure the necessary water for the region’s growth.

All development may require developer financed improvements to the water system serving that development. These improvements will be constructed concurrently with the development. Some projects to serve the additional growth may benefit a larger area and several future projects. The projects that benefit a larger area may need to be constructed with latecomers or other reimbursement agreements for future development. The Water System Plan identifies that all areas of proposed growth have areas that will require developer funded projects such as water main extensions, increased pipe size, or pressure relief valves. The upcoming Water System Plan update considered Citywide growth based on the information available in late 2022. The City’s water model will need to be updated in the future to identify required water system projects based on the selected alternative. In most cases, areas proposed for commercial, multi-family, or mixed-use development that are served by lines that are smaller than 12 inches will be required to increase the water line serving their development to at least 12 inches. Additional storage reservoirs, pump stations and distribution mains may be required depending on densities and growth rates.

**Map X. Water Lines Less Than 12-inches**



Source: Redmond 2050 Supplemental Draft EIS, 2023

## Overlake and Regional Stormwater Facilities

The City utilizes a combination of traditional onsite stormwater management facilities, low-impact development techniques and regional stormwater management facilities to manage stormwater.

The Overlake Sub-basin and areas within proximity are in the Sears Creek, Villa Marina Creek and Tosh Creek watersheds. The majority of stormwater from Overlake Village drains to Sears Creek, a small tributary of a major salmon bearing stream system known as the Kelsey Creek Watershed. The watershed is primarily located in Bellevue and discharges to the Mercer Slough and Lake Washington.

In the Overlake Sub-basin in lieu of requiring individual stormwater systems for each development, the City is developing regional stormwater facilities to meet the City's water quality goals, support new development, and do so in a cost-effective manner. Regional stormwater management facilities are designed to manage stormwater runoff from multiple projects and/or properties through a City-sponsored program, where the individual properties may assist in the financing of the facility, and the requirement for onsite controls is either eliminated or reduced.

Redmond's regional facilities program requires developers in the surcharge area to buy into City-built and operated stormwater facilities. Participating development projects will not need to build larger vaults or ponds to meet detention and water quality requirements but are still required to provide "on-site stormwater management" for small storm events and fully infiltrate roof runoff at their sites.

This approach has some benefits. Using regional facilities can reduce stormwater costs for developers and open land up for other uses. Also, the regional facilities are retrofitting large areas at a time. This provides more and faster pollution reduction than site-by-site redevelopment projects would.

Use of the regional facilities is required of development within the Downtown and Overlake surcharge areas identified in Appendix E of the Stormwater Technical Notebook and RMC13.20.



City completed construction of the South Detention Vault in July 2015 to manage stormwater that drains to Sears Creek. The South Detention Vault was the first of three regional stormwater facilities constructed in Overlake Village. As private and public redevelopment continues in Overlake Village,

more stormwater runoff will be treated locally prior to being discharged to the Overlake South Detention Vault and the other regional facilities.

**OVERLAKE REGIONAL STORMWATER FACILITIES**

Facility Name	Location/Description	Status
Overlake Village South Detention Vault	A regional detention facility that detains stormwater that has been treated locally within public rights-of-way and private development areas.	Built 2015
Overlake Village Station Infiltration Vault	Regional infiltration facility that provides retention of stormwater and treatment by infiltrating the stormwater into the ground.	Built 2018
Overlake Village Central Infiltration Vault	A two-acre park will be constructed on top of the stormwater vault, surrounded by new streets (NE 26th Street, NE 27th Street, 151st Avenue NE, and 152nd Avenue NE).	Estimated construction 2025

Sources: City of Redmond Website, [Regional Stormwater Facilities](#).

An additional project in the Overlake Center is the NE 40<sup>th</sup> Street Stormwater Treatment Retrofit. This project includes a water quality treatment facility adjacent to the Redmond Technology Light Rail Station. The facility serves one of Redmond’s highest traffic volume and highest pollutant load areas by intercepting flow from SR 520 and NE 40th St and discharging cleaned water to the existing drainage path, which eventually flows to Villa Marina Creek and Lake Sammamish. The project is was completed in 2023.

The Preferred Alternative proposes high density residential and the highest job growth in the Overlake Center by increasing building height limits and allowed floor area. A portion of the center’s growth occurs in the southern portion, which is within the surcharge area. Development within the surcharge area will be required to use and pay capital facilities charges for the regional stormwater facilities. The remaining growth occurs to the north of the surcharge area, within the North Overlake Drainage Basin that requires alternative flow control, and to the east of the surcharge area. Both areas are near transit stations.

New development on vacant or underdeveloped land will generally create more impervious surfaces than existing uses, which will increase the quantity of runoff that needs to be managed in stormwater facilities. Redevelopment may allow for more green space and pervious surfaces, which may reduce the quantity of stormwater that needs to be managed. The City’s current stormwater regulations are more stringent now than in the past and any new development or redevelopment in the City will be subject to these new regulations. By retrofitting existing facilities, replacing undersized facilities with new facilities, or connecting into regional facilities, the overall health of the hydraulic system and streams will improve due to decreasing volumes and flow rates and improving water quality.

All development is subject to the City of Redmond’s stormwater regulations, which include the most recent version of the Stormwater Management Manual for Western Washington, the City’s Stormwater Technical Notebook, Redmond Municipal Code Title 13, and the City’s Phase II Municipal Stormwater Permit. All development within the Overlake Surcharge Area must connect to the regional systems and pay a capital facilities charge. . When a development occurs in an area where the regional facility

is not yet constructed, the development is required to construct interim stormwater facilities onsite until the stormwater can be treated at the regional facility.

The Draft 2023-24 Update to Overlake Zoning Code Regulations proposes increasing the impervious coverage to 100% in Overlake Village. The City is proposing some corresponding changes to the Stormwater Technical Notebook and RMC 13.20.46 to ensure that this change and the City's Overlake Stormwater Regional Facility Program align. Projects need to meet minimum requirements for non-roof hard surfaces and must fully infiltrate roof runoff where soils allow.

Additional stormwater facility retrofit projects are highlighted in the City's 2021-2026 Capital Investment Program.

### Wastewater System Improvements

As part of the General Wastewater Plan Update (BHC, December 2021), buildout sewer demand, or flow density, was estimated by analyzing full development capacity allowed by existing zoning code. Flow density was estimated in gallons per acre per day (gpad) and represents the average domestic sewer demand by property area and zoning type. The Redmond 2050 Supplemental Draft Environmental Impact Statement included an evaluation of the preferred growth alternative and the system improvements needed to accommodate growth. Using the assumptions provided by the City, revised buildout flow densities were estimated by new zoning classifications. The buildout domestic flow values in gpad represent average sewer demand by zoning type if or when a parcel is to develop under new zoning classifications. Buildout flow densities by new zoning designations are shown in table below.

Sewer Basin Map

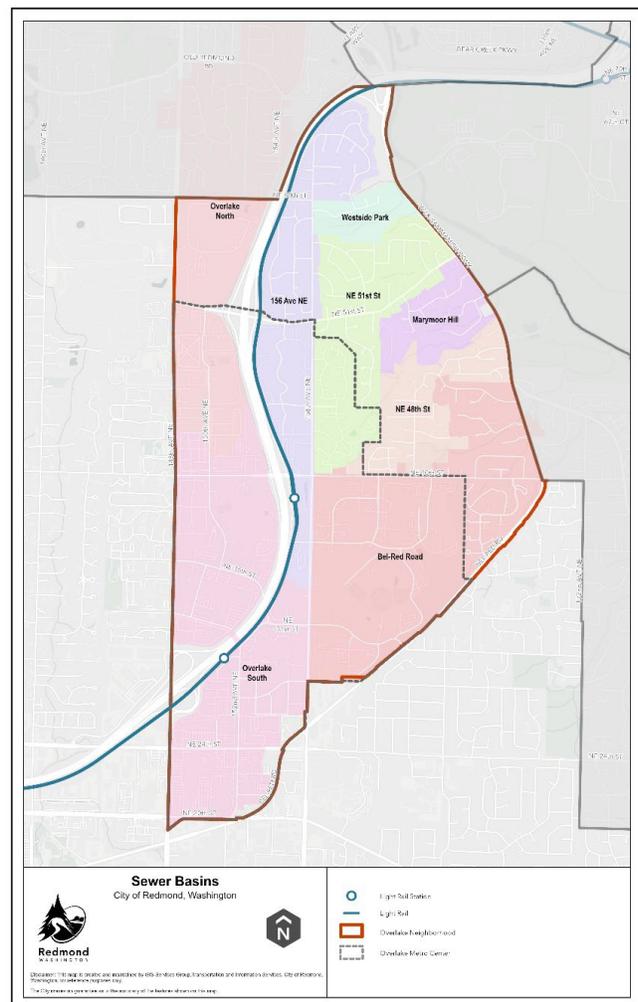


Table X. Buildout Flow Densities and Difference in Sewer Demand

Zone	Buildout Domestic Flow (gpad)	Difference in Sewer Demand (from Baseline)
Overlake Village (OV)	36,000	
Overlake Business and Advanced Technology (OBAT)	10,000	
Overlake Urban Multi-family (OUMF)	6,600	

Source: BHC 2023

Table X. Sewer Demand and Summary of Impacts

Wastewater Basin	Difference in Sewer Demand	Growth Impacts
Overlake South	1.97	Density increases in Overlake Village and OBAT zoning areas exacerbate the problems along 152nd Avenue NE. The deficiencies extend north along 152nd Avenue NE to north of State Route 520.
Overlake North	0.60	The capacity problems along 154th Avenue NE upstream of Old Redmond Road are exacerbated and extend further south when compared to No Action.
NE 51st Street	-0.06	No significant additional capacity problems are expected.
156 <sup>th</sup> Ave	0.64	Capacity problems are predicted along 156th Avenue, from about NE 59th Way to NE 40th Street. Additionally, capacity problems are now predicted in NE 59th Way, before wastewater enters the King County (County) trunk.

Source: BHC 2023

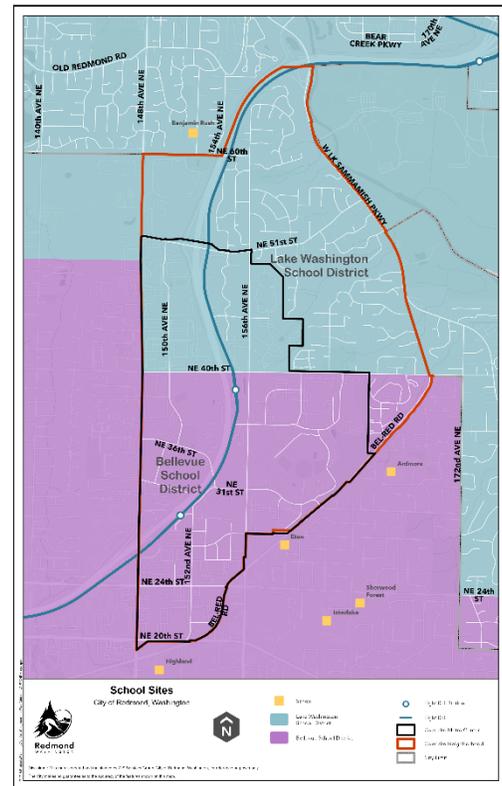
The City’s level of service criteria is to convey all wastewater within the crown of the pipe where the ratio of the depth of flow in the pipe relative to the pipe diameter is less than 1 ( $d/D < 1$ ) during a 100-year flow event. The maps in Appendix C show future capacity improvement locations (upgrades needed to accommodate full capacity in 2050). Wastewater system capacity deficiencies will require construction projects to upsize existing piping or install parallel relief piping systems. Specific projects and approaches to alleviate future capacity deficiencies will be determined in future workshops and planning efforts. All new projects are anticipated to be driven and funded by new development, however, and there is no anticipated increase to current capital improvement program planning or costs.

### Schools

Most Overlake students will be in the Bellevue School District (BSD), with some students in the Lake Washington School District (LWSD). The student population would exceed the capacity of existing facilities in LWSD and BSD that serve Overlake. New development is subject to collection of impact fees under Chapter 3.10 of the Redmond Municipal Code.

A portion of southern Redmond, including much of the Overlake neighborhood, is within the service area of BSD, with an estimated impact of 370 additional students generated. In 2020 voters passed a capital bond of \$675 million to fund renovation, expansion, and replacement of school facilities as well as the acquisition of sites for future development. BSD schools with catchment areas in Redmond include Ardmore Elementary, Sherwood Forest Elementary, Stevenson Elementary, Highland Middle School, and Interlake High School.

Longer-term district-wide projections show that by 2029, 23 of 28 LWSD elementary schools will be over capacity, as well as six of seven middle schools and three of four high schools. LWSD continues to plan for permanent facilities to accommodate future students. Impact fees are collected by the City on behalf of LWSD, in accordance with an interlocal agreement between the City and District, to partially offset the system improvement costs of educating additional students generated by new development. The LWSD Capital Facilities Plan assumes additional funding for capacity comes from state funds and local tax revenue and impact fees.



### Police

The Redmond Comprehensive Plan includes a Capital Facilities Element with a level of service to meet police service demands:

- LOS: Facilities and equipment sufficient to meet the demand for police services.

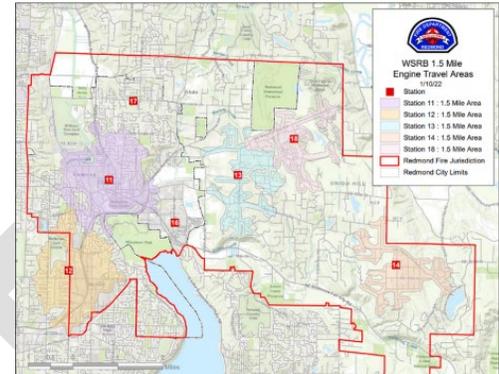
The Preferred Alternative results in demand for 78-122 officers. Most of the growth would be in Overlake, Marymoor Village, and Downtown. This alternative would need attention in both access/traffic/customer support and in focused services in a substation(s) in Overlake, Marymoor, and Downtown.

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.

## Fire/EMS

The Fire Department adopted a Strategic Plan dated 2022-2027.

Most of Redmond's household and employment growth is expected to occur in areas within six minutes of travel time from Redmond's existing Fire Stations 11, 12, and 16 (Note: Station 16 does not staff a fire engine). Firefighter response time from Stations 11 and 17 (Note: Station 17 does not staff a fire engine as it serves as an EMS station) to new development on Willows Road NE near NE 124<sup>th</sup> Street would likely exceed RFD's six-minute standard, impacting the average response time and reducing RFD's level of service.



## Parks

Parks, plazas, pathways, open space and art all enhance the urban environment and make centers attractive places to live, work and visit for community members of all ages and abilities. New development should incorporate amenity and recreation open space for occupants and visitors to meet current and future needs.

Parks and recreation was one of the top identified needs for Overlake. Rapid growth will also intensify existing community needs for safe and accessible walking and biking routes, as well as the preservation of open space and natural resources. The Overlake Center may need additional parkland to meet recreational needs and gathering needs per the urban parks criteria.

*OV-12 Recognize urban park and recreation needs are a high priority in the Overlake Metro Center. Achieve the park and open space system through a strategy of City investment together with encouraging future development to include artwork and recreation opportunities that augment and enhance public park infrastructure.*

*OV-13 Seek opportunities to create innovative public and publicly accessible private recreational open spaces where people can walk, rest, or view natural features. Examples include amenity spaces and landscaping in and between buildings or on podium rooftops, large outdoor patio/balcony spaces, and rooftop amenities.*

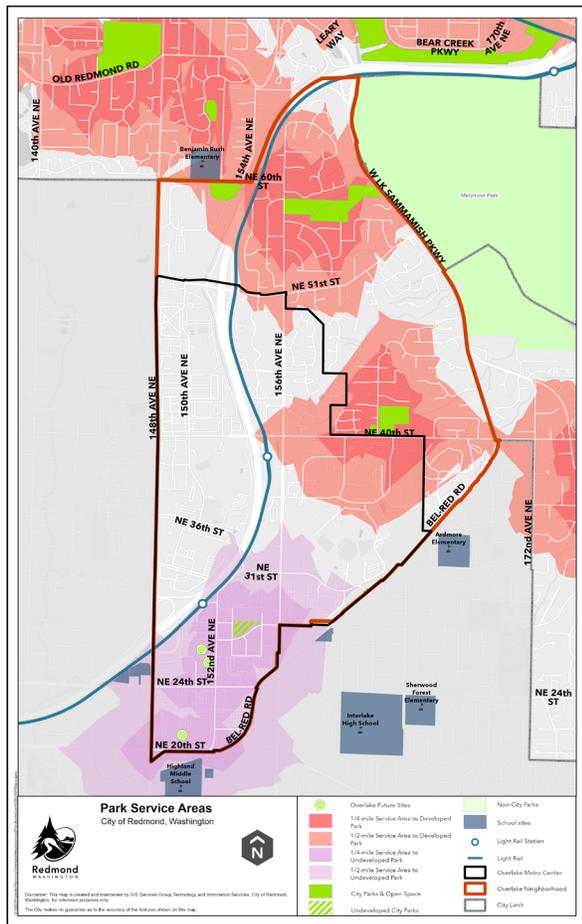
*OV-14 Consider opportunities for publicly accessible indoor and outdoor culturally relevant gathering and recreation spaces, especially for events. Encourage these spaces to be incorporated into new development.*

*OV-15 Encourage the funding, creation, placement, and maintenance of public art, especially when it is integrated with public infrastructure projects. Consider providing sculptures, water features, digital art, spaces for performance art, and other elements.*

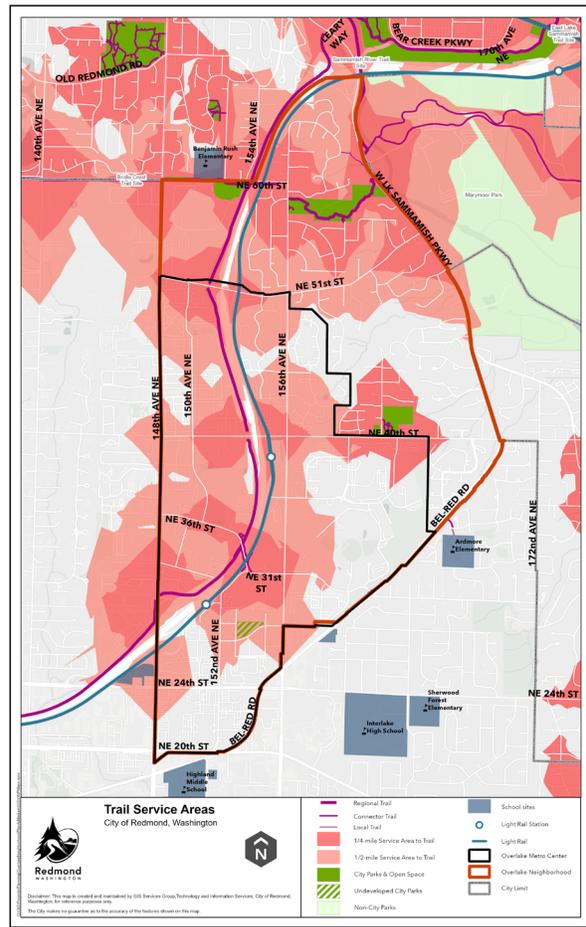
- *Incorporate local historical and cultural references.*
- *Consider both permanent and temporary art installations.*

### Level of Service Analysis for Parks

- The Overlake neighborhood has 32 acres of parkland, with a 2050 population density of 137 per park acre up from 52 in 2018 (citywide density per park acre is 4 in 2018 and 7 in 2050).
- The PARCCS Plan Policy 1.2.B sets the LOS for the 2023 PARCC Plan and Redmond 2050 updates. The LOS for parks in Redmond is that “residents and workers have convenient access to parks and trails within a ½-mile (10-minute) distance of their home or work.”
- \_\_\_% of households in Overlake are within ½-mile of a developed City Park.
- \_\_\_% of households in Overlake are within ½-mile of trail access.



Park Access



Trail Access

**LEVEL OF SERVICE STANDARDS, PREFERRED ALTERNATIVE**

LOS Category	LOS Goal	Current Met Now (Y/N)?	Preferred Alternative Will be Met (Y/N)?
<b>Children’s Play Area &amp; Outdoor Sports &amp; Fitness Facilities Service Areas</b>	All residents have convenient access to these facilities within ¼ mile for sites with higher quantity and quality facilities, and a half mile for other sites.	Partially (about 50%)	May require additional facilities.
<b>Outdoor Sports and Fitness Facilities Service Area</b>	All residents and workers in Redmond should have convenient access to outdoor sports and fitness facilities from their residence or office: 1 mile for sites with higher quantity and quality facilities and, a ½ mile for other sites.	Partially (about 54%)	May require additional facilities.
<b>Outdoor Sports Fields Usage Rates</b>	Operate at 80% capacity or less	N/A	May require additional facilities to offset usage.
<b>Urban Parks Criteria</b>	Urban Centers (Downtown and Overlake) should contain sufficient urban park acreage to meet all urban park service criteria: Serve the daily recreational needs of neighboring residents, approximately two acres in size or larger, can accommodate crowds of up to 10,000, sufficient infrastructure support, and designed with quality amenities and materials.	No – There is a park planned for Overlake with the third regional stormwater facility	Partially. May not be met in Overlake with additional growth. May require additional facilities to offset usage.
<b>Trails</b>	The target population (100% of residents and 25% of workers in Redmond) has convenient access to public trails from home or office.	Partially (up to 66% are within ¼ mile of trail access point)	Will be met; however, density of population could place stress on trail capacity.
<b>Recreation</b>	Achieve or exceed projected number of registrations per year by program area (exercise, recreation, special events, and arts).	N/A	Will see an increase in registrations for recreation.

Source: Redmond 2050 Supplemental Draft EIS, 2023.

**Equity and Inclusion**

In the Redmond 2050 update a the focus on equity and inclusion included many new and/or updated policies focused on improving opportunities and outcomes through access to and the design of our community spaces and amenities.

*CTR-9 Design plazas, rooftop amenities, and open spaces to meet the recreational, social, and cultural needs of those who live in, work in, and visit the area while being accessible to community members of all abilities.*

- Include places to gather, rest, eat, and engage in active recreational activities. Consider incorporating the cultural gathering and activity needs of the community when planning these places.
- Provide places for shade and relief and covered gathering places where possible, utilizing a variety of urban forms such as trees, art, structures, and installations.
- Look for opportunities to dedicate at least one outdoor gathering area in each center, such as a park, plaza, or low-volume street that can be closed to vehicle traffic for events.
- Look for opportunities to create community gardens, edible landscaping, and other solutions to increase food security in an urban environment. Consider needs and solutions that reflect the culture of the community and explore partnership opportunities that could maximize the benefit and ongoing maintenance of these resources.
- Look for opportunities to co-locate facilities with schools, community centers, and other public facilities and structures.

*FW-CD-3 Encourage active and welcoming community spaces that provide formal and informal opportunities for community gathering.*

*CD-10 Provide public community and publicly accessible private gathering places in recreation facilities, park, and plazas throughout the city. Preserve and develop informal and welcoming community gathering places, such as the fountains, coffee shops, and spaces within parks. This can include techniques, such as:*

- Encouraging art or water features;
- Providing visual access to sites;
- Multiple entrances,
- Flexible spaces that are large enough for flexible programming,
- Focal points that create activity throughout the space,
- A signature attraction that provides a unique identity,
- Features that are usable throughout all seasons, including shade and rain protection, and
- Promoting partnerships that create public places – including privately owned public spaces (POPS), such as plazas in combination with outdoor cafes, and encourage active management of space and activities.

*CD-11 Use universal design techniques for investments in the public realm to provide high-quality amenity spaces for people of all ages and abilities. Consider:*

- Street furniture, lighting, signage and sidewalk braille and other elements that provide places of refuge and wayfinding and contribute to a feeling of safety and inclusion;

- Parks, plazas, street cafes, and other gathering places that could host inclusive and accessible public performances and art installations, including informal gatherings;
- Visual and sound features, such as fountains, squares, sculptures, public art, and pavement treatments; and
- Trees or open non-vegetated shade options like shade cloth structures to provide places of respite and shade.

### Parks and Recreation System

Creating a cohesive system of parks, plazas, gathering and event places, recreational facilities and connecting paths and trails will help meet the cultural and recreational needs of current and future Overlake residents, employees, and visitors.

*CTR-8 Promote the vision of the parks, plazas, art, pathways, and open spaces in the centers as being part of a cohesive system of public spaces that is integral to distinguishing the centers as people-oriented places. Encourage consolidation of open spaces that are linked and/or adjacent from parcel to parcel to maximize opportunities for connectivity and activation of space.*

Table X/ City owned parks and natural areas in Overlake

Name	Acres	Status	Classification	Conditions Assessment Overall Score / ADA
Cascade View Park	8.0	Developed	Neighborhood	1.3 / 2.0
Westside Park	6.4	Developed	Neighborhood	1.1 / 1.0
Esterra Park	2.7	Undeveloped	Urban / POPS	-
Redmond West Wetlands	4.4	Developed	Resource	1.7 / 3.0
Bridal Crest Trail	10.9	Developed	Trail Corridor	1.3 / 2.0
<b>Total Parks &amp; Greenspace</b>	<b>32.4</b>			

Source: PARCCS Plan, 2023. Conditions Assessment - 1 is Good Condition, 2 is Fair, and 3 is Poor.

The Capital Improvements Plan (CIP) includes Parks system improvements. These are paid for either as City projects, as development mitigation or incentive options, or through partnership agreements. RMC 3.10 Impact Fees sets the park impact fees collected from residential and employment uses. The CIP includes the Overlake Regional Stormwater Facility & Park.

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*The six-year Capital Improvements Plan proposes approximately \$119 million of investment in acquisition, development and renovation of the parks system and identifies additional investment priorities for the future.*

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Finding opportunities to enhance Parks and Recreation services in urban centers, particularly the development of community centers, will be a priority focus in the next six years. The PARCC Plan makes several recommendations on how to best meet the demands growth will put on the Parks and Recreation system. This includes a focused land acquisition program to ensure sufficient land for outdoor recreation and community center space. It identifies target acquisition areas to secure parkland, gain access rights along key trail corridors, build new centers, and fill gaps in neighborhood park access. Finding and creating partnerships to enhance recreational opportunities will also support meeting the increased demand from Redmond's growth.

The planning and development for an Overlake community center is a crucial next step to address facility space needs. In an effort to address the demand for indoor recreation space and respond to the community's interest in a satellite community center in the Overlake area, the City should identify and secure property for, and initiate planning for, a new community and recreation center. The new center could be a stand-alone facility or a partnership with a developer or another jurisdiction, and it should include amenities such as a gymnasium, fitness rooms, community meeting rooms, a general social living room area.

In the 2016-2020 Census, the Overlake neighborhood had approximately 9% of the residents living below the poverty line - the most in Redmond. As this area grows, the need for additional park facilities will be an important equity consideration. Beyond acquisition, parks should be designed with inclusivity in mind, incorporating features and amenities that cater to a diverse range of ages, abilities, and cultural backgrounds.

See Appendix

## **Overlake Public Services Policies**

Adequate facilities and services, including human services and civic outlets, are necessary to support continued growth in the Overlake Metro Center. Developing a center with a combination of civic uses, such as a welcoming center or teen center, could add to the vibrancy of the area, support community members, and attract additional visitors.

*OV-20 Seek out community-oriented public/private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, childcare, public works facilities, stormwater, and other public infrastructure or facilities.*

- *Use co-location opportunities wherever possible as the first preference for siting City facilities.*
- *Consider vertical and horizontal integration opportunities as well as time/space sharing options to maximize potential partnerships and minimize costs for essential services and community amenities.*

- *Provide incentives for co-location and other regional facilities (such as regional stormwater treatment facilities). Encourage public and private partnerships to develop these facilities.*
- *Maximize shared parking opportunities.*

*OV-21 Integrate parks and open spaces with regional stormwater facilities where feasible. Connect regional stormwater facilities with the park system in Overlake wherever possible.*

*OV-22 Reduce the negative impact of Overlake stormwater runoff on the water quality of Lake Sammamish, Kelsey Creek, Tosh Creek, the Sammamish River, and other creeks in the neighborhood.*

- *Protect downstream properties, streambeds, and receiving waters from erosion and other adverse impacts from the quantity of runoff.*
- *Provide natural and/or landscaped areas as buffers between the urban developments in the Metro Center and adjacent residential neighborhoods. Prioritize this type of buffering along creeks.*

Creating a cohesive system of parks, plazas, gathering and event places, recreational facilities and connecting paths and trails will help meet the cultural and recreational needs of current and future Overlake residents, employees, and visitors.

*OV-12 Recognize urban park and recreation needs are a high priority in the Overlake Metro Center. Achieve the park and open space system through a strategy of City investment together with encouraging future development to include artwork and recreation opportunities that augment and enhance public park infrastructure.*

*OV-13 Seek opportunities to create innovative public and publicly accessible private recreational open spaces where people can walk, rest, or view natural features. Examples include amenity spaces and landscaping in and between buildings or on podium rooftops, large outdoor patio/balcony spaces, and rooftop amenities.*

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*OV-15 Encourage the funding, creation, placement, and maintenance of public art, especially when it is integrated with public infrastructure projects. Consider providing sculptures, water features, digital art, spaces for performance art, and other elements.*

- *Incorporate local historical and cultural references.*
- *Consider both permanent and temporary art installations,.*

## **City and Regional Capital Projects**

King County has identified two wastewater conveyance system improvements within Redmond's service area that are planned for construction within the next 20 years. Timing of construction is subject to field verification (flow monitoring) for projects, budgeting, and construction schedules.

- The first project is the Lake Hills and Northwest Lake Sammamish Interceptor Upgrade Project, which will provide additional capacity along West Lake Sammamish Parkway NE and the Sammamish River from the Redmond-Bellevue boundary to approximately NE 85th Street. The project is currently in design and projected to start construction in 2024.
- The second project is the Sammamish Plateau Diversion. This area is currently routed around the south-end of Lake Sammamish. Flows would be redirected north through the Northeast Lake Sammamish Interceptor, which is partly located within Redmond City limits. The diversion is anticipated to occur after 2040. The County will comprehensively reassess the regional wastewater conveyance system capacity in the mid-2020's.

The current agreement with King County does not have an upper limit on the amount of wastewater the County will accept. Therefore, the capacity of the collection system is the limiting factor, which in most cases can be mitigated. Localized impacts to the collection system can be mitigated by improvements that occur concurrently with development, such as increasing the capacity of pipes and lift stations. The sewer plan lists several pre-identified wastewater extensions or developer funded projects that will be completed concurrently with the development that triggers the need. Some of these projects may benefit multiple development sites and the developer installing the improvements may be able to recoup some construction costs through a latecomer's agreement or a reimbursement agreement authorized by RMC 13.12. These agreements provide a method of sharing the cost of improvements between multiple developments that did not contribute to the initial construction costs.

2023-2028 CIP Projects

Name	Description	Estimate	Impact Fee Eligible
Community Center in Overlake Village	Acquire or partner for the future development of a community center in Overlake Center.	\$12,000,000	Yes
Urban park or plaza acquisitions in Overlake	Acquire or partner for one urban park or plaza near SE Redmond light rail station in the Marymoor Village and Overlake neighborhoods. Dependent on opportunity.	\$11,000,000	Yes
Overlake Village Central Infiltration Vault	Develop a signature park over vault. Price does not reflect the public works infrastructure for the vault.	\$6,000,000	Yes

Source: PARCC Plan, 2023

## Environment and Climate Change

### Certification Requirements:

- Identify significant environmental features in or near the center, including streams and shorelines.
- Describe existing and planned parks, trails, and open space, including public and civic spaces.
- Recognize the role of land use, development, and transportation on greenhouse gas emissions.
- Protect and enhance critical/environmentally sensitive areas, parks, and open spaces. Identify and minimize gaps in equitable access to parks and open spaces.
- Support innovative stormwater management. Avoid or mitigate environmental impacts for vulnerable populations. Support achievement of state and regional greenhouse gas emissions reduction goals.
- Reduce air pollution and greenhouse gas emissions by increasing alternatives to driving alone.
- Promote innovative green building practices in design, materials selection, construction, and maintenance. Encourage retrofitting of existing buildings to reduce building energy use.

### Significant Environmental Features

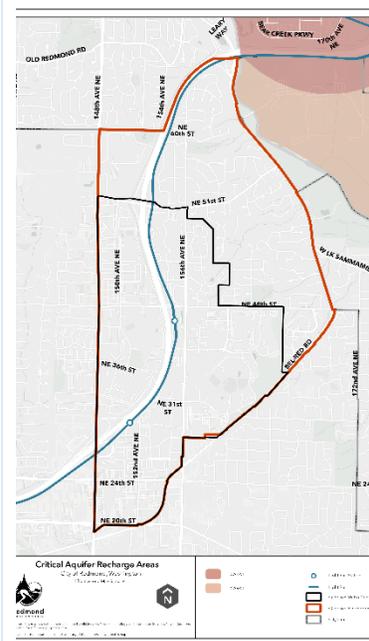
#### Streams, Rivers, and Lakes

Overlake Center overlaps with portions of four watersheds: Sears, Villa Marina, Tosh, and Sammamish River. Tosh Creek runs into the portion of the Overlake Center that will be rezoned to Overlake Urban Multifamily. Under the Preferred Alternative, residential growth will be concentrated in areas where high impervious cover already exists. Generally, increased percentage of impervious cover in a watershed negatively impacts stream functions. Concentrating growth in areas that are already impervious reduces net change. No significant impacts or direct loss of stream habitat is anticipated in Overlake Center under the Preferred Alternative.



#### Groundwater

No CARAs are mapped in Overlake Center. CARAs are mapped east of the Sammamish River. Therefore, development in this center is unlikely to impact CARA functions. However, the potential to encounter groundwater during development may occur in any location, including Overlake.





## Plants

Tree cover is likely to decrease as the area develops. Existing tree canopy is concentrated on the east side of the Overlake Neighborhood (outside the Center) and is commonly associated with streams and wetlands. Critical area protections and new urban tree management practices are expected to benefit tree retention in Overlake. Trees throughout the more densely developed west side of Overlake are less likely to be retained as construction and growth occur, but policies and incentives encourage tree replacement and tree canopy contribution through podium and rooftop trees.

## Animals

State Route 520 runs north-south through Overlake; it is an existing barrier to wildlife movement from nearby habitats to the east (Lake Sammamish and Marymoor Park) and west (Bridle Trails State Park). Corridor connections to aquatic and riparian habitat patches on the east side of Overlake persist. Movement of terrestrial species, such as mammals, amphibians and reptiles will be further restricted as development density increases, but protected corridors retain limited opportunities for dispersion.

Anticipated reductions in tree canopy, as discussed in the Plants section above, will reduce opportunities for native birds to forage and nest. Birding hotspots in the area include the Microsoft Trail, Redwest Wetlands Parks, and Westside Park (eBird). Documented common bird species are expected to persist with critical area protections and retention of associated habitat patches. Given building height increases in Overlake, bird-building collisions are likely to increase. Overall, impacts to birds are likely to be minor under this alternative.

As noted in the water resources section above, increased development and increased impervious surface area are commonly linked. However, the proposed zoning under this alternative would largely concentrate growth in areas already containing high impervious cover. Landscape-scale changes in a watershed commonly degrade stream health and reduce or limit riparian processes that provide healthy habitats. Watershed-level changes under the Preferred Alternative are estimated to be similar to those under Draft EIS 2022 Alternative 3.

## Climate Resiliency

The Redmond 2050 project adopted three major themes - equity and inclusion, sustainability, and resiliency. All policies were developed and evaluated for their alignment with city goals related to these themes. Redmond's resilience, greenhouse gas reduction, and general sustainability efforts are guided by the policies in the Climate Resilience and Sustainability Element and the Environmental Sustainability Action Plan and supported by the Climate Vulnerability Assessment conducted with the Redmond 2050 Environmental Impact Statement.

## Vulnerable Communities

### *Some Areas and Population Segments are More Vulnerable to Climate Change*

Some portions of the Redmond community are more vulnerable to the effects of climate stress than others. Certain subsets of the population – including older adults, individuals living alone, and people with low incomes, disabilities, and/or limited English proficiency – require special consideration when planning for resiliency. There are also particular areas in the city – such as “heat islands” with more pavement and fewer trees, floodplain and landslide hazard areas, and areas with limited access to transit – that may experience larger effects from climate change.

Key findings of the Climate Vulnerability Assessment for Overlake Include:

- Areas of lower adaptive capacity include Education Hill, Willows/Rose Hill, Idylwood, and Overlake.
- The risk of extreme precipitation can cause flooding, erosion, landslides, and falling trees, where there are higher population densities, higher employment densities, or sensitive populations that may have difficulty responding to climate events and evacuations (e.g., seniors, living alone, linguistically isolated, with underlying health conditions). This includes Downtown, Education Hill, and Overlake and some of the other neighborhoods.
- Rainfall is expected to be more intense and current rainfall intensities are expected to be more frequent. This is a problem faced by all agencies that operate stormwater system, but Redmond’s regional facility approach (currently in Downtown and Overlake) (providing detention for future built-out conditions) will better help mitigate impacts of climate change.
- While Overlake has a large heat island, it does not have a large sensitive population relative to other areas. Thus, in the index as a whole, Overlake is not considered vulnerable.

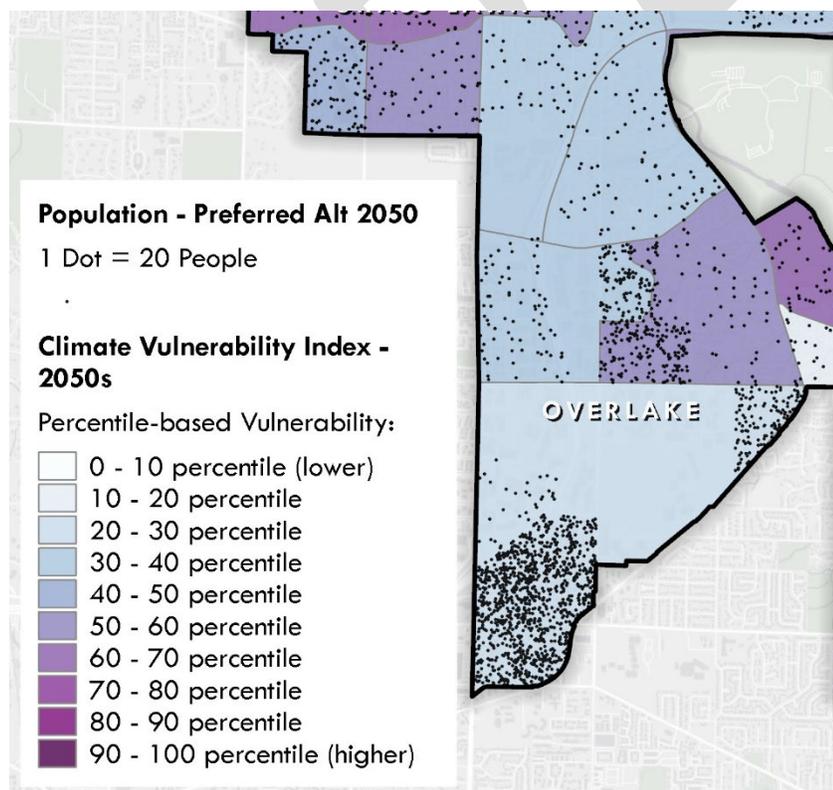


Redmond has a growing and diverse population and a large daytime employment mostly commuting from outside of Redmond. Redmond has a large foreign-born population, and almost 30% speak English less than very well, creating barriers in communication before, during, and after evacuations. Redmond also has areas of the community where more people live alone, have less access to transit and other services, or have health or other disabilities. With increasing extreme climate, more areas of Redmond may become vulnerable.

**FIGURE 1 – OVERLAKE AREA (SIGNIFICANT IMPERVIOUS AREA AND FEW TREES)**



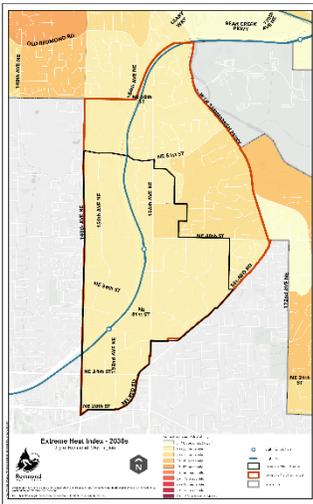
Figure 2 - 2050s Climate Vulnerability Index with 2050 Population Density



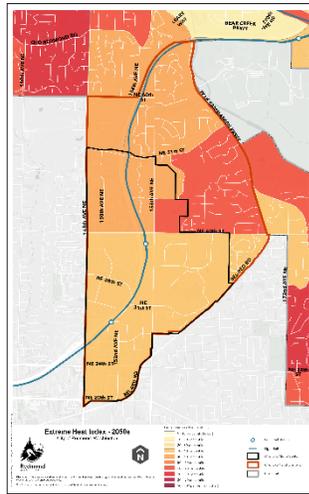
Sources: Redmond 2050 Climate Vulnerability Study; University of Washington Climate Impacts Group, City of Redmond, BERK, 2021.

### Redmond Heat Index 2030-2080

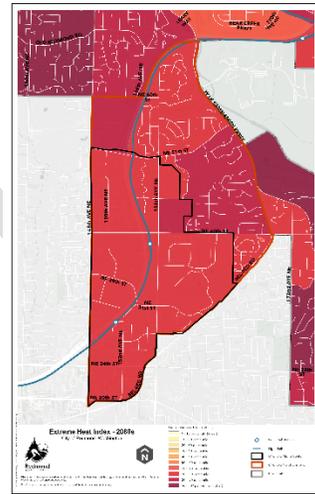
**HEAT INDEX 2030s**



**HEAT INDEX 2050s**



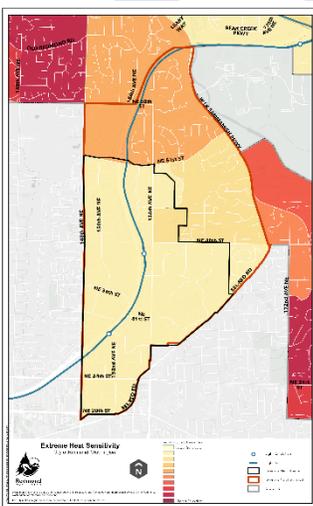
**HEAT INDEX 2080s**



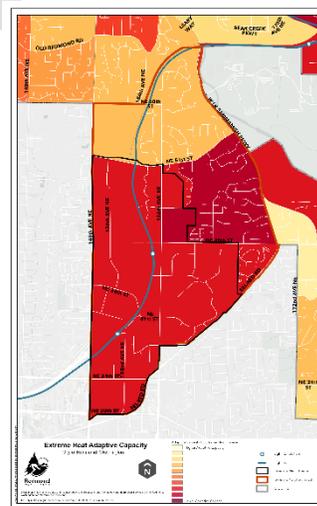
- Sources: University of Washington Climate Impacts Group, City of Redmond, BERK, 2022.
- See enlarged maps in the complete Climate Vulnerability Risk Assessment and Strategy and Appendices.

### EXTREME HEAT: CONTRIBUTION OF SENSITIVITY, AND ADAPTIVE CAPACITY

**EXTREME HEAT SENSITIVITY**



**EXTREME HEAT ADAPTIVE CAPACITY**



- Sources: University of Washington Climate Impacts Group, CDC, US Census, City of Redmond, BERK, 2021.

## Resiliency Strategies

The Climate Vulnerability Assessment identified a number of resiliency strategies, including:

- **New and improved multimodal access to light rail stations.** Overlake has two light rail stations Redmond is partnering with Sound Transit in constructing multimodal facilities, including adding pedestrian and bicycle bridges, tunnels, shared use paths, and sidewalk reconstructions. Vehicular access improvements at stations are also planned.
- **Maximizing Transit-Oriented Development (TOD) and equitable TOD (eTOD).** Increase mixed-income housing and job growth in areas with current or future improved multimodal access such as Downtown, Overlake, and Marymoor Village to provide for greater non-single occupant travel.
- **Heat island mitigation.** Since greater growth and density may alter or reduce existing tree canopy and place greater importance on other methods of providing greenspace and tree canopy goals, consider opportunities in rights of way, community and pocket parks, onsite landscaping, or other heat island reduction measures.
- **Climate resilient design standards.** Evaluate and implement green building, low-impact development, high-quality materials and standards and other design standards, incentives, and requirements.

### Priorities

New and improved multimodal access can allow for more options to conduct emergency evacuations, and greater access to resources before, during, and after emergencies. Transit oriented development can increase use of public transit and reduce some of the causes of greenhouse gas emissions by reducing single-occupancy vehicle emissions. Some of these activities to improve access are underway with the station area planning and development, and some activities will be long-term over the life of the City’s Comprehensive Plan implementation.

## Sustainability and Resiliency Policies

The following policies in the Comprehensive Plan support the Redmond 2050 guiding principles of equity, resiliency, and sustainability in Centers and Overlake. (Citywide policies are also relevant but are not listed.)

Equity & Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none"> <li>• CTR 6, 13, 16</li> <li>• OV 7, 8, 18</li> <li>• CD 1-6, 11, 13</li> </ul>	<ul style="list-style-type: none"> <li>• CTR 6, 7, 13, 16</li> <li>• OV 7, 8, 20, 21</li> <li>• CD 6, 7, 12</li> </ul>	<ul style="list-style-type: none"> <li>• CTR 5-8, 10, 14-16</li> <li>• OV 7, 16, 17, 20-22</li> <li>• CD 6-9, 12</li> </ul>

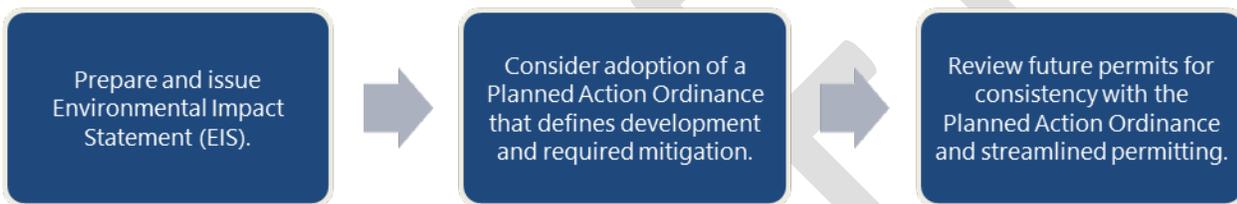
## Code Updates

In addition to the adopted policies, the City is updating the Green Building Program and has adopted mandatory green building requirements for development within the Overlake Metro Center.

## SEPA Planned Action

Redmond adopted a Planned Action Ordinance for the Overlake area in 1999 and amended ordinances between 2009 and 2018. The City is adopting an updated Planned Action for a revised Overlake Center boundary and extended planning horizon. The Planned Action designation allows for a streamlined environmental review process provided the development meets City policies, regulations, and Planned Action mitigation measures.

### EXHIBIT 1. PLANNED ACTION PROCESS



## Current Planned Action Ordinances

Redmond Zoning Code (RZC) 21.70.100 adopts WAC provisions for the planned actions and establishes that planned actions in the city are to be adopted by ordinance or resolution through a Type VI review. Type VI review is a legislative review process, with a Planning Commission public hearing and recommendation to City Council and City Council decision (RZC 21.76.050).

RZC 21.70.110 establishes criteria and procedural requirements for coverage under the Overlake SEPA Planned Action, required mitigating measures, and monitoring requirements. This section of the code incorporates findings and requirements as established in the planned action ordinances previously adopted by the City.

Ordinance No. 2025, which was adopted in 1999 and first established the Overlake Planned Action, expired in 2012 and has been superseded by other ordinances. It is included at the end of this section for informational purposes only. Ordinance No. 2493 updated planned action information and extended the planned action designation through 2030. Ordinance No. 2685 incorporates all relevant SEPA documents, as described above, as part of the planned action regulations. Relevant ordinances are briefly summarized below.

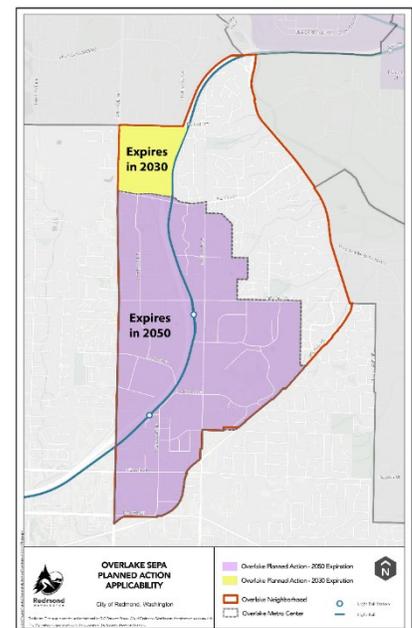
### Ordinance No. 2685

Passed by Council 03/19/2013; Effective Date: 03/30/2013.

- Purpose: Amending portions of Redmond Zoning Code (RZC) 21.80.110, Overlake SEPA Planned Action to incorporate all relevant documents.
- Planned Action area: Consistent with Ordinance No. 2493
- Development Permitted: Consistent with Ordinance No. 2493
- Expiration: Consistent with Ordinance No. 2493
- Applicable Environmental Documents:
  - Integrated SEPA/GMA documents for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study, 1999
  - Final Supplemental Environmental Impact Statement (FSEIS) for the Overlake Neighborhood Plan Update and Implementation Project, 2007.
  - Addendum to the FSEIS listed above for the Overlake Stormwater and Parks Facilities Implementation Plan, 2010.
  - Addendum to the FSEIS listed above for the Group Health Overlake Master Planned Development and Development Agreement, 2011.
  - Addendum to the FSEIS listed above for the Overlake SEPA Planned Action Update, 2012.
- **Monitoring:** Consistent with Ordinance No. 2493.

### Redmond 2050 Overlake Planned Action Summary

- As part of Redmond 2050 the Planned Action area has been updated to be the new Overlake Metro Center Boundary.
- The area covered by the prior planned action but not inside the Metro Center can continue as a qualified Planned Action project through the expiration of that planned action (Ordinance xxx, Expires December 31, 2030). The allowed growth under that 2030 planned action will be reserved for that area (the portions of the OBAT zoning district that are outside the Center).
- Includes area-wide environmental review of impacts and mitigation measures, detailed mitigation to be included in the Planned Action Ordinance.
- Adopted with revisions to RZC 21.70 SEPA Regulations and the adoption of the new RZC Appendix 11, Overlake Planned Action Applicability and Mitigation Measures.
- Maximum Development Covered:



Applicability	Housing Units	Employment Square Feet	Mobility Units	Expiration Date
Overlake Metro Center	10,000	4,813,000	14,397	Dec. 31, 2050
OBAT properties outside the Overlake Metro Center	n/a	Pending	n/a	Dec. 31, 2030

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## APPENDICES

- A. Overlake Off-Street Parking Requirements
- B. Overlake Projects in the Transportation Facilities Plan
- C. Wastewater System Analysis Maps.
- D. Regional Certification Checklists
- E. Large Format Maps

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## APPENDIX A. Off-Street Parking Requirements

Shown as unit of measurement/calculation followed by (parking minimum, maximum).

Use Class	<i>Near Frequent Transit or in a TOD Focus Area</i>	<i>In a Center, not Near Frequent Transit, not in a TOD Focus Area</i>
Single-family, Multifamily structure, or Mixed-use residential	Per Dwelling Unit, max varies by type (0, max of 1.0 or 2.0)	Per Dwelling Unit, max varies by type (0, max varies from 1 to 2)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)
Long-term care facility, Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)
All general sales and service, retail sales, Cannabis retail sales (unless otherwise listed)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)
General business and service (unless otherwise listed)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)
Food and beverage	1,000 sq ft gfa (0, 5.0) 0 for kiosks and vending carts	1,000 sq ft gfa (0, 7.5) 0 for kiosks and vending carts
Hotels, Motels, and Other Accommodation Services	Rental room (0, 1.0)	Rental room (0, 1.0)
All Manufacturing and Wholesale Trade uses, including Artisanal manufacturing, retail sales, and service	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)
Transportation, Communication, Information, and Utilities	1,000 sq ft fga (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
Arts, Entertainment, Recreation, and Assembly	1,000 sq ft gfa (1.0, adequate to accommodate typical use)	1,000 sq ft gfa (2.0, adequate to accommodate typical use)
Natural and other recreational parks	1,000 sq ft land area (0, adequate to accommodate typical use)	1,000 sq ft land area (0, adequate to accommodate typical use)
Educational, Government and administration, Institutional health and human services	1,000 sq ft gfa (0, adequate to accommodate typical use)	1,000 sq ft gfa (0, adequate to accommodate typical use)
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (0.5, 1.0)
Family day care provider	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq ft gfa (5.0, 10.0) or fixed seats (0.1, 0.2) fixed seats All other uses: 1,000 sq ft gfa (1.0, 3.0)	Assembly uses: 1,000 sq ft gfa (5.0, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq ft gfa (2.0, 3.0)
Secure Community Transition Facility	Adequate to accommodate typical use	Adequate to accommodate typical use
All other uses	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)

## APPENDIX B. 2024-2050 Transportation Facilities Plan (TFP)

Table below shows Overlake projects only. See TFP for full project list.

ID	Name	Description	Project Type	Estimate	
10	SR 520 Trail Grade Separation at NE 51 <sup>st</sup> St	Grade separate the 520 Trail at NE 51 <sup>st</sup> Street.	Other	\$7,634,621	City
31	148 <sup>th</sup> Ave NE and NE 51 <sup>st</sup> St Right Turn Lanes	Add a second right turn lane from westbound NE 51 <sup>st</sup> Street to Northbound 148 <sup>th</sup> Avenue NE.	Intersection improvement - signals	\$2,705,850	Dev
46	150 <sup>th</sup> Ave NE & NE 51 <sup>st</sup> St Signal	Add north leg to intersection of 150 <sup>th</sup> Ave and 51 <sup>st</sup> St and signalize this intersection.	Intersection improvement - signals	\$2,445,607	Dev
47	152 <sup>nd</sup> Ave NE Main Street	Implement 152 <sup>nd</sup> Avenue NE main street from NE 24 <sup>th</sup> Street to 2600 Crossing to create a lively and active signature street in the Overlake Village. The cross section for the improvements would include 1 through lane in each direction, turn lanes as necessary, on-street parking and pedestrian and bicycle facilities. Other improvements include storm drainage, LID, street lighting, pedestrian amenities, transit amenities, right-of-way, easements, and utilities	Roadway capacity (corridor widening for bike or vehicle lane)	\$7,100,000	Dev
47.01	152 <sup>nd</sup> Ave NE Main Street North	Implement 152 <sup>nd</sup> Avenue NE main street from 2600 Crossing to Plaza Street / DaVinci to create a lively and active signature street in the Overlake Village. The cross section for the improvements would include 1 through lane in each direction, turn lanes as necessary, on-street parking and pedestrian and bicycle facilities. Other improvements include storm drainage, LID, street lighting, pedestrian amenities, transit amenities, right-of-way, easements, and utilities	Half street	\$15,729,868	Dev
49	152 <sup>nd</sup> Ave NE Main Street South of 24 <sup>th</sup>	Implement a multi-modal pedestrian corridor concept on 152 <sup>nd</sup> Avenue NE from NE 20 <sup>th</sup> Street to NE 24 <sup>st</sup> Street to create a lively and active signature street in the Overlake Village consistent with the Overlake Village Street Design Guidelines. The cross section for the improvements would include 1 through lane in each direction, turn lanes as necessary, on-street parking and pedestrian and bicycle facilities. Other improvements include storm drainage, LID, street lighting, pedestrian amenities, transit amenities, right-of-way, easements, and utilities	Full street	\$39,169,343	Dev
50	156 <sup>th</sup> Ave NE & Bel-Red Rd Turn Lane	Add southbound right-turn lane.	Intersection improvement - signals	\$2,400,000	Dev
51.01	156 <sup>th</sup> Ave NE Shared Use Path	Construct shared use path on the east side of 156 <sup>th</sup> Avenue from 40 <sup>th</sup> Street to 51 <sup>st</sup> Street	Roadway capacity (corridor widening for bike or vehicle lane)	\$9,306,150	Dev

ID	Name	Description	Project Type	Estimate	
56.01	NE 40th St Shared Use Path - West	Shared use path on the south side of 40th Street from 148th Avenue to the 520 Trail	Roadway capacity (corridor widening for bike or vehicle lane)	\$9,483,555	Dev
62.01	NE 40th St Improvements	Add paved trail on south side of 40th Street from 163rd Avenue to West Lake Sammamish Parkway	Roadway capacity (corridor widening for bike or vehicle lane)	\$5,201,700	City
66.01	51st St Shared Use Path	Provide multi-use trail on north side of NE 51st St between 148th Ave NE and SR 520.	Roadway capacity (corridor widening for bike or vehicle lane)	\$2,735,250	City
172	150th Ave NE Bicycle Lane Completion	Fill in gaps in bicycle facility network on 150th Avenue NE from NE 51st Street to NE 40th Street in both directions, and improve curve radius to allow for truck movements through existing chokepoint. Widen roadway to west and build retaining walls.	Roadway capacity (corridor widening for bike or vehicle lane)	\$16,583,635	City
288	151st Ave NE South DaVinci	Construct new 151st Avenue NE between NE 20th Street and NE 24th Street. Refer to the Overlake Neighborhood Plan for more details. Coordinate with the Overlake Village South Study	Full street	\$9,000,000	Dev
289	NE 22nd St, West	Construct new NE 22nd Street from 148th Avenue NE to 152nd Avenue NE and design the street as a local access street using pedestrian supportive design with on-street parking and one through lane in each direction. Major street connections would be signalized. Coordinate with Overlake South Plan.	Full street	\$19,000,000	Dev
290	NE 22nd St, East	Construct new NE 22nd Street from 152nd Avenue NE to Bel-Red Road and design the street as a local access street using pedestrian supportive design with on-street parking and one through lane in each direction. Major street connections would be signalized. Coordinate with Overlake South Plan.	Full street	\$7,500,000	Dev
310	Lumiere - NE 24th to NE 26 <sup>th</sup>	Construct Lumiere Access Street from 24th Street to Hopper Street in accordance with Overlake Village Design Standards, including 1 travel lane, parking lane and sidewalk in each direction.	Full street	\$12,098,000	Dev
311	DaVinci - NE 27th to NE 28 <sup>th</sup>	Construct DaVinci neighborhood street from Turing Street to Shen Street in accordance with Overlake Village Design Standards, including 1 travel lane, parking lane, cycle track, and sidewalk in each direction as well as an urban pathway trail	Full street	\$8,867,000	Dev
312	DaVinci - NE 24th to NE 26 <sup>th</sup>	Construct DaVinci neighborhood street from 24th Street to Hopper Street in accordance with Overlake Village Design Standards, including 1 travel lane, parking lane, cycle track,	Full street	\$20,393,000	Dev

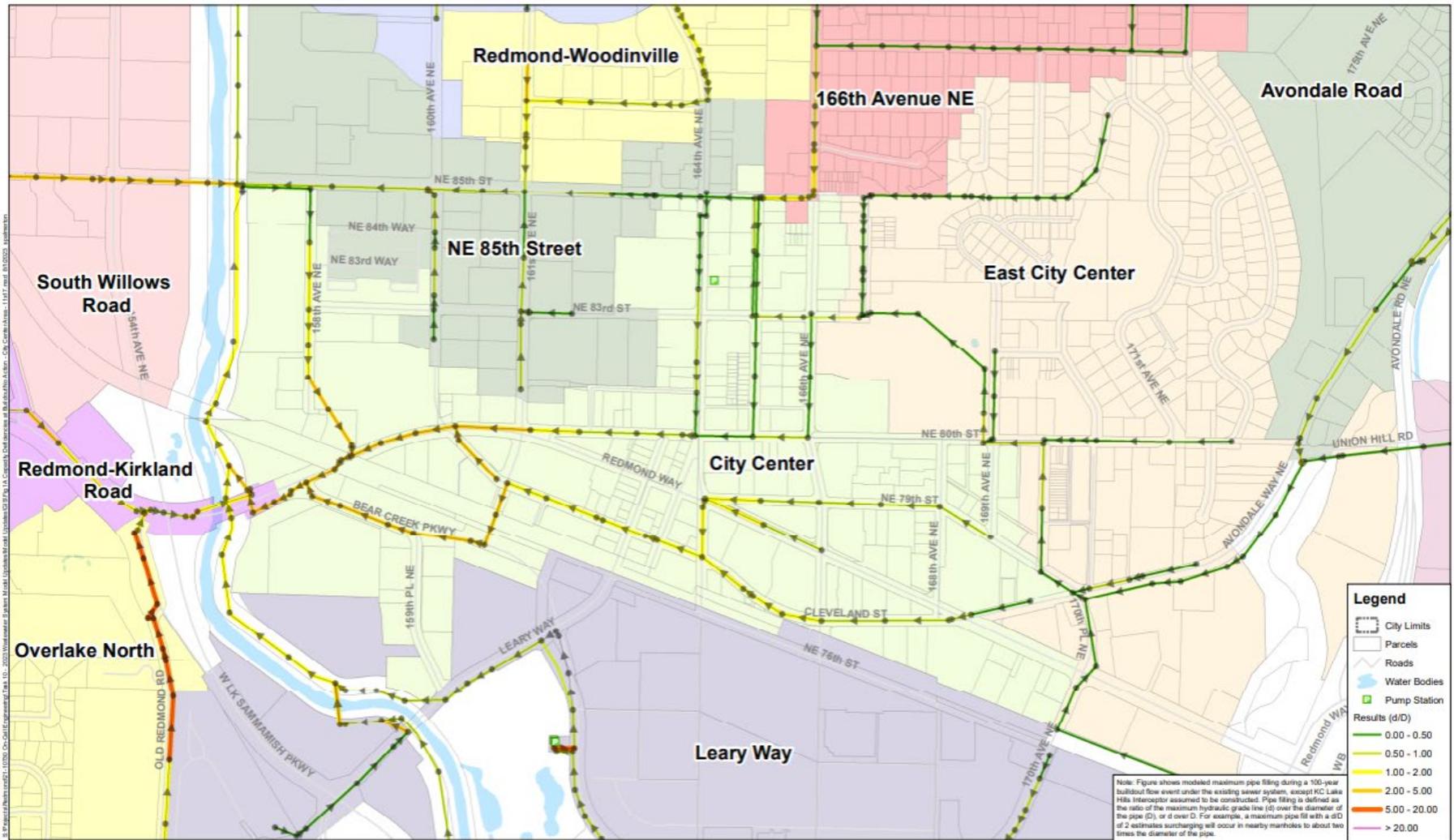
ID	Name	Description	Project Type	Estimate	
		and sidewalk in each direction as well as an urban pathway trail.			
313	Hopper Street	Construct Hopper Street Access Street from DaVinci to 152nd Ave in accordance with Overlake Design Standards, including 1 travel lane, parking lane and sidewalk in each direction	Full street	\$17,906,000	
314	Turing Street	Construct Access Street in accordance with Overlake Village Design Standards, including 1 travel lane, parking lane and sidewalk in each direction.	Full street	\$31,593,902	Dev
315	Shen Street	Partial completion by the Overlake Access Ramp project. Cost estimate review needed	Full street	\$28,998,333	Dev
361.01	Sammamish River Trail Extension from 51st Street to Bel-Red Road	Extend Sammamish River Trail at east side of West Lake Sammamish Parkway from 51st Street to Bel-Red Road	Roadway capacity (corridor widening for bike or vehicle lane)	\$19,804,808	Dev
366.01	156th Ave NE Two-Way Cycletrack	156th Ave NE Two-Way Cycletrack	Roadway capacity (corridor widening for bike or vehicle lane)	\$7,695,059	Dev-City
387.01	148th Corridor from NE 20th to SR520	Add northbound through lane on 148th Ave NE between Bel-Red Road and the eastbound SR 520 on ram	Roadway capacity (corridor widening for bike or vehicle lane)	\$14,372,626	Dev
389	West Lake Sammamish Parkway Roundabout	West Lake Sammamish Parkway Roundabout	Intersection improvement - no signals	\$8,720,843	Dev
502	24th St Multimodal Imp from 148 to Bel-Red	Add new cycle tracks and sidewalks to 24th Street between 148th Avenue and Bel-Red Road, see Overlake South Plan.	Roadway capacity (corridor widening for bike or vehicle lane)	\$8,667,000	City
1150	Lumiere Ave	Lumiere Ave from NE 20th St to NE 24th St	Full street	\$28,504,473	Dev
1151	NE Koll Drive	NE Koll Drive (2100 block) from Da Vinci Ave to 152nd Ave - private street but publicly accessible	Roadway capacity (corridor widening for bike or vehicle lane)	\$3,193,943	
1192	40th Street Shared Path, East	Shared path on the south side of 40th Street with segments of cycle track where appropriate	Roadway capacity (corridor widening for bike or vehicle lane)	\$7,106,922	City
3112	Brill Street	Non-Motorized vehicle and Fire Access between DaVinci and 152nd Ave NE	Roadway capacity (corridor widening for bike or vehicle lane)	\$1,737,540	

### **APPENDIX C. Wastewater System Maps**

All yellow, orange, and red colored wastewater pipes shown in the figures below are considered undersized under Buildout conditions. These pipes will be shown as Developer funded upgrades in the updated General Sewer Plan.

Source: 2023 Redmond Wastewater System Model Updates DRAFT- TECHNICAL MEMORANDUM (August 3, 2023)

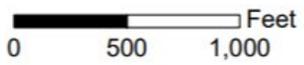
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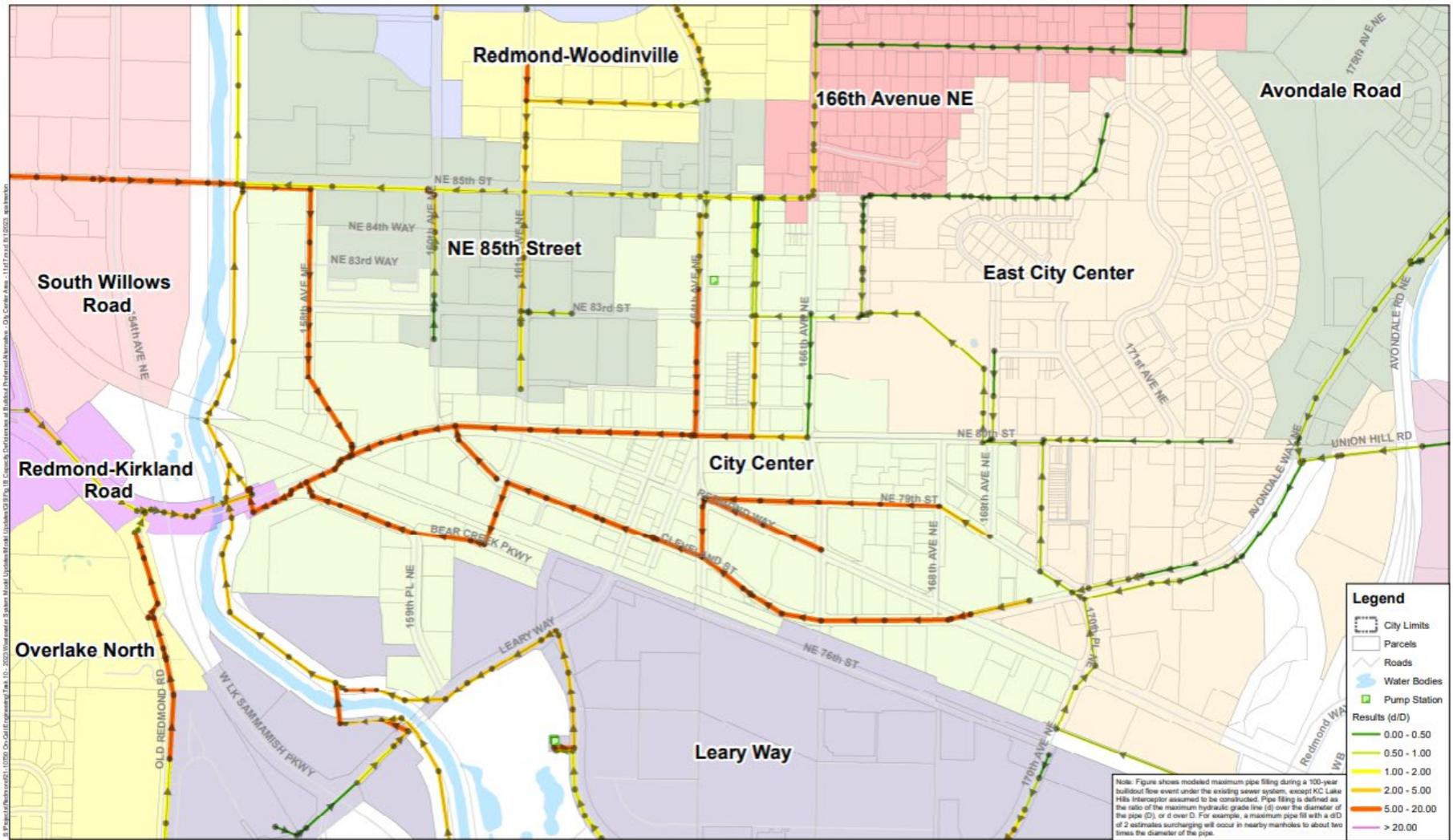
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Sewer System & Basin: City of Redmond.  
GIS Base data: King County.  
Data sources supplied may not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.  
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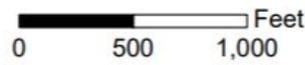


**Capacity Deficiencies at Buildout  
No Action - City Center Area**  
2023 Wastewater System Model Updates  
City of Redmond, Washington  
July 2023

Figure  
**1A**

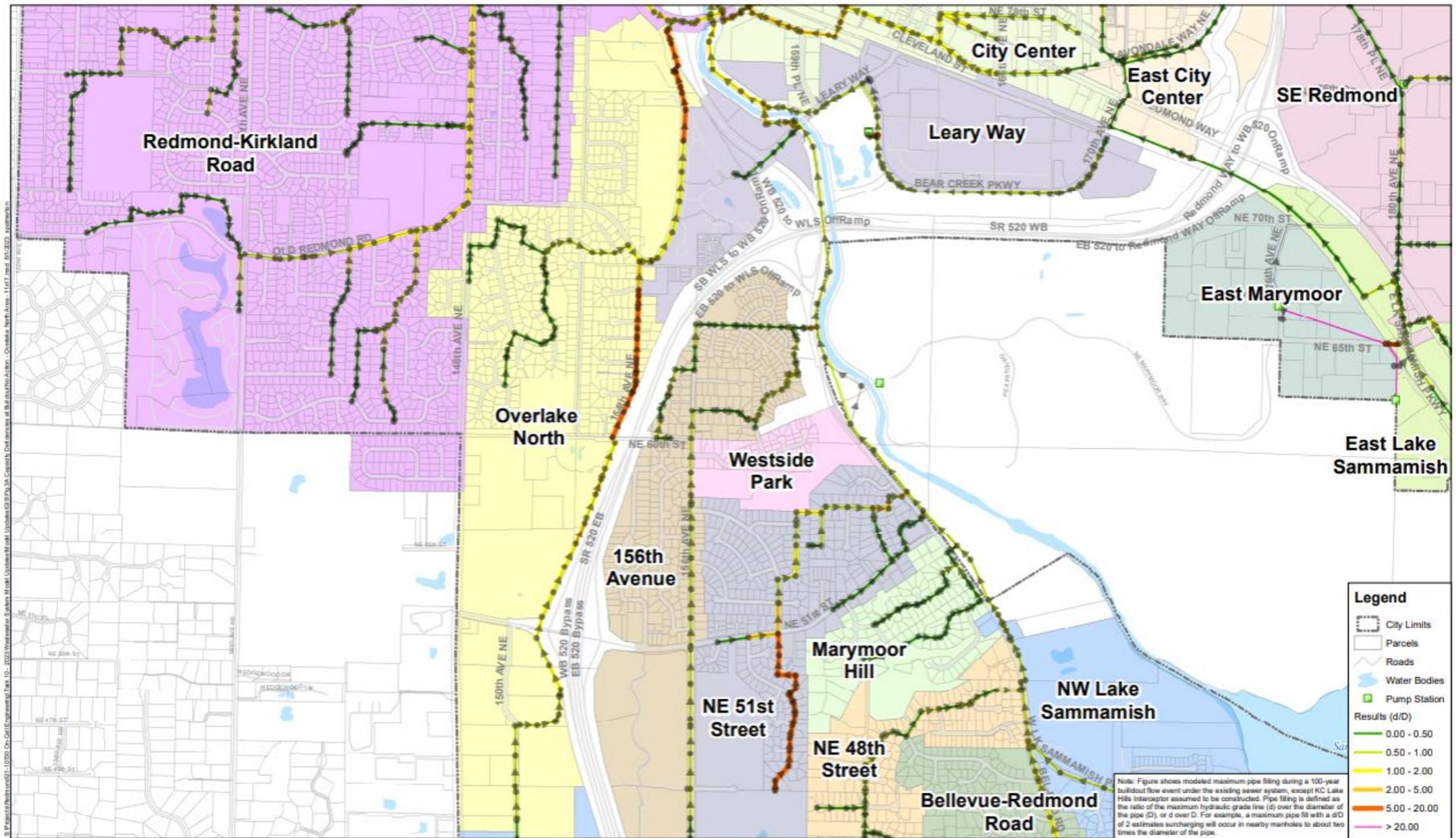


Sewer System & Basin: City of Redmond.  
 GIS Base data: King County.  
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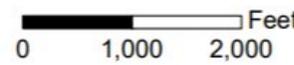


**Capacity Deficiencies at Buildout Preferred Alternative - City Center Area**  
 2023 Wastewater System Model Updates  
 City of Redmond, Washington  
 July 2023

Figure 1B

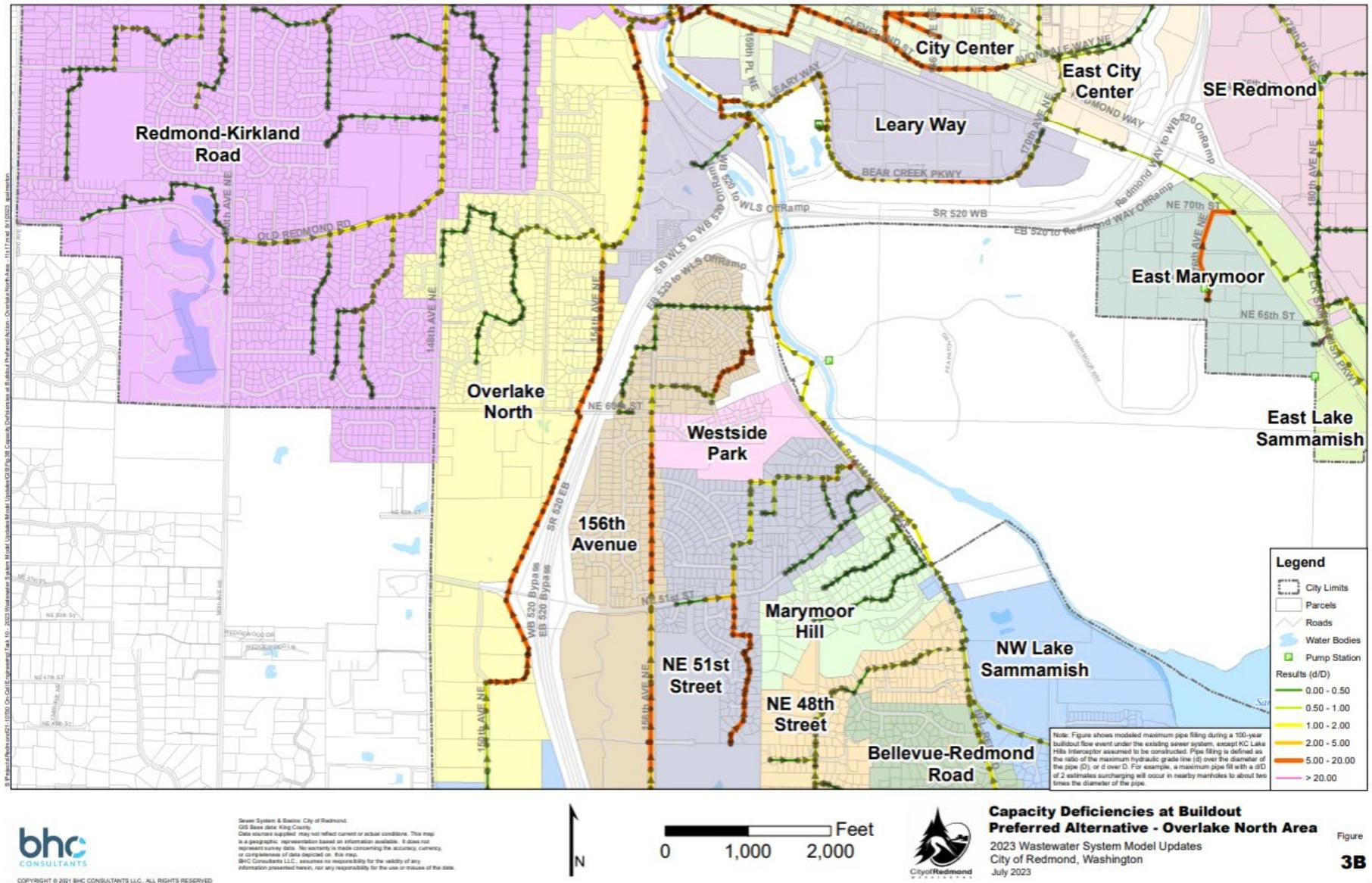


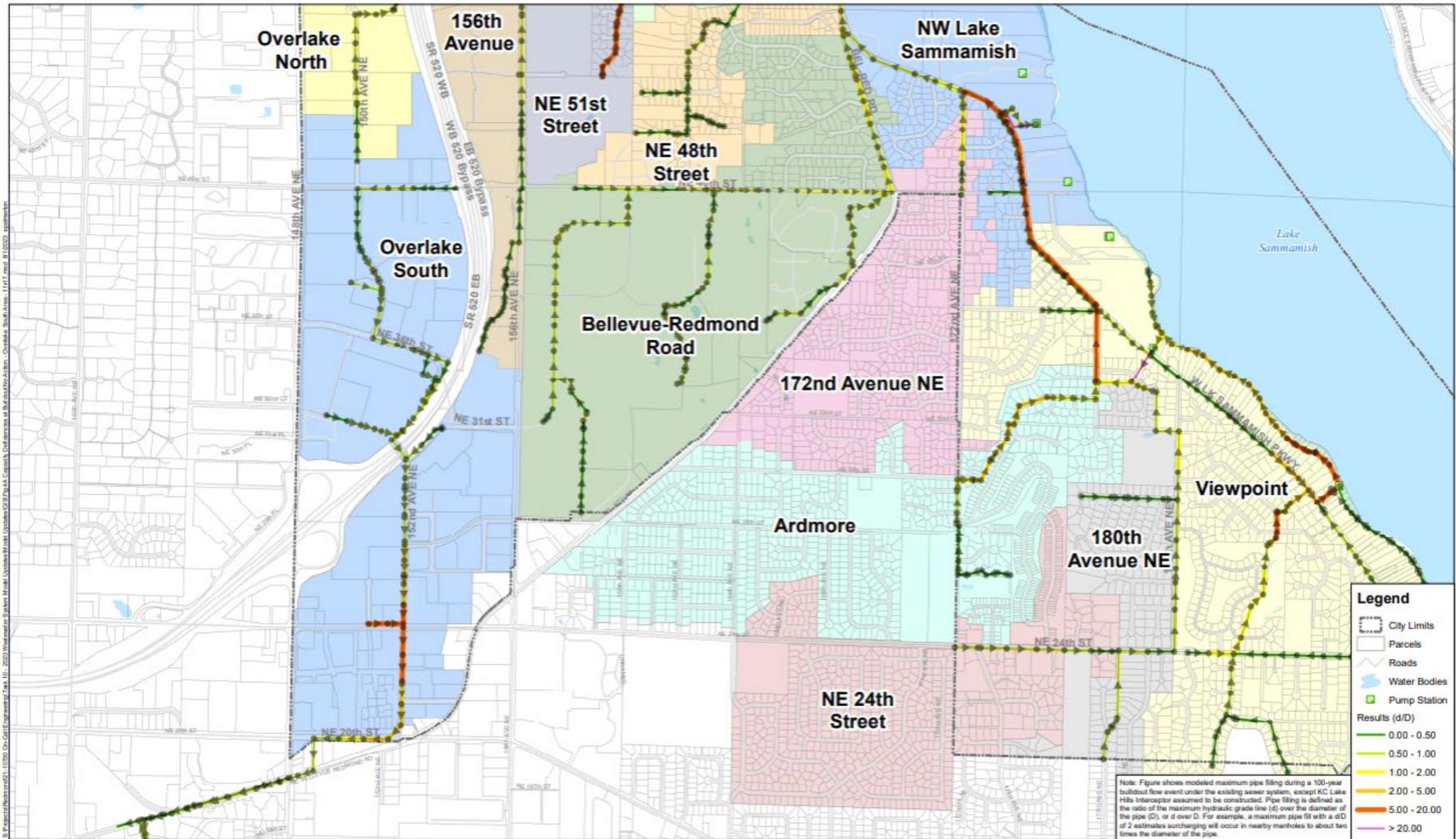
Sewer System & Basin: City of Redmond.  
 GIS Base data: King County.  
 Data sources supplied may not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.  
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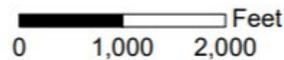
**Capacity Deficiencies at Buildout  
 No Action - Overlake North Area**  
 2023 Wastewater System Model Updates  
 City of Redmond, Washington  
 July 2023

Figure  
**3A**



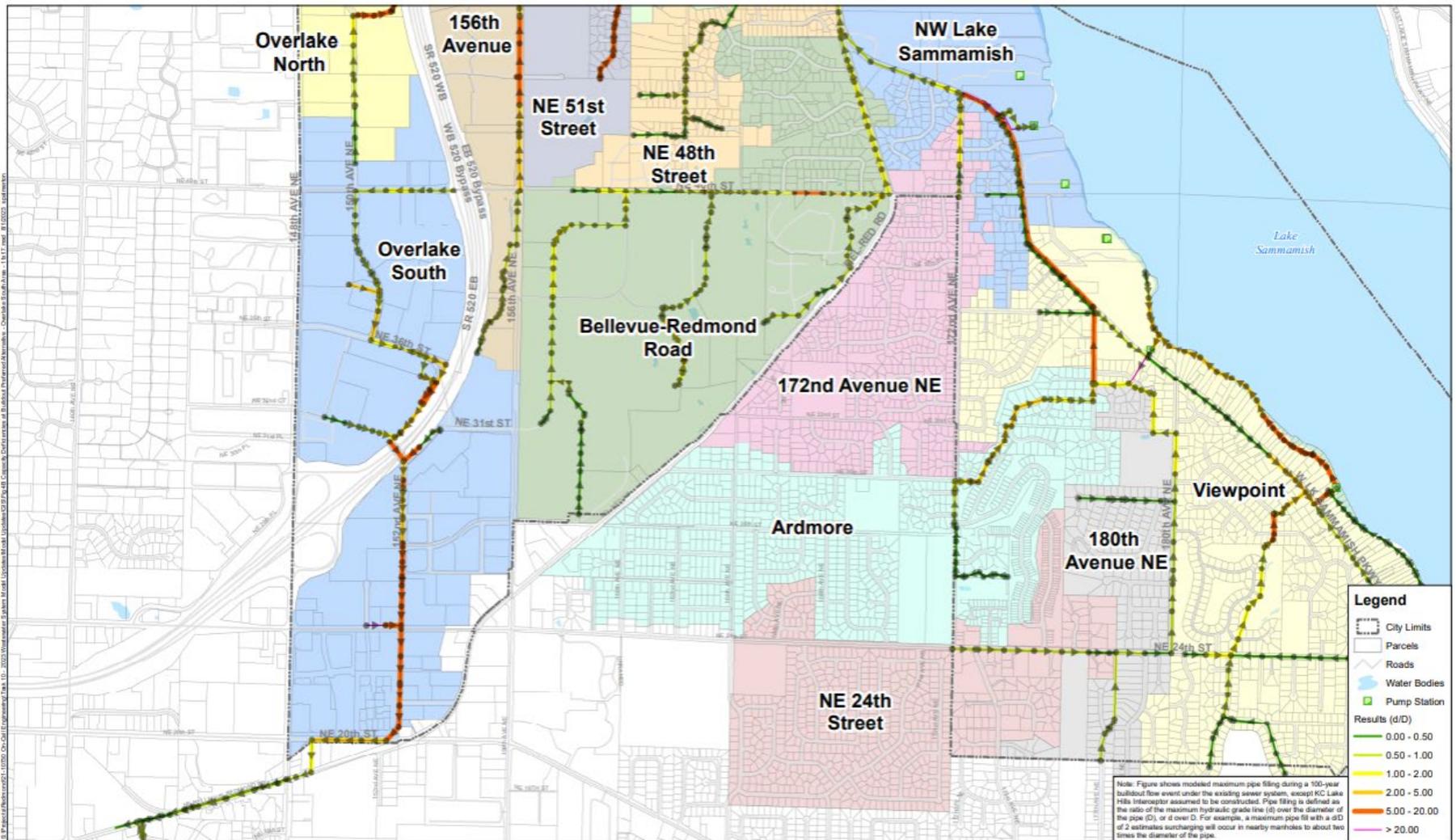


Sewer System & Basin: City of Redmond.  
 GIS Base data: King County.  
 Data sources supplied may not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.  
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**Capacity Deficiencies at Buildout  
 No Action - Overlake South Area**  
 2023 Wastewater System Model Updates  
 City of Redmond, Washington  
 July 2023

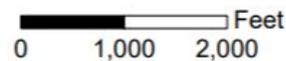
Figure  
**4A**



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Sewer System & Basin: City of Redmond  
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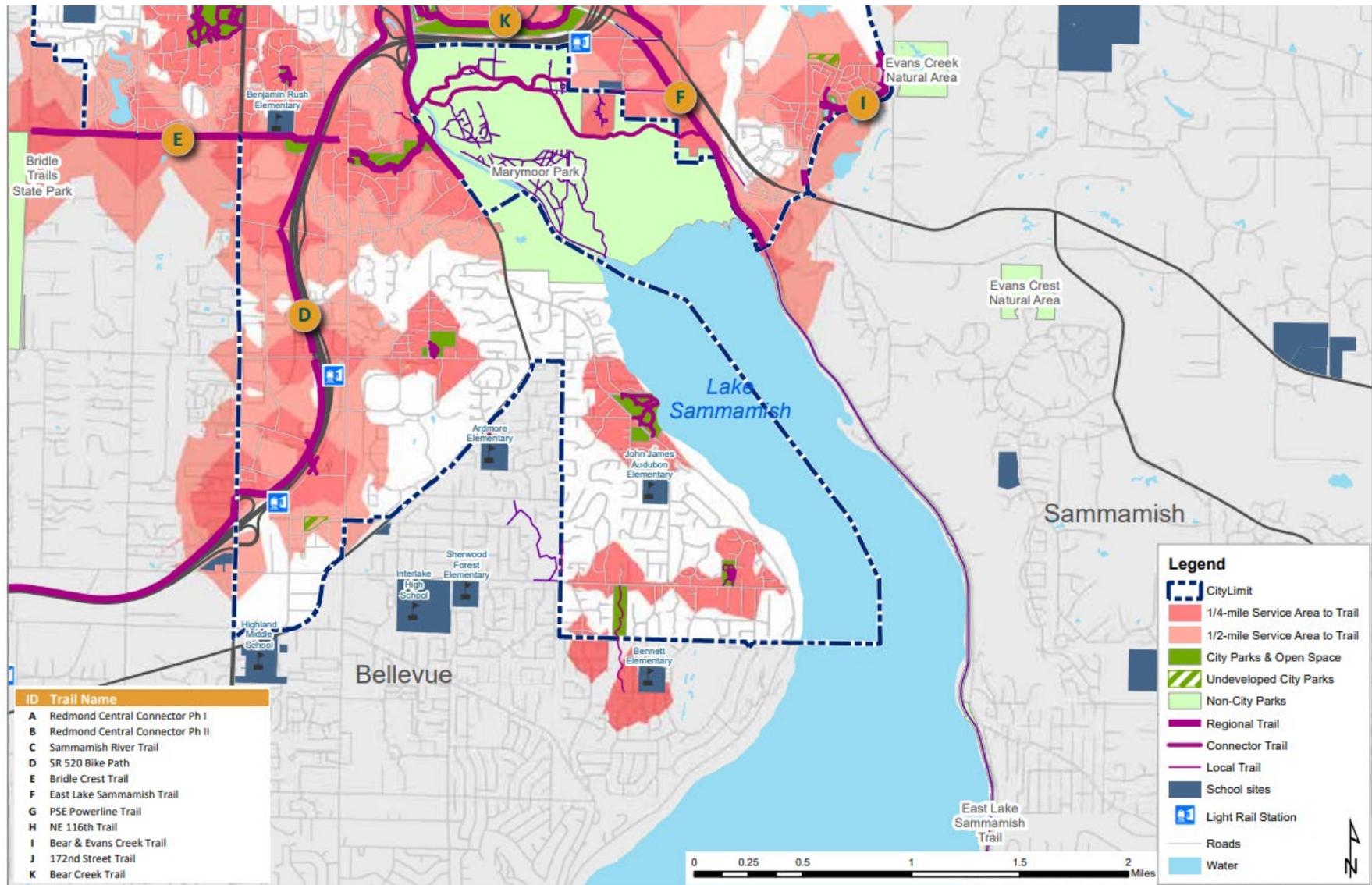
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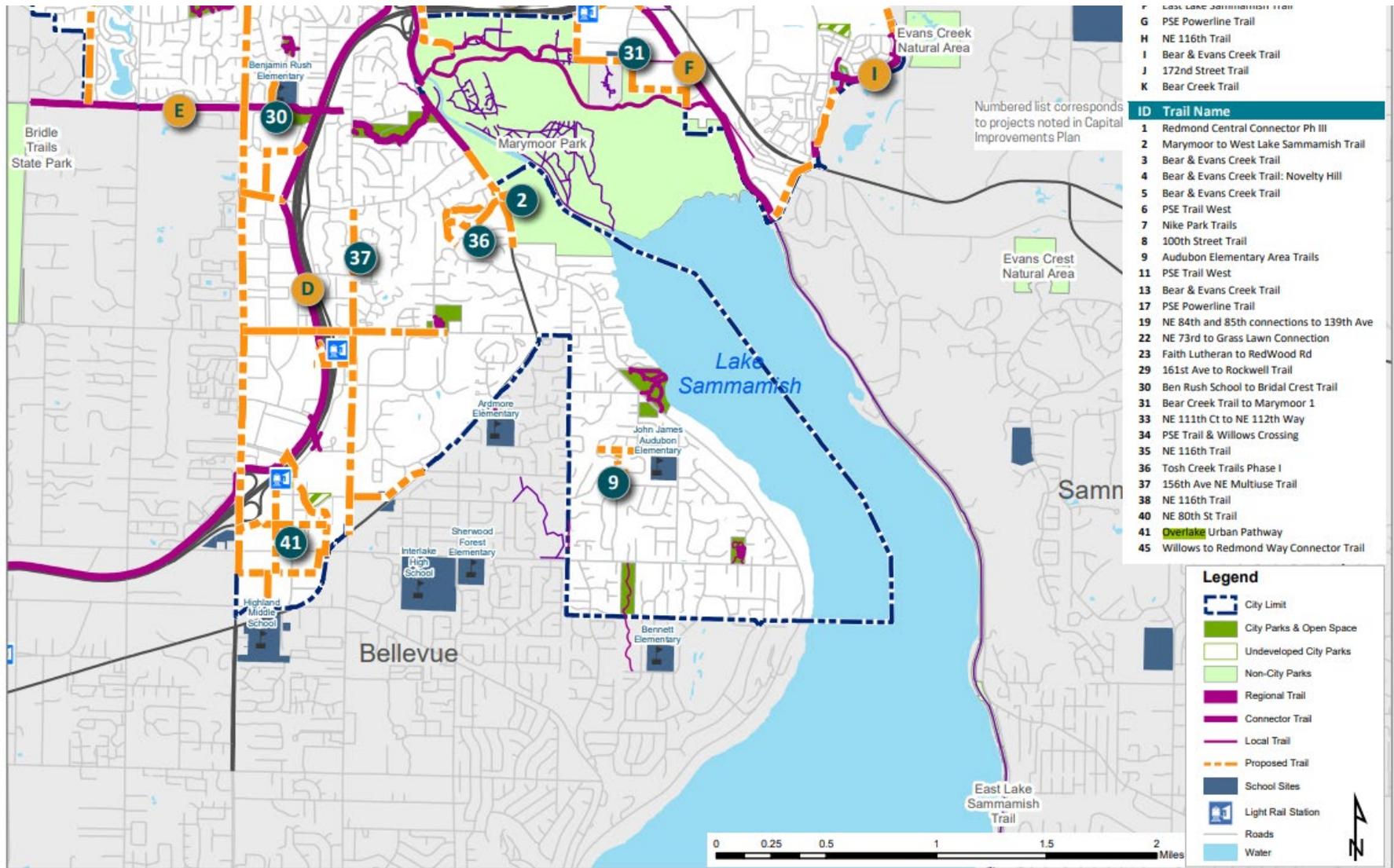
**Capacity Deficiencies at Buildout  
Preferred Alternative - Overlake South Area**

2023 Wastewater System Model Updates  
City of Redmond, Washington  
July 2023

Figure  
**4B**



**Map 15: Travelsheds - All Existing Recreational Trails Routes (1/4- & 1/2-mile)**



Numbered list corresponds to projects noted in Capital Improvements Plan

ID	Trail Name
1	Redmond Central Connector Ph III
2	Marymoor to West Lake Sammamish Trail
3	Bear & Evans Creek Trail
4	Bear & Evans Creek Trail: Novelty Hill
5	Bear & Evans Creek Trail
6	PSE Trail West
7	Nike Park Trails
8	100th Street Trail
9	Audubon Elementary Area Trails
11	PSE Trail West
13	Bear & Evans Creek Trail
17	PSE Powerline Trail
19	NE 84th and 85th connections to 139th Ave
22	NE 73rd to Grass Lawn Connection
23	Faith Lutheran to RedWood Rd
29	161st Ave to Rockwell Trail
30	Ben Rush School to Bridal Crest Trail
31	Bear Creek Trail to Marymoor 1
33	NE 111th Ct to NE 112th Way
34	PSE Trail & Willows Crossing
35	NE 116th Trail
36	Tosh Creek Trails Phase I
37	156th Ave NE Multiuse Trail
38	NE 116th Trail
40	NE 80th St Trail
41	Overlake Urban Pathway
45	Willows to Redmond Way Connector Trail

Legend	
	City Limit
	City Parks & Open Space
	Undeveloped City Parks
	Non-City Parks
	Regional Trail
	Connector Trail
	Local Trail
	Proposed Trail
	School Sites
	Light Rail Station
	Roads
	Water

**Map 16: Existing & Proposed Recreational Trails**

## APPENDIX D. Regional Certification Checklists

Certification through the Puget Sound Regional Council (PSRC) is required.

### Metro Center Certification Criteria

Criteria	Overlake Metro Center	Notes
<p><b>Compatibility with VISION 2050:</b></p> <p>The vision for the regional growth center must reinforce the centers concept within the regional growth strategy and multicounty planning policies.</p>	<p>The Overlake Metro Center is in alignment with, and helps accomplish, the regional growth strategies in VISION 2050 and the King County Countywide Planning Policies.</p>	<p><b>MEETS CRITERIA</b></p> <p>The Overlake Neighborhood Plan Addendum responds to the requirements outlined in the recertification checklist and demonstrates compliance with VISION 2050 in detail within each section of this addendum.</p> <p>For equity goals and policies this addendum focuses on equitable TOD but additional equity and inclusion policies are found through the Redmond 2050 Comprehensive Plan.</p>
<p><b>Size:</b></p> <p>The center must be at least 320 acres and no more than 640 acres, unless the center is served by an internal, high-capacity transit system, in which case, it may be larger.</p>	<p>Size expansion</p> <ul style="list-style-type: none"> <li>From: 500.1 acres</li> <li>To: 864.4 acres</li> </ul>	<p><b>MEETS CRITERIA</b></p> <p>As part of Redmond 2050 the Center boundaries were revised to include all the area within a 10-minute walk of the two light rail stations, with a few exceptions, and incorporate major intersections that serve as gateways to the center.</p> <p>The Metro Center is served by two light rail stations and the B-Line.</p>
<p><b>Activity Level:</b></p> <ol style="list-style-type: none"> <li>The center’s existing density must be at least 30 activity units per acre.</li> <li>The center’s planned target density must be at least 85 activity units per acre.</li> </ol>	<p>Activity Density</p> <ol style="list-style-type: none"> <li>Overlake currently has 48,000 jobs and 2,300 housing units, an activity unit level of 97 per acre.</li> <li>By 2050 the Metro Center will have added 11,000 new housing units and 14,500 new jobs, and activity unit level of 88 per acre. The size increase of 364 acres decreases the activity unit per acre but still exceeds the designation criteria.</li> <li>Zoning changes are increasing capacity in all Overlake zones to accommodate the growth allocations.</li> </ol>	<p><b>MEETS CRITERIA</b></p> <p>The three zoning districts in Overlake are all being up-zoned to accommodate the growth allocated to the Metro Center.</p> <ul style="list-style-type: none"> <li><b>Overlake Urban MF:</b> from three zoning districts to one, going from an average of 20 du/a to 50 du/a.</li> <li><b>Overlake Business and Advanced Technology:</b> going from a baseline FAR of 1.55 (housing maxed at 1.0 FAR) to 3.0 FAR.</li> </ul>

<p>c. The center must have sufficient zoned development capacity to adequately accommodate targeted levels of growth. Because it is not time-bound, zoned capacity can allow levels of development that are higher than the activity unit target.</p> <p>d. A goal should be in place for at least a mix of at least 15% planned residential and employment activity in the center.</p>	<p>d. While the area will continue to be a major employment center, housing in 2050 will represent 17.5% of the activity units, up from 4.6 percent today.</p>	<ul style="list-style-type: none"> <li>• <b>Overlake Village:</b> from five zoning districts with a base FAR of 2.9-3.7 (residential limited to 2.5 FAR) to 5.0 FAR</li> </ul> <p>The Overlake center is comprised of three generally distinct subareas: the employment area, which is dominated by the Microsoft corporate central campus; Overlake Village, which is to become the focal point for the entire center; and a small multifamily housing area on the northeast edge of the center. All zoning districts in Overlake are mixed-use and support a wide variety of services, entertainment, educational, and cultural uses. The jobs to housing balance as well as the services needed to be a complete neighborhood, will be more balanced than what we see in Overlake today.</p>
<p><b>Transit:</b></p> <p>The center must show that it serves as major transit hub and has high quality/high capacity existing or planned service.</p>	<p>The Metro Center is served by two light rail stations and the B-Line.</p>	<p><b>MEETS CRITERIA</b></p>
<p><b>Market potential:</b></p> <p>There must be evidence of future market potential to support planning target.</p>	<p>Overlake attracts talent and families from around the world, as it is home to the Corporation, Nintendo of America, Honeywell and other high-tech companies and businesses and services to support them.</p> <p>The Center has maintained a robust level of development and redevelopment for the past decade, with several projects recently completed and/or in the pipeline, including Esterra Park, Seritage, and Modera Overlake.</p>	<p><b>MEETS CRITERIA</b></p>
<p><b>Role:</b></p> <p>There must be evidence that the center will play a clear</p>	<p>Regional Role:</p> <p>The Overlake area is an important regional hub of activity and is the third largest employment center in the Puget</p>	<p><b>MEETS CRITERIA</b></p>

<p>regional role (for example, city center of metropolitan cities, other large and fast-growing centers; important regional destination) and the jurisdiction must be planning to accommodate significant residential and employment growth under the regional growth strategy.</p>	<p>Sound region. Private and public investments are creating a dynamic place with opportunities for jobs, recreation, and housing.</p> <p>Accommodating Growth:</p> <p>In this periodic review cycle Redmond was assigned the third-highest level of growth, after Seattle and Bellevue. Overlake will take 34% of housing and 46% of jobs allocated to Redmond during this cycle, helping to keep 81% of housing and 78% of job growth within our centers - meeting the regional growth strategy of "65% of the region's residential growth and 75% of the region's employment growth to the regional growth centers and high-capacity transit station areas."</p>	
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DRAFT

## VISION 2050 Consistency Tool for Regional Growth Center Plans

### Center Plan Concept (Vision) / Regional Collaboration

The plan should:	Page Reference
✓ Include a vision statement that promotes accommodating growth through compact, pedestrian- and transit-oriented development.	
✓ Describe the center’s role within the city, county, and region.	
✓ Clearly identify the area as a designated regional growth center and describe the relationship of the center plan to the jurisdiction’s comprehensive plan, countywide planning policies, and VISION 2050.	
✗ Describe or reference how equitable community engagement shaped the plan’s goals, policies, and strategies.	
The plan should include policies and identify programs that:	Page/Policy Reference
✗ Encourage coordination with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable.	
✗ Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities.	
✗ Prioritize local investments in the center, including a list of specific transportation planning investments and programs and other public infrastructure investments.	

### Environment and Climate Change

The plan should:	Page Reference
✓ Identify significant environmental features in or near the center, including streams and shorelines.	✓
✓ Describe existing and planned parks, trails, and open space, including public and civic spaces.	✓
✓ Recognize the role of land use, development, and transportation on greenhouse gas emissions.	✓
The plan should include policies and identify programs that:	Page/Policy Reference
✗ Protect and enhance critical/environmentally sensitive areas, parks, and open spaces.	✗
✗ Identify and minimize gaps in equitable access to parks and open spaces.	✗
✗ Support innovative stormwater management.	✗
✗ Avoid or mitigate environmental impacts for vulnerable populations.	✗
✗ Support achievement of state and regional greenhouse gas emissions reduction goals.	
✗ Reduce air pollution and greenhouse gas emissions by increasing alternatives to driving alone.	✗
✗ Expand electric transportation infrastructure.	✗
✗ Promote innovative green building practices in design, materials selection, construction, and maintenance.	✗

 Encourage retrofitting of existing buildings to reduce building energy use. 

**Land Use / Development Patterns**

The plan should:	Page Reference
<p><input checked="" type="checkbox"/> Include the size of the center and describe whether the center boundary changed as part of the planning process. The plan should fully encompass the designated regional center and demonstrate defined boundaries and shape for the center, including consistency with size requirements for regional centers. Urban Growth Centers should be between 200-640 acres in size. Metro Growth Centers should be between 320-640 acres in size (may be larger if served by an internal, high-capacity transit system).</p>	
<p><input checked="" type="checkbox"/> Describe and map the mix, distribution, and location of existing and future land uses (such as residential, commercial, civic, public, etc.).</p>	
<p><input checked="" type="checkbox"/> Include the existing activity unit<sup>2</sup> density of the center. Urban Growth Centers should have a minimum existing density of 18 activity units per acre. Metro Growth Centers should have a minimum existing density of 30 activity units per acre.</p>	
<p> Recognize the role of the center in achieving the adopted VISION 2050 goal of attracting 65% of regional population growth and 75% of employment growth to centers and high-capacity transit station areas.</p>	
The plan should include policies and identify programs that:	Page/Policy Reference
<p><input checked="" type="checkbox"/> Establish residential and employment growth targets that accommodate a significant share of the jurisdiction’s growth, in support of VISION 2050 and the Regional Growth Strategy. Residential densities and building intensities should have capacity to accommodate higher levels of growth. <sup>3</sup> Urban Growth Centers should plan for densities of at least 45 activity units per acre. Metro Growth Centers should plan for densities of at least 85 activity units per acre. <b>Please complete Table 1 below.</b></p>	
<p><input checked="" type="checkbox"/> Encourage a mix of complementary uses, with a goal for a minimum mix of at least 15% planned residential and employment activity in the center.</p>	

<sup>2</sup> An activity unit is a person or a job.

<sup>3</sup> Growth targets are the amount of growth a jurisdiction has agreed, through the countywide process, to plan for throughout its comprehensive plan elements over the 20-year horizon of the comprehensive plan. The targets include both the baseline density (current) plus the 20-year growth. Distinct from growth targets, zoned development capacity is not time-bound and, therefore, can allow higher levels of development.

- ✓ Establish design standards for pedestrian-friendly, transit-oriented development and other transit-supportive planning that orients land uses around transit. Eliminate superblocks through innovative site design and public/private partnerships.
- ✓ Promote infill development, particularly on underutilized parcels.
- ✓ Increase access to opportunity, including employment and education opportunities and improved neighborhood quality of life.

<b>Table 1 Growth Targets</b>	<b>Existing (Baseline) Conditions</b>	<b>Adopted Center Growth Target*</b>	<b>Zoned Development Capacity (meet or exceed target)</b>	<b>Page Reference</b>
<b>Population</b>				
<b>Housing Units</b>				
<b>Employment</b>				

\*The plan’s land use assumptions for travel modeling must be consistent with the adopted center growth targets.

**Housing**

<b>The plan should:</b>	<b>Page Reference</b>
<ul style="list-style-type: none"> <li>⊗ Document the total existing housing units, including a breakdown by type, affordability (including subsidized housing), and special housing needs.</li> <li>✓ Assess future housing need in the center as part of the jurisdiction-wide housing needs assessment.</li> </ul>	
<b>The plan should include policies and identify programs that:</b>	<b>Page/Policy Reference</b>
<ul style="list-style-type: none"> <li>✓ Address density standards and development regulations to ensure a variety of housing types for all major household income categories are allowed.<sup>4</sup></li> <li>✓ Demonstrate how housing targets and goals will be met.</li> <li>⊗ Reduce the risk of residential displacement through a variety of anti-displacement strategies, including leveraging growth opportunities to provide new affordable units and preserving existing affordable housing.</li> </ul>	

<sup>4</sup> VISION 2050 uses the following household income categories and definitions to track regional housing affordability: Middle (80-120% of area median income (AMI)); Moderate (50%-80% of AMI); Low (Below 50% of AMI); and Very Low (Below 30% of AMI).

- ✓ Encourage coordination with housing organizations and community groups to address issues of homelessness, fair housing, anti-displacement, etc. Partnering with housing program and service providers can promote more equitable housing opportunities within the center.

**Economy**

The plan should:	Page Reference
✓ Describe key economic sectors and industry clusters in the center, including those recognized in the Regional Economic Strategy.	
☑ Demonstrate the center’s market potential for accommodating future population and job growth. <sup>5</sup>	

The plan should include policies and identify programs that:	Page/Policy Reference
✓ Encourage the use of economic development tools to promote retention, expansion, and growth of employment opportunities within the center.	
⊗ Reduce the risk of commercial displacement through a variety of anti-displacement strategies.	
⊗ Expand access to economic opportunities through actions such as adopting a priority hire ordinance, encouraging workforce development partnerships, and identifying pipeline education or training opportunities.	

**Transportation**

The plan should:	Page Reference
☑ Describe relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, ferry, and express bus) and local transit. Existing and planned transit service in the center should be referenced.	
✓ Demonstrate coordination with transit agencies.	
✓ Identify planned transportation investments, programs, and resources, including transit, pedestrian and bicycle facilities, and projects to eliminate superblocks or modal conflicts and promote safety and connectivity.	

<sup>5</sup> A market study is recommended for all jurisdictions with centers. Market studies are required for designation of new centers and regional growth centers that have existing density levels below the level required for new centers at the time of the 2025 monitoring review. See pages 9-10 of the [Regional Centers Framework](#) for more information.

- ✓ Include a map of existing and planned pedestrian and bicycle facilities and determine what links are required to improve connectivity.
- ✓ Include a map of the existing street pattern and determine what links are required to improve connectivity.
- ✓ Include a mode-split goal.

**The plan should include policies and identify programs that:**

**Page/Policy Reference**

- ✓ Support an integrated multimodal transportation network, including pedestrian and bicycle facilities, and linkages to adjacent neighborhoods and districts.
- ✓ Plan for streets that serve all users, including pedestrians, bicyclists, transit users, vehicles, and - where appropriate - freight.
- ✓ Support context-sensitive design of transportation facilities.
- ✓ Encourage environmentally friendly street ("green street") treatments.
- ✓ Adopt level-of-service standards and concurrency provisions tailored for the center to encourage transit.
- ✓ Establish a parking management strategy that addresses supply of parking, on-street parking, and mitigating effects of parking.
- ✓ Identify strategies to achieve a mode-split goal that advances a more sustainable mix of auto, transit, and non-motorized trips.

**Public Services**

**The plan should:**

**Page Reference**

- ✓ Describe or reference local capital plans for infrastructure specific to the center, as well as their financing (such as sewer, water, gas, electric, telecommunications).

**The plan should include policies and identify programs that:**

**Page/Policy Reference**

- ✓ Ensure facilities are provided consistent with targeted growth.
- ✓ Ensure availability of public services, including K-12 education, to meet the needs of businesses and residents.

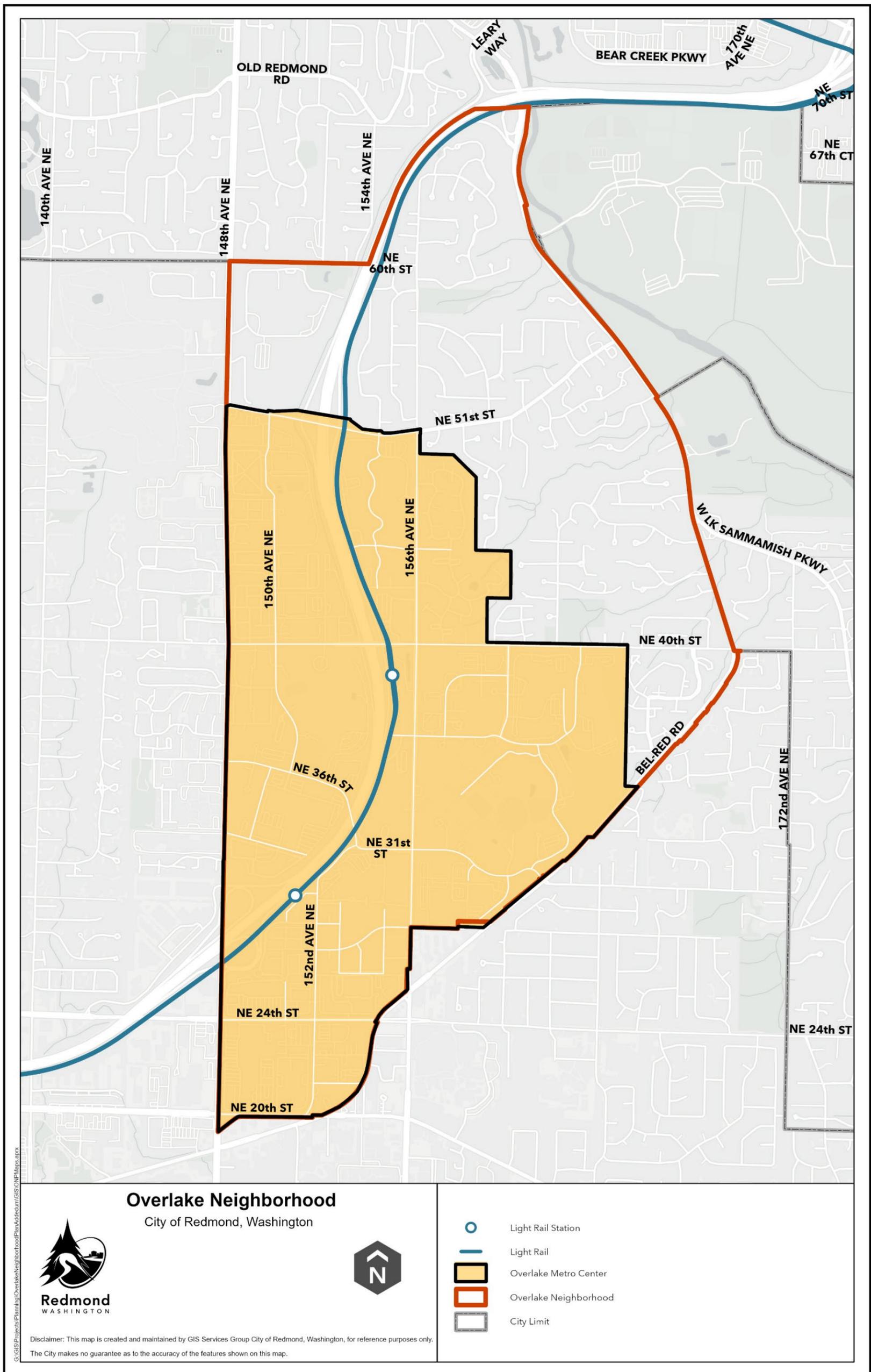
**Discussion Questions | Innovation, Engagement, and Racial Equity**

The following questions address the Regional Centers Framework's intention for more inclusive, equitable development and engagement in centers and the desired outcomes for equity. Responses are an opportunity for the jurisdiction to highlight the most noteworthy aspects of the plan and the planning process. Responses also help tell PSRC boards how the plan is working to implement VISION 2050 and how the plan meets certification requirements.

- **How were different stakeholders (e.g., community members, business owners, tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable) engaged during the planning process? Were any new or innovative engagement techniques employed to reach historically underrepresented groups?**
- **How was racial equity considered in the planning process and addressed in the plan? Do you have examples of innovative policies that work to advance racial equity?**
- **Are there any additional innovative policies or programs to highlight from the center plan?**

## APPENDIX E. Large Format Maps

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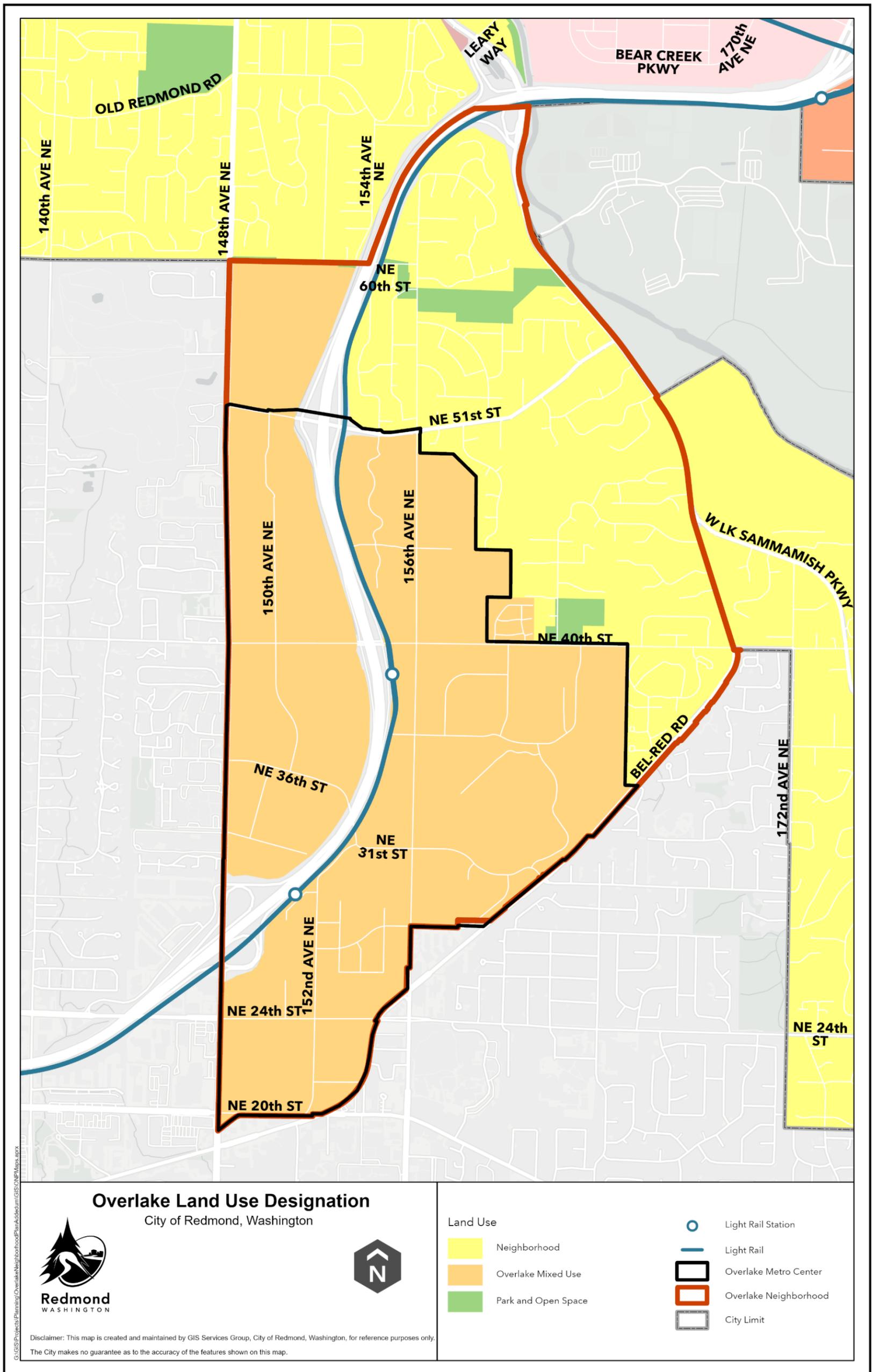
### Overlake Neighborhood

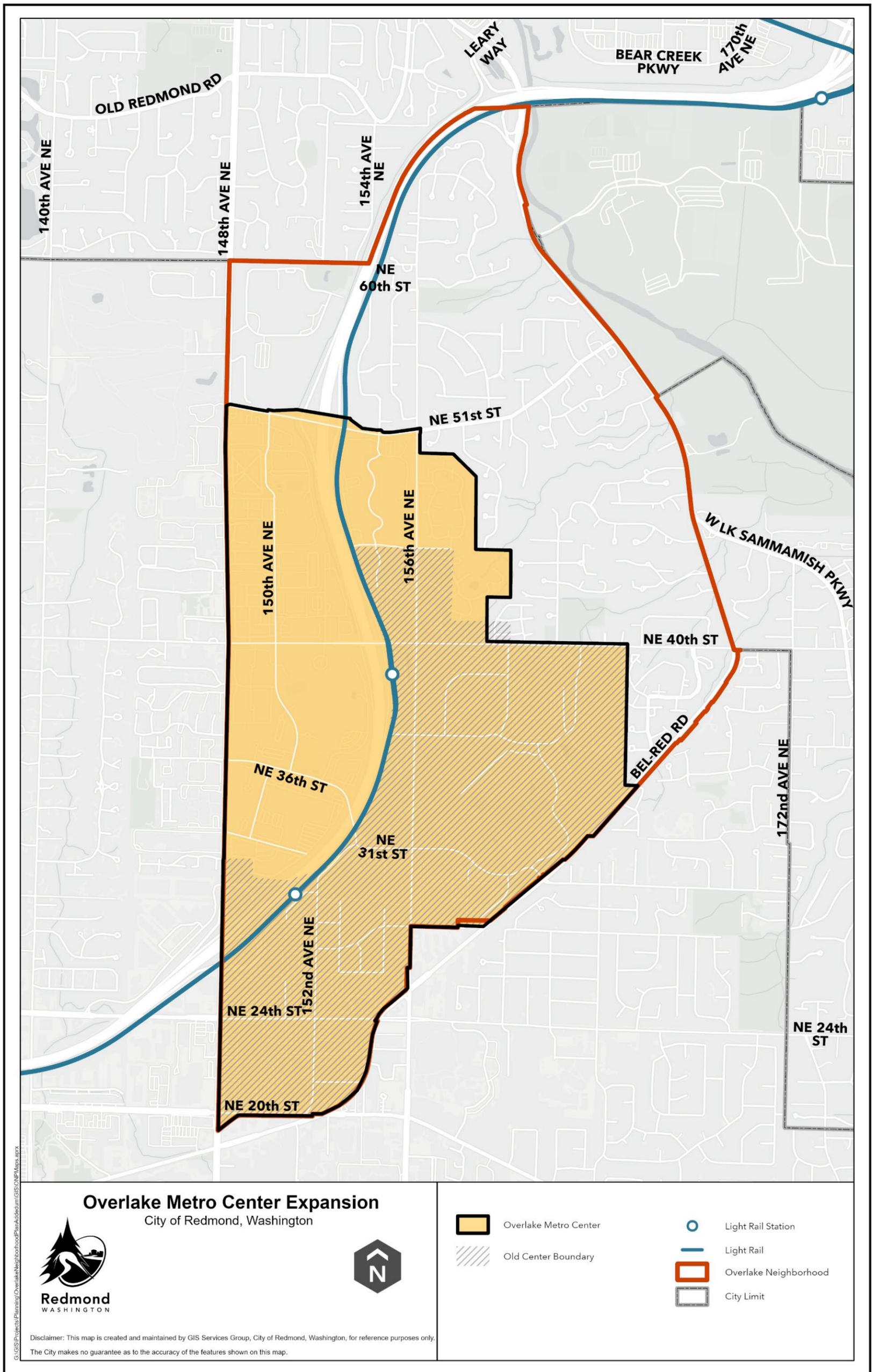
City of Redmond, Washington

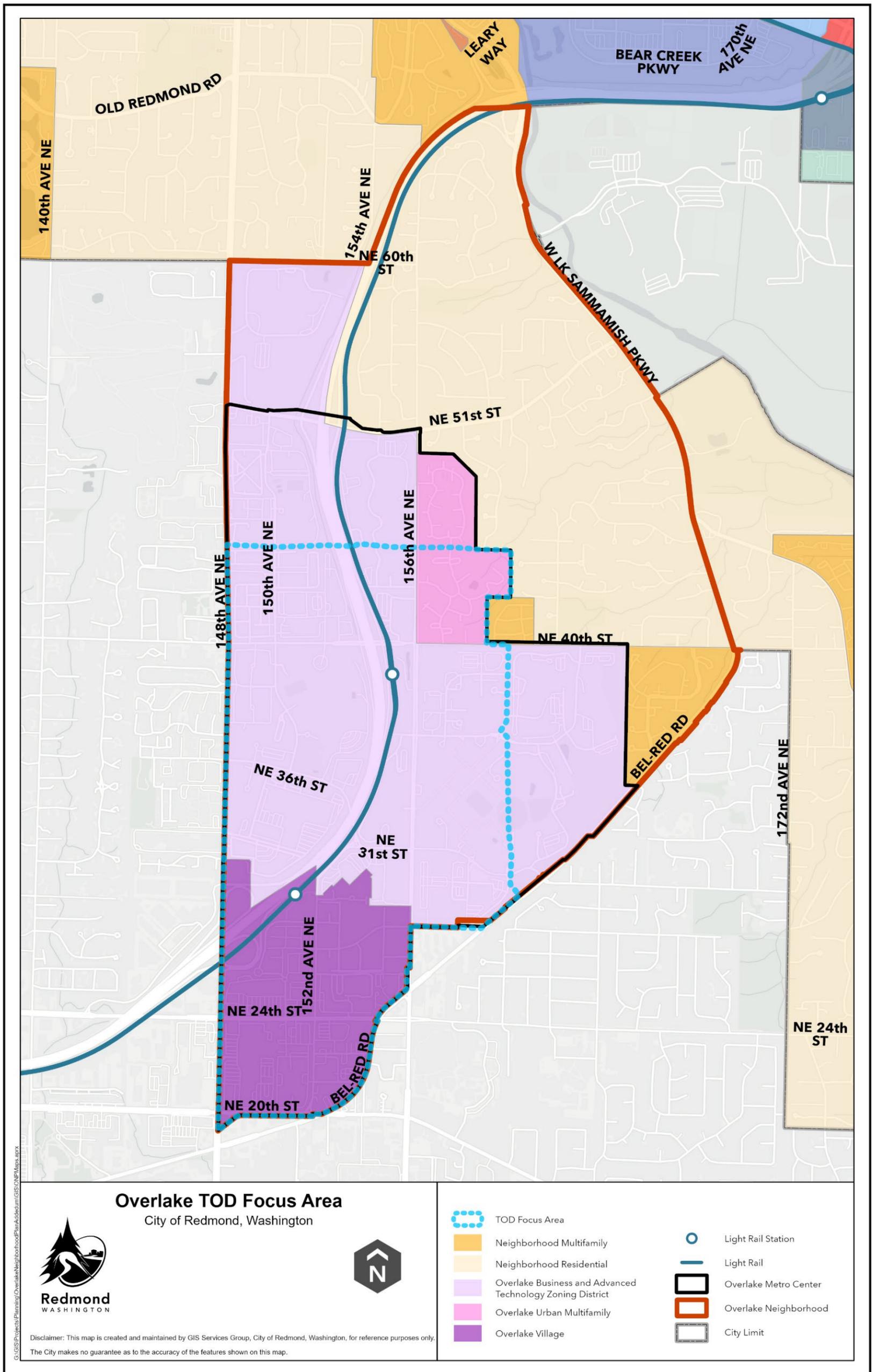


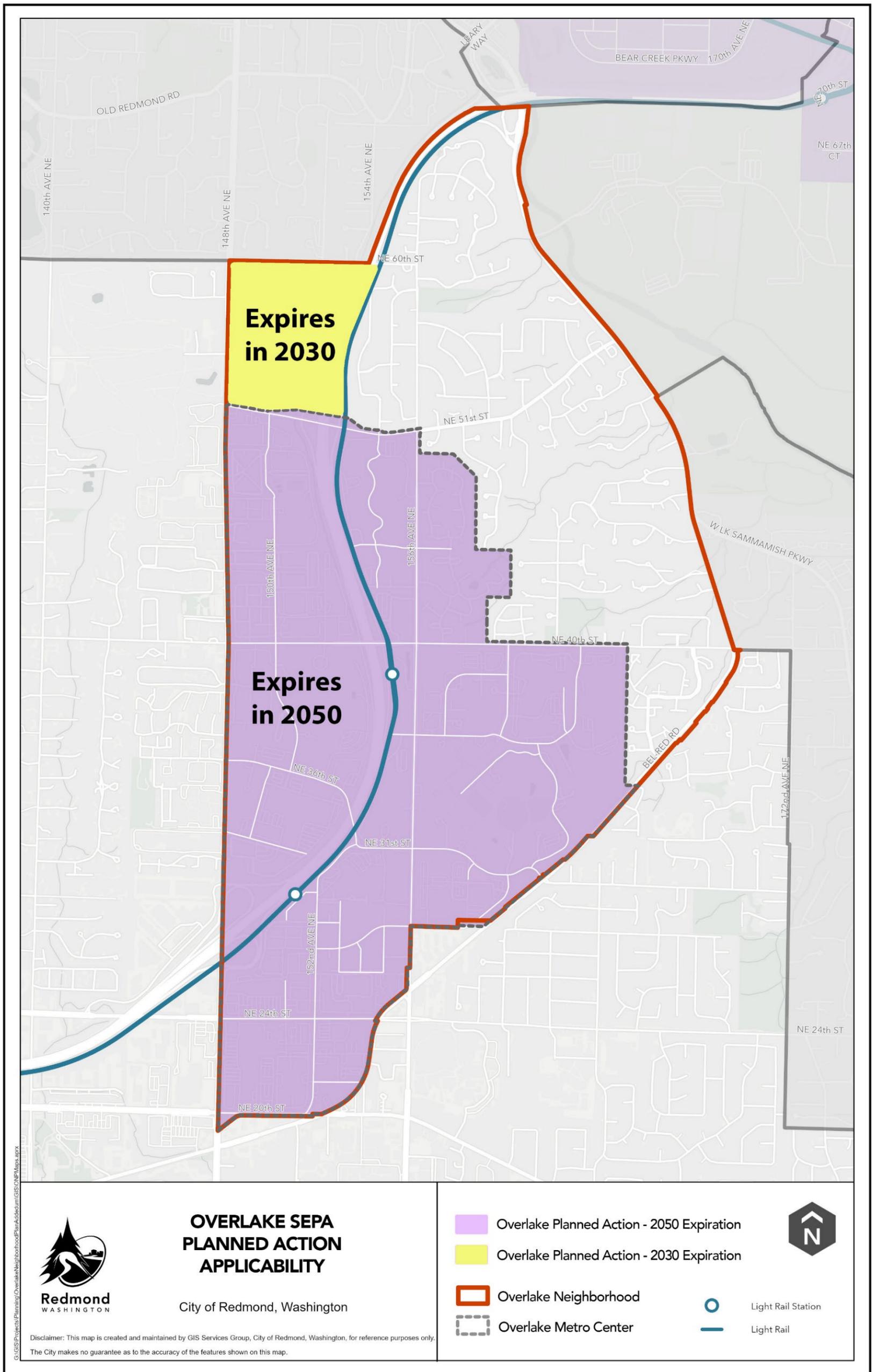
-  Light Rail Station
-  Light Rail
-  Overlake Metro Center
-  Overlake Neighborhood
-  City Limit

Disclaimer: This map is created and maintained by GIS Services Group City of Redmond, Washington, for reference purposes only. The City makes no guarantee as to the accuracy of the features shown on this map.









**OVERLAKE SEPA  
PLANNED ACTION  
APPLICABILITY**

City of Redmond, Washington

Disclaimer: This map is created and maintained by GIS Services Group, City of Redmond, Washington, for reference purposes only. The City makes no guarantee as to the accuracy of the features shown on this map.

- Overlake Planned Action - 2050 Expiration
- Overlake Planned Action - 2030 Expiration
- Overlake Neighborhood
- Overlake Metro Center
- Light Rail Station
- Light Rail



**PLANNING COMMISSIO REPORT, APPENDIX 1**

Issue	Discussion Notes	Issue Status
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**1 Infill for mixed-use and commercial in NBHD mixed-use**  
 (Aparna, Nichols)

**Commission Discussion:**  
 Want to make sure the new Neighborhood Mixed Use zone is called out

**Staff Comments:**  
 Added 2(a) exemption for new zone:

**CLOSED**

**TABLE 21.70.095.B.2 INFILL EXEMPTION DEVELOPMENT TYPES AND APPLICABILITY**

Development Types Covered by Infill Exemption	Citywide	Downtown	Marymoor
RCW 43.21C.229(2)(a) categorically exempts: a. Residential development; b. Mixed-use development; or c. Commercial development up to 65,000 square feet, excluding retail development	<a href="#">Neighborhood Mixed-Use, Corridor Mixed-Use, and Urban Mixed-Use zones</a>	Downtown Center	Marymoor Village Center  (In Marymoor Core and Marymoor Edge zones, limited to development of 60 ft in height or less)
RCW 43.21C.229(3) categorically exempts all projects that propose to develop one or more residential housing units (covers all single-family, missing middle, and multi-family) development.	<a href="#">Neighborhood Residential and Neighborhood Multifamily zones</a>		

**From:** [Devon Kellogg](#)  
**To:** [Planning Commission](#); [Becky Frey](#)  
**Subject:** Testimony on for SEPA Infill Exemption Public Hearing 4/10/24  
**Date:** Wednesday, April 10, 2024 6:09:06 PM

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

Testimony on for SEPA Infill Exemption Public Hearing 4/10/24:

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Good evening, Planning Commissioners and Staff,

My name is Devon Kellogg. I'm a parent, teacher, and stable-climate advocate living in the Education Hill. I'm here tonight to give testimony on the new SEPA amendments.

First, I support efforts to streamline and target affordable middle housing and job development within existing neighborhoods and near transit hubs.

However, this should not be at the expense of our health, safety, and environmental sustainability goals.

At the previous meeting, I mentioned several items that concerned me about the environmental impact exemptions that would be allowed in infill areas throughout the city.

Specifically, I mentioned 3 main concerns:

1. Tree canopy protection and the potential for heat-island effects of too many trees are removed.
2. Runoff, especially as more non-permeable surfaces are added.
3. Air quality, climate, and safety considerations of fossil fuel infrastructure build-out, especially as we are in a seismically active area.

Principal Planner Becky Frey said these items are covered in the new SEPA process. My question is how? What mechanism ensures environmental impacts will be considered as permit applications are evaluated?

In the Final EIS the response to my concerns was that "The City can periodically review the infill exemption to ensure results are as intended."

Is there a formal review process defined to evaluate this?

Please clarify how these concerns will be considered in both the application and evaluation processes.

Thank you, Devon Kellogg and Family

**PLANNING COMMISSION REPORT, APPENDIX 3**

**NOTICE OF PUBLIC HEARING  
CITY OF REDMOND**

**Redmond Zoning Code Amendments to  
Adopt SEPA Planned Action and Infill  
Exemptions And the Overlake  
Neighborhood Plan Addendum  
(LAND-2023-00120)**

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

**SUBJECT:** Amendments to the Redmond Zoning Code SEPA Regulations (RZC 21.70) and adopt Overlake Planned Action mitigation measures (new RZC Appendix 11). Also adopting an Overlake Neighborhood Plan Addendum. Project number LAND-2023-00120.

**REQUESTED ACTION:** Planning Commission recommendation on the proposed amendments to the Redmond Zoning Code and the Overlake Neighborhood Plan Addendum to implement the actions and be consistent with the Redmond 2050 Comprehensive Plan amendment and the Redmond 2050 Final Environmental Impact Statement.

**HEARING TOPICS:**

- **Updates to the City of Redmond RZC 21.70 SEPA Regulations, including but not limited to:**
  - **Revising SEPA Categorical Exemptions (RZC 21.70.090).** The amendment will increase the exemptions for residential construction per recent changes to WAC 197-11-800(1)(d).
  - **Three new Infill Exemptions -** Downtown, Marymoor Village, and Citywide (RZC 21.70.095). The amendment will establish infill exemptions per the State Environmental Policy Act (SEPA) RCW 43.21C.229: Infill development—Categorical exemptions.
  - **Overlake SEPA Planned Action (RZC 21.70.110).** The amendment will revise the Redmond Zoning code to establish a new Planned Action for the Overlake Metro Center (replacing the existing Planned Action) to updated it to accommodate the growth assigned and update the mitigation measures.
  - **Adopting a new RZC Appendix 11,** with Overlake SEPA Planned Action applicability and mitigation measures.
  - **Overlake Neighborhood Plan Addendum.** The addendum is required for recertification of the Overlake Metro Center.

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

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

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

The updates will be available at <https://www.redmond.gov/1592/Overlake-Updates>, 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Beckye Frey, Principal Planner, at [bfrey@redmond.gov](mailto:bfrey@redmond.gov) or 425-556-2750.

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

**PLANNING COMMISSION REPORT, APPENDIX 4**

<insert - not yet available>



**TECHNICAL COMMITTEE REPORT  
AND RECOMMENDATION TO THE PLANNING COMMISSION**

March 2024

<b>Project File Number:</b>	<b>LAND-2023-00120; SEPA-2020-00934</b>	
<b>Proposal Name:</b>	<b>Redmond 2050 &amp; Redmond Zoning Code Rewrite: SEPA Amendments and Overlake Neighborhood Plan Addendum</b>	
<b>Applicant:</b>	<b>City of Redmond</b>	
<b>Staff Contacts:</b>	<a href="#">Becky Frey</a> , Principal Planner	425-556-2750

**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.AE Zoning Code Amendment -Text*

**REDMOND ZONING CODE TEXT AMENDMENT SUMMARY**

Amendments to implement the Overlake Planned Action and the new SEPA Infill exemptions. This includes amendments to RZC 21.70 SEPA Regulations and a new RZC Appendix 11 for the Overlake Planned Action applicability and mitigation measures. Also includes the Overlake Neighborhood Plan Addendum to support the Planned Action update and Overlake center recertification.

<b>RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA</b>	<b>MEETS/ DOES NOT MEET</b>
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	<b>MEETS</b>

**CRITERIA APPLICABLE TO ALL LAND USE PERMITS**

<b>RZC 21.76.70.B.3.a.i - CRITERIAL APPLICABLE TO ALL LAND USE PERMITS</b>		<b>MEETS/ DOES NOT MEET</b>
<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	MEETS
B	The level of development, such as units per acre or other measures of density;	MEETS
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	MEETS
D	The character of the development, such as development standards.	MEETS

**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, with a public comment period through October 20, 2023.
- A Final EIS published December 15, 2023.
- A community meeting was held on the Overlake Planned Action at the Planning Commission meeting on February 28, 2024.

Additional information can be found at [redmond.gov/1477](http://redmond.gov/1477).

**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.AE Zoning Code Amendment -Text

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 Attachment B 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.AE Zoning Code Amendment -Text
- 

### REVIEWED AND APPROVED BY



Carol Helland,  
Planning and Community Development  
Director



Aaron Bert,  
Public Works Director

### Attachments

- A. Staff Compliance Review and Analysis
- B. Draft RZC 21.70 SEPA Regulations
- C. Draft RZC Appendix 11
- D. Draft Overlake Neighborhood Plan Addendum



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS**

**REDMOND 2050: SEPA Regulations and Overlake Neighborhood Plan Addendum**

**LAND-2023-00120; SEPA-2020-00934**

**Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)**

CRITERION	ANALYSIS					
<p>All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.</p>	<p>These amendments implement the City’s growth targets for the year 2050, including new infill exemptions and an update to the Overlake Planned Action.</p>					
	<table border="1"> <thead> <tr> <th data-bbox="407 835 548 861">PURPOSE</th> </tr> </thead> <tbody> <tr> <td data-bbox="407 930 837 955">To update the SEPA regulations.</td> </tr> <tr> <td data-bbox="407 1010 1222 1287"> <p><b>RZC 21.70 SEPA Regulations</b></p> <ul style="list-style-type: none"> <li>• Updates to: 080, 090, a new section 095, 110, and 190</li> <li>• Removing “his or her” language</li> <li>• Minor updates to procedures</li> <li>• Reflecting recent legislative changes, including:               <ul style="list-style-type: none"> <li>○ Updating Categorical Exemption thresholds</li> <li>○ Adding allowed Infill Exemptions</li> <li>○ Reflecting timeline provisions of SB 5290</li> </ul> </li> </ul> </td> </tr> <tr> <td data-bbox="407 1339 1317 1476"> <p><b>RZC Appendix 11</b></p> <ul style="list-style-type: none"> <li>• New appendix for the updates Overlake SEPA Planned action               <ul style="list-style-type: none"> <li>○ Applicability</li> <li>○ Mitigation measures</li> </ul> </li> </ul> </td> </tr> <tr> <td data-bbox="407 1528 1455 1623"> <p><b>Overlake Neighborhood Plan Addendum</b></p> <ul style="list-style-type: none"> <li>• Update required to support the update to the SEPA Planned Action and the PSRC recertification process</li> </ul> </td> </tr> </tbody> </table>	PURPOSE	To update the SEPA regulations.	<p><b>RZC 21.70 SEPA Regulations</b></p> <ul style="list-style-type: none"> <li>• Updates to: 080, 090, a new section 095, 110, and 190</li> <li>• Removing “his or her” language</li> <li>• Minor updates to procedures</li> <li>• Reflecting recent legislative changes, including:               <ul style="list-style-type: none"> <li>○ Updating Categorical Exemption thresholds</li> <li>○ Adding allowed Infill Exemptions</li> <li>○ Reflecting timeline provisions of SB 5290</li> </ul> </li> </ul>	<p><b>RZC Appendix 11</b></p> <ul style="list-style-type: none"> <li>• New appendix for the updates Overlake SEPA Planned action               <ul style="list-style-type: none"> <li>○ Applicability</li> <li>○ Mitigation measures</li> </ul> </li> </ul>	<p><b>Overlake Neighborhood Plan Addendum</b></p> <ul style="list-style-type: none"> <li>• Update required to support the update to the SEPA Planned Action and the PSRC recertification process</li> </ul>
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## Criteria Applicable to All Land Use Permits

<b>CRITERIA</b>	<b>ANALYSIS</b>
<p><i>A proposed project's consistency with the City's development regulations shall be determined by consideration of:</i></p>	
<p>A The type of land use</p>	<p><b>N/A</b></p> <p>The text amendments in this package do not change the land uses allowed. Implements the Redmond 2050 Comprehensive Plan and Final Environmental Impact Statement (FEIS).</p>
<p>B The level of development, such as units per acre or other measures of density;</p>	<p><b>MEETS</b></p> <p>The text amendment updates the planned action, with is based on the Redmond 2050 preferred alternative and the mitigation measures identified in the FEIS.</p>
<p>C Availability of infrastructure, including public facilities and services needed to serve the development; and</p>	<p><b>N/A</b></p> <p>The text amendment updates the planned action, with is based on the Redmond 2050 preferred alternative and the mitigation measures identified in the FEIS.</p> <p>The Overlake Neighborhood Plan Addendum includes the mitigation measures, including maps and list of projects needed to accommodate the allocated growth.</p>
<p>D The character of the development, such as development standards.</p>	<p><b>N/A</b></p> <p>No changes to allow uses, density, or character. Implements the Redmond 2050 comp plan.</p>

AMENDMENT INTENT

- Redmond Zoning Code Rewrite: Remove “his or her” language, update procedures, and comply with recent legislative updates.
- Redmond 2050: Update Overlake Planned Action and infill exemptions for Downtown and Marymoor and a citywide Infill Exemption

### Chapter 21.70

## STATE ENVIRONMENTAL POLICY ACT (SEPA) PROCEDURES

Sections:

21.70.010	Purpose.
21.70.020	Scope.
21.70.030	Policy.
21.70.040	Definitions.
21.70.050	Forms.
21.70.060	Lead Agency.
21.70.070	Responsible Official.
21.70.080	Purpose and General Requirements.
21.70.090	Categorical Exemptions, Threshold Determinations, and Enforcement of Mitigating Measures.
<b>21.70.095</b>	<b>Infill Exemptions</b>
21.70.100	Planned Actions Generally.
21.70.110	Overlake SEPA Planned Action.
21.70.120	Environmental Impact Statements and Other Environmental Documents.
21.70.130	Comments and Public Notice.
21.70.140	Use of Existing Environmental Documents.
21.70.150	Substantive Authority.
21.70.160	SEPA/GMA Integration.
21.70.170	Ongoing Actions.
21.70.180	Responsibility as Consulted Agency.
21.70.190	Appeals.

...

#### 21.70.080 Purpose and General Requirements.

The City of Redmond adopts WAC [197-11-055](#) through [197-11-100](#), as now existing or hereinafter amended, by reference, subject to the following:

A. *Analyzing Similar Actions in a Single Document.* The City adopts the optional provision of WAC 197-11-060.3.c.

B. *Time Guidelines Frames.* Under [197-11-055\(2\)\(b\)](#), the Responsible Official will make a threshold determination ~~within 90 days of~~ **at the earliest possible point after** determining that a completed application has been submitted, consistent with WAC [197-11-055\(2\)\(d\)](#), subject to:

1. The calculation of the number of days in subsection [B.2](#) of this section ~~shall not include those days between the mailing of any request for additional information~~

~~and resubmittal~~ **will be computed in accordance with RZC 21.76.040 Time Frames for Review.**

- 2. The Responsible Official ~~shall will~~ not make a threshold determination when there is not adequate information to make a threshold determination ~~within 90 days.~~ When there is not adequate information to make a determination ~~at the end of 90 days,~~ the Responsible Official ~~shall will~~ notify the applicant in writing regarding the information required to make a threshold determination, **consistent with RZC 21.76.040.C Complete Application Review Time Frame.**

**Commented [KD1]:** For consistency with changes to RZC 21.76, per SB-5290.

- C. *Content of SEPA Checklist - Responsibility.* The applicant shall prepare the initial environmental checklist, unless the Responsible Official specifically elects to prepare the checklist. The Responsible Official ~~shall will~~ make a reasonable effort to verify the information in the checklist and supporting documentation and ~~shall have has~~ the authority to determine the final content of the checklist.
- D. *Additional Information for SEPA Checklist - Timelines.* The Responsible Official may set reasonable deadlines for the submittal of information, studies, or documents that are necessary for, or subsequent to, threshold determinations. Unless an extension is requested in writing and approved, failure to meet such deadlines ~~shall will~~ cause the application to be deemed withdrawn.

**21.70.090 Categorical Exemptions, Threshold Determinations, and Enforcement of Mitigating Measures.**

The City of Redmond adopts WAC 197-11-300 through 197-11-390, WAC 197-11-800 through 197-11-890, and WAC 197-11-908 and RCW 43.21C.410 as now existing or hereinafter amended, by reference, subject to the following:

A. Establishment of Thresholds for Categorically Exempt Actions. The following maximum exempt threshold levels are hereby established pursuant to WAC 197-11-800(1)(c) for the exemptions in WAC 197-11-800(1)(b) **and WAC 197-11-800(1)(d):**

- 1. The construction or location of any single-family residential structures of 30 or fewer dwelling units;
- ~~2.~~ **The construction or location of 100 units or less of single-family residential with the total square footage of less than 1,500 square feet;**
- ~~3.~~ The construction or location of any multifamily residential structures of ~~200-60~~ or fewer units;
- ~~4.~~ The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering 40,000 square feet or less, to be used only by the property owner or ~~his or her~~ **their** agent in the conduct of farming the property. This exemption shall not apply to feed lots;

**Commented [BF2]:** New categorical exemptions allowed under WAC 197-11-800(1)(d)

**Commented [KD3]:** Amendment per Respect, Diversity, Equity, and Inclusion.

54. The construction of an office, school, commercial recreational, service or storage building with 30,000 square feet or less of gross floor area, and with associated parking facilities designed for 90 or fewer automobiles;
65. The construction of a parking lot designed for 90 or fewer automobiles;
76. Any landfill or excavation of 1,000 cubic yards or less throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder; provided, that the categorical exemption threshold shall be 100 cubic yards for any fill or excavation that is in a critical area.

- B. Lands Covered by Water. ~~The categorical Certain exemptions in WAC 197-11-800(1)(b), 197-11-800(2)(b) through 197-11-800(2)(l), 197-11-800(6)(d), and 197-11-800(23) -do not apply on lands covered by water as defined in WAC 197-11-756 now existing or hereinafter amended. This generally means lands underlying the water areas of the state below the ordinary high water mark, including, but not limited to, natural water courses, lakes, ponds, artificially impounded water, and wetlands. This remains true regardless of whether or not lands covered by water are mapped.~~ Critical Areas. The Shoreline-Environments Map and the Critical Areas Maps adopted pursuant to RZC Chapter 21.64, Critical Areas Regulations, and the Redmond Comprehensive Plan designate the location of critical areas within the City and are adopted by reference. For each critical area, other than a seismic hazard and/or critical aquifer recharge area, the exemptions within WAC 197-11-800 that are inapplicable are 1, 2.e, 2.f, 6.d, 23.a through g, and 24.g and h. All other exemptions shall continue to apply within environmentally critical areas of the City:
1. *Lands Covered by Water.* Certain exemptions do not apply on lands covered by water, and this remains true regardless of whether or not lands covered by water are mapped:
2. *Treatment.* The City shall treat proposals located wholly or partially within a critical area no differently than other proposals under this chapter, making a threshold determination for all such proposals. The City shall not automatically require an EIS for a proposal merely because it is proposed for location in an environmentally critical area.
- C. *Responsibility for Determination of Categorical Exempt Status.* The determination of whether a proposal is categorically exempt shall be made by the Responsible Official.

Commented [BF4]: Updated to match current regulation language

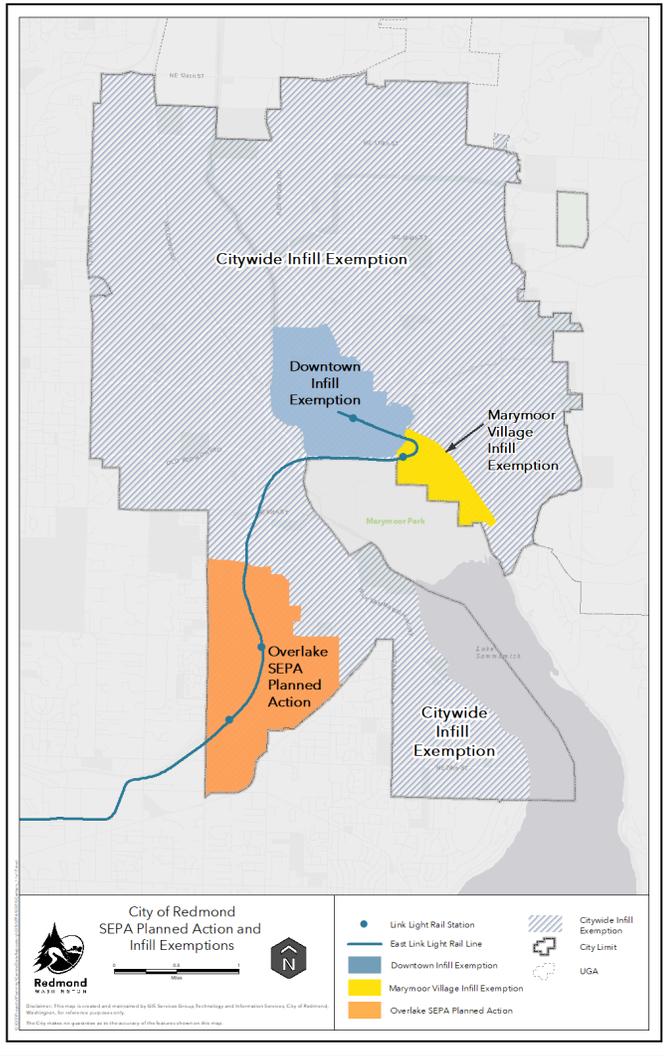
#### 21.70.095 Infill Exemptions

A. Purpose: This section establishes an exemption to accommodate infill and housing development and fulfill the goals and policies of the Redmond Comprehensive Plan per RCW 43.21C.229.

#### B. Applicability:

1. Location: Infill exemptions apply in the following locations consistent with Figure 21.70.095.B.1.

FIGURE 21.70.095.B.1: INFILL EXEMPTION AREAS



[2. Applicability to Development Activity: Infill Exemption by development type and location per Table 21.70.095.B.2.](#)

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

**TABLE 21.70.095.B.2 INFILL EXEMPTION DEVELOPMENT TYPES AND APPLICABILITY**

<u>Development Types Covered by Infill Exemption</u>	<u>Citywide</u>	<u>Downtown</u>	<u>Marymoor</u>
<u>RCW 43.21C.229(2)(a) categorically exempts:</u> <u>a. Residential development;</u> <u>b. Mixed-use development; or</u> <u>c. Commercial development up to 65,000 square feet, excluding retail development</u>	<u>Mixed-Use Zones</u>	<u>Downtown Center</u>	<u>Marymoor Village Center</u> <u>(In Marymoor Core and Marymoor Edge zones, limited to development of 60 ft in height or less)</u>
<u>RCW 43.21C.229(3) categorically exempts all projects that propose to develop one or more residential housing units (covers all single-family, missing middle, and multi-family) development.</u>	<u>Residential Zones</u>		

3. Excluded Activities: If any of the following exclusions apply, then a proposed project is not exempt under an infill exemption and must complete a project-level SEPA review:

- a. Development in the Marymoor Edge and Marymoor Core zones between 61 and 144 ft in height.
- b. The proposed project includes temporary construction dewatering within the Critical Aquifer Recharge Areas.
- c. The proposal includes other non-exempt activities, see WAC 197-11-305(1)(b).
- d. The proposal is undertaken wholly or partly on lands covered by water, see WAC 197-11-800(1)(a)(i) and RZC 21.70.090.B.
- e. The proposal requires a National Pollutant Discharge Elimination System (NPDES) permit that is not exempt under RCW 43.21C.0383, including construction stormwater general permits for sites disturbing 5 acres and above. See WAC 197-11-800(1)(a)(ii).
- f. The proposal requires a non-exempt license governing emissions to air, see WAC 197-11-800(1)(a)(iii).
- g. The proposal requires a land use decision that is not exempt under WAC 197-11-800(6), see WAC 197-11-800(1)(a)(iv).
- h. The proposal includes demolition of structures or facilities with recognized historical significance such as listing in a historic register, see WAC 197-11-800(2)(g).
- i. The proposal requires a Class IV forest practices approval, see RCW 43.21C.037.

**Commented [BF5]:** Reflects planned action, city priorities, and Dept of Ecology guidance from November 2023.

j. The proposal is on a site with confirmed contamination of soil, groundwater, or surface water.

4. Required Findings: The proposed development is consistent with all applicable development regulations that implement the Redmond Comprehensive Plan.

5. If the Administrator determines the project is not covered under the Infill Exemption, a project threshold determination is required unless the project meets the categorical exemptions listed in RZC 21.70.090.

C. Infill Exemption Thresholds

1. Development Thresholds: Development will be allowed under this exemption until the maximum development threshold has been achieved per Table 21.70.095.C.

TABLE 21.70.095.C. INFILL EXEMPTION MAXIMUM DEVELOPMENT THRESHOLDS (NET GROWTH FROM 2019-2050)

<u>Infill Exemption</u>	<u>Max Housing Units:</u>	<u>Max Non-Residential Square Feet</u>
<u>Citywide</u>	<u>7,900</u>	<u>Pending</u>
<u>Downtown Redmond</u>	<u>8,000</u>	<u>Retail: 566,940 Office: 1,245,000</u>
<u>Marymoor Village</u>	<u>3,800</u>	<u>Retail: 50,160 Office: 370,500</u>

**Commented [BF6]:** Being calculated, will insert total when available

2. Exemption thresholds cover all growth in the Infill Exemption area unless the project completes a separate SEPA environmental review process and mitigation for that project is addressed individually. All other growth, including growth that is categorically exempt, will count towards the Infill Exemption Maximum Development Threshold.

**21.70.100 Planned Actions Generally.**

The City of Redmond adopts WAC 197-11-164 through 197-11-172, as now existing or hereinafter amended, by reference. Planned actions shall be adopted by ordinance or resolution following the process established under RZC 21.76.050.K *Type VI Review*.

**21.70.110 Overlake SEPA Planned Action.**

A. Purpose. The purpose of the Overlake SEPA planned action is to make efficient use of the significant investments of time and money by the public, neighborhood residents, businesses, property owners, and the City of Redmond in preparing the Redmond Comprehensive Plan

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

[Overlake Neighborhood Plan and Implementation Project](#), and to make development review in the Overlake neighborhood more timely, cost-effective, and predictable.

B. Authority. The Washington State Environmental Policy Act (SEPA) provides that where an Environmental Impact Statement on a neighborhood plan has adequately addressed the significant environmental effects of a project, that Environmental Impact Statement may be used as the SEPA analysis for that project. If a project complies with the requirements of this section, the Environmental Impact Statement prepared for the [Overlake Neighborhood Plan Update and Implementation Project](#) [Redmond Comprehensive Plan](#) may be used as the environmental review document for that project and no further environmental review is required.

C. Requirements for Coverage under the Overlake SEPA Planned Action. To be covered by this SEPA planned action, a proposed project shall comply with all of the following requirements:

1. The project shall be located either
  - a. on land within the [Overlake Metro Center Neighborhood](#) and zoned ~~or~~ [b. on land zoned](#) Overlake Business and Advanced Technology (OBAT), ~~or Overlake Village (OV) zones.~~ **NOTE: After December 31, 2030, properties within the OBAT zone but not within the Metro Center boundary are not eligible for under this Planned Action coverage (See RZC Appendix 11.).**
2. The project shall consist of building(s), and on-site and off-site improvements, ~~to support the building(s) that will be occupied by uses that are allowed by the Overlake Business and Advanced Technology (OBAT), or Overlake Village (OV) zones.~~
3. **Development Thresholds**
  - a. **Maximum Development Under Planned Action shall be as shown in Table 21.70.110.C.3 below.**
    - i. **The maximum development threshold applies to all projects approved as planned action projects beginning with applications received on or after January 1, 2019.**
    - ii. **If development applications exceed the expected number of mobility units shown in Table 21.70.110.C.3, additional environmental review may be required.**
    - iii. **The number of new transportation mobility units anticipated in the Planned Action Area and reviewed in the Planned Action EIS for 2050 does not exceed 14,397.**

**Commented [BF7]:** For areas that are currently in but will be out of the applicable area, reserved right to use Planned Action through current PA expiration date

TABLE 21.70.110.C.3 PLANNED ACTION DEVELOPMENT THRESHOLDS (2019-2050 MAXIMUM)

Applicability	Housing Units	Employment Square Feet	Mobility Units	Expiration Date
Overlake Metro Center	10,000	4,813,000	14,397	Dec. 31, 2050

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

<a href="#">OBAT properties outside the Overlake Metro Center</a>	n/a	Pending	n/a	Dec. 31, 2030
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**Commented [BF8]:** To be calculated based on what is remaining in the 2030 planned action "bucket" - all project through 2024.

4. For residential projects and the residential component of mixed-use projects, the project and the projects already approved as planned actions shall not exceed 5,494 housing units, beginning on October 31, 2009. See Table 21.70.110A.

b. The following public services, infrastructure, and utilities can also qualify as Planned Actions: road frontage improvements, supporting utilities, parks, trails, and similar facilities developed consistent with Appendix 11 and other applicable regulations.

4. Shifting development between land uses in identified Table 21.70.110.A may be permitted when:

- The total combined housing and employment square footage is less than the aggregate amount of development reviewed in the Planned Action EIS; and
- The mobility units are not exceeded; and,
- The development impacts identified in the Planned Action EIS are mitigated consistent with Planned Action Mitigation and Performance Measures.

5. The project shall comply with the Floor Area Ratios (FARs), inclusive of allowable Transfers of Development Rights (TDRs), and density limits set by the RZC Section 21.12, Overlake Business and Advanced Technology (OBAT) zone or the Overlake Village (OV) zones.

6. The application for coverage under the Overlake SEPA planned action must be submitted approved by June 1, 20302050. If the application is approved, the project must vest under the statutes and case law of the State of Washington by December 31, 20302050, or the approval shall expire.

**Commented [CH9]:** I am not certain that this is aligned with what we will adopt for vesting. I think we will want to vest at land use "approval" and not at application.

7. The project shall not be an essential public facility unless it is accessory to or part of a project that otherwise qualifies as, or is an accessory to, a Planned Action Project. ~~Essential public facilities shall not be covered by the Overlake SEPA planned action.~~ For the purposes of C.7, accessory mean it serves the planned action development thresholds in the planned action area per Table 21.70.110.C.3.

**Commented [BF10R9]:** @Kim Dietz

**Commented [BF11R9]:** Kim - would this read more accurately as building permit application received and deemed "complete" by December 31, 2050 -- for vesting and timing? Then delete the second sentence and maybe replace with something about first vested in case we run out?

D. Required Mitigating Measures. A proposed project that is covered by the Overlake SEPA planned action shall comply with all of the following: all Mitigation and Performance Measures contained in RZC Appendix 11.

**Commented [BF12R9]:** @Kim Dietz - can you confirm if this language matches your code sections?

1. The City of Redmond Comprehensive Plan and the Overlake Neighborhood Plan.
2. All applicable development regulations.
3. If the Technical Committee determines that the traffic mobility units generated by the project will require the construction or modification of the transportation facilities of

**Commented [BF13]:** Applicability and mitigation moved to a new RZC appendix.

~~another local government, the State of Washington, or the United States, the project shall provide the mitigation to that government required by the Technical Committee.~~

~~4. The proposed project shall provide all off-site and on-site public facilities that the Technical Committee determines are necessary to serve the project, including but not limited to water facilities, wastewater facilities, stormwater facilities, transportation facilities, fire protection facilities, police facilities, and park and recreation facilities.~~

E. Determining if a Project is Covered by the Overlake SEPA Planned Action.

1. An applicant seeking coverage under the Overlake SEPA planned action ~~is required to prepare, shall complete~~ a SEPA ~~application form and~~ environmental checklist ~~and meet the submittal requirements of RZC 21.76.030.D as well as~~ ~~a Planned Action Ordinance Checklist and submit the checklists to the Administrator together with any fee~~ for a planned action coverage determination ~~set~~ by the City of Redmond. The applicant shall note on the checklist that ~~he or she is, they are~~ requesting an Overlake planned action coverage determination. If the Administrator has prepared a SEPA environmental checklist specific to the Overlake SEPA planned action, that checklist shall be used.

2. To be covered by the Overlake SEPA planned action, the project shall comply with all of the ~~following~~ criteria shown ~~in RZC Appendix 11:~~

~~a. The project complies with all of the requirements for coverage under the Overlake SEPA planned action in subsection RZC 21.70.110.C of this section, Requirements for Coverage Under the Overlake SEPA Planned Action.~~

~~b. The environmental documents listed below adequately addressed the project's significant adverse impacts:~~

~~i. Integrated SEPA/GMA documents for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study, published May 1999;~~

~~ii. Final Supplemental Environmental Impact Statement (FSEIS) for the Overlake Neighborhood Plan Update and Implementation Project, published August 30, 2007;~~

~~iii. Addendum to the FSEIS listed above for the Overlake Stormwater and Parks Facilities Implementation Plan, published July 6, 2010;~~

~~iv. Addendum to the FSEIS listed above for the Group Health Overlake Master Planned Development and Development Agreement, published November 21, 2011; and~~

~~v. Addendum to the FSEIS listed above for the Overlake SEPA Planned Action Update, published December 21, 2012~~

~~c. The project is a subsequent or implementing project for the proposals analyzed in the environmental documents listed in subsection E.2.b above.~~

**Commented [BF14]:** Simplified and linked to updated processes in 21.76 to avoid duplication

**Commented [BF15]:** Applicability and mitigation moved to a new RZC appendix.

~~d. The project is consistent with the City of Redmond Comprehensive Plan and the Overlake Neighborhood Plan, both of which have been adopted under the Growth Management Act.~~

~~e. The project shall implement the required mitigating measures in subsection E.4 of this section, Overlake SEPA planned action.~~

3. If the Administrator determines the Overlake SEPA planned action covers the project, a project threshold determination or environmental impact statement shall not be required.

4. If the Administrator determines the Overlake SEPA planned action does not cover the project, a project threshold determination is required. In conducting the additional SEPA environmental review, the lead agency may use information and analysis in the environmental documents listed in [RZC Appendix 11](#) ~~subsection E.2.b above~~ and other documents prepared as part of these planning processes.

5. The Administrator's determination that a project is or is not covered by the Overlake SEPA planned action is final and may not be appealed.

6. If public notice is required for the project, the notice shall state the project is covered by the Overlake SEPA planned action. [Notice shall be provided to tribes and agencies with jurisdiction per RCW 43.21c.440 and a community meeting shall be held per RCW 43.21c.440.](#)

F. Monitoring the SEPA Planned Action.

1. [The Planned Action Ordinance shall be reviewed every five years by the Administrator aligned with either the City's regular Comprehensive Plan review cycle or the five-year progress report in RCW 36.70A.130. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required Mitigation and Performance Measures. The City may conduct reviews more frequently as it deems appropriate.](#) Each year, the Administrator shall monitor the amount and type of development in the Overlake Neighborhood, the amount and type of development covered under the Overlake SEPA planned action, and the construction of the transportation facilities provided for in the Overlake Neighborhood Plan Update and Implementation Project. ~~These monitoring efforts shall be integrated with the Overlake Neighborhood Plan Update and Implementation Project monitoring activities.~~

2. Based on these monitoring efforts, the Administrator shall consider whether the Overlake SEPA planned action should be updated ~~or modified at least once every five years.~~ This review should take place during the five-year evaluation of the Overlake Neighborhood Plan called for by the Redmond Comprehensive Plan. ~~It may also take place more frequently.~~ If the Administrator determines an update or modification is needed, the Administrator shall begin the process of conducting the update or modification or request funds to do so through the City's budgeting process. (Ord. 2685; Ord. 3028)

**Commented [BF16]:** Added to match state law

**Commented [BF17]:** Updated to match recent changes in state law on review cycles and the 5-year reporting requirement.

...

**21.70.150 Substantive Authority**

A. As its basis for exercising substantive authority under SEPA, the City of Redmond adopts WAC 197-11-650 through 197-11-660, WAC 197-11-900 through 197-11-906, and WAC 197-11-158, as now existing or hereinafter amended, by reference. Substantive authority is the regulatory authority under SEPA to condition or deny a proposal in order to mitigate or avoid environmental impacts clearly identified in environmental documents.

B. For the purposes of RCW 43.21C.060 and WAC 197-11-660(a), the following policies, ~~and~~ plans, ~~rules, regulations,~~ and all amendments thereto, are designated as potential bases for the exercise of the City's substantive authority under SEPA, subject to the provisions of RCW 43.21C.240:

- ~~1. RCW Chapter 43.21C, State Environmental Policy Act;~~
- ~~2. Six-Year Transportation Improvement Program;~~
- ~~3. RMC Title 6, Health and Sanitation;~~
- ~~4. RMC Title 7, Animals;~~
- ~~5. RMC Title 10, Vehicles and Traffic;~~
- ~~6. RMC Title 12, Streets and Sidewalks;~~
- ~~7. RMC Title 13, Water and Sewers;~~
- ~~8. RMC Title 15, Buildings and Construction;~~
- ~~9. RMC Title 21, Zoning Code;~~
- ~~2+0. The City of Redmond Comprehensive Plan;~~
- ~~3+1+1. The City of Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan;~~
- ~~4+2. The City of Redmond Water System Plan;~~
- ~~5+3. The City of Redmond General Sewer Wastewater Plan;~~
- ~~6+4. Natural Resources Capital Improvement Plan;~~
- ~~7+5. Regional Stormwater Facilities Plan; Redmond Stormwater and Surface Water System Plan~~
- ~~8+6. Comprehensive Flood Hazard Management Plan;~~
- ~~9. Redmond Capital Facilities Plan~~
- ~~10. Regional Stormwater Facility Plan~~
- ~~11. Stormwater Technical Notebook~~
- ~~12+7. The City of Redmond Transportation Master Plan; and~~
- ~~13+8. The City of Redmond Fire Service Master Plan; Fire Department Strategic Plan~~

**Commented [BF18]:** Updated to be only a list of policies and plans that can be used for the exercise of substantive SEPA authority. Also updated and clarified SEPA authority.

C. Substantive SEPA authority to condition or deny new development proposals or other actions shall be used only in cases where development regulations do not exist or do not apply, or where unanticipated impacts occur which are not mitigated by existing regulations. In cases where the city has adopted regulations to systematically avoid or mitigate adverse impacts, as in the areas of erosion control for water quality, critical areas protection, tree preservation, or city-regulated utilities, those standards and regulations, where applicable, will normally constitute adequate mitigation of the impacts of new development. Unusual circumstances related to a site or to a proposal, as well as environmental impacts not easily foreseeable or quantifiable in advance will be subject to site-specific or project-specific SEPA mitigation.

D. This section shall not be construed as a limitation on the authority of the city to approve, deny or condition a proposal for reasons based upon other statutes, ordinances, or regulations.

#### 21.70.190 Appeals.

The City of Redmond adopts WAC 197-11-680, with the following clarifications:

- A. Any interested person may appeal a threshold determination, adequacy of a final EIS, and the conditions or denials of a requested action made by a nonelected City official based on SEPA. No other SEPA appeals shall be allowed.
- B. All appeals must be in writing and must be submitted on an appeal form approved by the SEPA Responsible Official. The appeal form must set forth:
1. Facts demonstrating that the person is adversely affected by the decision;
  2. A concise statement identifying each alleged error of fact, law, or procedure which the appellant alleges justify overturning the decision;
  3. The specific relief requested; and
  4. Any other information reasonably necessary to make a decision on the appeal.

C. All appeals and any applicable appeal fee must be received **in person** by the Redmond ~~Development Services~~ **Customer Services** Center **on the first floor of Redmond City Hall** no later than 5:00 p.m. on the fourteenth day following the date the appeal period commences. The appeal period commences as follows:

1. For a Determination of Non-Significance (DNS) with no comment period and for final EISs and decisions conditioning or denying an action based upon SEPA, the appeal period commences on the date the DNS, final EIS, or decision conditioning or denying the action is issued.
2. For Mitigated Determinations of Non-Significance (MDNSs) and other threshold determinations with a comment period, the appeal period commences upon expiration of the comment period.

Commented [BF19]: Updated process

3. For threshold determinations and final EISs that are issued at the same time as the decision on a project permit (See RCW 36.70B.110), the appeal period commences upon issuance of the notice of decision or after other notice has been given that the decision has been made and is available, provided that if the appeal is from a DNS for which a public comment period is required, the appeal period shall be extended for an additional seven days.

D. Only one appeal of the determinations described in subsection RZC 21.70.190.A shall be allowed. Successive appeals of these determinations are not allowed.

E. Except as provided in WAC 197-11-680(3)(a)(vi) (e.g., Determinations of Significance), all appeals allowed under this section shall be consolidated with the open record public hearing or open record appeal hearing on the underlying action for which the substantive or procedural SEPA determination was made. All appeals shall follow the procedure for appealing the underlying action, provided that the decision of the body conducting the hearing shall be the City's final determination on the SEPA appeal, and no further administrative appeal shall be allowed, notwithstanding the availability of an additional administrative appeal on the underlying action.

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# Overlake Planned Action Applicability and Mitigation Measures

Draft | March 2024

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## A. Applicability

### 1. Planned Action Geographic Area

As part of Redmond 2050 the Planned Action area has been updated to be the new Overlake Metro Center Boundary (see RZC 21.70.110). The area covered by the prior planned action but not inside the Metro Center can continue as a qualified Planned Action project through the expiration of that planned action (xxx, 2030). The allowed growth under that 2030 planned action will be reserved for that area (the portions of the OBAT zoning district that are outside the Center).

### 2. Covered Projects

To be covered by the Overlake SEPA planned action, the project shall comply with all the following criteria:

- a. The project complies with all requirements for coverage under the Overlake SEPA planned action in subsection RZC 21.70.110.C of this section, Requirements for Coverage Under the Overlake SEPA Planned Action.
- b. The environmental documents listed below adequately addressed the project’s significant adverse impacts:
  - i. Redmond 2050 Final Environmental Impact Statement, December 15, 2023.

- ii. OBAT zoning district outside the Metro Center: See b.i and the following:
  - (a) Integrated SEPA/GMA documents for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study, published May 1999;
  - (b) Final Supplemental Environmental Impact Statement (FSEIS) for the Overlake Neighborhood Plan Update and Implementation Project, published August 30, 2007;
  - (c) Addendum to the FSEIS listed above for the Overlake Stormwater and Parks Facilities Implementation Plan, published July 6, 2010;
  - (d) Addendum to the FSEIS listed above for the Group Health Overlake Master Planned Development and Development Agreement, published November 21, 2011; and
  - (e) Addendum to the FSEIS listed above for the Overlake SEPA Planned Action Update, published December 21, 2012.
- c. The project is a subsequent or implementing project for the proposals analyzed in the environmental documents listed in subsection E.2.b above.
- d. The project is consistent with the City of Redmond Comprehensive Plan and the Overlake Neighborhood Plan, both of which have been adopted under the Growth Management Act.
- e. The project shall implement the required mitigating measures in subsection E.4 of this section, Overlake SEPA planned action.



## B. Mitigation and Performance Measures Overview

This document includes mitigation measures referenced in the Redmond 2050 Environmental Impact Statement (EIS) in Planned Action Ordinance. Performance standards are included to ensure conformity with mitigation measures that were incorporated into the zoning code or other development regulations applicable to the Overlake Planned Action Ordinance Area. The definitions of mitigation measure and performance measure are:



**Mitigation Measure:** An action taken to prevent, reduce, or control adverse environmental effects of a planned action consistent with WAC 197-11-768, as described in the Final EIS and incorporated into Exhibit B of this Ordinance.



**Performance Measure:** A criterion that any development must adhere to in order to meet current City codes and other standards and demonstrate that it is consistent with the Final EIS. *Note: In some cases, applicable development regulations may allow multiple pathways to achieve outcomes whereas the Planned Action mitigation might be more specific.*

Applicable regulations and policies are noted to help interpret and apply mitigation measures and performance standards. Policy references are to the Redmond 2050 Comprehensive Plan; other City authorized or adopted plans or policies are also referenced.

This document is structured as follows:

- Section C. Planned Action Ordinance Checklist
- Section D. Mitigation Measures and Performance Standards
- Section E: Regulations Serving as Mitigation Measures

*Please note: Additional environmental regulations may apply. This Appendix only lists regulations and measures required to mitigate growth as it directly relates to the Overlake Planned Action. The project must comply with all city regulations.*

## C. Planned Action Application Requirements

For projects applying under the Overlake Planned Action, a Planned Action Consistency Checklist will be required and supplements the standard SEPA Checklist at [WAC 197-11-960](#). The applicant shall fill-in fields referenced for applicants; City staff shall complete the consistency fields referenced.

NOTE: Table provided below for example only. See Development Services Center for the most current consistency checklist to submit with application.

### PLANNED ACTION CONSISTENCY CHECKLIST

Proposal	Applicant Information	Consistency (City to Complete)
<b>Property Information</b>	Address:	In Planned Action Area? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Parcel #:	
	Parcel Acres:	
<b>Land Use</b>	Dwellings <ul style="list-style-type: none"> <li>▪ Existing #</li> <li>▪ Gross #</li> <li>▪ Net #</li> </ul>	Consistent with Planned Action Land Uses and RZC? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Employment Sq Ft (Net): <ul style="list-style-type: none"> <li>▪ Office</li> <li>▪ Retail</li> <li>▪ Industrial</li> </ul>	Beginning HU Balance: Post Project HU Balance:
	Average Tenant Space Sq Ft: Estimated Jobs (Net):	Beginning Employment Sq Ft Balance: Post Project Sq Ft Balance:
	Building Height Ft: Stories #:	
	Incentive Package Usage (RZC 21.12.600) Identify selected incentive options below or attach Incentive Calculator Summary Sheet.	Main Incentive Package (RZC 21.12.600.D) <input type="checkbox"/> Yes <input type="checkbox"/> No
	Options Selected:	Catalyst Projects (RZC 21.12.600.E) <input type="checkbox"/> Yes <input type="checkbox"/> No
	Please describe: <i>Describe below as appropriate where incentive selection is proposed as a mitigation measure.</i>	Custom Incentive Package Proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Frontage Type (see RZC 21.12.510):	Beginning Mobility Unit Balance:

EXAMPLE

Proposal	Applicant Information	Consistency (City to Complete)
<b>Transportation</b>	Trips (Total):	Post Project Mobility Unit Balance:
	Trips (Net):	Transportation Impact Fee Paid:
	Transportation Impact Fee is applicable:	<input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable
	TDM Strategies:	Includes TDM Measures
	Transportation Improvements required per Section 2 or City standards to address safety, circulation, and access:	<input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable
<b>Parks &amp; Stormwater</b>	Impervious Area (Sq Ft):	Consistent with RMC
	Green Infrastructure Element:	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Infiltration Facility:	Park Impact Fee:
	Water Quality Facility:	
	Plaza/Open Space (Sq Ft):	
	Landscaping (Sq Ft):	
Park Impact Fee Due:		
<b>Utilities</b>	Utility system charges provided – see right column.	System Development Charges Applicable for Water and Sewer:
		<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable

## Applicant Narrative

## Staff Notes



## MITIGATION MEASURE CONSISTENCY CHECKLIST

Please list mitigations measures in table below. Attach narrative description of mitigation options.

<b>EIS Topic</b>	<b>Description of Mitigation Measure or Performance Standards, per RZC Appendix 11, Section D (Applicant Information)</b>	<b>Consistent (City to Complete)</b>	<b>Discussion (City to Complete)</b>
Earth	1a. 1b.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Water Resources	2a. 2b. 2c. 2d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Plants & Animals	3a. 3b.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Air Quality/ GHG	See Appendix 11, Section E.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land Use Patterns & Socioeconomics	5a.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Plans & Policies	See Appendix 11, Section E.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Aesthetics	7a. 7b. 7c. 7d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Transportation	8a. 8b. 8c. 8d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Public Services	9a. 9b. 9c. 9d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities: Stormwater, Water, & Sewer	10a. 10b. 10c. 10d.	<input type="checkbox"/> Yes <input type="checkbox"/> No	

EXAMPLE

### Applicant Narrative

### Staff Notes



# D. Mitigation Measures and Performance Standards

## 1. Earth

- a. **+** **Mitigation Measure** – Geologic Hazard Areas Report and Third Party Review: Where applicable, the Planned Action applicant shall prepare a Geologic Hazard Areas Report prepared by qualified consultant in accordance with Redmond’s Critical Areas Regulations (RZC 21.64). (Policy NE-27) The report shall be prepared to the satisfaction of the Redmond responsible official, and may be subject to peer review by a third party selected by the City and at the applicant’s expense.
- b. **☑** **Performance Measure** – Geologic Hazard Areas Mitigation: The Planned Action project shall demonstrate avoidance, minimization, and mitigation of geologically hazardous areas consistent with Redmond’s Critical Areas Regulations (RZC 21.64). Based on the nature of the proposal and trends of extreme precipitation, and recommendations of third party review in mitigation measure 1, the City may condition development to integrate adaptation strategies into mitigation measures to address changing environmental conditions or to establish a post-construction monitoring program for geologically hazardous areas. (Policy NE-31)

## 2. Water Resources

- a. **+** **Mitigation Measure** – Street Retrofits: Transportation improvement projects associated with Planned Actions shall provide incidental flow control and water quality treatment of stormwater to existing road sections that are currently untreated or lacking basic treatment designs when such project disturbs or expands the existing road surface. (Policy TR-35)
- b. **+** **Mitigation Measure** – Low Impact Development: Planned Action Projects shall meet requirements of the Stormwater Technical Notebook and requirements for Low Impact Development (LID) techniques such as permeable surfaces and other on-site infiltration methods to increase on-site storage capabilities, reduce the size and cost of regional facilities, reduce impact from high flows, maximize groundwater recharge and provide water quality benefits. Engineering deviations to avoid Low Impact Development measures shall not be allowed. (Policy NE-58, Policy CR-18, Redmond Environmental Sustainability Action Plan Actions N3.7 and N3.8, Phase II Municipal Stormwater Permit (NPDES) per RMC 15.24.084)
- c. **☑** **Performance Measure** – Species of Special Concern: Streams tributary to Lake Sammamish or the Sammamish River, perennial or intermittent, provide important fish habitat functions in addition to spawning. These streams provide juvenile refugia, macroinvertebrate food resources, nutrient export, and other functions important to kokanee and other species of concern. Planned Action projects shall implement

conservation flow control and enhanced water quality treatment to protect the streams from stormwater impacts consistent with City standards and regulations. (Policy NE 67, Ideas 75 and 81 in Redmond Climate Vulnerability Risk Assessment)

d.  **Performance Measure** - Long-Term Stormwater Impacts and Maintenance:

Mitigation of long-term stormwater impacts includes inspection and maintenance of stormwater facilities for flow control, conveyance, and water quality treatment. Stormwater ponds, grassed waterways, and similar facilities require regular inspection and maintenance of vegetation, removal of debris, and cleaning sediment to maintain flow control and water quality as designed. Planned Action Projects shall provide for maintenance access and long-term maintenance consistent with City standards and regulations. (Policy NE-58, Policy CR-18, Redmond Environmental Sustainability Action Plan Actions N3.7 and N3.8, Phase II Municipal Stormwater Permit (NPDES), per RMC 13.06.068.

### 3. Plants and Animals

a.  **Mitigation Measure** - Natural Systems and Adaptive Design: The Redmond Climate

Vulnerability Report identifies likely impacts to plants and animals due to modeled changes in wet season precipitation and high temperature extremes and duration. Planned Action Projects shall demonstrate which ideas identified in the Redmond Climate Vulnerability Risk Assessment and Strategy Report or equivalent are included in the proposal, and which ideas are infeasible and not included. The Planned Action Project shall demonstrate how the proposal fulfills City policies and regulations to maintain or improve surface and ground water management to mimic and support natural systems to support resiliency of fish and wildlife habitat conservations areas, open space, and forest canopy. Example measures may include but are not limited to: planting native vegetation, stabilizing banks, creating buffer zones to enhance habitat quality and water quality. (Policy NE-58, Redmond Climate Vulnerability Risk Assessment and Strategy Ideas 56, 61, and 74)

b.  **Mitigation Measure** - Heat and Drought Adaptation Measures: Planned Action

Projects shall provide dry season irrigation and use of heat tolerant and water efficient plant communities when providing or retaining landscaping. In areas identified as having heat island effects, Planned Action Projects shall identify project features that reduce heat island effects appropriate to the site. Examples include but are not limited to: removal of fish passage barriers, green infrastructure, habitat corridors, vegetation plans, building materials, and site design features that create places of shade to mitigate urban heat island effects. The applicant shall use a demonstrated method to calculate urban heat island reduction measures in proportion to the extent of impervious areas (pavement, roofs) which may include: LEED Heat Island Reduction Measures, California Green Building Code measures for reduction of heat island effects, or an equivalent approved

by the Responsible Official to identify the extent of heat island mitigation.<sup>1</sup> (Policy UC-11, Policy CR- X2, Ideas 73 and 86 in Redmond Climate Vulnerability Risk Assessment and Strategy)

## 4. Air Quality/Greenhouse Gas

See Section E.

## 5. Land Use Patterns and Socioeconomics

- a.  **Performance Standard** - Sustainability: Planned Action Projects shall demonstrate measures incorporated to enhance building sustainability, which could include but are not limited to: Cool, Blue, and Green Principles (e.g., mixed use, innovation/collaboration, healthy living, large scale low impact development [LID], etc.). (Policy CR-X2, Policy CR-20, RZC 21.60.040.B..4, Building Details, Materials, and Colors, RZC 21.60 Citywide Design Standards, 21.62 Urban Center Standards, 21.67 and Appendix 10 Green Building Incentive Program (GBP))

## 6. Plans & Policies

See Section E.

## 7. Aesthetics

- a.  **Performance Measure** - Residential design for sociability: Planned Action Projects shall demonstrate conformity with development and design standards regarding residential open space. (RZC 21.62 Residential Usable Open Space and Pedestrian Plazas and Open Spaces)
- b.  **Performance Measure** - Design for affordable commercial space: Planned Action Projects shall demonstrate measures to mitigate initial move-in/tenant improvement such as a flexible shell for a range of business types and sizes to easily adapt the space for their needs, ground floor commercial requirements for tall ceiling heights, or other aspects of flexible shells. (Policy EV-25, Table 21.12.600.D.4.a. Overlake Incentives - Building Site, Form, Uses Incentives, Anti-Displacement / Small Business Relocation Provisions)
- c.  **Performance Measure** - Tower development regulations for Outdoor Amenities: Planned Action Projects shall provide outdoor amenity and sustainability functions, such

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<sup>1</sup> See: <https://www.usgbc.org/credits/new-construction-core-and-shell-schools-new-construction-retail-new-construction-data-cent-5?view=language>.

as setbacks and rooftop design that create accessible green space or caps over arterials (e.g., Columbus, OH's [Cap at Union Station](#)) to create green and activated (by extending active street edges or through programming) connections between buildings consistent with development regulations. (Chapter 21.60 Citywide Design Standards and Guidelines, Tower Standards; Idea 39 in Redmond Climate Vulnerability Risk Assessment and Strategy)

- d.  **Performance Measure** - Shadows: For properties fronting 152<sup>nd</sup> Ave NE Planned Action Projects shall demonstrate conformity with design standards to reduce shadow impacts such as by setting back towers further from the street, providing shorter podiums, orienting towers to maximize solar access to the street, or other similar measures. (Chapter 21.60 Citywide Design Standards and Guidelines, Tower Standards)

## 8. Transportation

If the Technical Committee determines that the mobility units generated by the project will require the construction or modification of the transportation facilities of another local government, the State of Washington, or the United States, the project shall provide the mitigation to that government required by the Technical Committee.

- a.  **Mitigation Measure** - Intersection: For development contributing motor vehicle travel demand to the following intersections 1% or more above 2024 levels, document consistency with Transportation Master Plan (TMP), Transportation Facility Plan (TFP), and Redmond Zoning Code (RZC) requirements for frontage, access, safety, multimodal amenities, contribution to impact fees, and other requirements:
  - i. NE 90th Street/Willows Road
  - ii. Leary Way/W Lake Sammamish Parkway
  - iii. Union Hill Road/Avondale Way
  - iv. NE 70th Street/Redmond Way (SR 202)
  - v. NE 20th Street/148th Avenue NE
  - vi. NE 24th Street/152nd Avenue NE
  - vii. NE 40th Street/156th Avenue NE
  - viii. Turing Street/156th Avenue NE
  - ix. Bel-Red Road/156th Avenue NE

Planned Action Applicants shall identify the TFP improvements in the Overlake Neighborhood Plan that mitigate the proposal's contribution of mobility units to the intersections.

- b.  **Performance Measure** – Mobility Units: Together with prior approved development the Planned Action Project shall not exceed 14,397 mobility units of demand evaluated under the Preferred Alternative in the Supplemental Draft EIS (period 2019-2050). If development applications exceed the expected number of mobility units of demand over the planning horizon, additional environmental review may be required.
- c.  **Performance Measure** – Demand Management: Planned Action Projects shall identify the Transportation Demand Management (TDM) measures implemented towards the City’s goal to achieve a 50% reduction in per-capita vehicle miles travelled (VMT) by 2050. These may include but are not limited to:
  - a. Expanding Commute Trip Reduction programs and marketing.
  - b. Implementing ridesharing programs.
  - c. Implementing subsidized or discounted transit pass programs.
  - d. Providing employer-sponsored vanpools.
  - e. Encouraging workplace parking pricing and/or parking cash-out.
  - f. Reducing parking.
  - g. Unbundling parking costs from property cost.
  - h. Implementing shared micro mobility programs.
  - i. Other elements identified in RMC 5.65.070(B)(5). (Policy TR-28)
- d.  **Performance Standard** – Notices: The City shall provide notices of a Planned Action Project to agencies with jurisdiction or tribes per RCW 43.21C.440 when such applications meet the following parameters: a) Proposals that require notices of application, or b) proposals that add twenty-five or more AM or PM peak-hour vehicle trips to state highway facilities. (Policy TR-36, Policy TR-38, TMP)

## 9. Public Services

The proposed project shall provide all off-site and on-site public facilities that the Technical Committee determines are necessary to serve the project, including but not limited to water facilities, wastewater facilities, stormwater facilities, transportation facilities, fire protection facilities, police facilities, and park and recreation facilities.

### Police/Fire Services

- a.  **Performance Measure** – Public Safety Facilities and Services Demand: Each Planned Action Project shall demonstrate consistency with city plans and codes and mitigate their demand on police and fire/EMS public facilities that are included in the capital facilities plan. (Policy CF-1; RZC 21.12, Table 21.12.600.D.4.a)

## Schools

- b.  **Performance Standard** – School Capacity: Planned Action Projects shall demonstrate adequate school capacity to accommodate development. Planned Action Projects shall pay required impact fees. Planned Action Projects may use zoning code provisions that provide for flexible site development (height, setback, use, lot coverage, etc.) for needed school facilities or development bonuses for developments to provide space on-site in land-constrained locations. (Policy CF-17; RZC Table 21.12.600.D.4.a. Overlake Incentives – Building Site, Form, Uses Incentives)

## Parks

- c.  **Performance Standard** – Open Space Adaptation: Planned Action Projects that incorporate public or private open space shall implement strategies to reduce ambient air temperatures and filter pollutants from stormwater runoff and the air through trees and landscaping, critical area restoration, stream daylighting, or other green infrastructure elements. See Mitigation Measures 7 and 8.
- d.  **Performance Standard** – Park Demand: Planned Action Projects shall demonstrate consistency with City plans and codes and mitigate their demand on public facilities that are included in the capital facilities plan or PARCC Plan. Mitigation shall consist of the payment of park impact fees to address demand on the citywide park and trail system. The City may allow through a voluntary agreement per RCW 82.02.020 a fee in lieu of onsite recreation to fund the acquisition and development of park and recreation facilities in the Overlake vicinity to meet the proposal’s specific demand where the investment is within a half-mile walk and consistent with the PARCC Plan objectives. (Policy LU-12, PARCC Plan Policy 1.2 Level of Service)

## 10. Utilities

- a.  **Mitigation Measure** – Stormwater Improvements: Planned Action Projects within the Overlake surcharge areas shall be consistent with the parameters of the regional facilities program. Areas outside the surcharge areas will be subject to stormwater requirements in the City of Redmond Stormwater Technical Notebook.
- A. If the Planned Action Project cannot be fully served by regional facilities, the City may condition development to mitigate those impacts or construct runoff treatment, infiltration, and/or flow control facilities on-site.
- B. In Overlake surcharge areas, Planned Action Projects proposed on sites with the potential for infiltration are also required to construct on-site facilities to preserve the capacity of the regional facilities and meet other state and local stormwater requirements.
- C. In locations outside the Overlake regional surcharge areas, such as Tosh Creek

Watershed, Planned Action Projects shall consider public/private stormwater management actions that will provide watershed scale improvements.

- b. **⊕ Mitigation Measure** - Utilities: Each Planned Action Project shall implement their fair share of utility improvements necessary to support the additional density or growth of the proposed development through on-site improvements, frontage requirements and/or a proportional share of off-site improvements, as well as any applicable general facility charges and/or utility extensions or other system improvements. (Policy UT-10 and Policy CF-1)
- c. **☑ Performance Standard** - Wastewater System: All future development is required to extend wastewater system improvements based on their demand consistent with the City's Wastewater System Plan or based on a subarea analysis if not addressed in the Wastewater System Plan (see Supplemental Draft Exhibit 163). Planned Action Projects shall provide utility availability applications,<sup>2</sup> and be required to meet City codes and pay general facility charges. (Policy UT-10 and Policy CF-1)
- d. **☑ Performance Standard** - Water System: All Planned Action Projects shall meet fire-flow standards (e.g., 3,500 gpm), and are required to extend utilities consistent with adopted capital plans or demands caused by the development based on a submitted utility availability application,<sup>2</sup> City codes, and general facility charges. This includes utility improvements along all property lines and offsite improvements to address fair share of demand for facilities. (Policy UT-10 and Policy CF-1)

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<sup>2</sup> This process indicates that: Other conditions and/or necessary system improvements (as determined solely by City during project and/or plan review), to be completed by and at the expense of the legal owner of the property requesting service, may be required.

## E. Regulations Serving as Mitigation Measures

The Planned Action EIS identifies specific regulations that act as mitigation measures. These are summarized below by EIS topic. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations in place at time of development application where applicable including those listed in the Planned Action EIS and those not included in the Planned Action EIS.

### 1. Earth

1. Existing regulations for the avoidance, minimization, and mitigation of geologically hazardous areas is included in the City's Critical Areas Ordinance (RZC 21.64).

### 2. Water Resources

Water Resources Regulations. Specific measures to mitigate impacts to water resources are included in the following regulations:

- a. Surface Water Runoff Regulations: RMC Chapter 13.18 establishes requirements for drainage plans, critical drainage areas and construction timing.
- b. Stormwater Management Code: RMC Chapter 13.06 prohibits the discharge of contaminants into surface water, stormwater and groundwater and outlines preventive source control measures to restrict contaminants from entering such waters.
- c. Surface Water Design Standards: The City has adopted the City of Redmond Stormwater Technical Notebook. This document establishes requirements and provides technical guidance for design of stormwater systems.
- d. Critical Areas Regulations: RZC 21.64 establishes development standards for critical areas, including erosion hazard areas, frequently flooded areas, landslide hazard areas, critical aquifer recharge areas, wetlands, fish and wildlife habitat conservation areas and corridors, and streams.
- e. City of Redmond Shoreline Master Program (RZC 21.68).
- f. Stormwater Management Program: The City's Stormwater Management Program addresses storm and surface water quality and quantity in the City in accordance with the National Pollutant Discharge Elimination System (NPDES) Phase II Western Washington Municipal Stormwater Permit (Phase II permit) issued by the State Department of Ecology. The program reviews proposed development and monitors construction and water quality, implements stormwater control projects, and conducts a variety of stormwater related programs and plans including stormwater system inspection and maintenance and illicit discharge detection and elimination. .
- g. US Fish and Wildlife Service and/or the National Marine Fisheries Service, for federally permitted actions that could affect endangered species (i.e., salmon or bull trout).
- h. City of Redmond works in partnership with Lake Washington/Cedar/Sammamish Watershed (WRIA-8) on Salmon Conservation and Restoration, including the Chinook Salmon Conservation Plan.
- i. US Environmental Protection Agency, Clean Water Act.

### 3. Plants and Animals

The following existing regulations limit impacts to plants and animals:

- a. **Endangered Species Act:** Regulates and protects species listed at the state or federal level. This includes a requirement to provide a FEMA Habitat Assessment for any work within a floodplain that has the potential to impact listed species. This is required by FEMA to demonstrate conformance with the 2008 Federal Biological Opinion on the National Flood Insurance Program concerning impacts to Endangered Species Act listed species.
- b. **Migratory Bird Treaty Act:** Prohibits the take of protected migratory bird species without prior authorization by the U.S. Fish and Wildlife Service.
- c. **Bald and Golden Eagle Protection Act:** Prohibits the take of any bald eagle or golden eagle without prior authorization by the U.S. Fish and Wildlife Service.
- d. **Redmond Fish and Wildlife Habitat Development Standards:** RZC 21.64.020 identifies development standards for construction in fish and wildlife habitat conservation areas and corridors, and associated buffers.
- e. **Redmond Development Standards for Wetlands:** RZC 21.64.030 identifies development standards for construction in wetlands and associated buffers.
- f. **Redmond Development Standards for Trees:** RZC 21.72 identifies development standards for construction near significant trees. An exemption to these standards likely applies for removal of significant trees in public easements and public rights-of-way.
- g. **Redmond Public Works Standards and Specifications:** The City of Redmond 2019 Standards Specifications and Details addresses permitting and engineering requirements for work in the City's right-of-way along with residential construction. Topics include submittals of geotechnical reports, cut and fill slopes, landscaping, tree planting and removal, roadway surface treatment, and construction standards. These standards include tree protection and tree installation standards. Although right-of-way and utility improvements are exempt, the tree replacement code intent must still be met on-site or off-site (RZC 21.72.030.A.3), but do not require tree replacement for removals.
- h. **2022 Redmond Stormwater Technical Notebook (STN) Update.** The 2022 Redmond (STN) is intended to ensure compliance with the 2019 Stormwater Management Manual for Western Washington.
- i. The State requires a **hydraulic permit approval (HPA)** for construction or other work activities in or near state waters that will impact the natural flow or bed of waters of the state. HPAs are intended to ensure that construction is done in a manner that protects fish and their aquatic habitats.

### 4. Air Quality/Greenhouse Gas

- a. Energy Conservation and Reduction of Associated GHG: Washington State Energy Code, 2018 version (RMC 15.18.020)

- b. Construction Management – Limit Dust and Erosion: Chapter 15.24 Clearing, Grading, and Stormwater Management.
- c. RZC Ch. 21.67 Green Building Incentive Program (GBP): Redmond 2050 code amendments modify the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

## 5. Land Use Patterns and Socioeconomics, Relationship to Plans and Policies

- a. Affordable housing regulations as adopted in RZC 21.20.
- b. Inclusive design policies, regulations, incentives, and design standards (Redmond 2050 Comprehensive Plan, RZC 21.12.600, RZC Article III Design Standards).
- c. Cultural Districts (RZC 21.05.200).
- d. Equitable Transit-Oriented Development policies and incentives (Redmond 2050 Comprehensive Plan, Community Development and Design Element, RZC 21.05, and RZC 21.12).

## 6. Aesthetics

- a. Redmond Zoning Code (RZC Title 21) includes citywide and area specific design standards.
- b. RMC Chapter 15.08 Building Code adopts the International Building Code, which includes accessibility requirements.

## 7. Transportation

- a. **Planning and Code Standards:** Development throughout the City must comply with the TMP and Redmond Zoning Code, which include design standards such as frontage requirements that benefit multimodal access and mobility. In Overlake Village and Downtown, there are supplemental design standards that reinforce the pedestrian scale on street frontages and provide pedestrian amenities such as wide sidewalks, mid-block connections and urban pathways, street furniture, weather protection, plazas, and landscaping. Code requirements also address bicycle travel with respect to trail connections, crossings, and bicycle parking and locking facilities. In locations where a development would front those improvements, developers would be required to build out their portion of the planned network; larger sites may require a master planning process as well.
- b. **Transportation Demand Management:** The City may require developers to implement TDM programs at its site to limit the number of vehicle trips being generated. Existing TDM regulations include the Commute Trip Reduction (CTR) program (required by the State for large employers) and Transportation Management Programs required by the City as a condition for some development (RZC 21.52.020). Move Redmond, a private non-profit organization, offers services to employers within Redmond to tailor their CTR and Transportation Management Program efforts to their specific

circumstances. In addition to addressing the arterial, state facility, and intersection delay impacts of the action alternatives, TDM programs are also beneficial to the City's VMT, mode share, and transit ridership impacts under Alternative 1 No Action.

- c. **Transportation Facilities Plan:** The City works to complete its multimodal transportation network by building out the projects listed in the Transportation Facilities Plan (TFP). As part of Redmond's concurrency program, the City commits to delivering TFP projects at a rate sufficient to keep pace with growth.
- d. **Transit-Oriented Development Focus Areas:**

## 8. Public Services

### Police

- a. See RMC Title 9 Public Peace, Morals and Safety. It establishes local laws including some that are relevant to uses or activities (e.g., explosives, fireworks) or crimes and emergencies.

### Fire/EMS

- b. The City of Redmond has adopted the International Fire Code (IFC) applicable to new construction. (See RMC Chapter 15.06 Fire Code)
- c. The City has adopted impact fees for capital improvements to meet Comprehensive Plan fire levels of service. The rate schedule applies to residential and non-residential uses. Fire impact fees may be updated based on identified facility needs based on the Strategic Plan. Mitigation shall consist of the payment of fire impact fees to address demand on the system. (See RMC Chapter 3.10 Impact Fees.)

### Schools

- d. A Six Year Capital Facilities Plan (2023-2028) was approved by the LWSD Board of Directors in 2023 and is updated annually. This plan is LWSD's primary guiding document as part of the State of Washington's Growth Management Act and King County Code 21A.43. It is updated annually. It is referenced in RMC 3.10.080.D.
- e. New development is subject to collection of impact fees under Chapter 3.10 of the Redmond Municipal Code. Impact fees are collected by the City on behalf of LWSD, in accordance with an interlocal agreement between the City and District, to partially offset the system improvement costs of educating additional students generated by new development. The LWSD Capital Facilities Plan assumes additional funding for capacity comes from state funds and tax revenue.

### Parks

- f. RMC 3.10 Impact Fees sets park impact fees for residential and employment uses.

## 9. Utilities

- a. New development and redevelopment will be subject to federal regulations including:
  - i. 1972 Clean Water Act (CWA).
  - ii. Phase II of the National Pollutant Discharge Elimination System (NPDES) permit program, administered by the Department of Ecology. Under this set of regulations, the City maintains measures to protect and improve runoff conditions in relation to the receiving waters.
- b. Utility planning and operations are also governed by various state laws and regulations. Among these are:
  - i. WAC 365-196-420, which requires that the utilities element of a comprehensive plan contain the general location, proposed location, and capacity of all existing and proposed utilities.
  - ii. RCW 90.48.035 provides the Washington State Department of Ecology rule-making authority to regulate water quality standards; implemented by WAC 173-240-010.
  - iii. Under WAC 173-220, the Washington State Department of Ecology establishes the NPDES permit program. The Stormwater Management Manual for Western Washington is developed to support NPDES permit program implementation.
- c. The local regulatory framework that guides the management of these resources includes the following:
  - i. RMC 15.24 contains stormwater management regulations for development and redevelopment; it codifies the Redmond Stormwater Technical Notebook as a supplement to the code. The most current version of the City's Stormwater Technical Handbook at the time of development will guide infrastructure improvements.
  - ii. RMC Title 13 contains provisions for the management and financing of stormwater infrastructure. RMC 13.06 provides authority to implement the Illicit Discharge Detection and Elimination (IDDE), Source Control, and facility inspection programs designed to prevent contamination of groundwater and surface water by monitoring, tracking, and removing non-stormwater discharges into the stormwater drainage system. RMC 13.18 establishes the City's Stormwater Management Utility. RMC 13.20 requires stormwater drainage capital facility charges for development and requires development within the Downtown and Overlake surcharge areas to connect into the regional stormwater facilities.
  - iii. RZC 21.17.010 sets standards for low-impact development, a stormwater management technique that helps preserve the quality and recharge of Redmond's groundwater.
- d. The 2022 Stormwater Technical Notebook identifies the stormwater requirements for development and the fee-in-lieu program for the regional facilities program.

- e. New development and redevelopment will be subject to state and local regulation including:
  - i. City of Redmond and Washington State standards for the construction, operation, and maintenance of water and sewer systems.
  - ii. RMC Title 13 regulates the City of Redmond stormwater, water and sewer utilities.
  - iii. City design standards for water and sewer infrastructure and the City of Redmond Standard Specifications and Details.
  - iv. City design standards for stormwater systems and the Redmond Stormwater Technical Notebook.
  - v. Criteria, regulations, and standards to govern the development within the City, and to provide for water, sewer and storm drainage service and other public requirements (RZC Chapter 21.74).
  - vi. Adequate Public Facilities and Services as required by the Growth Management Act (RZC 21.17)
- f. Utility planning and operations are also governed by various laws and regulations including:
  - i. Current discharge regulations contained in RMC 13.04 provide the basis and support for elements of a wastewater Source Control Program such as inspections and education. The primary purpose of Redmond’s Source Control Program is to limit what materials enter the water supply through wastewater and solid waste pathways.
  - ii. RMC 13.29 requires that the mayor shall approve a Water Shortage Response Plan that establishes actions and procedures for managing water supply and demand during anticipated or actual water shortages.
  - iii. Washington State Department of Ecology (Ecology) as defined in Chapter 173-240-050 of the Washington Administrative Code (WAC) and Chapter 90.48 of the Revised Code of Washington (RCW).
  - iv. Under state law (RCW 43.20.260), the water utility is required to provide service within its retail service area, provided it can meet the conditions prescribed in state law, including the ability to deliver such service in a timely and reasonable manner.



# Overlake Neighborhood Plan Addendum,

Draft 2.0 | Mar 2024

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## Introduction

### Certification Requirements:

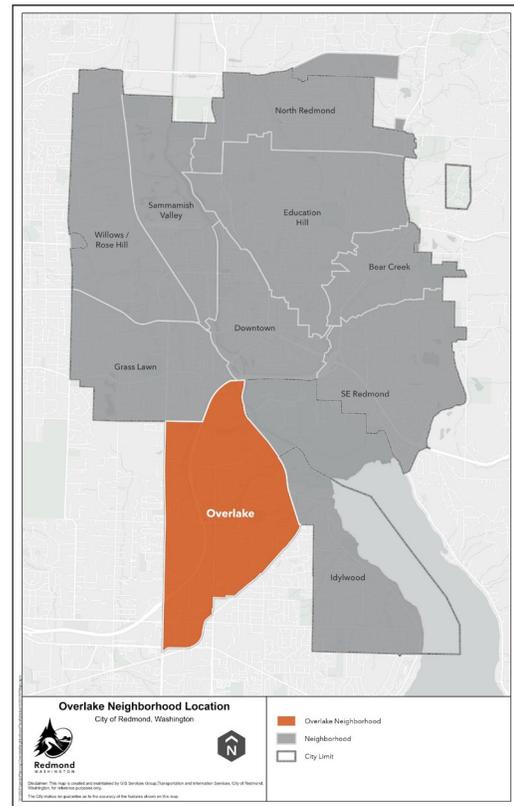
- Include a vision statement that promotes accommodating growth through compact, pedestrian-and transit-oriented development.
- Describe the center's role within the city, county, and region.
- Clearly identify the area as a designated regional growth center and describe the relationship of the center plan to the city's comprehensive plan, countywide planning policies, and VISION 2050.

## Neighborhood Vision

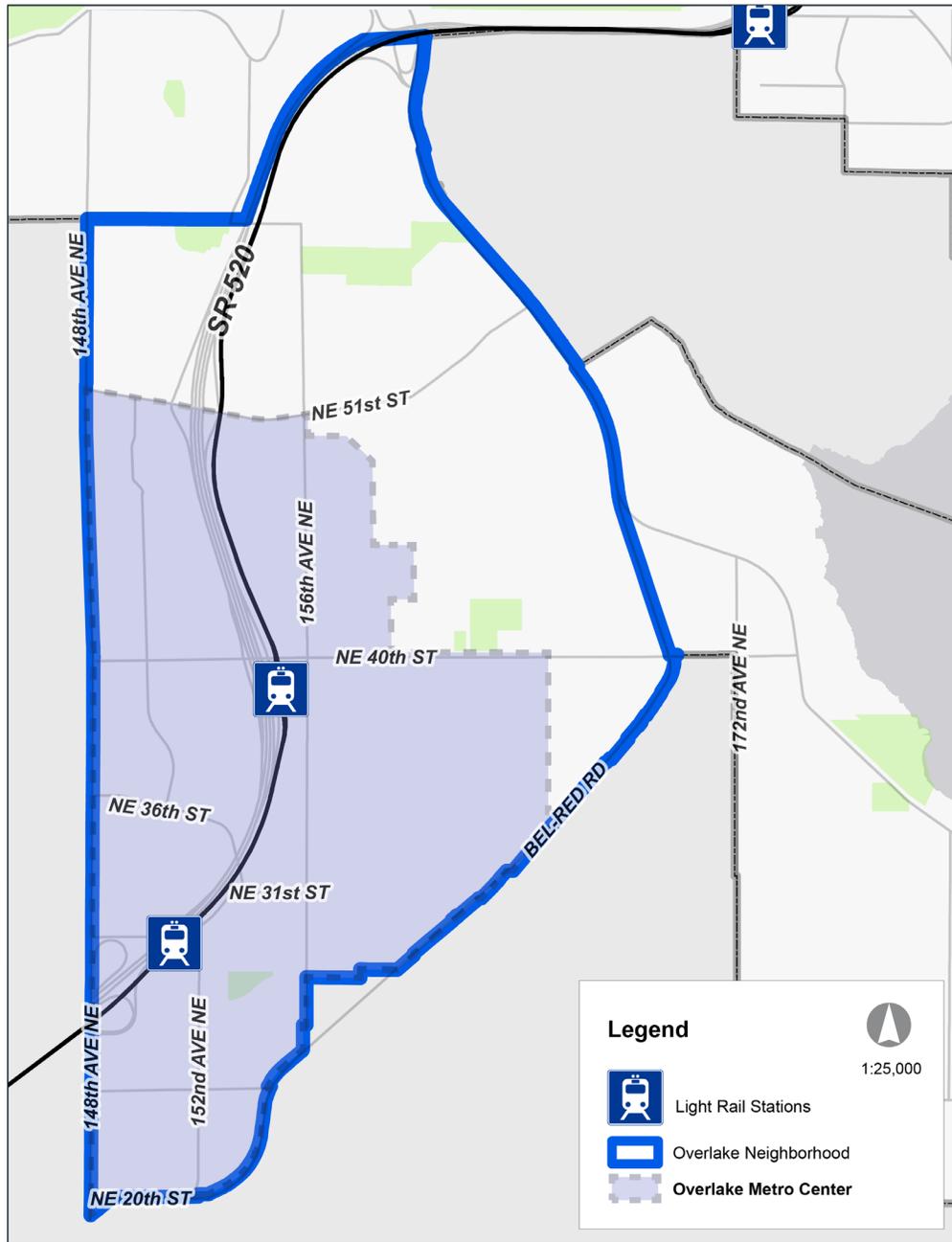
The Overlake Neighborhood is approximately 2 square miles, 14% of the City's land, and provides excellent opportunities to live, raise a family, work, develop a business, shop, and recreate in an urban setting. Overall, it is a place that:

- Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, and plazas and parks;
- Meets community and regional needs for employment, shopping, recreation, cultural, entertainment, education, and other uses in the daytime and evening;
- Is oriented toward pedestrians and bicyclists, well-served by local and regional transit service, and offers strong multimodal connections within its boundaries and to nearby areas;
- Is a medium- and high-density urban environment enhanced by landscaping, parks, plazas and open spaces, and preservation of natural features; and
- Is a place where people want to be, with a modern character that celebrates its multicultural community members and businesses.

MAP ONP-1  
Overlake Neighborhood Location Map



MAP ONP-2 Overlake Neighborhood Map



### Comprehensive Plan Framework Policies

Most of the policies related to the Overlake Neighborhood can be found in the Redmond Comprehensive Plan, in the Centers section of the Community Development and Design chapter.

These policies implement the vision for the community that was adopted as part of Redmond 2050 as well as compliance with the King County Countywide Planning Policies and the regional planning policies adopted in VISION 2050. There are two overarching framework policies that set the stage for a complete, equitable, transit-oriented neighborhood.

*FW-OV-1 Support Overlake as a focus for high technology and other employment located within a vibrant urban setting that provides opportunities to live, shop and recreate close to workplaces. Make public and private investments that reinforce the desired character and increase the attractiveness of Overlake as a place in which to walk, bicycle, and use transit.*

*FW-OV-2 Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue. Help to retain and enhance a focus on sustainability and resiliency within the area through addition of parks, street trees and landscaping.*

The Comprehensive Plan implements the three major themes of Redmond 2050, with policies related to equity and inclusion [OV-7, OV-8, OV-18], sustainability [OV-7, OV-16, OV-17, OV-20-22], and resiliency [OV-7, OV-8, OV-20, OV-21].

## Summary of Redmond 2050 Updates

### Certification Requirements:

- Describe or reference how equitable community engagement shaped the plan's goals, policies, and strategies. Encourage coordination with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable.
- Recognize the role of the center in achieving the adopted VISION 2050 goal of attracting 65% of regional population growth and 75% of employment growth to centers and high-capacity transit station areas.
- Establish residential and employment growth targets that accommodate a significant share of the jurisdiction's growth, in support of VISION 2050 and the Regional Growth Strategy. Residential densities and building intensities should have capacity to accommodate higher levels of growth. Metro Growth Centers should plan for densities of at least 85 activity units per acre.

### Process and Engagement Summary

The Redmond 2050 update included several questions specifically related to the future of Overlake -- to accommodate growth and maximize the benefits of the two new light rail stations. Visioning began in the fall of 2020 and continued with community workshops, focus groups, and stakeholder meetings in 2021 on several issues that will impact this community. Those conversations included:

- Identifying highest and best uses and design standards for properties near the light rail stations. How do we ensure that uses supportive of transit and uses related to 24-hour activity are part of redevelopment?
- Planning TOD areas to ensure equity and inclusion, sustainability, and resiliency;
  - Identifying design and other built environment objectives. What development standards, performance metrics, services/amenities, incentives and/or partnerships are needed to realize that new physical reality?
  - What do families need in high-rise living situations? How do we address the needs and interests of all ages?

- o How do we ensure equitable outcomes (e.g., so that those with disabilities can truly have access to units in TOD buildings)? What kind of neighborhood features would meet the needs of the 200+ individuals working at the main Microsoft campus that have intellectual and developmental disabilities? What would we need to change in our codes to make that happen?
- o Addressing needs and concerns related to displacement, with specific outreach to minority-owned businesses on their needs;
- Neighborhood character and preservation of the "international" cultural feel of the area; and
- Neighborhood services needed for existing and future residents.

The Redmond 2050 update also included expanding the Metro Center boundary to incorporate areas within a 10-minute walk of the Redmond Technology Station, an upzoning multi-family areas being added to the Center (see Metro Center information under the Land Use section below).

As part of the visioning process, the City developed three growth scenarios informed by community engagement conducted in 2021 and 2022. This was vital to the Overlake update as all scenarios allocated a large percentage of the growth to Overlake for environmental and other reasons. The growth scenarios were then more thoroughly studied, refined, and modeled in the Environmental Impact Statement process (see [redmond.gov/1477/](http://redmond.gov/1477/)) until a final Preferred Alternative was created.

Based on the vision phase input and the review of the existing conditions, staff created draft policies and conducted community engagement on the policy revisions. The code revisions then began in earnest, which included a complete repeal and re-write of RZC 21.12 Overlake Regulations and additional code updates to other sections of code related to Overlake. In total, the Overlake Code regulations updates included:

Redmond 2050 - Overlake Rewrite		Redmond Zoning Code Rewrite	
21.05	Special Districts	21.04	Limited Uses
21.12	Overlake Regulations	21.20	Housing
21.28	High-Capacity Transit Preservation	21.22	Public Art
21.48	Transfer of Development Rights Program	21.67	Green Building & Appendix 10
21.50	Transition Overlay Areas	21.45	Solid Waste Management
21.58	Design Standards, Introduction	21.78	Definitions
21.60	Citywide Design Standards		
21.62	Urban Center Standards		
21.70	SEPA Planned Action (2024)		
21.76	Review Procedures		
21.78	Definitions		
			Note: citywide parking, landscaping, and open space updates will also impact Overlake, including reducing most minimum parking in Centers to zero and updating open space and landscaping to include urban forms and standards, including podium and roof-top amenities.

Engagement and educational tools included traditional and new, innovative approaches - everything from mailed property owner notifications to games, an interactive mapping tool, and pop-ups such as our "donut at the transit station" event. *At each stage in the development staff prepared materials that*

reported back what the community input was and how it was used. Significant feedback was received and incorporated in a variety of topics, including:

- How much growth would be allocated to Overlake;
- Development and design standards for growth in Overlake;
- Tools for minimum development requirements to ensure we can meet our growth targets and don't under-utilize prime TOD areas;
- Small business and minority-owned business support and anti-displacement strategies and incentives, including the establishment of the new Overlake Intercultural District;
- Adopting the City's first mandatory green building requirements for the Overlake Metro Center;
- Developing a new incentives program that broadens the incentive categories to include equity and inclusion goals as well as catalyst projects such as mass timber and other priorities;
- Updates to the mandatory inclusionary zoning requirements for Overlake to advance affordable housing priorities; and
- Specific policy and code requests from disabilities stakeholders to improve accessibility and inclusion.

Community engagement summaries can be found online at [redmond.gov/1495/](http://redmond.gov/1495/).

### Scale of Change

Redmond 2050 will nearly double the city's population and transition Redmond from a suburb to a city. Overlake was assigned more than one-third of the housing and job growth, as shown in Table ONP-01 below.

TABLE ONP-01

2019-2050 Growth Distribution	Housing Units	Jobs
Overlake Metro Center	34%	46%*
Downtown Urban Center	27%	19%
Marymoor Countywide Growth Center	13%	5%
SE Redmond IGC study area	-	9%
<b>CENTERS SUBTOTAL</b>	<b>81%</b>	<b>78%</b>
Major Corridors and Elsewhere	73%	22%

\*There are 2,000 jobs in the Overlake Neighborhood that are outside of the Metro Center, so included in the "Major Corridors and Elsewhere" row.

TABLE ONP-02. 2019-2044 OVERLAKE METRO CENTER GROWTH TARGET

Metro Center Growth Targets	2019 Baseline Conditions	2044 Center Growth Target*	2050 Growth Target	Zoned Development Capacity
Population				
Housing Units				
Employment				

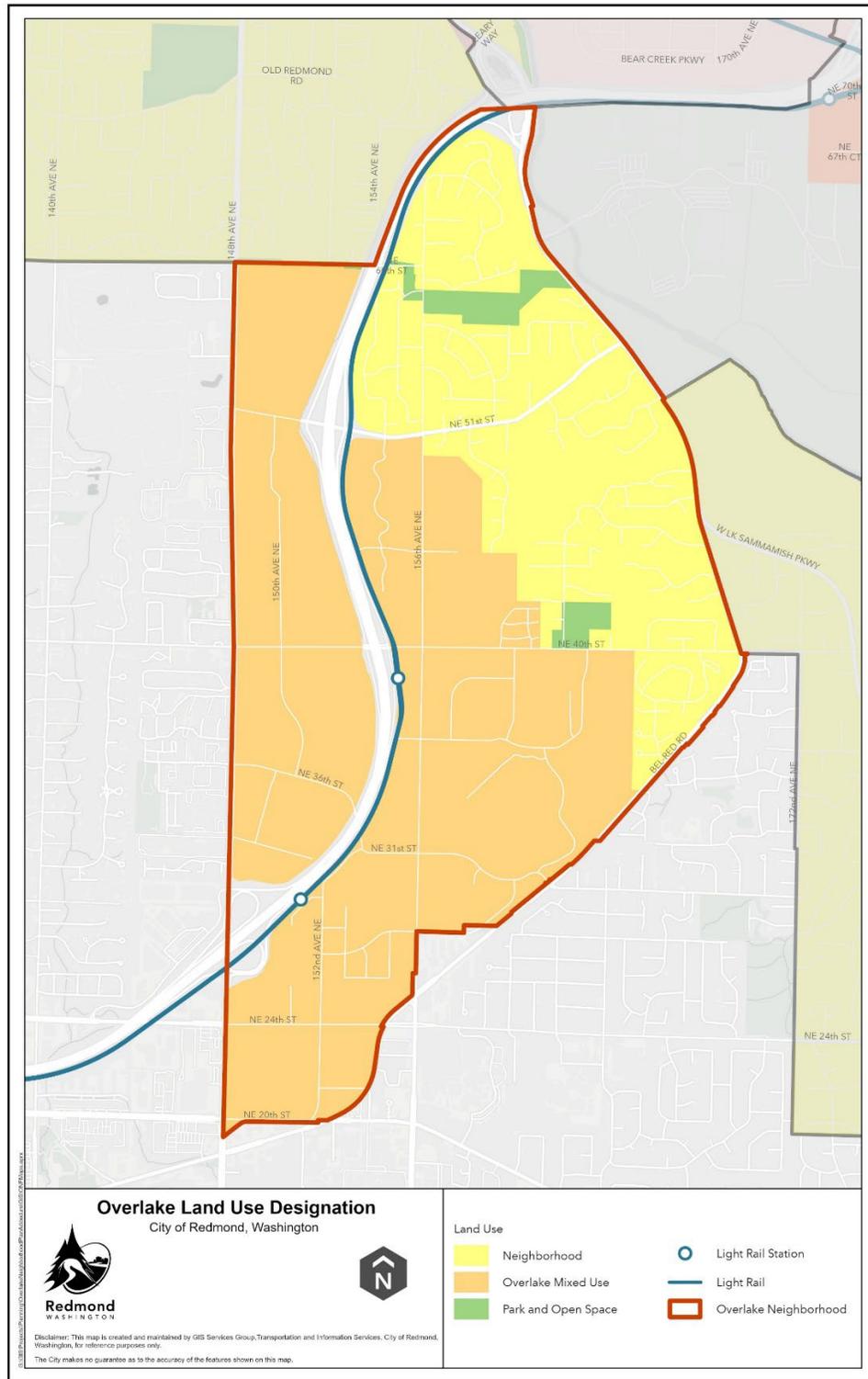
Accommodating this growth requires up-zoning to higher densities and taller buildings - up to 300 feet with incentives. All development and design standards have been updated, and the City is adopting street-based standards for the public realm to ensure outcomes match the goals for non-vehicular mobility.

TABLE ONP-03 CHANGES IN OVERLAKE ZONED CAPACITY BY ZONING DISTRICT

FAR Revisions	OLD BASE (w/o Incentives)	OLD MAX (w/ Incentives)	NEW BASE (w/o Incentives)	NEW MAX (w/ Incentives)
<b>Overlake Village (OV)</b>	2.9 - 3.7 (housing max 2.5)	5.2 - 5.35	5	<b>TOD Focus Area</b> No FAR restriction (height and other restrictions apply) Elsewhere: 9.5
<b>Overlake Business and Advanced Technology (OBAT)</b>	1.55 (housing max 1.0)	1.62	3	
<b>Overlake Multifamily (OVMF)</b>	Density varies based on zoning (R-6, R-12, and R-30), averages 20 du/a		3 FAR (50 du/a)	

BUILDING HEIGHT REVISIONS	OLD BASE (w/o Incentives)	OLD MAX (w/ Incentives)	NEW MIN	NEW BASE MAX (w/o Incentives)	NEW MAX (w/ Incentives)
Overlake Village (OV)	5 stories	9 - 12 stories	4 stories in TOD Focus Area  3 stories elsewhere	14 stories mixed-use, 8 stories for non-residential	<b>TOD Focus Area</b> 300 ft. / 320 ft If top floor is amenity space, may exceed 320 ft by one additional story. <i>Not to exceed 30 stories</i> Elsewhere: 230 ft mixed-use / 200 ft residential
Overlake Business and Advanced Technology (OBAT)	4 - 9 stories	5 to 10 max			
Overlake Multifamily (OVMF)	n/a	35 ft	3 stories	8 stories	160 ft

MAP ONP-3 Overlake Land Use Designation



## Land Use Designations

The Redmond Land Use Map identifies most of Overlake as the Overlake Mixed-Use designation, with the following policy establishing the intent of the neighborhood. This land use designation includes all of the Overlake Metro Center and the portion of the Overlake Business and Advanced Technology zone that extended northward from the Center (the site of the Microsoft Red-West campus). This is a total of 847 acres, or 8.3% of the City land area, and 57% of the Overlake Neighborhood's 1,493 acres.



### LU-32 Overlake Mixed-Use Designation

**Purpose.** Maintain and encourage Overlake as a place that:

- Serves an important local and regional economic role as a center for advanced technology uses, research and development, corporate offices, distribution and compatible manufacturing;
- Encourages high-quality, compact transit-oriented development;
- Provides regional commercial shopping, cultural, and entertainment uses that support and complement nearby employment and residential areas;
- Includes mid-rise and high-rise, mixed-use neighborhoods that provide attractive and safe places to live close to amenities such as restaurants, frequent transit service, and a network of parks, sidewalks and trails; and
- Emphasizes access for pedestrians and bicyclists with attractive local streets appropriate for a destination location.

**Allowed Uses.** Implement this designation throughout the Overlake Center.

- Permit uses that allow a tall building stock, foster a vibrant economy, with a broad mix of residential, retail, service, civic, cultural, and employment uses that support community values and fulfill growth requirements.

The remaining portions of the Overlake Neighborhood have a Neighborhood or Park and Open Space designation.

## Overlake Zoning Districts

There are three zoning districts in the Overlake Metro Center, all of which are mixed-use zones with mid- and high-densities that accommodate the jobs and housing growth allocations and that

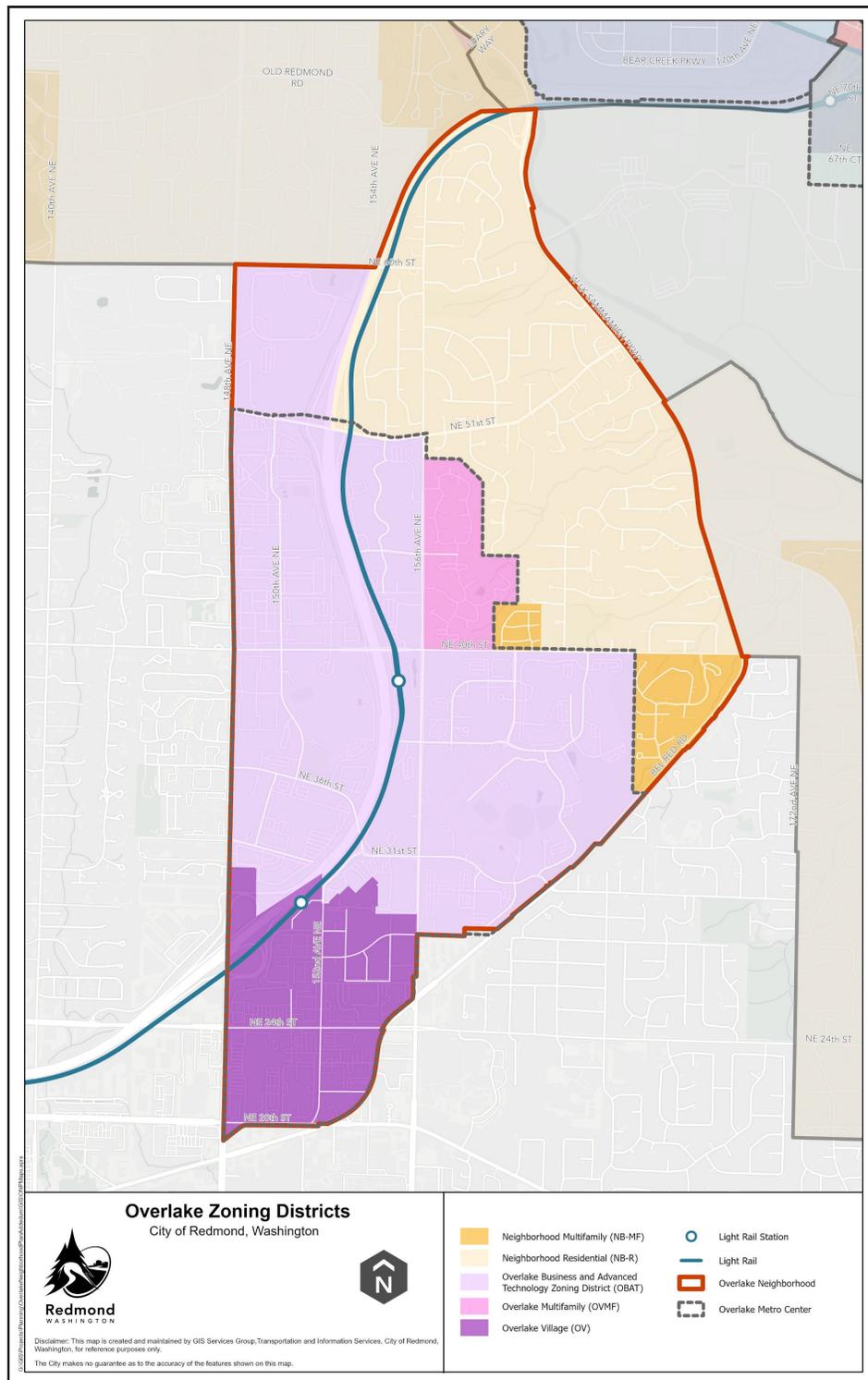
maximize transit-oriented development potential. The zoning districts and the development regulations are intended to:

- Encourage a broad mix of medium- and high-density uses and amenities in order to: achieve a vibrant, engaging metropolitan growth center that is equitable, sustainable, and resilient; enliven the area in the evening; and contribute to a sense of place;
- Promote compact development forms that:
  - a. Are pedestrian- and bicycle-friendly;
  - b. Are conducive to and supportive of transit use and provide a variety of mobility options for community members of all ages and abilities;
  - c. Provide for commercial uses and flex spaces on the ground floor along arterials while allowing residential uses on the ground floor of development along local streets;
- Allow additional building height and density and other approved incentives to facilitate:
  - a. Achieving sustainable, equitable transit-oriented development, with higher bonuses available for properties closer to the light rail stations;
  - b. Provision of public and private infrastructure, green buildings, affordable housing, open space, and other city goals to implement the Redmond Comprehensive Plan;
- Provide affordable housing unit options and accessible and universally-designed housing units in the Metro Center for community members with disabilities; and
- Use SEPA planned actions and exemptions to efficiently accomplish environmental review within the Overlake Metro Center; and
- Encourage use of environmentally sustainable site design and building features, urban tree canopy management, and enhanced use of landscaping to buffer and mitigate urban impacts (heat, noise, etc.) and provide places of refuge and rest.

#### **Overlake Village (OV) Purpose.**

- Promote mixes of medium- and high-density residential and commercial uses with substantial residential development integrated into a pedestrian- and bicycle-friendly urban neighborhood;
- Promote a mix of cultural, entertainment, educational, retail, restaurants, professional offices, services, and uses that meet needs of residents and employees, enliven the area in the evening, and contribute to a sense of place;
- Maximize opportunities for equitable transit-oriented development and transit-supportive uses; and
- Honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, building design, and streetscape improvements.

MAP ONP-4 Overlake Zoning Districts



### Overlake Business and Advanced Technology (OBAT) Purpose.

- a. Provide a high-wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;
- b. Provide medium- and high-density employment and housing uses;
- c. Encourage walking, bicycling, carpools, vanpools, and transit use; and
- d. Provide convenience commercial and neighborhood services, arts, cultural, and entertainment uses and other transit-supportive uses in the transit-oriented development focus area.

### Overlake Urban Multifamily (OUMF) Purpose.

- Enhance compatibility between the uses and densities in the Overlake Metro Center and neighboring residential areas;
- Permit medium-density urban multi-family residences in either mixed-use developments or single-use structures; and
- Permit a full range of public services and facilities uses that primarily serve the residents of the neighborhood, such as retail (including grocery stores), neighborhood services, educational, childcare, community centers, social services, and other supportive uses in mixed-use residential buildings.

## Land Use/ Development Patterns

### Certification Requirements:

- Include the size of the center and describe whether the center boundary changed as part of the planning process. The plan should fully encompass the designated regional center and demonstrate defined boundaries and shape for the center, including consistency with size requirements for regional centers.
- Describe and map the mix, distribution, and location of existing and future land uses (such as residential, commercial, civic, public, etc.).
- Include the existing activity unit density of the center. Metro Growth Centers should have a minimum existing density of 30 activity units per acre.
- Encourage a mix of complementary uses, with a goal for a minimum mix of at least 15% planned residential and employment activity in the center.
- Establish design standards for pedestrian-friendly, transit-oriented development and other transit-supportive planning that orients land uses around transit. Eliminate superblocks through innovative site design and public/private partnerships.
- Promote infill development, particularly on underutilized parcels.
- Increase access to opportunity, including employment and education opportunities and improved neighborhood quality of life.
- Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities.

The Overlake neighborhood contains several types of development, including single- and multi-family homes, campus style office developments, and mixed-use developments. Redmond will continue to focus on retaining and attracting a wide range of uses and activities in all center types. The land use policies that follow guide development in a manner that will serve the needs and desires of existing and future residents and businesses, while ensuring that change over time enhances the

unique character of each center. Land use policies specific to Overlake focus on the urban types and forms to accommodate jobs and population growth through the year 2050.

*CTR-1 Promote the regional and countywide growth centers as locations for a variety of businesses, including retail, office, service, cultural, and entertainment uses that are compatible with a mixed-use urban environment.*

*OV-1 Maintain development regulations inside the Overlake Metro Center that provide capacity to accommodate job and housing growth allocations and related services, amenities, and infrastructure.*

*OV-2 To ensure that the City has the capacity to meet the needs of non-residential spaces/uses, residential uses shall be located either in mixed-use buildings or on mixed-use sites and not as a stand-alone use. An exception may be made if:*

- site conditions substantially limit mixed-use viability; or*
- where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or*
- where the street frontage is only to a Neighborhood Street.*

The Metro center is planned to be the City's highest density area, so low-density development and most missing-middle housing is not found in the center, but rather is available immediately adjacent to it. Development within the Center will be typically mixed-use or office developments of six or more stories, reaching up to 300 feet on some parcels using incentives.

[Insert example building types]

Thousands live or work in the centers, so it is especially important that they be inclusive, welcoming, and comfortable places to spend time. Urban character and design attributes are critical to creating great places, and universal design considerations are critical to designing an inclusive community. Overlake will continue to develop with a distinct, high-quality urban character and sense of place that reflects its diverse population and economy. Overlake will remain a place where people want to live, conduct business, visit, and spend time.

*OV-10 Maintain design standards that create a distinct and innovative character for the Overlake Metro Center.*

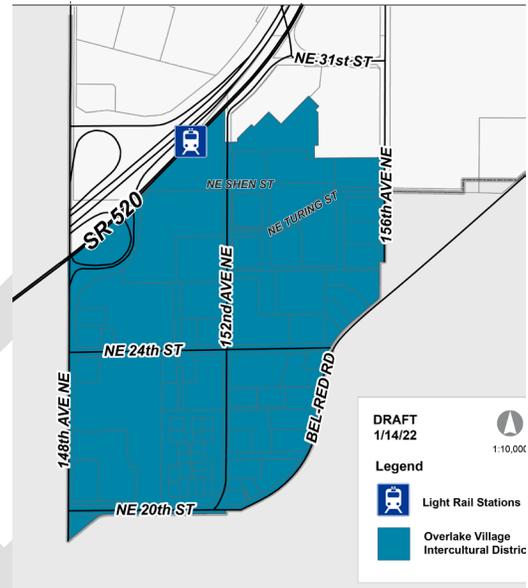
- Site and building designs contribute to the creation of an urban place that feels comfortable for pedestrians, bicyclists, and community members of all ages and abilities.*
- Buildings and associated landscaping use innovative methods and partnerships to ensure that they are designed with sustainability, climate adaptation, and resiliency in mind; they use energy-efficient and water-efficient, low carbon green building techniques such as on-site renewable energy generation and passive cooling/heating techniques. Building and site design requirements are flexible and allow for renewable energy and advanced technology.*

Overlake Village has its own unique character within the Overlake Neighborhood. This character reflects not only nearby high-tech businesses, but also the many international businesses that have located here.

As part of Redmond 2050, the City established Cultural Districts, including the new Overlake Intercultural District. Cultural heritage plays an invaluable role in developing a deeper understanding and awareness of our shared history. Redmond is committed to safeguarding the historical, social, and economic value of its neighborhoods to strengthen understanding and appreciation of our significant places and cultures. These aspects can take the form of tangible and intangible resources.

Cultural districts are distinguished by unique social and historical associations and living traditions. While they have physical geographic boundaries, the cultural districts are primarily identified by the activities that occur within them, including commerce, services, arts, events, and social practices. The policy below is designed to ensure that new developments in Overlake Village reflect the vision of the area as an urban, mixed-use neighborhood that provides a comfortable pedestrian and residential environment and yet is unique to the area.

MAP ONP-5  
Overlake Intercultural District



**OV-11** Establish a character uniquely related to the concentration of diverse ethnic businesses throughout an Overlake Intercultural District area.

- Developments honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, buildings design, and streetscape improvements.
- Locally relevant cultural references are integrated through thoughtful consideration in the selection of building materials and details, artwork, signage, and open space and recreation design.

### Overlake Metro Center

Portions of Overlake have been designated as a Metropolitan Growth Center (Metro Center), as shown on Map ONP-6. Development inside the Metro Center boundary will be urban in form and function, with TOD focused near the light-rail stations.

- *Metropolitan Growth Centers (Metro Centers)* have a primary regional role - they have dense existing jobs and housing, high-quality transit service, and are planning for significant growth. They will continue to serve as major transit hubs for the region. They also provide regional services and are major civic and cultural centers.

As part of Redmond 2050 the Center boundaries were revised. See Table below for additional information on the revision and how the proposed center meets the VISION 2050 goals and the PSRC Centers Designation criteria.

MAP ONP-6  
Overlake Metro Center Expansion



### Equitable Transit-Oriented Developments (eTOD)

The Metro Center is home to two light rail stations and a large transit-oriented development (TOD) focus area, with specific goals outlined related to equitable transit-oriented development (eTOD).

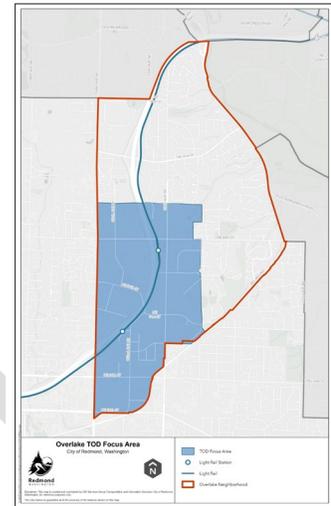
*Equitable Transit Communities or Equitable Transit-Oriented Developments (eTOD)* are mixed-use, transit-served neighborhoods that provide housing and transportation choices, a mix of services, amenities and businesses, and greater social and economic opportunity for current and future residents with a particular focus on historically underserved communities.

*These communities promote local community and economic development by providing housing types at a range of densities and affordability levels, commercial and retail spaces, community services, and other amenities that are integrated into safe, walkable neighborhoods.*

*Successful equitable transit communities are created through inclusive planning and decision-making processes, resulting in development outcomes that accommodate future residential and employment growth, increase opportunity and mobility for existing communities, and enhance public health for socially and economically diverse populations.*

*- Puget Sound Regional Council, Growing Transit Communities*

MAP ONP-4  
Overlake TOD Focus Area



**RZC 21.05.110 Purpose.**

Transit-Oriented Development (TOD) Focus Areas will be used in conjunction with incentive programs and design guidelines and other tools to achieve the following goals.

1. Implement the vision and policies for transit-oriented development (TOD) and equitable TOD (eTOD) as set forth in the Redmond Comprehensive Plan and the Overlake Neighborhood Plan;
2. Maximize opportunities for TOD and equitable TOD (eTOD) to improve social and economic opportunity for current and future residents with close proximity to high-frequency transit access by:
  - a. Maximizing the number of homes and affordable housing near light rail and high-frequency bus routes;
  - b. Improve housing and job access to households earning a broad range of incomes; and
  - c. Improve the accessibility of public spaces and private developments to people with disabilities and other special needs through:
    - i. The application of inclusive/universal design principles for public realm elements; and
    - ii. Through increased production of accessible housing units; and
3. Create opportunities to co-locate public safety facilities and community services and amenities.

Planning for TOD areas includes planning land use that can take advantage of nearby transit and also planning for transit-supportive uses that can build and sustain transit ridership. In the Redmond 2050 update, planning for TOD has been focused around the four light rail stations but TOD is sometimes appropriate for other frequent transit corridors such as the RapidRide B Line.

Among job categories, government, knowledge-based, and entertainment industries are most likely to locate in transit-oriented development and are most likely to benefit from proximity to transit. Education, civic and cultural institutions, such as universities, libraries, community centers, and museums also attract significant travel by a variety of modes, including transit.

*CTR-2 Ensure that transit-supportive land uses are allowed to maximize potential for transit ridership.<sup>1</sup>*

*CTR-3 Maximize opportunities for equitable, sustainable, and resilient transit-oriented development (TOD) that creates vibrant and healthy neighborhoods that are active in the morning, daytime, and evening. Reduce disparities and improve access to opportunity and equitable outcomes through inclusive community planning, creating opportunities and incentives for equitable TOD, and through targeted public and private investments that meet the needs of current and future residents and businesses.*

*CTR-4 Use public-private partnerships, co-location of facilities, regional facility opportunities, and other creative and cooperative tools to meet the unique public facilities and service needs of centers, including schools, utilities, transportation, parks, beautification, civic, social, and other improvements and needs. Consider potential locations for these needs when updating land use and functional plans, reviewing master plans, and in updates to incentive programs.*

- *Development in centers should exhibit high-quality design with durable, sustainable materials and features and utilize innovative solutions to urban design and affordability priorities.*
- *Standards should be performance/ outcome-based and provide flexibility to ensure that each building is unique and different from adjacent properties.*
- *Centers should feature public places that attract people for visits and provide opportunities for community events.*

*CTR-5 Coordinate land use and infrastructure plans such that major public and semipublic uses are located near transit stations or stops.*

*CTR-11 Encourage transit-oriented development (TOD) near light rail stations and other high-capacity transit stops in order to take advantage of local and regional transit opportunities. Designate TOD Focus Areas to implement TOD and maximize TOD and equitable TOD (eTOD) opportunities, including development standards and incentives as well as other innovative tools and partnerships.*

The Overlake Business & Advanced Technology (OBAT) zoning district is home to major corporations and high technology research and development businesses, as well as compatible manufacturing uses. Mixed-use and TOD developments are encouraged within this area of employment concentration and provide opportunities for employees to live near work.

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<sup>1</sup> See PSRC's 2015 [Transit Supportive Densities and Land Uses report](#).

*OV-6 In the OBAT zoning district, encourage development that maintains the research and development, advanced technology, compatible manufacturing, and corporate headquarters uses with development intensities consistent with planned growth through 2050. Encourage higher-intensity employment development and taller buildings near the light-rail stations.*

## Housing

### Certification Requirements:

- Document the total existing housing units, including a breakdown by type, affordability (including subsidized housing), and special housing needs.
- Assess future housing need in the center as part of the jurisdiction-wide housing needs assessment.
- Address density standards and development regulations to ensure a variety of housing types for all major household income categories are allowed.
- Demonstrate how housing targets and goals will be met.
- Work to reduce the risk of residential displacement through a variety of anti-displacement strategies, including leveraging growth opportunities to provide new affordable units and preserving existing affordable housing.
- Encourage coordination with housing organizations and community groups to address issues of homelessness, fair housing, anti-displacement, etc. Partnering with housing program and service providers can promote more equitable housing opportunities within the center.

The City conducted a Housing Needs Assessment and included the needs as well as regional and state mandates into Redmond 2050 updates. This included reviewing housing units by type and affordability levels. Citywide data can be found in the Redmond Comprehensive Plan and the Housing Technical Appendix; a subset of the data related to Overlake is provided below.

**TABLE XXX: LAND USE AND ZONING WITH ASSOCIATED TYPOLOGIES, INTENSITIES, AND INCOMES SERVED**

Redmond 2050 Land Use Category	Redmond 2050 Zone Districts with Planned Housing	Redmond 2050 Associated Housing Typologies	Redmond 2050 Associated Intensities	Lowest Potential Income Level Served	
				Market Rate	Subsidized
Overlake Mixed-Use	Overlake Business and Advanced Technology, Overlake Village, Overlake Village Multifamily	Apartments, Condominiums, Permanent Supportive Housing	Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

**TABLE XXX: CAPACITY INCREASED NEEDED TO ACCOMMODATE GROWTH BY ZONE**

Redmond 2050 Zoning District	Acres	Constrained Housing Capacity per Preferred Alternative					Total Units
		Low Density	Moderate Density	Low Rise	Middle Rise	High Rise	
OBAT	1,044	-	-	-	600	-	600
Overlake MF	432	-	-	-	1,350	-	1,350
Overlake Village	558	-	-	-	1,050	7,000	8,050
<b>Total</b>	<b>2,034</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>7,000</b>	<b>10,000</b>

## Housing Options

A number of opportunities exist in Overlake to provide for the variety of housing needs of the community and well as allowing more people to live near their place of work. To accommodate growth, most new housing in Overlake will be urban multi-family, mid-rise, and high-rise developments.

*OV-7 In the Metro Center, provide incentives for housing that:*

- *Meets area median income targets identified in the Housing Action Plan and Housing Element;*
- *Encourages the most intense development within a TOD Focus Area;*
- *Supports equitable TOD such as by incorporating design features for a diversity of household types and sizes, and for people of all ages and abilities; and/or*
- *Mitigates displacement of low- and moderate-income households.*

## Housing Affordability

Redmond seeks to increase its supply and diversity of housing available to residents of various income levels, family types and sizes, abilities, and stages in life. Redmond’s city-wide housing policies are relevant to the centers as well, with the following just a few policies that will impact housing in centers.

- FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.*
- FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.*
- FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.*

A Regional Coalition for Housing (ARCH) is a partnership of the County and East King County Cities working to preserve and increase the supply of housing for low- and moderate-income households in the region. ARCH supports its members to develop housing policies, strategies, and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. ARCH produces annual income limits and rent limits for affordable units based on Area Median Income data.

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*RCW 36.70A.540 authorizes cities to require affordable housing under certain circumstances, including “The jurisdiction shall provide increased residential development capacity through zoning changes, bonus densities, height and bulk increases, parking reductions, or other regulatory changes or other incentives.”*

*When ARCH members have considered inclusionary zoning, ARCH staff estimates the value that such regulatory changes create for landowners followed by affordable housing options that would capture some, but not all, of that value for the public. The objective has been for landowners and developers to benefit overall from inclusionary zoning.*

*ARCH analysis for the Redmond 2050 revisions for Overlake was completed in December 2023, showing the increases under the zoning and other changes are more than sufficient to support changes to the inclusionary requirement.*

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As part of Redmond 2050, the City is updating the Mandatory Inclusionary Housing requirements in RZC 21.20. The revised inclusionary zoning requirements for Overlake support both 50% AMI households and 80% AMI households:

- Rental units: 12.5% of units at 50% AMI
- Ownership units: 12.5% of units at 80% AMI

### Affordable Housing Incentives

The updated Overlake incentive package (RZC 21.12.600) includes many new options for incentivizing more affordable housing units and deeper levels of affordability. Incentives include:

Table 21.12.600.D.1 Overlake Incentives – Affordable Housing Incentives

Child Friendly Bonus Eligible	Affordable Housing Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	<b>Units at or Below 50% Area Median Income (ABOVE MANDATORY)</b>			<b>1</b>
	Additional 2% of units	40	40	
	Additional 2-4% of units	50	60	
	Additional 5-9% of units	75	90	
	Additional 10-14% of units	95	110	
	Additional 15% of units or more	135	150	
	<b>100% Affordable</b>	90	100	<b>3</b>
	<b>Affordable Child-Friendly Housing (3 bedroom, 1.5 bath) at or Below 80% AMI</b>			
✓	5- 9% of affordable units are family housing	30	35	
✓	10-15% of affordable units are family housing	45	60	
✓	more than 15% of affordable units are family housing	70	80	
	<b>Affordable Housing In-Lieu Fee (see 21.20.050) - points per unit provided</b>	Varies	Varies	<b>2</b>

**NOTES:**

1. Mandatory affordable housing required by RZC 21.20 is not applicable to the incentive program. Incentive shall be only for units provided above the mandatory.
2. City approval is required for the in-lieu option, see RZC 21.20.050.
3. A minimum of 20% of affordable units provided through the incentive program shall be affordable at or below 50% AMI.

## Inclusive Housing

Disabled community members have specific housing needs related to design, function, and affordability; finding housing that meets their needs close to jobs and services can be challenging. There is a need for additional accessible housing units in Redmond, and in Overlake specifically: over 200 adults with intellectual and developmental disabilities (IDD) are employed in Overlake.

*FW-CD-1 Utilize design standards and requirements that maintain Redmond as a welcoming and inclusive community.*

*CD-2 Review policies, design standards and requirements, building codes, standard details, and other policies and regulations that impact the built environment to ensure they consider the needs of all community members regardless of their age, gender, language, or ability.*

*To enhance equity and inclusion in the built environment:*

- *Remove elements that may be exclusionary;*
- *Enhance or consider new provisions that improve accessibility; and*
- *Prioritize designs that improve the safety and inclusion of community members.*

*CD-3 Increase the inclusiveness of housing and neighborhoods through design requirements, standards, incentives, and partnerships that result in housing that is more resilient, flexible, and adaptable to meet needs that change over time. Encourage and support accessible design and housing strategies that provide seniors the opportunity to age in place, either in their home or in their neighborhood as their housing needs change. Consider:*

- *Visitable housing and other design tools that allow for future adaptive reuse;*
- *Incentives or other tools to increase multi-generational housing and neighborhoods, as well as housing that can accommodate caretaker spaces; and*
- *Multi-generational uses and spaces in neighborhoods.*

*OV-8 Provide opportunities, through incentives, public-private partnerships, policies, and programs, for accessible and/or universally designed housing units to be developed in the Overlake Metro Center for community members with disabilities.*

- *Ensure that the housing types that support community members with disabilities (group homes, adult foster care, supervised residential settings, and independent living) and supportive services are allowed in the Overlake zoning districts.*
- *Provide incentives for affordable accessible housing and universal design features.*
- *Seek out innovative methods and partnerships to increase availability of accessible and/or universally-designed housing.*

Redmond's goal is to increase housing at multiple levels of accessibility:

- VISIBLE Housing (basic/minimum)
- Accessible Housing (more accessible, but only to minimum ADA requirements)
- Universal & Inclusive Design (most inclusive)



## Visitable Housing

The first level of accessibility options is what is commonly referred to as visitable housing. The features of visitable housing include the most essential features to enable a person with mobility impairments to visit or live in a home, at least temporarily. They include:

- **A zero-step entrance.** A zero-step entrance, which is an entrance without a step or threshold that is on an accessible path of travel from the street, sidewalk, or driveway.
- **Minimum widths** for ground floor doorways and hallways.
- **Ground floor bathroom.** Basic access to a half bath or full bath on the ground floor.
- **Reinforcement in walls** next to toilets for future installation of grab bars
- **Light switches and electrical outlets** within comfortable reach for all

Visitable housing is also referred to a lifetime housing because it increases the ability of homeowners to live in their home for a longer period of time and reduces the cost of adding accessibility features when they are needed. The minimal requirements and low costs that make it an easy first step also means that this solution is limited in usefulness, and is still exclusionary to many users (based on manual wheelchair, etc).

- *The ICC ANSI A117.1 standards include criteria for a Type C Dwelling Unit (Visitable) that details how these features can be implemented. It is important to note that ANSI 117.1 standards are considered bare minimum.*

## Accessible Housing

One step up from visitability is a housing unit designed to meet ADA minimum standards. It is important to note that these standards are based on the federal ADA requirements, which are over 30 years old and are based on a manual wheelchair. Many community stakeholders have pointed out that the ADA rules do not work for most new assistive devices, including power wheelchairs and mobility scooters.

- *The ICC ANSI A117.1 standards include criteria for two types of accessible units (Type A and Types B).*



*Example of home with zero-step entry*

## Universal & Inclusive Design

Universal Design considers all aspects of the built environment – homes, landscapes, streetscapes and mobility routes, commercial developments, life space, including equipment and architecture – with the goal of making them accessible to every person, regardless of age or ability. As such it can improve accessibility of the housing unit itself, but also improves access to and from the home. Many universal design features are low cost, or even no cost, if designed into a project from the start. Other benefits of universal design include how it contributes to a resilient and sustainable housing stock:

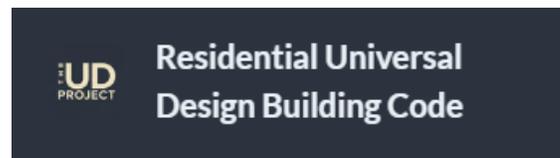
- Allows for aging in place, minimizing displacement
- Allows for more people to use unit without expensive modifications
- If additional modifications are needed, less costly to convert

The Universal Design Building Code is a useful resource that can provide guidance to developers on features to include in developments, that expands beyond the ICC ANSI requirements. The City partnered with the Northwest Universal Design Council to develop checklists for universal design features for the Overlake incentive program.

A step for further accessibility involves the design and construction needs for specific special populations. For example, designing for the blind, deaf, or for autism. This might result in extra soundproofing, sensory areas, lighting, tactile wayfinding, or other design solutions. For more information, see <https://www.redmond.gov/2074/Inclusive-Design>.

## Inclusive Design Incentives

The updated Overlake incentive package (RZC 21.12.600) includes many new options for more housing units that improved accessibility at several different levels. Incentives include:



### Introduction

#### CHAPTERS

-  Chapter 1: Parking Areas
-  Chapter 2: Entrance Routes
-  Chapter 3: Entrances
-  Chapter 4: Circulation
-  Chapter 5: Kitchens
-  Chapter 6: Bathrooms
-  Chapter 7: Bedrooms
-  Chapter 8: Laundry
-  Chapter 9: Additional Areas
-  Chapter 10: Systems

Table 21.12.600.D.3 Overlake Incentives - Inclusive Design Incentives

Child-Friendly Bonus Eligible	Inclusive Design Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	<b>Accessible Housing Units - Type A or B Units in ICC A117.1</b>			1,2
✓	5 - 9% of units	17	52	
✓	10 - 25% of units	25	75	
✓	more than 25% of units	40	105	
	<b>Visitable Housing Units - Type C Units in ICC A117.1</b>			2
✓	5 - 9% of units	10	30	
✓	10 - 24% of units	11	51	
✓	25 - 50% of units	22	72	
✓	More than 50% of units	44	94	
	<b>Housing Units for Intellectual and Developmental Disabilities (IDD)</b>			2,3
✓	6 - 10% of units	22	42	
✓	11 - 15% of units	35	55	
✓	16 - 20% of units	55	75	
	<b>Inclusive / Universal Design Features</b>			4
✓	Universal/Inclusive Design Features in Building (see checklist)	23	53	
✓	Universal/Inclusive Design Features in Site (see checklist)	21	71	
✓	Universal/Inclusive Design Features in Residential Buildings (if applicable, see checklist)	51	91	

**NOTES:**

1. Mandatory ADA / Accessible units are not eligible for incentive points. Incentive shall be only for units provided above the mandatory.
2. A minimum of 50% of the units used to earn this incentive must be affordable at or below 80% AMI.
3. IDD Housing must meet the state IDD housing program requirements.
  - a. The Washington State DSHS Developmental Disabilities Administration manages the IDD housing program in Washington State. As such, units for this incentive category must obtain a DDA's letter of support.
  - b. IDD units must be ICC A117.1 Type A, B, or C units. At least one accessible/roll in shower shall be provided in the unit.
  - c. Onsite service providers must be DDA-approved. See additional bonus for on-site services in the Catalyst category.
4. Universal Design checklists are required with submittal.

**IDD Housing Partnership**

City staff partnered with the Washington State DSHS Developmental Disabilities Administration to develop incentives for IDD housing. The Developmental Disabilities Administration manages the IDD housing program similarly to how ARCH manages affordable housing units. Any new IDD units would

thus need obtain a letter of support from the program and meet all requirements. All other units that increase accessibility will fall under the typical management structures (ARCH if affordable, site manager if market rate).

## Economy

### Certification Requirements:

- Describe key economic sectors and industry clusters in the center.
- Demonstrate the center's market potential for accommodating future population and job growth.
- Encourage the use of economic development tools to promote retention, expansion, and growth of employment opportunities within the center.
- Work to reduce the risk of commercial displacement through a variety of anti-displacement strategies.
- Expand access to economic opportunities through actions such as adopting a priority hire ordinance, encouraging workforce development partnerships, and identifying pipeline education or training opportunities.

Redmond is looking to expand access to opportunities for all segments of our community through a number of different approaches. Citywide policies include:

- FW-EV-3 Cultivate a diverse workforce and business community that reflects Redmond's commitment to opportunity, equity, self-sufficiency, and the importance of both legacy and new businesses.*
- EV-9 Participate and coordinate with other government agencies, businesses, and nonprofits in efforts to further the City's economic vitality.*
- EV-11 Attract and support businesses that embrace Redmond's environmental sustainability and climate goals.*
- EV-14 Support and collaborate with educational institutions and non-governmental organizations to provide opportunities to advance knowledge and skills. EV-15 Align workforce development efforts with the needs of underserved communities.*
- EV-19 Enhance local arts, culture, recreation, nightlife, and social amenities that promote Redmond as an attractive place to work and live.*
- EV-25 Adopt and maintain development regulations and incentives that prioritize flexibility in size, location, uses, and design to create affordable commercial spaces that allow small, locally owned, and culturally diverse businesses to thrive.*
- EV-29 Foster retention of existing businesses as development occurs through incentives, development regulations and programmatic support, such as funding and grant opportunities.*
- EV-31 Support policies that lead to income self-sufficiency for both workers and business owners in Redmond at a range of skill and educational levels.*

The Overlake Metro Center market potential is greater than needed to accommodate the anticipated growth and meet our employment and other economic development goals. It is the third largest employment hub in Puget Sound and the largest job center in Redmond with close to half of the jobs in Redmond located in Overlake. Overlake attracts talent and families from around the world, as it is home to the Microsoft Corporation, Nintendo of America, Honeywell and other high-tech companies

and businesses and services to support them. The technology sector makes up the largest portion of jobs (89.1%), with retail at 3.7%, manufacturing 3.5%, and other at 3.8%.

*OV-3 Support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision of Overlake.*

*OV-4 Recognize the unique nature and needs of small and locally owned businesses, particularly ethnic businesses, through flexible standards and spaces, redevelopment phasing, anti-displacement incentives, policies and programs, incremental development policies, and/or other innovative economic vitality measures.*

While the area has major employers such as Microsoft, most employers in Overlake employ fewer than 10 people. Small and ethnic businesses are a vital part of the identity of Overlake, especially in Overlake Village. The redevelopment of this area will significantly impact these businesses, so the Redmond 2050 update focused specifically on retaining and celebrating this aspect of our community. This includes new incentives, as shown in Table xxx below.

**TABLE XXX OVERLAKE INCENTIVES - ANTI-DISPLACEMENT / SMALL BUSINESS RELOCATION OPTIONS**

Small business spaces - points per unit/business
micro spaces - less than 600 sq ft
small spaces - 600 to 2000 sq ft
Small Commercial condo/ownership bonus
Affordable Commercial (minimum of 10% of non-res space, provided at a minimum of 20% reductions from market rents)
5 - 9 years
10 or more years, but less than the life of the building
In perpetuity / Life of building
Displaced Business Bonus
Displacement Assistance
Citywide displaced businesses: Design of spaces to limit tenant improvement costs
Existing on-site businesses: Relocation package offering financial assistance to off-set the cost of moving, tenant improvements, and/or impact fees for a new business location

## Transportation

### Certification Requirements:

- Describe relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, ferry, and express bus) and local transit. Existing and planned transit service in the center should be referenced.
- Demonstrate coordination with transit agencies.
- Identify planned transportation investments, programs, and resources, including transit, pedestrian and bicycle facilities, and projects to eliminate superblocks or modal conflicts and promote safety and connectivity.

- ❑ Include a map of existing and planned pedestrian and bicycle facilities and determine what links are required to improve connectivity.
- ❑ Include a map of the existing street pattern and determine what links are required to improve connectivity.
- ❑ Support an integrated multimodal transportation network, including pedestrian and bicycle facilities, and linkages to adjacent neighborhoods and districts.
- ❑ Plan for streets that serve all users, including pedestrians, bicyclists, transit users, vehicles, and -where appropriate -freight.
- ❑ Support context-sensitive design of transportation facilities.
- ❑ Encourage environmentally friendly street ("green street") treatments.
- ❑ Adopt level-of-service standards and concurrency provisions tailored for the center to encourage transit.
- ❑ Establish a parking management strategy that addresses supply of parking, on-street parking, and mitigating effects of parking.
- ❑ Identify strategies to achieve a mode-split goal that advances a more sustainable mix of auto, transit, and non-motorized trips.
- ❑ Expand electric transportation infrastructure.

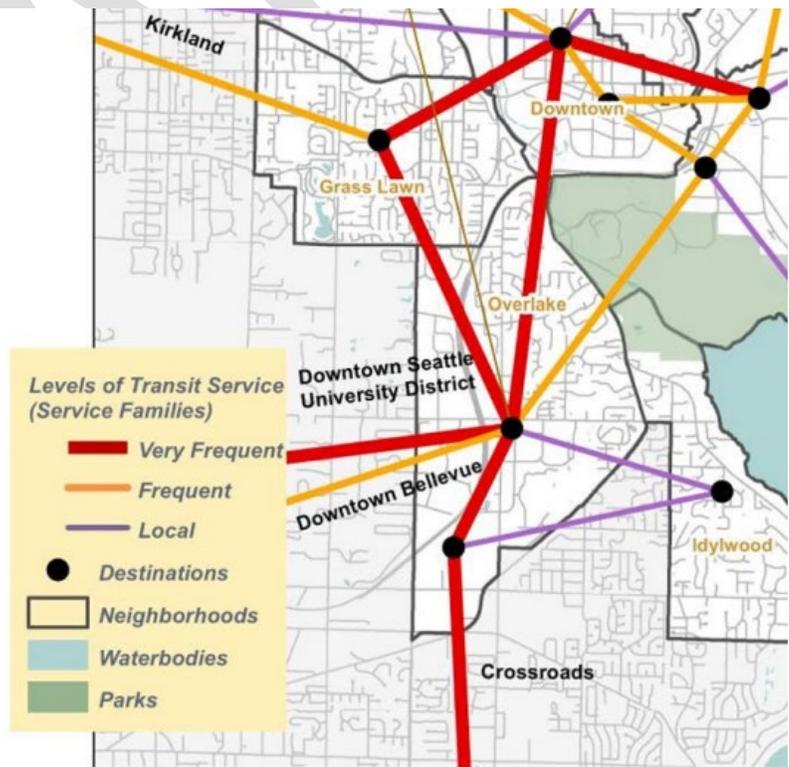
### Network Overview and Coordination

Overlake is a regional transportation hub, with access from SR 520, two light rail stations, a bus rapid transit line (B Line) as well as the \_\_\_ and \_\_\_ local bus routes.

\_\_\_% of the Metro Center is within a 10-minute walk of frequent transit stops. More than 50% of jobs in Redmond are in Overlake, with many commuters also traveling through Overlake to jobs in other neighborhoods or the surrounding cities.

Due to its significant role in the regional transportation network, coordination between state and local agencies critical, including planning for state facility impacts. This includes coordination with transit agencies and local partners. The primary transit agencies operating in Redmond are Sound Transit and King County Metro. While Redmond does not provide transit service directly, it does play a role in identifying priorities and strategies for transit service implementation in collaboration with these transit agencies. The City's priority transit connections are consistent with Metro Connects.

Where appropriate, the City may partner with transit agencies, employers, and nearby jurisdictions to help support the funding of key transit connections. These actions can help meet transit frequency and hours of operation standards. The City plays a more direct role in facilitating bus transit speed and reliability, as well as improving access to bus and rail transit corridors

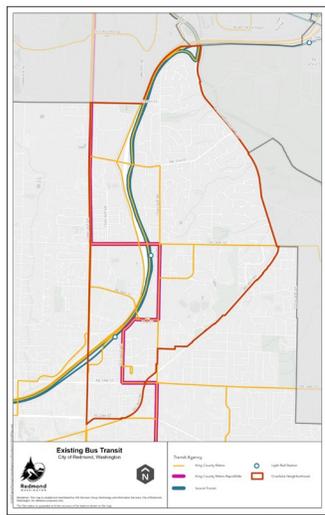


and stops. Improving speed and reliability, as well as improving access for pedestrians and bicyclists, are critical for these corridors to meet community travel needs.

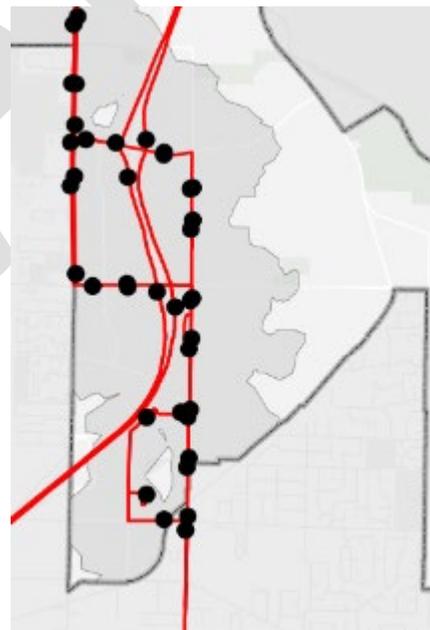
Regionally, VISION 2050 and the King County Countywide Planning Policies call for channeling growth into regional growth centers and linking of these centers with light rail and other forms of transit. Redmond’s Comprehensive Plan designates centers in Downtown, Overlake, and Marymoor Village that warrant investment in light rail transit to provide both local and regional connections.

- TR-14 Adopt and implement a Transit System Plan in the Transportation Master Plan that connects people to homes, education, jobs, goods and services, and other opportunities in Redmond and the region, especially those who lack affordable mobility options.*
- TR-15 Implement transit to connect people in all Redmond neighborhoods to centers, light rail, and other neighborhoods, considering a full suite of transit options appropriate to the land use context.*
- TR-16 Use transit to support equitable, inclusive, sustainable, and resilient transit-oriented communities, especially in Downtown, Overlake, and Marymoor Village.*

MAP ONP-\_\_  
Overlake Transit Routes



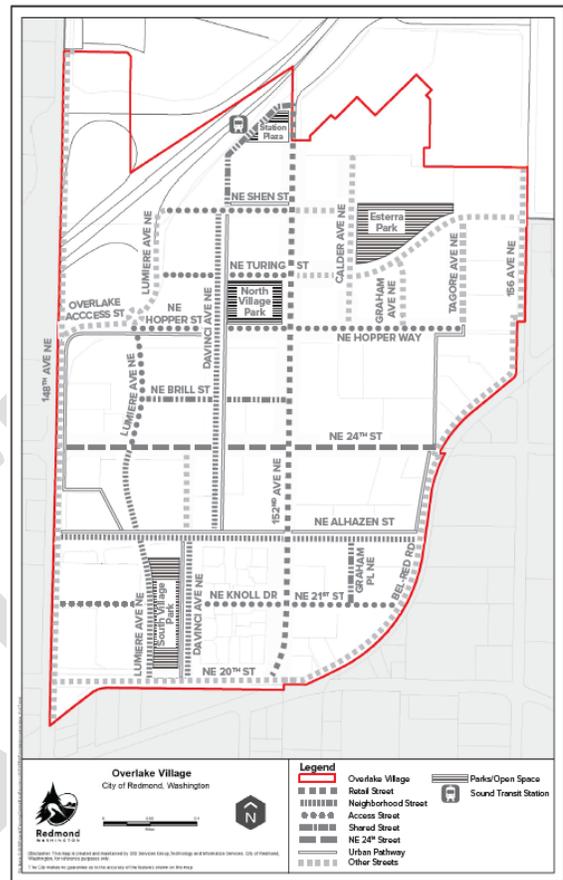
MAP ONP-\_\_  
Access to Frequent Transit Stops



## Transportation Policies

Transportation policies for the centers emphasize providing a variety of mobility choices to increase access to, from, and within the centers. While the policies recognize future use of private vehicles, they also emphasize investments that will enable comfortable and attractive opportunities for walking, using transit, and bicycling.

- CTR-9** *Design streetscapes to be safe and comfortable for pedestrians, to feature connected bicycle networks for cyclists of all ages and abilities, to be attractive, and to meet the needs of residents with physical and intellectual disabilities.*
- CTR-10** *Work with transit agencies to provide a full range of transit services to, from and within the centers. Provide transit stations, shelters, and other amenities that support these services in convenient locations.*
- CTR-12** *Encourage active and accessible transportation options by adding bicycle parking and mobility device charging stations.*



Accommodating growth and enhancing quality of life in the Overlake neighborhood requires investments in multi-modal mobility so that more people can reach their destinations safely and conveniently.

- OV-16** *Increase mobility within Overlake and provide for convenient transit, pedestrian and bicycle routes to and from Overlake as described in the Transportation Element and the Transportation Master Plan.*

In addition to providing pedestrian and bicycle connections within Overlake and to nearby areas, these facilities must also be attractive and safe to encourage people of all ages and abilities to use them. Within the Overlake neighborhood, a number of multi-modal corridors require innovative investments to improve the pedestrian and bicycle environments for people of all ages and abilities. Along these corridors, multiuse pathways provide an efficient means of meeting pedestrian and bike standards.

*OV-17 Develop multiuse pathways that accommodate pedestrians, bicyclists, and other non-automotive transportation users (wheelchairs, scooters, etc.) of all ages and abilities as an efficient and cost-effective means of meeting pedestrian and bike standards. Support alternative commute modes and provide connections to bus routes, major parks, and between developments.*

Due to its role in the regional economy, the Overlake neighborhood attracts both regional and local activity. Directing regional through traffic to regional transportation facilities minimizes regional traffic on local streets. Identifying standards for streets that serve regional, local, or a combination of these types of traffic directs improvements to better meet the needs of pedestrians, bicyclists, transit users, residents, employees, and visitors.

*OV-18 Develop and periodically update urban street cross sections for arterial and key local streets in the Overlake Metro Center to guide public investments and private development. Address competing needs for the uses within the right-of-way including bikes, trees, development, utilities, universal design elements, safety, access, transit, and maintenance.*

*OV-19 Improve local street access and circulation by expanding the street grid in Overlake Village as redevelopment occurs.*

## **Multimodal Level-of-Service Standards (MMLOS)**

The Growth Management Act (GMA) (RCW 36.70A) requires that communities establish a level of service (LOS) standard for all locally owned roads and locally or regionally operated transit routes. The GMA gives wide latitude to communities about how to go about establishing LOS standards and does not prescribe any specific methodology. The primary function of establishing an LOS standard is to ensure that the community builds new infrastructure in a way that keeps pace with growth. The GMA amended by HB 1181 in 2023 to ensure that communities adopt LOS standards that focus more on just vehicle travel—in other words, communities must adopt multimodal LOS or MMLOS standards. In addition to GMA requirements, PSRC's multi-county planning policies also require that communities consider all modes when planning.

y, Redmond adopted the first plan-based multimodal transportation concurrency LOS standard in 2008. This MMLOS standard is still in use today and many communities throughout Washington State have emulated Redmond's plan-based concurrency LOS standard. Unlike systems that focus on the performance of the vehicle network, Redmond's concurrency standard tracks implementation of the improvements identified in the Transportation Facilities Plan (TFP) and requires that the city build new investments ahead of or at-pace with growth identified in the Comprehensive Plan. Since the TFP is fundamentally multimodal, Redmond's transportation concurrency LOS standard is also multimodal since it does not focus on building infrastructure solely for vehicles.

As part of Redmond 2050, Redmond is refining the way that transportation system supply and demand are calculated, shifting from a calculation based on person-miles traveled to a calculation based on person trips. This change is to simplify calculations and align with the proposed changes to Redmond's transportation impact fees, which are used, in part, to fund new transportation infrastructure using a one-time fee paid for by new development.

One innovation that has occurred since the last TMP update is the idea of the Level of Traffic Stress, or LTS, as an MMLOS performance measure. LTS is similar to vehicle LOS in that it can consider various features of a sidewalk, roadway, bike lane, cycletrack, or trail and calculate how well it accommodates active modes (walking, biking, scooters, wheelchairs, etc.). However, unlike vehicle LOS and earlier active mode LOS calculations, it is not based on how crowded an active mode facility is, rather it is based on how comfortable people are using that facility.

### Mode Share

Calculating the share of travel by means other than SOV travel is required for regional growth centers by the PSRC multi-county planning policies. This performance metric will be maintained to monitor progress on shifting how people travel through denser land uses and more multimodal connectivity. One innovation that has occurred since the last TMP update is the idea of the Level of Traffic Stress, or LTS, as an MMLOS performance measure. LTS is similar to vehicle LOS in that it can consider various features of a sidewalk, roadway, bike lane, cycletrack, or trail and calculate how well it accommodates active modes (walking, biking, scooters, wheelchairs, etc.). However, unlike

Under the Redmond 2050 Preferred Alternative, households and jobs are more concentrated near transit, including the new Link Light Rail stations in Overlake, Marymoor, and Downtown, which facilitates more transit commute trips. Redmond employment centers in Overlake and Downtown draw employees from across the Seattle-Bellevue metro region, and non-SOV modes may be less practical for some commuters, particularly those located away from high-frequency transit. This result indicates that there is room for transportation demand management strategies and the opportunity for further enhancements to the already widespread employer shuttle programs active in Redmond.

#### MODE SHARE

Alternative	Non-SOV Mode Share	
	All Trips	Commute Trips
2030 Target	53%	45%
No Action	56%	43%
2050 Preferred Alternative	56%	44%

Source: Fehr & Peers, 2023.

### Pedestrian and Bicycle System

The overall transportation vision relies heavily on a successful pedestrian system that is interwoven into an integrated multimodal transportation system to create a walkable Redmond. The pedestrian strategic approach to making Redmond more walkable is threefold: 1) create high-quality pedestrian environments in centers and light rail station areas; 2) complete a high-density, well-connected network of pedestrian facilities throughout all Redmond neighborhoods; and 3) improve the safety

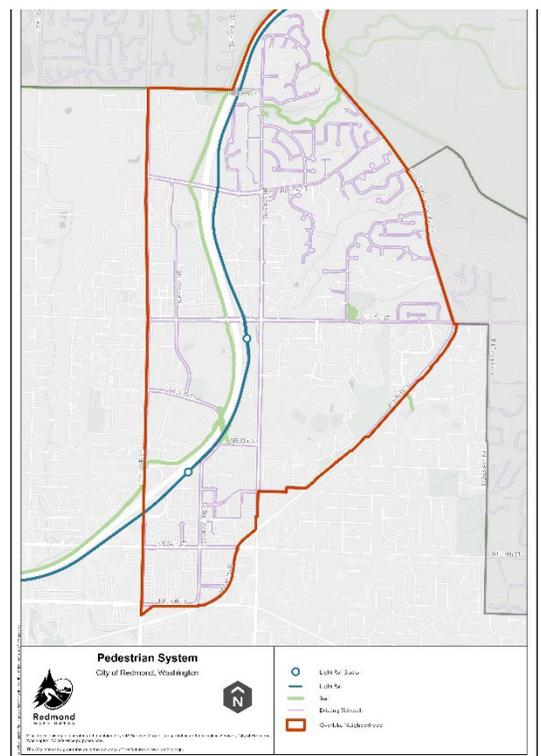
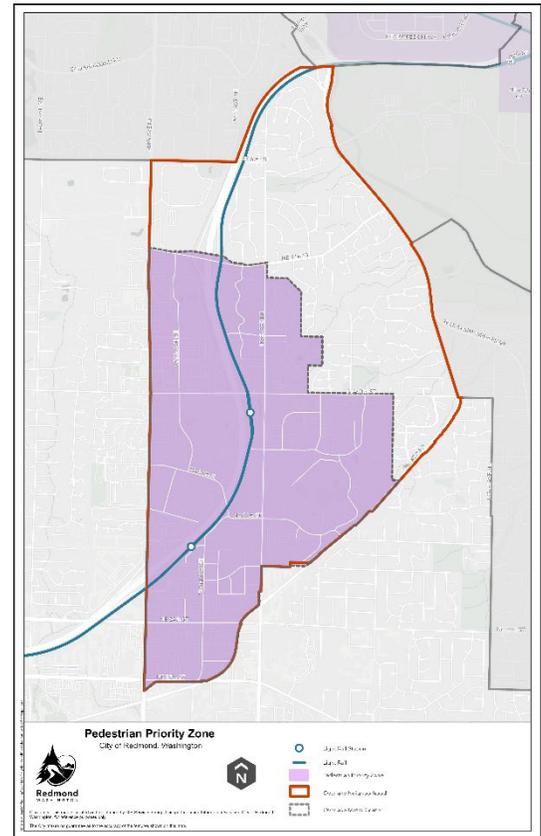
and comfort of all facilities including pedestrian crossings and increasing the separation of pedestrians from traffic.

The pedestrian system will be designed to provide mobility for all. Public and private investment supports the transition to a pedestrian system that is usable for the mobility impaired, including design treatments, such as curb ramps. This approach also supports the City's compliance with the federal Americans with Disabilities Act (ADA). In order to ensure ADA compliance, the City will create an ADA transition plan.

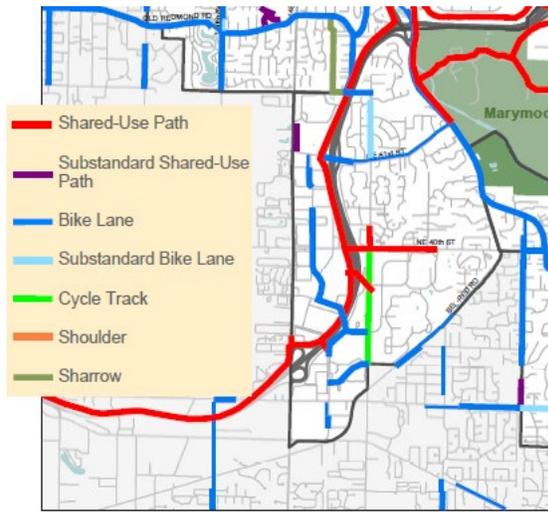
Many local trips could be comfortably completed using a bicycle if the available facilities between destinations are safe and comfortable for the user. The accelerating adoption of e-bikes further expands the kinds of trips that can be accomplished on bike.

The bicycle strategy to encourage a significant increase in bicycle trips has three main parts: 1) complete a network of low traffic stress cycling facilities, such as paved shared-use paths, cycle tracks that physically separate the bicyclist from the street and automobile traffic, and bike boulevards on lower volume, lower speed streets; 2) complete a dense network of on-street facilities that shorten bicycle trip lengths and also act as a feeder system to the spine of low traffic stress facilities ; and 3) provide for abundant access to bicycles through shared micromobility program where a person can rent a bicycle, scooter, or other micromobility device. Convenient bike parking, and robust education and encouragement programs round out the complete bicycle strategic approach for Redmond.

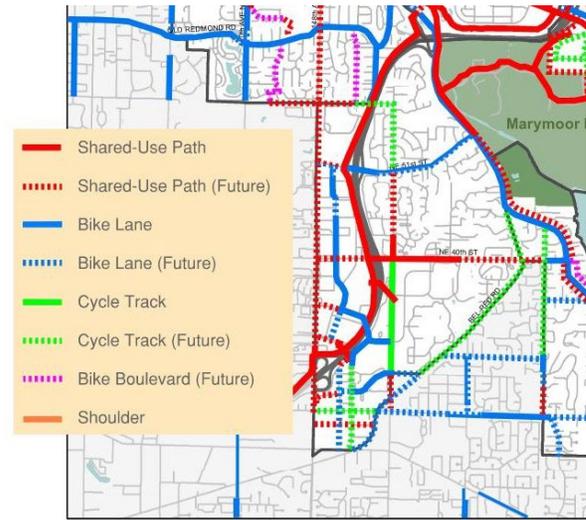
Bicycling is important for supporting light rail ridership. Vehicle parking will be limited due to cost and property impacts, whereas bicycle parking is inexpensive and takes up very little space. Bicycling also significantly increases the number of people that can conveniently access light rail without an automobile. Sound Transit estimates that by 2030, 33 percent of light rail riders will access the Overlake Village station by walking or bicycling (East Link Light Rail FEIS Appendix H1 Table 7-12, East Link Light Rail FEIS Appendix H1 Table 4-11).



Bicycle System in Overlake: 2023



Bicycle System in Overlake: 2050



### Equity in Mobility

VISION 2050 describes an equitable transportation system as one that is effective, affordable, and provides access to opportunity especially for those who do not drive (see box). Those who do not drive are disproportionately people with low incomes, people of color, people with disabilities, and both the young and elderly.

Black, Indigenous, and People of Color have been disproportionately harmed by decisions made about the transportation system. Across the United States, BIPOC neighborhoods have been disproportionately negatively affected by transportation infrastructure siting decisions, such as where interstate highways were built. BIPOC communities are also disproportionately impacted by pollution from transportation activities since those communities were historically excluded from locating in neighborhoods less affected by such pollution. To advance equity and inclusion, Redmond must especially consider the impacts of transportation decisions on communities who have been disproportionately harmed by past decisions.

*An equitable transportation system supports broad mobility and connectivity, prioritizes an effective and affordable public transportation network that supports transit-dependent communities, and provides access to core services and amenities, including employment, education, and health and social services. It includes providing access to transportation choices for all, ensuring that travel times to key destinations are reasonable for all people, and requires assessing how the region can better connect places that have low access to opportunity to places that have more opportunity. (VISION 2050)*

- TR-6.7 Implement transportation programs, projects, and services that support the independent mobility of those who cannot or choose not to drive.*
- TR-6.9 Use signage and other wayfinding techniques that meet regulatory requirements while reaching those with limited English proficiency or limited sight, especially near transit stations and stops.*
- TR-7 Implement transportation programs, projects, and services that prevent and mitigate the displacement of communities that have been disproportionately harmed by past transportation siting decisions, as well as those at high risk of displacement.*
- TR-8 Develop a transportation system that minimizes negative health and environmental impacts to all, especially those who have been disproportionately affected by past transportation decisions.*
- TR-9 Prioritize transportation investments that reduce household transportation costs, such as investments in transit, bicycle and pedestrian system access, capacity, and safety.*

#### *Accessible and Active Transportation*

People who cannot or prefer not to drive should have comfortable and efficient transportation choices. Roadway, sidewalks, trails, designated bicycle areas, and other areas of public circulation should be designed to provide the highest level of safety for the protection of human life and to ensure that there are transportation choices for people of all ages and abilities. An integrated, safety-oriented, accessible and active transportation system advances equity and inclusion, sustainability, and resiliency. It increases independent mobility, reduces reliance on single-occupant vehicles, provides convenient access to schools, centers, transit, parks, and other recreation areas, and encourages regular physical activity to enhance health and wellness.

- TR-10 Adopt and implement an Active Transportation Plan and ADA Transition Plan as part of the Transportation Master Plan that results in connected neighborhoods with safe, comfortable, and convenient access to opportunity in Redmond and the region.*
- TR-11 Prioritize the comfort, safety, and convenience of people using pedestrian and bicycle facilities over other users of the transportation system. Establish standards for bicycle and pedestrian facilities to attract users of all ages and abilities. Prioritize improvements that address safety concerns, connect to centers or transit, create safe routes to school, and improve independent mobility for those who rely disproportionately on the pedestrian and bicycle network.*
- TR-12 Ensure that all sidewalks and curb ramps are accessible to all people, including those with disabilities.*

## **Vehicle Miles Travelled and Green House Gas Reductions**

In 2017, the transportation sector accounted for 26% of the Redmond community's greenhouse gas emissions. This includes emissions from all vehicles when operating in Redmond. Transportation was the second-largest contributor to greenhouse gas emissions after commercial electricity (42%).

Due to the scale of the growth allocated to Redmond, the total Vehicle Miles Travelled will increase, but the VMT per Capita will be reduced from 6.9 in the no action alternative to 6.6 in the preferred alternative. This reduction can be attributed to the new light rail line and other non-vehicular travel modes, but the City is also transitioning to renewable energy and electric vehicle usage, which will also help the City meet its GHG reduction goals. Vehicles that burn fossil fuels contribute to air pollution

by emitting particulates, carbon monoxide, and nitrogen oxides. Nitrogen dioxide reacts with oxygen to produce ozone. These emissions degrade the air and harm human health.

#### *Adopted goals*

The City has adopted the following VMT and GHG goals:

- Per capita passenger vehicle miles traveled (VMT) is reduced by at least 50% by 2050.
- Electric vehicle (EV) use increases to 100% light duty, 60% medium duty, and 40% heavy duty by 2050.
- Community energy consumption (MMBTU) is reduced by 45% by 2050.
- Fossil fuel consumption (MMBTU) is reduced by 80% by 2050.
- Electricity fuel mix is transitioned to 100% renewable electricity by 2050.
- Air quality is in attainment with federal Clean Air Act standard.
- Greenhouse gas emissions are reduced by at least 80% below 2008 levels by 2050.
- Greenhouse gas emissions produced by City of Redmond operations achieve carbon neutrality by 2030.

Per the Climate Emergency Declaration, Redmond aims to reduce the GHG emissions produced by its government operations such that carbon neutrality is achieved by 2030. To reach this goal, the City developed a Zero Carbon Strategy that identifies strategies that could reduce GHG emissions related to government facilities, fleet, and electricity. (Redmond, 2021) The strategies are organized into the following categories:

- cleaner electricity
- reduction of municipal building energy demand
- building fuel switching
- reduction of city fleet VMT
- increase of city fleet fuel efficiency
- reduction of employee commute emissions
- solid waste and materials management improvement
- increase of tree canopy cover and offsets

See Environmental Sustainability Action Plan in Section 3.4.3 Mitigation Measures.

#### *Electric Transportation Infrastructure*

The ESAP includes a target to increase community electric vehicle (EV) use to 100% of light duty, 60% of medium duty, and 40% of heavy-duty vehicles by 2050. The purpose of this EIS is to compare among the alternatives to evaluate whether the alternatives may be more or less likely to result in Redmond achieving its performance targets. With respect to EV use, the pace of transition from gasoline-powered vehicles to electric vehicles will be dependent on a variety of factors, most of them outside the control of local policies. Moreover, that pace of adoption is not expected to be meaningfully affected by which land use alternative is selected.

The ESAP includes a target to transition to 100% renewable electricity by 2050. Like the EV discussion above, the strategies and actions outlined in the ESAP will be pursued. Electricity fuel mix progress will be dependent on a variety of factors.

The City has adopted the following policies related to electric vehicle usage and infrastructure.

**FW-TR-4 Plan, design, build, operate, and maintain a transportation system that supports the City’s sustainability principles.**

*TR-32 Implement transportation programs, projects, and services to achieve a 71 percent reduction in greenhouse gas emissions from the transportation sector from 2011 to 2050.*

*TR-33 Account for fleet electrification and the need for publicly-accessible electric vehicle charging infrastructure in the design of the transportation system to encourage a shift to more efficient and zero emission vehicles.*

RZC 21.40.030 regulates Electric Vehicle Charging Stations.

## Transportation Projects

### *Level of Service (LOS)*

Transportation concurrency and level-of-service (LOS) standards are requirements of the Washington State Growth Management Act (GMA). The City is required to ensure that transportation programs, projects and services needed to serve growth are in place either when growth occurs or within six years. Redmond has adopted LOS standards in the Redmond Comprehensive Plan and Transportation Master Plan. Regulations implementing concurrency and LOS standards are contained in the Redmond Zoning Code. The City’s policies on transportation concurrency and level of service seek to promote Redmond’s land use and community character goals, expand travel choices, and ensure efficiency and accountability in managing the transportation system.

*TR-39 Use a multimodal “Plan-Based” approach for Redmond’s transportation concurrency management system that:*

- *Funds transportation programs, projects, and services in proportion to the needs of the city and the pace of growth; and*
- *Encourages development that can be supported by active transportation and transit.*

*TR-40 Adopt and implement a citywide multimodal level-of-service standard: If land use growth and development of the city’s transportation system are proportionate, work in parallel, and are consistent with the Comprehensive Plan, all concurrency management requirements are considered met.*

*TR-41 Take one or more of the following actions if the City is unable to fund the programs, projects and services identified in the Transportation Facilities Plan portion of the Transportation Master Plan (not in priority order):*

- *Delay development until such time that programs, facilities or services can be funded;*

- Amend the City’s Comprehensive Plan to reduce the travel demand placed on the transportation system; or
- Obtain needed revenue or revise the Transportation Facilities Plan to reflect known financial resources.

As a last choice, change the transportation level of service standard.

Redmond’s LOS standard for transportation concurrency is rooted in the city’s multimodal Transportation Facilities Plan (TFP). The TFP is prepared in conjunction with the Comprehensive Plan’s Land Use Element and considers the growth in population and employment within Redmond and the neighboring jurisdictions. Unlike systems that focus on the performance of the vehicle network, Redmond’s concurrency standard tracks implementation of the improvements identified in the TFP and requires that the city build new investments ahead of or at-pace with growth identified in the Comprehensive Plan.

Since the TFP is fundamentally multimodal, Redmond’s transportation concurrency LOS standard is also multimodal since it does not focus on building infrastructure solely for vehicles. In addition to the MMLOS transportation concurrency standard, the TMP also identifies a number of other multimodal performance measures.



See the Transportation Element *Appendix B Multimodal Level of Service Standards* for Transit Level of Service Standards and Priority Connections.

*Project Funding Mechanisms*

The City’s transportation investments are supported by a variety of revenue sources that include:

- **City taxes and fees** – General funds from property and sales taxes, Business Transportation Tax, transportation impact fees, etc.

- **Funds from other governmental agencies** – Grants from state and federal transportation agencies, cost participation by other cities in Redmond projects, and transfers of funds pursuant to agreements, such as the BROTS agreement with Bellevue.
- **Developer payments** – Funds provided by developers to ensure access and mitigate site-related transportation impacts.
- **Miscellaneous** – Interest earnings, carry-forward fund balances associated with projects initiated in prior years, intergovernmental transfers, and other funds.

#### *Growth Assumptions*

- Impact fees and developer contributions account for 35 percent of the TFP revenues.
- Pipeline projects are either underway or have concurrency through a development agreement.
- Transportation impact fees paid by developer are a blend of built projects (developers receive impact fee credits when constructing an impact fee eligible project) and cash towards TFP projects.
- Developer contributions are the portion of developer-built projects that exceed the limit of impact fee credits.

#### *Projects and Programs*

The Transportation Facilities Plan (TFP) lists capital investments are arranged into two types: projects and programs. Projects and programs have distinct characteristics, and they are designed to complement each other. **See Appendix B 2024-2050 Transportation Facilities Plan (TFP) – Overlake projects.**

## **Parking Policies**

As the City continues to grow and mature, managing the use of both on-street and off-street parking, supply will become increasingly important to maintain and increase access to businesses and services. Required minimum parking leads to underused parking lots with negative financial and environmental impacts. Excessive parking is also contrary to goals such as maximizing transit-oriented development opportunities and developing complete neighborhoods.

The city has adopted the following city-wide parking policies:

***TR-29** Adopt and implement a Parking Plan in the Transportation Master Plan that supports the development of equitable, inclusive, sustainable, and resilient transit-oriented communities. Include communication in the implementation of the plan. Consider the needs of older adults, families with small children, and people with disabilities in the design of parking.*

***TR-30** Implement comprehensive parking management programs that at a minimum address underutilized parking, shared parking, transit access parking, wayfinding, and localized parking imbalances. Manage parking demand using strategies like time limits and pricing.*

*TR-31 Establish off-street parking requirements that prioritize space for people, housing, jobs, services, recreation, amenities, and environmental sustainability. Reduce or eliminate minimum required parking regulations near high-frequency transit, in centers, for middle housing, and near neighborhood-based businesses. Maintain a process and decision criteria to allow the granting of parking ratios above or below required ratios.*

To implement our parking management goals, the city is adopting updates to Redmond Zoning Code Chapter 21.40 Parking Regulations to reduce and in some cases eliminate parking in centers. In many cases parking maximums are also specified. For Overlake the new parking standards are included as Appendix B.

## Public Services

### Certification Requirements:

- Describe or reference local capital plans for infrastructure specific to the center, as well as their financing (such as sewer, water, gas, electric, telecommunications).
- Ensure facilities are provided consistent with targeted growth.
- Ensure availability of public services, including K-12 education, to meet the needs of businesses and residents.

Future population and employment growth will increase the demand for public services including police, fire/EMT, schools, and parks. This growth would occur incrementally over the planning period through 2050 and would be addressed during the City's regular capital planning efforts. Each service provider, in conjunction with the City, could evaluate levels of service and funding sources to balance with expected growth; if funding falls short, adjustments may be needed to level of service targets or to growth targets as part of regular planning under the Growth Management Act. With implementation of mitigation measures and regular periodic review of plans, no significant unavoidable adverse impacts to public services are anticipated.

Adequate facilities and services, including human services and civic outlets, are necessary to support continued growth in the Overlake Metro Center. Developing a center with a combination of civic uses, such as a police substation or teen center, could add to the vibrancy of the area, support community members, and attract additional visitors.

*OV-5 Continue to collaboratively plan with Bellevue to address common challenges and capitalize on common opportunities. Work together to implement jointly agreed to plans and strategies. Consult on significant development approvals, plan amendments and development regulations, and address mitigation of potential adverse impacts through consultation. Coordinate on transportation and other public facilities, such as regional stormwater treatment facilities, that impact both cities.*

*OV-20 Seek out community-oriented public/private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, childcare, public works facilities, stormwater, and other public infrastructure or facilities.*

- *Use co-location opportunities wherever possible as the first preference for siting City facilities.*
- *Consider vertical and horizontal integration opportunities as well as time/space sharing options to maximize potential partnerships and minimize costs for essential services and community amenities.*
- *Provide incentives for co-location and other regional facilities, such as regional stormwater treatment facilities. Encourage public and private partnerships to develop these facilities.*
- *Maximize shared parking opportunities.*

*OV-21 Integrate parks and open spaces with regional stormwater facilities where feasible. Connect regional stormwater facilities with the park system in Overlake wherever possible.*

*OV-22 Reduce the negative impact of Overlake stormwater runoff on the water quality of Lake Sammamish, Kelsey Creek, Tosh Creek, the Sammamish River, and other creeks in the neighborhood.*

- *Protect downstream properties, streambeds, and receiving waters from erosion and other adverse impacts from the quantity of runoff.*
- *Provide natural and/or landscaped areas as buffers between the urban developments in the Metro Center and adjacent residential neighborhoods. Prioritize this type of buffering along creeks.*

## Water

Redmond currently purchases 60% of its water from the Cascade Water Alliance which is dependent upon surface water. Droughts, decreasing snowpack, decreasing summertime precipitation, and early season snowpack melt off may reduce the supply of surface water during the summer. The City has its own well system which currently provides 40% of Redmond's drinking water needs from groundwater sources. This water supply is not able to be increased, therefore any increase in water usage must rely on purchasing additional water from the Cascade Water Alliance. Regional growth combined with climate change exacerbates the need to implement outreach strategies and policies in coordination with other regional water purveyors to reduce potable water usage city- and region-wide.

The City's current Water System Plan was updated in 2011 and included analysis up to the year 2022, plus full buildout which was based on an analysis of the zoning code current at the time of the plan update. In the 2011 Water System Plan, the methodology used to determine full buildout was different than the methodology used to determine full build out for the EIS alternatives. This resulted in the water system plan estimating more jobs than any of the alternatives analyzed in this EIS. The Preferred Alternative exceeds the 2011 Water System Plan full buildout forecast by 63 residential units, but is still 34,280 jobs lower than the full build out forecast. The Water System Plan estimated 177 gallons per day (gpd) per single family residence, 126 gpd per multi-family residence, and 31 gpd per employee. An additional 82 residential units requires an additional 10,332 to 14,514 gpd, which is negligible considering there is over 1 million gpd remaining from the excess job estimate. Although the growth estimates in the draft plan were lower than the Preferred Alternative, the City's

water system has capacity for the additional growth and the lower growth forecast in the draft plan is not a limiting factor.

**TABLE X. WATER SYSTEMS BUILDOUT ANALYSIS**

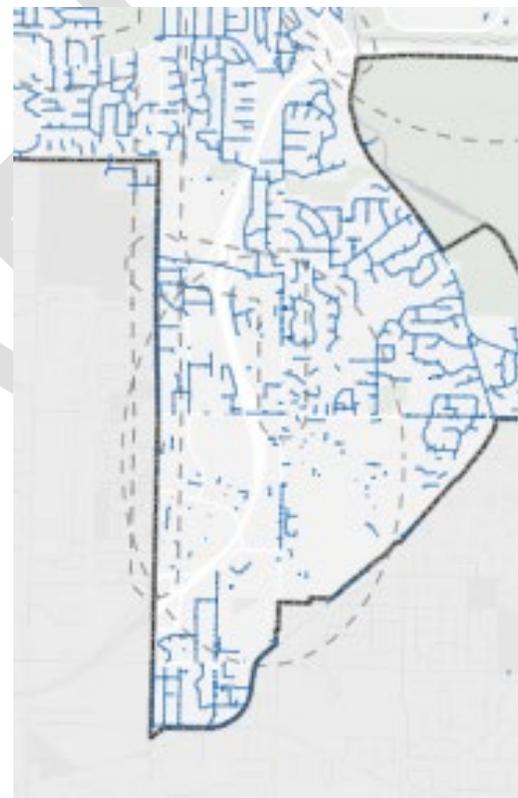
Scenario	Total Residential Units	Total Jobs
2011 Water System Plan Full Buildout Analysis	58,317	165,491
Preferred Alternative	58,380	131,211

Sources: City of Redmond Water System Plan, 2011; Redmond 2050 Supplemental Draft EIS, 2023

Because the preferred alternative fits within the water system plan full buildout analysis for total demand, any increases to the water demand are expected to be covered under existing agreements with the Cascade Water Alliance. The Cascade Water Alliance is planning for the growth of the communities it serves and has contracts and opportunities to secure the necessary water for the region’s growth.

All development may require developer financed improvements to the water system serving that development. These improvements will be constructed concurrently with the development. Some projects to serve the additional growth may benefit a larger area and several future projects. The projects that benefit a larger area may need to be constructed with latecomers or other reimbursement agreements for future development. The Water System Plan identifies that all areas of proposed growth have areas that will require developer funded projects such as water main extensions, increased pipe size, or pressure relief valves. The upcoming Water System Plan update considered Citywide growth based on the information available in late 2022. The City’s water model will need to be updated in the future to identify required water system projects based on the selected alternative. In most cases, areas proposed for commercial, multi-family, or mixed-use development that are served by lines that are smaller than 12 inches will be required to increase the water line serving their development to at least 12 inches. Additional storage reservoirs, pump stations and distribution mains may be required depending on densities and growth rates.

Map X. Water Lines Less Than 12-inches



Source: Redmond 2050 Supplemental Draft EIS, 2023

## Overlake and Regional Stormwater Facilities

The City utilizes a combination of traditional onsite stormwater management facilities, low-impact development techniques and regional stormwater management facilities to manage stormwater.

The Overlake Sub-basin and areas within proximity are in the Sears Creek, Villa Marina Creek and Tosh Creek watersheds. The majority of stormwater from Overlake Village drains to Sears Creek, a small tributary of a major salmon bearing stream system known as the Kelsey Creek Watershed. The watershed is primarily located in Bellevue and discharges to the Mercer Slough and Lake Washington.

In the Overlake Sub-basin in lieu of requiring individual stormwater systems for each development, the City is developing regional stormwater facilities to meet the City's water quality goals, support new development, and do so in a cost-effective manner. Regional stormwater management facilities are designed to manage stormwater runoff from multiple projects and/or properties through a City-sponsored program, where the individual properties may assist in the financing of the facility, and the requirement for onsite controls is either eliminated or reduced.

Redmond's regional facilities program requires developers in the surcharge area to buy into City-built and operated stormwater facilities. Participating development projects will not need to build larger vaults or ponds to meet detention and water quality requirements but are still required to provide "on-site stormwater management" for small storm events and fully infiltrate roof runoff at their sites.

This approach has some benefits. Using regional facilities can reduce stormwater costs for developers and open land up for other uses. Also, the regional facilities are retrofitting large areas at a time. This provides more and faster pollution reduction than site-by-site redevelopment projects would.

Use of the regional facilities is required of development within the Downtown and Overlake surcharge areas identified in Appendix E of the Stormwater Technical Notebook and RMC13.20.



City completed construction of the South Detention Vault in July 2015 to manage stormwater that drains to Sears Creek. The South Detention Vault was the first of three regional stormwater facilities constructed in Overlake Village. As private and public redevelopment continues in Overlake Village,

more stormwater runoff will be treated locally prior to being discharged to the Overlake South Detention Vault and the other regional facilities.

**OVERLAKE REGIONAL STORMWATER FACILITIES**

Facility Name	Location/Description	Status
Overlake Village South Detention Vault	A regional detention facility that detains stormwater that has been treated locally within public rights-of-way and private development areas.	Built 2015
Overlake Village Station Infiltration Vault	Regional infiltration facility that provides retention of stormwater and treatment by infiltrating the stormwater into the ground.	Built 2018
Overlake Village Central Infiltration Vault	A two-acre park will be constructed on top of the stormwater vault, surrounded by new streets (NE 26th Street, NE 27th Street, 151st Avenue NE, and 152nd Avenue NE).	Estimated construction 2025

Sources: City of Redmond Website, [Regional Stormwater Facilities](#).

An additional project in the Overlake Center is the NE 40<sup>th</sup> Street Stormwater Treatment Retrofit. This project includes a water quality treatment facility adjacent to the Redmond Technology Light Rail Station. The facility serves one of Redmond’s highest traffic volume and highest pollutant load areas by intercepting flow from SR 520 and NE 40th St and discharging cleaned water to the existing drainage path, which eventually flows to Villa Marina Creek and Lake Sammamish. The project is was completed in 2023.

The Preferred Alternative proposes high density residential and the highest job growth in the Overlake Center by increasing building height limits and allowed floor area. A portion of the center’s growth occurs in the southern portion, which is within the surcharge area. Development within the surcharge area will be required to use and pay capital facilities charges for the regional stormwater facilities. The remaining growth occurs to the north of the surcharge area, within the North Overlake Drainage Basin that requires alternative flow control, and to the east of the surcharge area. Both areas are near transit stations.

New development on vacant or underdeveloped land will generally create more impervious surfaces than existing uses, which will increase the quantity of runoff that needs to be managed in stormwater facilities. Redevelopment may allow for more green space and pervious surfaces, which may reduce the quantity of stormwater that needs to be managed. The City’s current stormwater regulations are more stringent now than in the past and any new development or redevelopment in the City will be subject to these new regulations. By retrofitting existing facilities, replacing undersized facilities with new facilities, or connecting into regional facilities, the overall health of the hydraulic system and streams will improve due to decreasing volumes and flow rates and improving water quality.

All development is subject to the City of Redmond’s stormwater regulations, which include the most recent version of the Stormwater Management Manual for Western Washington, the City’s Stormwater Technical Notebook, Redmond Municipal Code Title 13, and the City’s Phase II Municipal Stormwater Permit. All development within the Overlake Surcharge Area must connect to the regional systems and pay a capital facilities charge. . When a development occurs in an area where the regional facility

is not yet constructed, the development is required to construct interim stormwater facilities onsite until the stormwater can be treated at the regional facility.

The Draft 2023-24 Update to Overlake Zoning Code Regulations proposes increasing the impervious coverage to 100% in Overlake Village. The City is proposing some corresponding changes to the Stormwater Technical Notebook and RMC 13.20.46 to ensure that this change and the City's Overlake Stormwater Regional Facility Program align. Projects need to meet minimum requirements for non-roof hard surfaces and must fully infiltrate roof runoff where soils allow.

Additional stormwater facility retrofit projects are highlighted in the City's 2021-2026 Capital Investment Program.

### Wastewater System Improvements

As part of the General Wastewater Plan Update (BHC, December 2021), buildout sewer demand, or flow density, was estimated by analyzing full development capacity allowed by existing zoning code. Flow density was estimated in gallons per acre per day (gpad) and represents the average domestic sewer demand by property area and zoning type. The Redmond 2050 Supplemental Draft Environmental Impact Statement included an evaluation of the preferred growth alternative and the system improvements needed to accommodate growth. Using the assumptions provided by the City, revised buildout flow densities were estimated by new zoning classifications. The buildout domestic flow values in gpad represent average sewer demand by zoning type if or when a parcel is to develop under new zoning classifications. Buildout flow densities by new zoning designations are shown in table below.

Sewer Basin Map

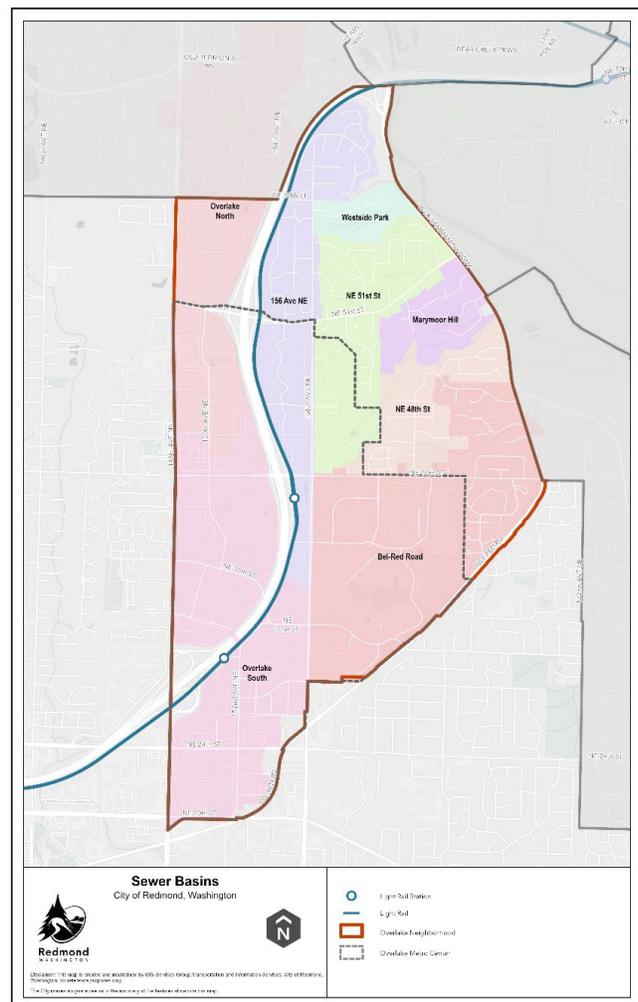


Table X. Buildout Flow Densities and Difference in Sewer Demand

Zone	Buildout Domestic Flow (gpad)	Difference in Sewer Demand (from Baseline)
Overlake Village (OV)	36,000	
Overlake Business and Advanced Technology (OBAT)	10,000	
Overlake Urban Multi-family (OUMF)	6,600	

Source: BHC 2023

Table X. Sewer Demand and Summary of Impacts

Wastewater Basin	Difference in Sewer Demand	Growth Impacts
Overlake South	1.97	Density increases in Overlake Village and OBAT zoning areas exacerbate the problems along 152nd Avenue NE. The deficiencies extend north along 152nd Avenue NE to north of State Route 520.
Overlake North	0.60	The capacity problems along 154th Avenue NE upstream of Old Redmond Road are exacerbated and extend further south when compared to No Action.
NE 51st Street	-0.06	No significant additional capacity problems are expected.
156 <sup>th</sup> Ave	0.64	Capacity problems are predicted along 156th Avenue, from about NE 59th Way to NE 40th Street. Additionally, capacity problems are now predicted in NE 59th Way, before wastewater enters the King County (County) trunk.

Source: BHC 2023

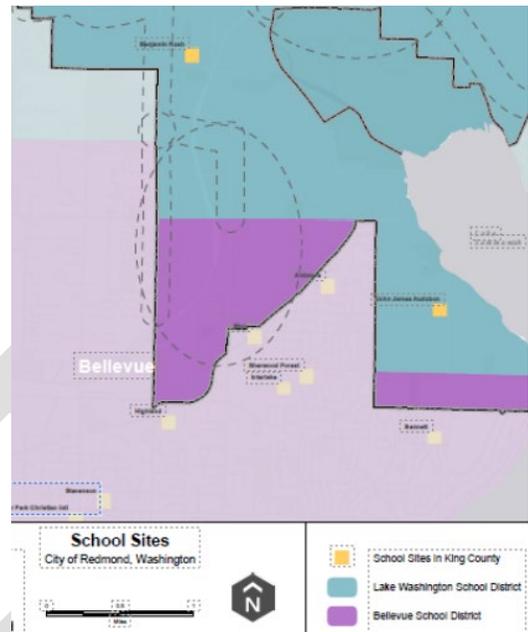
The City’s level of service criteria is to convey all wastewater within the crown of the pipe where the ratio of the depth of flow in the pipe relative to the pipe diameter is less than 1 ( $d/D < 1$ ) during a 100-year flow event. The maps in Appendix C show future capacity improvement locations (upgrades needed to accommodate full capacity in 2050). Wastewater system capacity deficiencies will require construction projects to upsize existing piping or install parallel relief piping systems. Specific projects and approaches to alleviate future capacity deficiencies will be determined in future workshops and planning efforts. All new projects are anticipated to be driven and funded by new development, however, and there is no anticipated increase to current capital improvement program planning or costs.

### Schools

Most Overlake students will be in the Bellevue School District (BSD), with some students in the Lake Washington School District (LWSD). The student population would exceed the capacity of existing facilities in LWSD and BSD that serve Overlake. New development is subject to collection of impact fees under Chapter 3.10 of the Redmond Municipal Code.

A portion of southern Redmond, including much of the Overlake neighborhood, is within the service area of BSD, with an estimated impact of 370 additional students generated. In 2020 voters passed a capital bond of \$675 million to fund renovation, expansion, and replacement of school facilities as well as the acquisition of sites for future development. BSD schools with catchment areas in Redmond include Ardmore Elementary, Sherwood Forest Elementary, Stevenson Elementary, Highland Middle School, and Interlake High School.

Longer-term district-wide projections show that by 2029, 23 of 28 LWSD elementary schools will be over capacity, as well as six of seven middle schools and three of four high schools. LWSD continues to plan for permanent facilities to accommodate future students. Impact fees are collected by the City on behalf of LWSD, in accordance with an interlocal agreement between the City and District, to partially offset the system improvement costs of educating additional students generated by new development. The LWSD Capital Facilities Plan assumes additional funding for capacity comes from state funds and local tax revenue and impact fees.



### Police

The Redmond Comprehensive Plan includes a Capital Facilities Element with a level of service to meet police service demands:

- LOS: Facilities and equipment sufficient to meet the demand for police services.

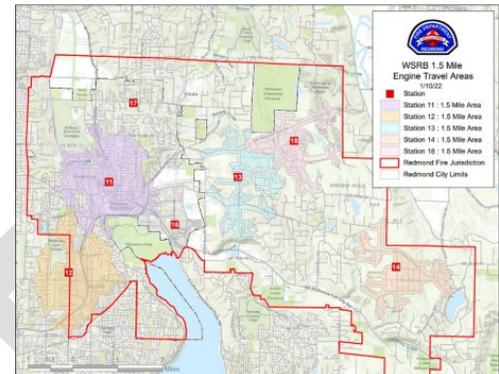
The Preferred Alternative results in demand for 78-122 officers. Most of the growth would be in Overlake, Marymoor Village, and Downtown. This alternative would need attention in both access/traffic/customer support and in focused services in a substation(s) in Overlake, Marymoor, and Downtown.

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.

## Fire/EMS

The Fire Department adopted a Strategic Plan dated 2022-2027.

Most of Redmond's household and employment growth is expected to occur in areas within six minutes of travel time from Redmond's existing Fire Stations 11, 12, and 16 (Note: Station 16 does not staff a fire engine). Firefighter response time from Stations 11 and 17 (Note: Station 17 does not staff a fire engine as it serves as an EMS station) to new development on Willows Road NE near NE 124<sup>th</sup> Street would likely exceed RFD's six-minute standard, impacting the average response time and reducing RFD's level of service.



## Parks

Parks, plazas, pathways, open space and art all enhance the urban environment and make centers attractive places to live, work and visit for community members of all ages and abilities. New development should incorporate amenity and recreation open space for occupants and visitors to meet current and future needs.

Parks and recreation was one of the top identified needs for Overlake. Rapid growth will also intensify existing community needs for safe and accessible walking and biking routes, as well as the preservation of open space and natural resources. The Overlake Center may need additional parkland to meet recreational needs and gathering needs per the urban parks criteria.

*OV-12 Recognize urban park and recreation needs are a high priority in the Overlake Metro Center. Achieve the park and open space system through a strategy of City investment together with encouraging future development to include artwork and recreation opportunities that augment and enhance public park infrastructure.*

*OV-13 Seek opportunities to create innovative public and publicly accessible private recreational open spaces where people can walk, rest, or view natural features. Examples include amenity spaces and landscaping in and between buildings or on podium rooftops, large outdoor patio/balcony spaces, and rooftop amenities.*

*OV-14 Consider opportunities for publicly accessible indoor and outdoor culturally relevant gathering and recreation spaces, especially for events. Encourage these spaces to be incorporated into new development.*

*OV-15 Encourage the funding, creation, placement, and maintenance of public art, especially when it is integrated with public infrastructure projects. Consider providing sculptures, water features, digital art, spaces for performance art, and other elements.*

- *Incorporate local historical and cultural references.*
- *Consider both permanent and temporary art installations.*



**LEVEL OF SERVICE STANDARDS, PREFERRED ALTERNATIVE**

LOS Category	LOS Goal	Current Met Now (Y/N)?	Preferred Alternative Will be Met (Y/N)?
<b>Children’s Play Area &amp; Outdoor Sports &amp; Fitness Facilities Service Areas</b>	All residents have convenient access to these facilities within ¼ mile for sites with higher quantity and quality facilities, and a half mile for other sites.	Partially (about 50%)	May require additional facilities.
<b>Outdoor Sports and Fitness Facilities Service Area</b>	All residents and workers in Redmond should have convenient access to outdoor sports and fitness facilities from their residence or office: 1 mile for sites with higher quantity and quality facilities and, a ½ mile for other sites.	Partially (about 54%)	May require additional facilities.
<b>Outdoor Sports Fields Usage Rates</b>	Operate at 80% capacity or less	N/A	May require additional facilities to offset usage.
<b>Urban Parks Criteria</b>	Urban Centers (Downtown and Overlake) should contain sufficient urban park acreage to meet all urban park service criteria: Serve the daily recreational needs of neighboring residents, approximately two acres in size or larger, can accommodate crowds of up to 10,000, sufficient infrastructure support, and designed with quality amenities and materials.	No – There is a park planned for Overlake with the third regional stormwater facility	Partially. May not be met in Overlake with additional growth. May require additional facilities to offset usage.
<b>Trails</b>	The target population (100% of residents and 25% of workers in Redmond) has convenient access to public trails from home or office.	Partially (up to 66% are within ¼ mile of trail access point)	Will be met; however, density of population could place stress on trail capacity.
<b>Recreation</b>	Achieve or exceed projected number of registrations per year by program area (exercise, recreation, special events, and arts).	N/A	Will see an increase in registrations for recreation.

Source: Redmond 2050 Supplemental Draft EIS, 2023.

**Equity and Inclusion**

In the Redmond 2050 update a the focus on equity and inclusion included many new and/or updated policies focused on improving opportunities and outcomes through access to and the design of our community spaces and amenities.

*CTR-9 Design plazas, rooftop amenities, and open spaces to meet the recreational, social, and cultural needs of those who live in, work in, and visit the area while being accessible to community members of all abilities.*

- Include places to gather, rest, eat, and engage in active recreational activities. Consider incorporating the cultural gathering and activity needs of the community when planning these places.
- Provide places for shade and relief and covered gathering places where possible, utilizing a variety of urban forms such as trees, art, structures, and installations.
- Look for opportunities to dedicate at least one outdoor gathering area in each center, such as a park, plaza, or low-volume street that can be closed to vehicle traffic for events.
- Look for opportunities to create community gardens, edible landscaping, and other solutions to increase food security in an urban environment. Consider needs and solutions that reflect the culture of the community and explore partnership opportunities that could maximize the benefit and ongoing maintenance of these resources.
- Look for opportunities to co-locate facilities with schools, community centers, and other public facilities and structures.

*FW-CD-3 Encourage active and welcoming community spaces that provide formal and informal opportunities for community gathering.*

*CD-10 Provide public community and publicly accessible private gathering places in recreation facilities, park, and plazas throughout the city. Preserve and develop informal and welcoming community gathering places, such as the fountains, coffee shops, and spaces within parks. This can include techniques, such as:*

- Encouraging art or water features;
- Providing visual access to sites;
- Multiple entrances,
- Flexible spaces that are large enough for flexible programming,
- Focal points that create activity throughout the space,
- A signature attraction that provides a unique identity,
- Features that are usable throughout all seasons, including shade and rain protection, and
- Promoting partnerships that create public places – including privately owned public spaces (POPS), such as plazas in combination with outdoor cafes, and encourage active management of space and activities.

*CD-11 Use universal design techniques for investments in the public realm to provide high-quality amenity spaces for people of all ages and abilities. Consider:*

- Street furniture, lighting, signage and sidewalk braille and other elements that provide places of refuge and wayfinding and contribute to a feeling of safety and inclusion;

- Parks, plazas, street cafes, and other gathering places that could host inclusive and accessible public performances and art installations, including informal gatherings;
- Visual and sound features, such as fountains, squares, sculptures, public art, and pavement treatments; and
- Trees or open non-vegetated shade options like shade cloth structures to provide places of respite and shade.

### Parks and Recreation System

Creating a cohesive system of parks, plazas, gathering and event places, recreational facilities and connecting paths and trails will help meet the cultural and recreational needs of current and future Overlake residents, employees, and visitors.

*CTR-8 Promote the vision of the parks, plazas, art, pathways, and open spaces in the centers as being part of a cohesive system of public spaces that is integral to distinguishing the centers as people-oriented places. Encourage consolidation of open spaces that are linked and/or adjacent from parcel to parcel to maximize opportunities for connectivity and activation of space.*

Table X/ City owned parks and natural areas in Overlake

Name	Acres	Status	Classification	Conditions Assessment Overall Score / ADA
Cascade View Park	8.0	Developed	Neighborhood	1.3 / 2.0
Westside Park	6.4	Developed	Neighborhood	1.1 / 1.0
Esterra Park	2.7	Undeveloped	Urban / POPS	-
Redmond West Wetlands	4.4	Developed	Resource	1.7 / 3.0
Bridal Crest Trail	10.9	Developed	Trail Corridor	1.3 / 2.0
<b>Total Parks &amp; Greenspace</b>	<b>32.4</b>			

Source: PARCCS Plan, 2023. Conditions Assessment - 1 is Good Condition, 2 is Fair, and 3 is Poor.

The Capital Improvements Plan (CIP) includes Parks system improvements. These are paid for either as City projects, as development mitigation or incentive options, or through partnership agreements. RMC 3.10 Impact Fees sets the park impact fees collected from residential and employment uses. The CIP includes the Overlake Regional Stormwater Facility & Park.

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*The six-year Capital Improvements Plan proposes approximately \$119 million of investment in acquisition, development and renovation of the parks system and identifies additional investment priorities for the future.*

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Finding opportunities to enhance Parks and Recreation services in urban centers, particularly the development of community centers, will be a priority focus in the next six years. The PARCC Plan makes several recommendations on how to best meet the demands growth will put on the Parks and Recreation system. This includes a focused land acquisition program to ensure sufficient land for outdoor recreation and community center space. It identifies target acquisition areas to secure parkland, gain access rights along key trail corridors, build new centers, and fill gaps in neighborhood park access. Finding and creating partnerships to enhance recreational opportunities will also support meeting the increased demand from Redmond's growth.

The planning and development for an Overlake community center is a crucial next step to address facility space needs. In an effort to address the demand for indoor recreation space and respond to the community's interest in a satellite community center in the Overlake area, the City should identify and secure property for, and initiate planning for, a new community and recreation center. The new center could be a stand-alone facility or a partnership with a developer or another jurisdiction, and it should include amenities such as a gymnasium, fitness rooms, community meeting rooms, a general social living room area.

In the 2016-2020 Census, the Overlake neighborhood had approximately 9% of the residents living below the poverty line - the most in Redmond. As this area grows, the need for additional park facilities will be an important equity consideration. Beyond acquisition, parks should be designed with inclusivity in mind, incorporating features and amenities that cater to a diverse range of ages, abilities, and cultural backgrounds.

See Appendix

## **Overlake Public Services Policies**

Adequate facilities and services, including human services and civic outlets, are necessary to support continued growth in the Overlake Metro Center. Developing a center with a combination of civic uses, such as a welcoming center or teen center, could add to the vibrancy of the area, support community members, and attract additional visitors.

*OV-20 Seek out community-oriented public/private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, childcare, public works facilities, stormwater, and other public infrastructure or facilities.*

- *Use co-location opportunities wherever possible as the first preference for siting City facilities.*
- *Consider vertical and horizontal integration opportunities as well as time/space sharing options to maximize potential partnerships and minimize costs for essential services and community amenities.*

- *Provide incentives for co-location and other regional facilities (such as regional stormwater treatment facilities). Encourage public and private partnerships to develop these facilities.*
  - *Maximize shared parking opportunities.*
- OV-21 Integrate parks and open spaces with regional stormwater facilities where feasible. Connect regional stormwater facilities with the park system in Overlake wherever possible.*
- OV-22 Reduce the negative impact of Overlake stormwater runoff on the water quality of Lake Sammamish, Kelsey Creek, Tosh Creek, the Sammamish River, and other creeks in the neighborhood.*
- *Protect downstream properties, streambeds, and receiving waters from erosion and other adverse impacts from the quantity of runoff.*
  - *Provide natural and/or landscaped areas as buffers between the urban developments in the Metro Center and adjacent residential neighborhoods. Prioritize this type of buffering along creeks.*

Creating a cohesive system of parks, plazas, gathering and event places, recreational facilities and connecting paths and trails will help meet the cultural and recreational needs of current and future Overlake residents, employees, and visitors.

- OV-12 Recognize urban park and recreation needs are a high priority in the Overlake Metro Center. Achieve the park and open space system through a strategy of City investment together with encouraging future development to include artwork and recreation opportunities that augment and enhance public park infrastructure.*
- OV-13 Seek opportunities to create innovative public and publicly accessible private recreational open spaces where people can walk, rest, or view natural features. Examples include amenity spaces and landscaping in and between buildings or on podium rooftops, large outdoor patio/balcony spaces, and rooftop amenities.*
- OV-14 Consider opportunities for publicly accessible indoor and outdoor culturally relevant gathering and recreation spaces, especially for events. Encourage these spaces to be incorporated into new development.*
- OV-15 Encourage the funding, creation, placement, and maintenance of public art, especially when it is integrated with public infrastructure projects. Consider providing sculptures, water features, digital art, spaces for performance art, and other elements.*
- *Incorporate local historical and cultural references.*
  - *Consider both permanent and temporary art installations,.*

## City and Regional Capital Projects

King County has identified two wastewater conveyance system improvements within Redmond's service area that are planned for construction within the next 20 years. Timing of construction is subject to field verification (flow monitoring) for projects, budgeting, and construction schedules.

- The first project is the Lake Hills and Northwest Lake Sammamish Interceptor Upgrade Project, which will provide additional capacity along West Lake Sammamish Parkway NE and the Sammamish River from the Redmond-Bellevue boundary to approximately NE 85th Street. The project is currently in design and projected to start construction in 2024.
- The second project is the Sammamish Plateau Diversion. This area is currently routed around the south-end of Lake Sammamish. Flows would be redirected north through the Northeast Lake Sammamish Interceptor, which is partly located within Redmond City limits. The diversion is anticipated to occur after 2040. The County will comprehensively reassess the regional wastewater conveyance system capacity in the mid-2020's.

The current agreement with King County does not have an upper limit on the amount of wastewater the County will accept. Therefore, the capacity of the collection system is the limiting factor, which in most cases can be mitigated. Localized impacts to the collection system can be mitigated by improvements that occur concurrently with development, such as increasing the capacity of pipes and lift stations. The sewer plan lists several pre-identified wastewater extensions or developer funded projects that will be completed concurrently with the development that triggers the need. Some of these projects may benefit multiple development sites and the developer installing the improvements may be able to recoup some construction costs through a latecomer's agreement or a reimbursement agreement authorized by RMC 13.12. These agreements provide a method of sharing the cost of improvements between multiple developments that did not contribute to the initial construction costs.

2023-2028 CIP Projects

Name	Description	Estimate	Impact Fee Eligible
Community Center in Overlake Village	Acquire or partner for the future development of a community center in Overlake Center.	\$12,000,000	Yes
Urban park or plaza acquisitions in Overlake	Acquire or partner for one urban park or plaza near SE Redmond light rail station in the Marymoor Village and Overlake neighborhoods. Dependent on opportunity.	\$11,000,000	Yes
Overlake Village Central Infiltration Vault	Develop a signature park over vault. Price does not reflect the public works infrastructure for the vault.	\$6,000,000	Yes

Source: PARCC Plan, 2023

## Environment and Climate Change

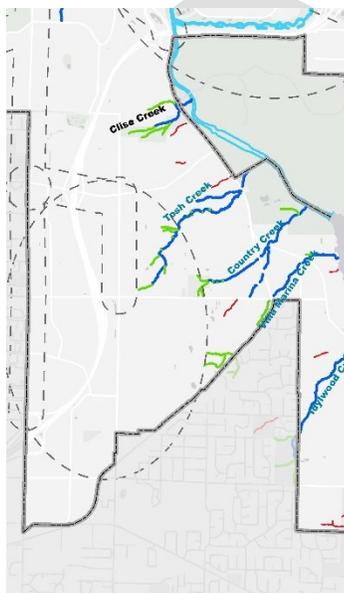
### Certification Requirements:

- Identify significant environmental features in or near the center, including streams and shorelines.
- Describe existing and planned parks, trails, and open space, including public and civic spaces.
- Recognize the role of land use, development, and transportation on greenhouse gas emissions.
- Protect and enhance critical/environmentally sensitive areas, parks, and open spaces. Identify and minimize gaps in equitable access to parks and open spaces.
- Support innovative stormwater management. Avoid or mitigate environmental impacts for vulnerable populations. Support achievement of state and regional greenhouse gas emissions reduction goals.
- Reduce air pollution and greenhouse gas emissions by increasing alternatives to driving alone.
- Promote innovative green building practices in design, materials selection, construction, and maintenance. Encourage retrofitting of existing buildings to reduce building energy use.

### Significant Environmental Features

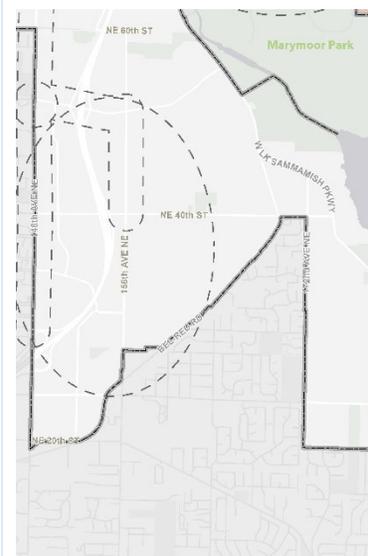
#### Streams, Rivers, and Lakes

Overlake Center overlaps with portions of four watersheds: Sears, Villa Marina, Tosh, and Sammamish River. Tosh Creek runs into the portion of the Overlake Center that will be rezoned to Overlake Urban Multifamily. Under the Preferred Alternative, residential growth will be concentrated in areas where high impervious cover already exists. Generally, increased percentage of impervious cover in a watershed negatively impacts stream functions. Concentrating growth in areas that are already impervious reduces net change. No significant impacts or direct loss of stream habitat is anticipated in Overlake Center under the Preferred Alternative.



#### Groundwater

No CARAs are mapped in Overlake Center. CARAs are mapped east of the Sammamish River. Therefore, development in this center is unlikely to impact CARA functions. However, the potential to encounter groundwater during development may occur in any location, including Overlake.



Large Areas  
Washington  
5, 2019

- CARA I
- CARA II

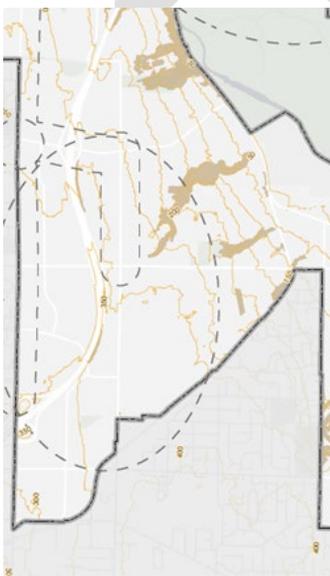
**Erosion and Landslide Hazards**

There are no erosion hazards mapped in the Overlake area except for the Cascade View ravines and sections of the 520 corridors. Landslide hazards present in the Tosh Creek watershed do overlap with increased development density.

**Erosion Hazards:**

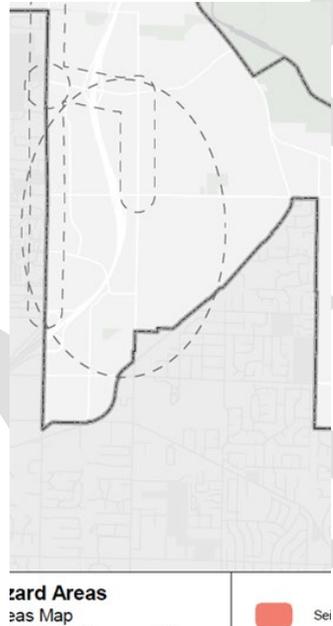


**Landslide Hazards**



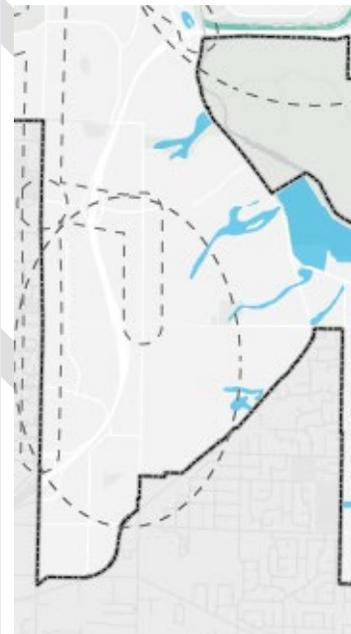
**Seismic Hazards**

Hazards due to seismic events are minimal in the Overlake Center. No seismic hazards are mapped in Overlake Center.



**Wetlands**

No wetlands are mapped in the Overlake Center. Concentrated growth in housing and jobs throughout the Center does not overlap with mapped wetland areas. This area is already highly developed and impacts to wetlands are unlikely. No wetland habitat loss or impacts to wetland functions are anticipated.



## Plants

Tree cover is likely to decrease as the area develops. Existing tree canopy is concentrated on the east side of the Overlake Neighborhood (outside the Center) and is commonly associated with streams and wetlands. Critical area protections and new urban tree management practices are expected to benefit tree retention in Overlake. Trees throughout the more densely developed west side of Overlake are less likely to be retained as construction and growth occur, but policies and incentives encourage tree replacement and tree canopy contribution through podium and rooftop trees.

## Animals

State Route 520 runs north-south through Overlake; it is an existing barrier to wildlife movement from nearby habitats to the east (Lake Sammamish and Marymoor Park) and west (Bridle Trails State Park). Corridor connections to aquatic and riparian habitat patches on the east side of Overlake persist. Movement of terrestrial species, such as mammals, amphibians and reptiles will be further restricted as development density increases, but protected corridors retain limited opportunities for dispersion.

Anticipated reductions in tree canopy, as discussed in the Plants section above, will reduce opportunities for native birds to forage and nest. Birding hotspots in the area include the Microsoft Trail, Redwest Wetlands Parks, and Westside Park (eBird). Documented common bird species are expected to persist with critical area protections and retention of associated habitat patches. Given building height increases in Overlake, bird-building collisions are likely to increase. Overall, impacts to birds are likely to be minor under this alternative.

As noted in the water resources section above, increased development and increased impervious surface area are commonly linked. However, the proposed zoning under this alternative would largely concentrate growth in areas already containing high impervious cover. Landscape-scale changes in a watershed commonly degrade stream health and reduce or limit riparian processes that provide healthy habitats. Watershed-level changes under the Preferred Alternative are estimated to be similar to those under Draft EIS 2022 Alternative 3.

## Climate Resiliency

The Redmond 2050 project adopted three major themes - equity and inclusion, sustainability, and resiliency. All policies were developed and evaluated for their alignment with city goals related to these themes. Redmond's resilience, greenhouse gas reduction, and general sustainability efforts are guided by the policies in the Climate Resilience and Sustainability Element and the Environmental Sustainability Action Plan and supported by the Climate Vulnerability Assessment conducted with the Redmond 2050 Environmental Impact Statement.

## Vulnerable Communities

### *Some Areas and Population Segments are More Vulnerable to Climate Change*

Some portions of the Redmond community are more vulnerable to the effects of climate stress than others. Certain subsets of the population - including older adults, individuals living alone, and people with low incomes, disabilities, and/or limited English proficiency - require special consideration when planning for resiliency. There are also particular areas in the city - such as "heat islands" with more pavement and fewer trees, floodplain and landslide hazard areas, and areas with limited access to transit - that may experience larger effects from climate change.

Key findings of the Climate Vulnerability Assessment for Overlake Include:

- Areas of lower adaptive capacity include Education Hill, Willows/Rose Hill, Idylwood, and Overlake.
- The risk of extreme precipitation can cause flooding, erosion, landslides, and falling trees, where there are higher population densities, higher employment densities, or sensitive populations that may have difficulty responding to climate events and evacuations (e.g., seniors, living alone, linguistically isolated, with underlying health conditions). This includes Downtown, Education Hill, and Overlake and some of the other neighborhoods.
- Rainfall is expected to be more intense and current rainfall intensities are expected to be more frequent. This is a problem faced by all agencies that operate stormwater system, but Redmond's regional facility approach (currently in Downtown and Overlake) (providing detention for future built-out conditions) will better help mitigate impacts of climate change.
- While Overlake has a large heat island, it does not have a large sensitive population relative to other areas. Thus, in the index as a whole, Overlake is not considered vulnerable.

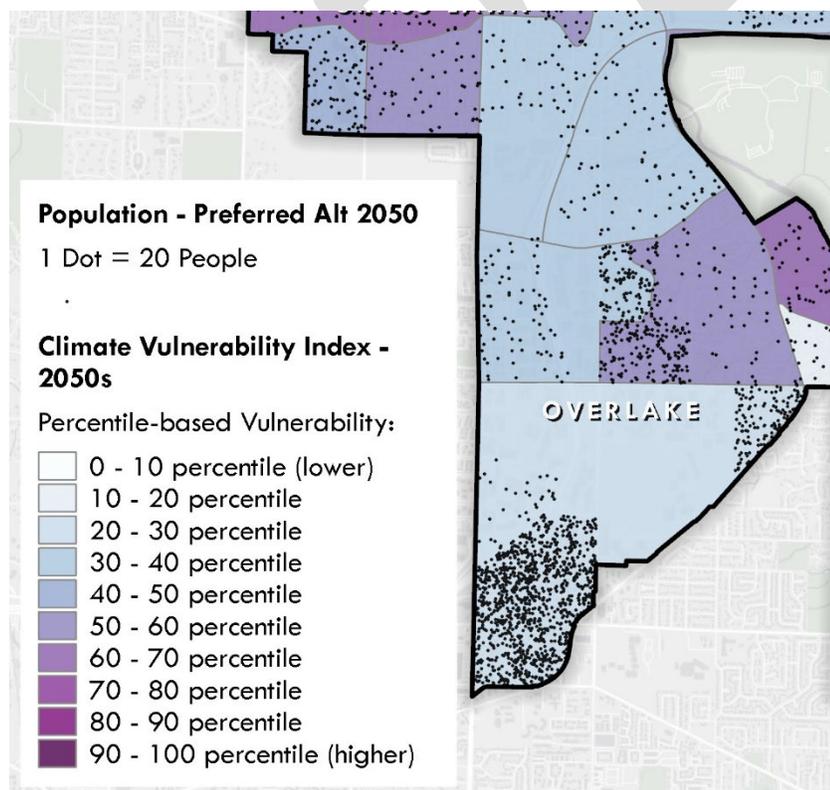


Redmond has a growing and diverse population and a large daytime employment mostly commuting from outside of Redmond. Redmond has a large foreign-born population, and almost 30% speak English less than very well, creating barriers in communication before, during, and after evacuations. Redmond also has areas of the community where more people live alone, have less access to transit and other services, or have health or other disabilities. With increasing extreme climate, more areas of Redmond may become vulnerable.

**FIGURE 1 – OVERLAKE AREA (SIGNIFICANT IMPERVIOUS AREA AND FEW TREES)**



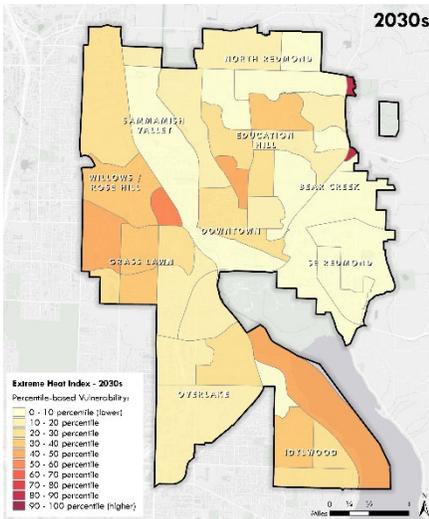
Figure 2 - 2050s Climate Vulnerability Index with 2050 Population Density



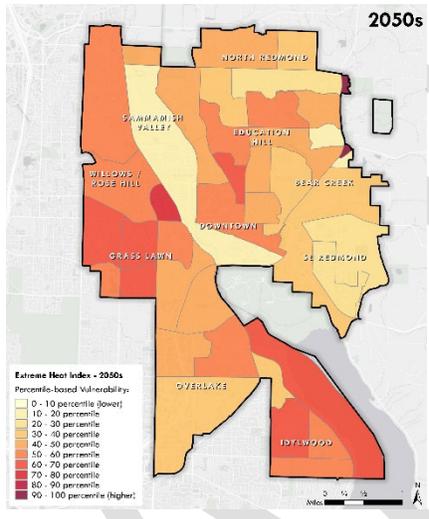
Sources: Redmond 2050 Climate Vulnerability Study; University of Washington Climate Impacts Group, City of Redmond, BERK, 2021.

Redmond Heat Index 2030-2080

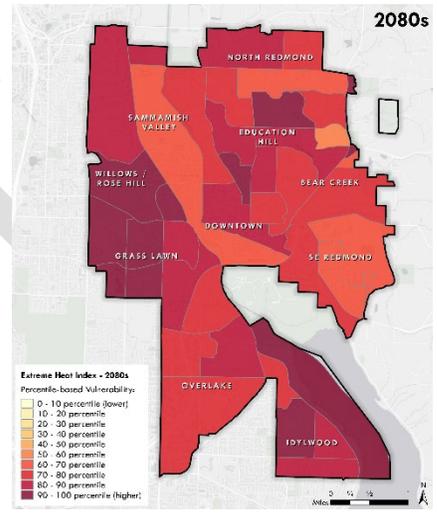
HEAT INDEX 2030s



HEAT INDEX 2050s



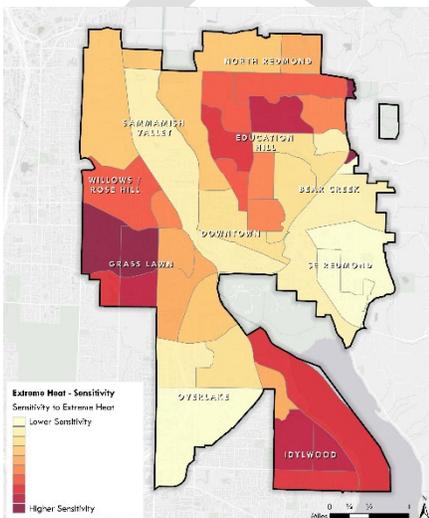
HEAT INDEX 2080s



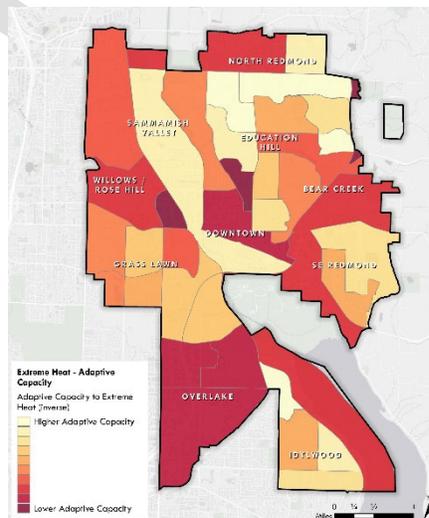
- Sources: University of Washington Climate Impacts Group, City of Redmond, BERK, 2022.
- See enlarged maps in the complete Climate Vulnerability Risk Assessment and Strategy and Appendices.

EXTREME HEAT: CONTRIBUTION OF SENSITIVITY, AND ADAPTIVE CAPACITY

EXTREME HEAT SENSITIVITY



EXTREME HEAT ADAPTIVE CAPACITY



- Sources: University of Washington Climate Impacts Group, CDC, US Census, City of Redmond, BERK, 2021.

## Resiliency Strategies

The Climate Vulnerability Assessment identified a number of resiliency strategies, including:

- **New and improved multimodal access to light rail stations.** Overlake has two light rail stations Redmond is partnering with Sound Transit in constructing multimodal facilities, including adding pedestrian and bicycle bridges, tunnels, shared use paths, and sidewalk reconstructions. Vehicular access improvements at stations are also planned.
- **Maximizing Transit-Oriented Development (TOD) and equitable TOD (eTOD).** Increase mixed-income housing and job growth in areas with current or future improved multimodal access such as Downtown, Overlake, and Marymoor Village to provide for greater non-single occupant travel.
- **Heat island mitigation.** Since greater growth and density may alter or reduce existing tree canopy and place greater importance on other methods of providing greenspace and tree canopy goals, consider opportunities in rights of way, community and pocket parks, onsite landscaping, or other heat island reduction measures.
- **Climate resilient design standards.** Evaluate and implement green building, low-impact development, high-quality materials and standards and other design standards, incentives, and requirements.

### Priorities

New and improved multimodal access can allow for more options to conduct emergency evacuations, and greater access to resources before, during, and after emergencies. Transit oriented development can increase use of public transit and reduce some of the causes of greenhouse gas emissions by reducing single-occupancy vehicle emissions. Some of these activities to improve access are underway with the station area planning and development, and some activities will be long-term over the life of the City’s Comprehensive Plan implementation.

## Sustainability and Resiliency Policies

The following policies in the Comprehensive Plan support the Redmond 2050 guiding principles of equity, resiliency, and sustainability in Centers and Overlake. (Citywide policies are also relevant but are not listed.)

Equity & Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none"> <li>• CTR 6, 13, 16</li> <li>• OV 7, 8, 18</li> <li>• CD 1-6, 11, 13</li> </ul>	<ul style="list-style-type: none"> <li>• CTR 6, 7, 13, 16</li> <li>• OV 7, 8, 20, 21</li> <li>• CD 6, 7, 12</li> </ul>	<ul style="list-style-type: none"> <li>• CTR 5-8, 10, 14-16</li> <li>• OV 7, 16, 17, 20-22</li> <li>• CD 6-9, 12</li> </ul>

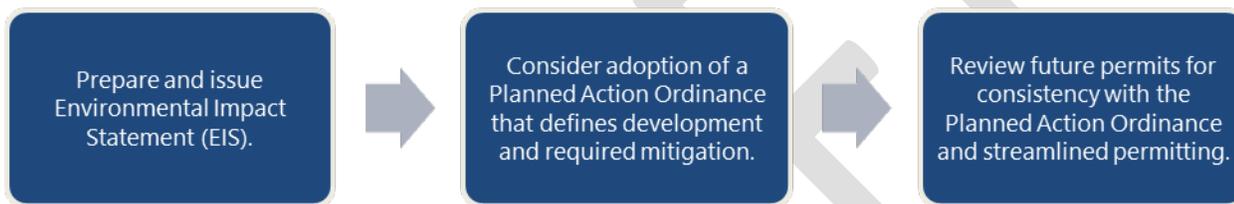
## Code Updates

In addition to the adopted policies, the City is updating the Green Building Program and has adopted mandatory green building requirements for development within the Overlake Metro Center.

## SEPA Planned Action

Redmond adopted a Planned Action Ordinance for the Overlake area in 1999 and amended ordinances between 2009 and 2018. The City is adopting an updated Planned Action for a revised Overlake Center boundary and extended planning horizon. The Planned Action designation allows for a streamlined environmental review process provided the development meets City policies, regulations, and Planned Action mitigation measures.

### EXHIBIT 1. PLANNED ACTION PROCESS



## Current Planned Action Ordinances

Redmond Zoning Code (RZC) 21.70.100 adopts WAC provisions for the planned actions and establishes that planned actions in the city are to be adopted by ordinance or resolution through a Type VI review. Type VI review is a legislative review process, with a Planning Commission public hearing and recommendation to City Council and City Council decision (RZC 21.76.050).

RZC 21.70.110 establishes criteria and procedural requirements for coverage under the Overlake SEPA Planned Action, required mitigating measures, and monitoring requirements. This section of the code incorporates findings and requirements as established in the planned action ordinances previously adopted by the City.

Ordinance No. 2025, which was adopted in 1999 and first established the Overlake Planned Action, expired in 2012 and has been superseded by other ordinances. It is included at the end of this section for informational purposes only. Ordinance No. 2493 updated planned action information and extended the planned action designation through 2030. Ordinance No. 2685 incorporates all relevant SEPA documents, as described above, as part of the planned action regulations. Relevant ordinances are briefly summarized below.

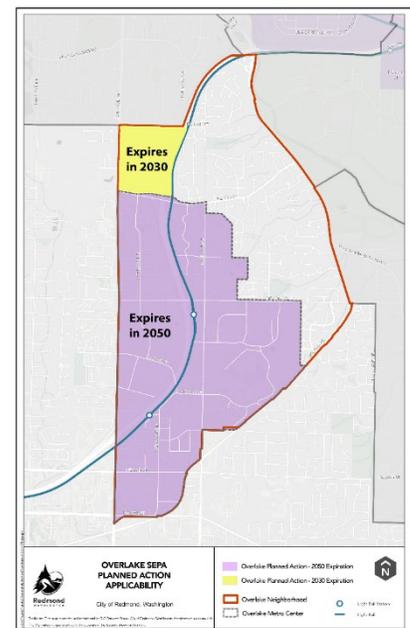
### Ordinance No. 2685

Passed by Council 03/19/2013; Effective Date: 03/30/2013.

- Purpose: Amending portions of Redmond Zoning Code (RZC) 21.80.110, Overlake SEPA Planned Action to incorporate all relevant documents.
- Planned Action area: Consistent with Ordinance No. 2493
- Development Permitted: Consistent with Ordinance No. 2493
- Expiration: Consistent with Ordinance No. 2493
- Applicable Environmental Documents:
  - Integrated SEPA/GMA documents for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study, 1999
  - Final Supplemental Environmental Impact Statement (FSEIS) for the Overlake Neighborhood Plan Update and Implementation Project, 2007.
  - Addendum to the FSEIS listed above for the Overlake Stormwater and Parks Facilities Implementation Plan, 2010.
  - Addendum to the FSEIS listed above for the Group Health Overlake Master Planned Development and Development Agreement, 2011.
  - Addendum to the FSEIS listed above for the Overlake SEPA Planned Action Update, 2012.
- **Monitoring:** Consistent with Ordinance No. 2493.

### Redmond 2050 Overlake Planned Action Summary

- As part of Redmond 2050 the Planned Action area has been updated to be the new Overlake Metro Center Boundary.
- The area covered by the prior planned action but not inside the Metro Center can continue as a qualified Planned Action project through the expiration of that planned action (Ordinance xxx, Expires December 31, 2030). The allowed growth under that 2030 planned action will be reserved for that area (the portions of the OBAT zoning district that are outside the Center).
- Includes area-wide environmental review of impacts and mitigation measures, detailed mitigation to be included in the Planned Action Ordinance.
- Adopted with revisions to RZC 21.70 SEPA Regulations and the adoption of the new RZC Appendix 11, Overlake Planned Action Applicability and Mitigation Measures.
- Maximum Development Covered:



Applicability	Housing Units	Employment Square Feet	Mobility Units	Expiration Date
Overlake Metro Center	10,000	4,813,000	14,397	Dec. 31, 2050
OBAT properties outside the Overlake Metro Center	n/a	Pending	n/a	Dec. 31, 2030

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## APPENDICES

- A. Overlake Off-Street Parking Requirements
- B. Overlake Projects in the Transportation Facilities Plan
- C. Wastewater System Analysis Maps.
- D. Regional Certification Checklists
- E. Large Format Maps

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### APPENDIX A. Off-Street Parking Requirements

Shown as unit of measurement/calculation followed by (parking minimum, maximum).

Use Class	<i>Near Frequent Transit or in a TOD Focus Area</i>	<i>In a Center, not Near Frequent Transit, not in a TOD Focus Area</i>
Single-family, Multifamily structure, or Mixed-use residential	Per Dwelling Unit, max varies by type (0, max of 1.0 or 2.0)	Per Dwelling Unit, max varies by type (0, max varies from 1 to 2)
Adult family home	Dwelling unit (0, 2.0)	Dwelling unit (0, 2.0)
Long-term care facility, Residential care facility	Patient bed (0, 0.25)	Patient bed (0, 0.25)
Retirement residence	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)	Without skilled nursing: unit (0, 1.0) With skilled nursing: worker on largest shift (0, 1.0)
All general sales and service, retail sales, Cannabis retail sales (unless otherwise listed)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)
General business and service (unless otherwise listed)	1,000 sq ft gfa (0, 3.0)	1,000 sq ft gfa (0, 3.0)
Food and beverage	1,000 sq ft gfa (0, 5.0) 0 for kiosks and vending carts	1,000 sq ft gfa (0, 7.5) 0 for kiosks and vending carts
Hotels, Motels, and Other Accommodation Services	Rental room (0, 1.0)	Rental room (0, 1.0)
All Manufacturing and Wholesale Trade uses, including Artisanal manufacturing, retail sales, and service	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)
Transportation, Communication, Information, and Utilities	1,000 sq ft fga (1.0, 3.0)	1,000 sq ft gfa (2.0, 3.0)
Arts, Entertainment, Recreation, and Assembly	1,000 sq ft gfa (1.0, adequate to accommodate typical use)	1,000 sq ft gfa (2.0, adequate to accommodate typical use)
Natural and other recreational parks	1,000 sq ft land area (0, adequate to accommodate typical use)	1,000 sq ft land area (0, adequate to accommodate typical use)
Educational, Government and administration, Institutional health and human services	1,000 sq ft gfa (0, adequate to accommodate typical use)	1,000 sq ft gfa (0, adequate to accommodate typical use)
Day care center	Employee on maximum shift (0, 1.0)	Employee on maximum shift (0.5, 1.0)
Family day care provider	No requirement	No requirement
Faith-based and funerary	Assembly uses: 1,000 sq ft gfa (5.0, 10.0) or fixed seats (0.1, 0.2) fixed seats All other uses: 1,000 sq ft gfa (1.0, 3.0)	Assembly uses: 1,000 sq ft gfa (5.0, 10.0) or fixed seats (0.1, 0.2) All other uses: 1,000 sq ft gfa (2.0, 3.0)
Secure Community Transition Facility	Adequate to accommodate typical use	Adequate to accommodate typical use
All other uses	1,000 sq ft gfa (1.0, 3.0)	1,000 sq ft gfa (1.0, 3.0)

## APPENDIX B. 2024-2050 Transportation Facilities Plan (TFP)

Table below shows Overlake projects only. See TFP for full project list.

ID	Name	Description	Project Type	Estimate	
10	SR 520 Trail Grade Separation at NE 51 <sup>st</sup> St	Grade separate the 520 Trail at NE 51 <sup>st</sup> Street.	Other	\$7,634,621	City
31	148 <sup>th</sup> Ave NE and NE 51 <sup>st</sup> St Right Turn Lanes	Add a second right turn lane from westbound NE 51 <sup>st</sup> Street to Northbound 148 <sup>th</sup> Avenue NE.	Intersection improvement - signals	\$2,705,850	Dev
46	150 <sup>th</sup> Ave NE & NE 51 <sup>st</sup> St Signal	Add north leg to intersection of 150 <sup>th</sup> Ave and 51 <sup>st</sup> St and signalize this intersection.	Intersection improvement - signals	\$2,445,607	Dev
47	152 <sup>nd</sup> Ave NE Main Street	Implement 152 <sup>nd</sup> Avenue NE main street from NE 24 <sup>th</sup> Street to 2600 Crossing to create a lively and active signature street in the Overlake Village. The cross section for the improvements would include 1 through lane in each direction, turn lanes as necessary, on-street parking and pedestrian and bicycle facilities. Other improvements include storm drainage, LID, street lighting, pedestrian amenities, transit amenities, right-of-way, easements, and utilities	Roadway capacity (corridor widening for bike or vehicle lane)	\$7,100,000	Dev
47.01	152 <sup>nd</sup> Ave NE Main Street North	Implement 152 <sup>nd</sup> Avenue NE main street from 2600 Crossing to Plaza Street / DaVinci to create a lively and active signature street in the Overlake Village. The cross section for the improvements would include 1 through lane in each direction, turn lanes as necessary, on-street parking and pedestrian and bicycle facilities. Other improvements include storm drainage, LID, street lighting, pedestrian amenities, transit amenities, right-of-way, easements, and utilities	Half street	\$15,729,868	Dev
49	152 <sup>nd</sup> Ave NE Main Street South of 24 <sup>th</sup>	Implement a multi-modal pedestrian corridor concept on 152 <sup>nd</sup> Avenue NE from NE 20 <sup>th</sup> Street to NE 24 <sup>st</sup> Street to create a lively and active signature street in the Overlake Village consistent with the Overlake Village Street Design Guidelines. The cross section for the improvements would include 1 through lane in each direction, turn lanes as necessary, on-street parking and pedestrian and bicycle facilities. Other improvements include storm drainage, LID, street lighting, pedestrian amenities, transit amenities, right-of-way, easements, and utilities	Full street	\$39,169,343	Dev
50	156 <sup>th</sup> Ave NE & Bel-Red Rd Turn Lane	Add southbound right-turn lane.	Intersection improvement - signals	\$2,400,000	Dev
51.01	156 <sup>th</sup> Ave NE Shared Use Path	Construct shared use path on the east side of 156 <sup>th</sup> Avenue from 40 <sup>th</sup> Street to 51 <sup>st</sup> Street	Roadway capacity (corridor widening for bike or vehicle lane)	\$9,306,150	Dev

ID	Name	Description	Project Type	Estimate	
56.01	NE 40th St Shared Use Path - West	Shared use path on the south side of 40th Street from 148th Avenue to the 520 Trail	Roadway capacity (corridor widening for bike or vehicle lane)	\$9,483,555	Dev
62.01	NE 40th St Improvements	Add paved trail on south side of 40th Street from 163rd Avenue to West Lake Sammamish Parkway	Roadway capacity (corridor widening for bike or vehicle lane)	\$5,201,700	City
66.01	51st St Shared Use Path	Provide multi-use trail on north side of NE 51st St between 148th Ave NE and SR 520.	Roadway capacity (corridor widening for bike or vehicle lane)	\$2,735,250	City
172	150th Ave NE Bicycle Lane Completion	Fill in gaps in bicycle facility network on 150th Avenue NE from NE 51st Street to NE 40th Street in both directions, and improve curve radius to allow for truck movements through existing chokepoint. Widen roadway to west and build retaining walls.	Roadway capacity (corridor widening for bike or vehicle lane)	\$16,583,635	City
288	151st Ave NE South DaVinci	Construct new 151st Avenue NE between NE 20th Street and NE 24th Street. Refer to the Overlake Neighborhood Plan for more details. Coordinate with the Overlake Village South Study	Full street	\$9,000,000	Dev
289	NE 22nd St, West	Construct new NE 22nd Street from 148th Avenue NE to 152nd Avenue NE and design the street as a local access street using pedestrian supportive design with on-street parking and one through lane in each direction. Major street connections would be signalized. Coordinate with Overlake South Plan.	Full street	\$19,000,000	Dev
290	NE 22nd St, East	Construct new NE 22nd Street from 152nd Avenue NE to Bel-Red Road and design the street as a local access street using pedestrian supportive design with on-street parking and one through lane in each direction. Major street connections would be signalized. Coordinate with Overlake South Plan.	Full street	\$7,500,000	Dev
310	Lumiere - NE 24th to NE 26 <sup>th</sup>	Construct Lumiere Access Street from 24th Street to Hopper Street in accordance with Overlake Village Design Standards, including 1 travel lane, parking lane and sidewalk in each direction.	Full street	\$12,098,000	Dev
311	DaVinci - NE 27th to NE 28 <sup>th</sup>	Construct DaVinci neighborhood street from Turing Street to Shen Street in accordance with Overlake Village Design Standards, including 1 travel lane, parking lane, cycle track, and sidewalk in each direction as well as an urban pathway trail	Full street	\$8,867,000	Dev
312	DaVinci - NE 24th to NE 26 <sup>th</sup>	Construct DaVinci neighborhood street from 24th Street to Hopper Street in accordance with Overlake Village Design Standards, including 1 travel lane, parking lane, cycle track,	Full street	\$20,393,000	Dev

ID	Name	Description	Project Type	Estimate	
		and sidewalk in each direction as well as an urban pathway trail.			
313	Hopper Street	Construct Hopper Street Access Street from DaVinci to 152nd Ave in accordance with Overlake Design Standards, including 1 travel lane, parking lane and sidewalk in each direction	Full street	\$17,906,000	
314	Turing Street	Construct Access Street in accordance with Overlake Village Design Standards, including 1 travel lane, parking lane and sidewalk in each direction.	Full street	\$31,593,902	Dev
315	Shen Street	Partial completion by the Overlake Access Ramp project. Cost estimate review needed	Full street	\$28,998,333	Dev
361.01	Sammamish River Trail Extension from 51st Street to Bel-Red Road	Extend Sammamish River Trail at east side of West Lake Sammamish Parkway from 51st Street to Bel-Red Road	Roadway capacity (corridor widening for bike or vehicle lane)	\$19,804,808	Dev
366.01	156th Ave NE Two-Way Cycletrack	156th Ave NE Two-Way Cycletrack	Roadway capacity (corridor widening for bike or vehicle lane)	\$7,695,059	Dev-City
387.01	148th Corridor from NE 20th to SR520	Add northbound through lane on 148th Ave NE between Bel-Red Road and the eastbound SR 520 on ram	Roadway capacity (corridor widening for bike or vehicle lane)	\$14,372,626	Dev
389	West Lake Sammamish Parkway Roundabout	West Lake Sammamish Parkway Roundabout	Intersection improvement - no signals	\$8,720,843	Dev
502	24th St Multimodal Imp from 148 to Bel-Red	Add new cycle tracks and sidewalks to 24th Street between 148th Avenue and Bel-Red Road, see Overlake South Plan.	Roadway capacity (corridor widening for bike or vehicle lane)	\$8,667,000	City
1150	Lumiere Ave	Lumiere Ave from NE 20th St to NE 24th St	Full street	\$28,504,473	Dev
1151	NE Koll Drive	NE Koll Drive (2100 block) from Da Vinci Ave to 152nd Ave - private street but publicly accessible	Roadway capacity (corridor widening for bike or vehicle lane)	\$3,193,943	
1192	40th Street Shared Path, East	Shared path on the south side of 40th Street with segments of cycle track where appropriate	Roadway capacity (corridor widening for bike or vehicle lane)	\$7,106,922	City
3112	Brill Street	Non-Motorized vehicle and Fire Access between DaVinci and 152nd Ave NE	Roadway capacity (corridor widening for bike or vehicle lane)	\$1,737,540	

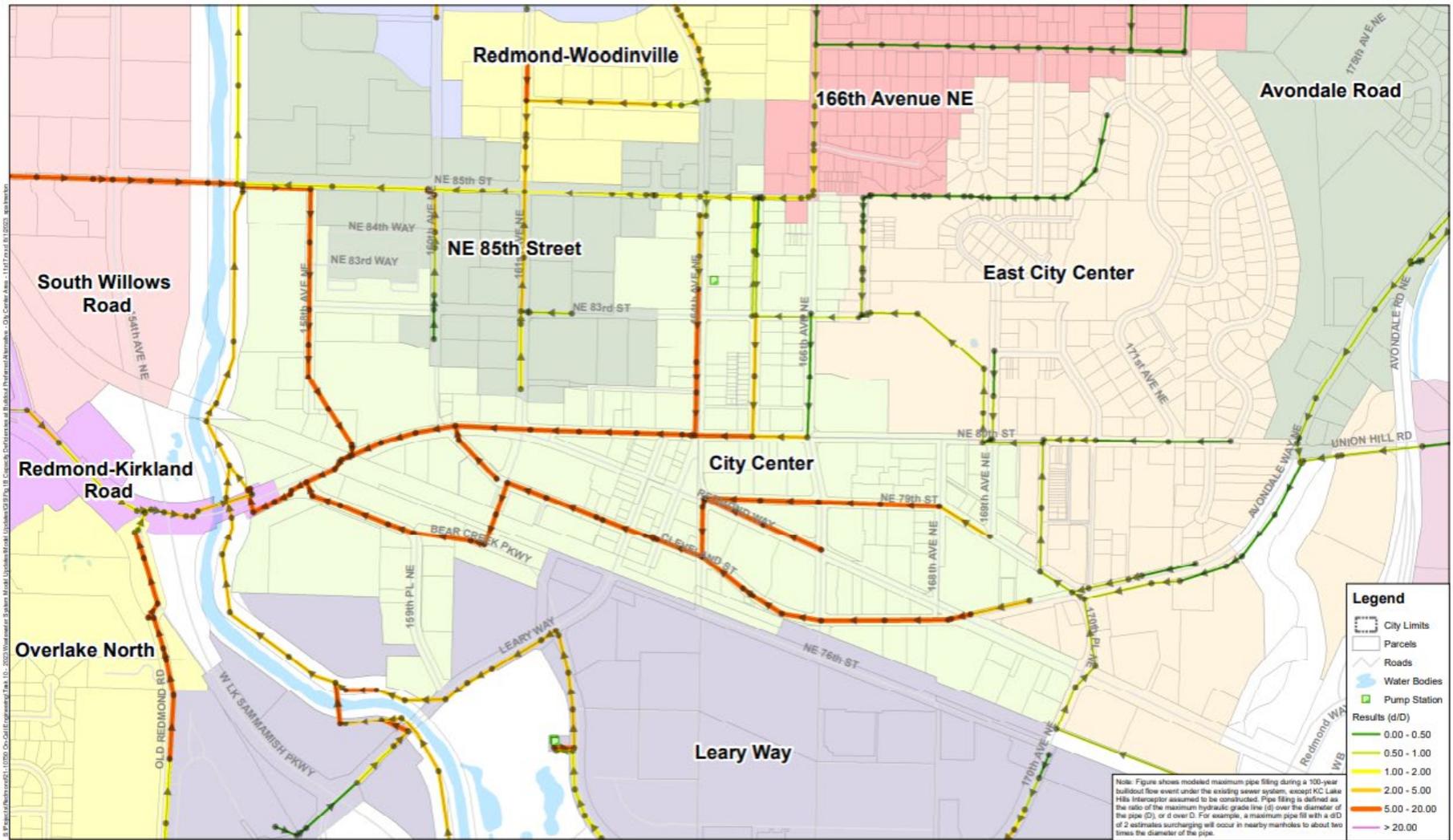
### **APPENDIX C. Wastewater System Maps**

All yellow, orange, and red colored wastewater pipes shown in the figures below are considered undersized under Buildout conditions. These pipes will be shown as Developer funded upgrades in the updated General Sewer Plan.

Source: 2023 Redmond Wastewater System Model Updates DRAFT- TECHNICAL MEMORANDUM (August 3, 2023)

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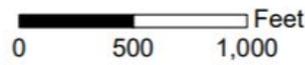




Project Number: 21-10750 On-Call Engineering Task ID: 2023 Wastewater System Model Updates for Update 03/22/24 File Path: C:\Users\Public\Public\Redmond\Area - City Center Area - 11/17/2023 @ 10:29 AM

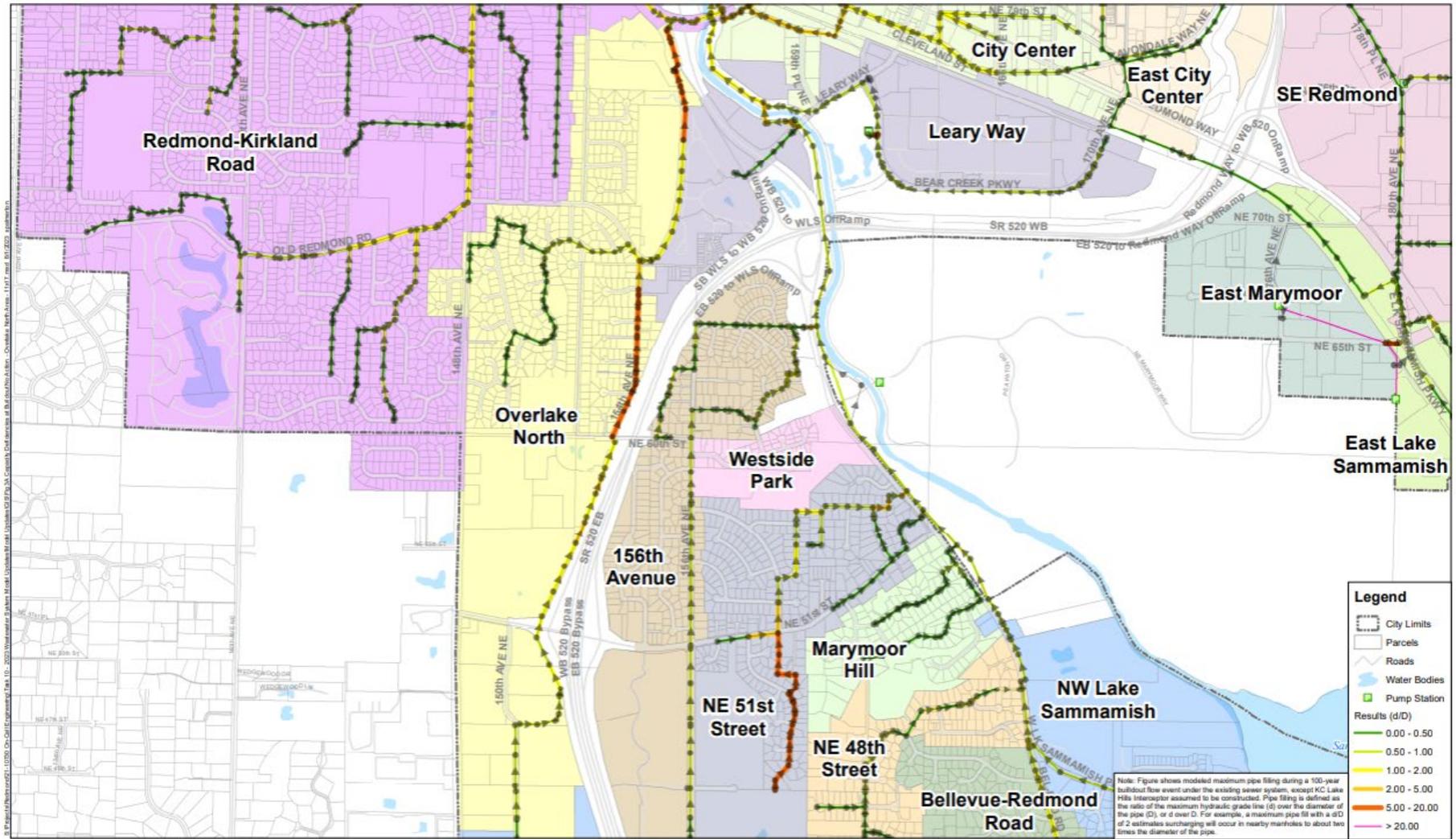


Sewer System & Basin: City of Redmond.  
 GIS Base data: King County.  
 Data sources supplied may not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.  
 BHC Consultants LLC assumes no responsibility for the validity of any information presented herein, nor any responsibility for the use or misuse of the data.



**Capacity Deficiencies at Buildout Preferred Alternative - City Center Area**  
 2023 Wastewater System Model Updates  
 City of Redmond, Washington  
 July 2023

Figure 1B

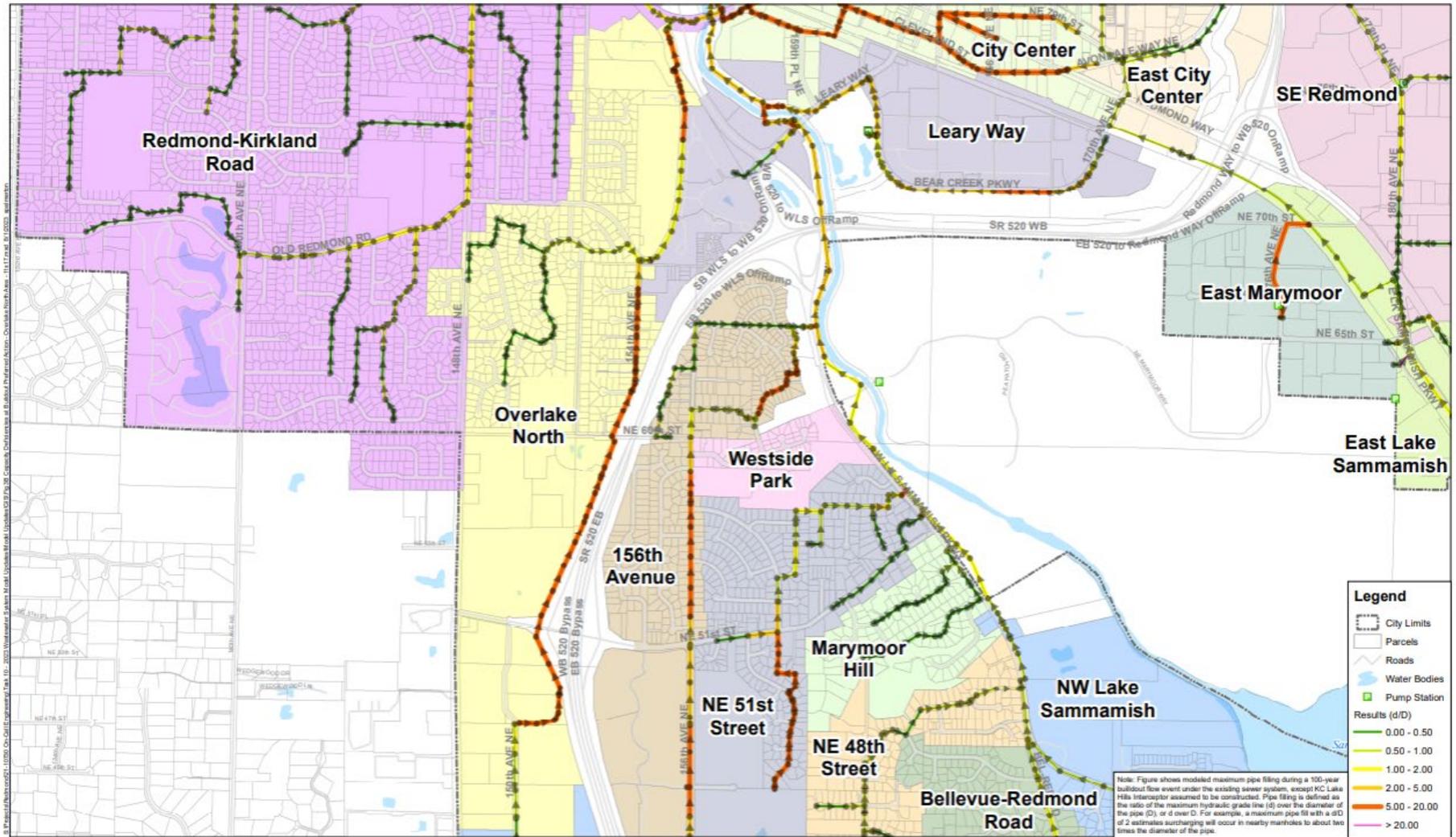


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**Capacity Deficiencies at Buildout  
No Action - Overlake North Area**  
2023 Wastewater System Model Updates  
City of Redmond, Washington  
July 2023

Figure  
**3A**



Sewer System & Basin: City of Redmond.  
 GIS Base data: King County.  
 Data sources supplied. They do not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.  
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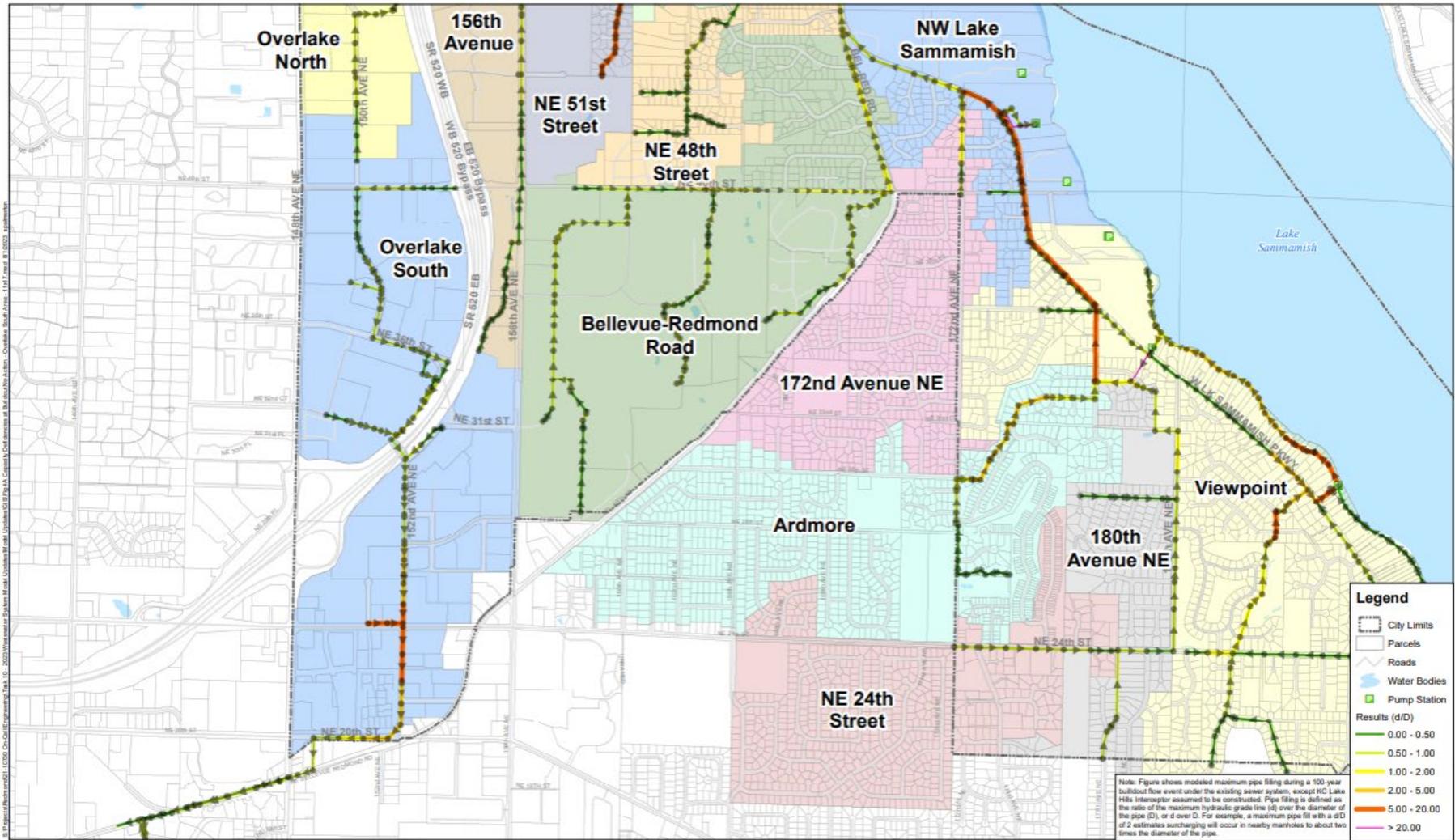
0 1,000 2,000 Feet



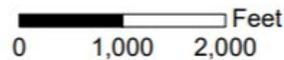
**Capacity Deficiencies at Buildout Preferred Alternative - Overlake North Area**

2023 Wastewater System Model Updates  
 City of Redmond, Washington  
 July 2023

Figure 3B

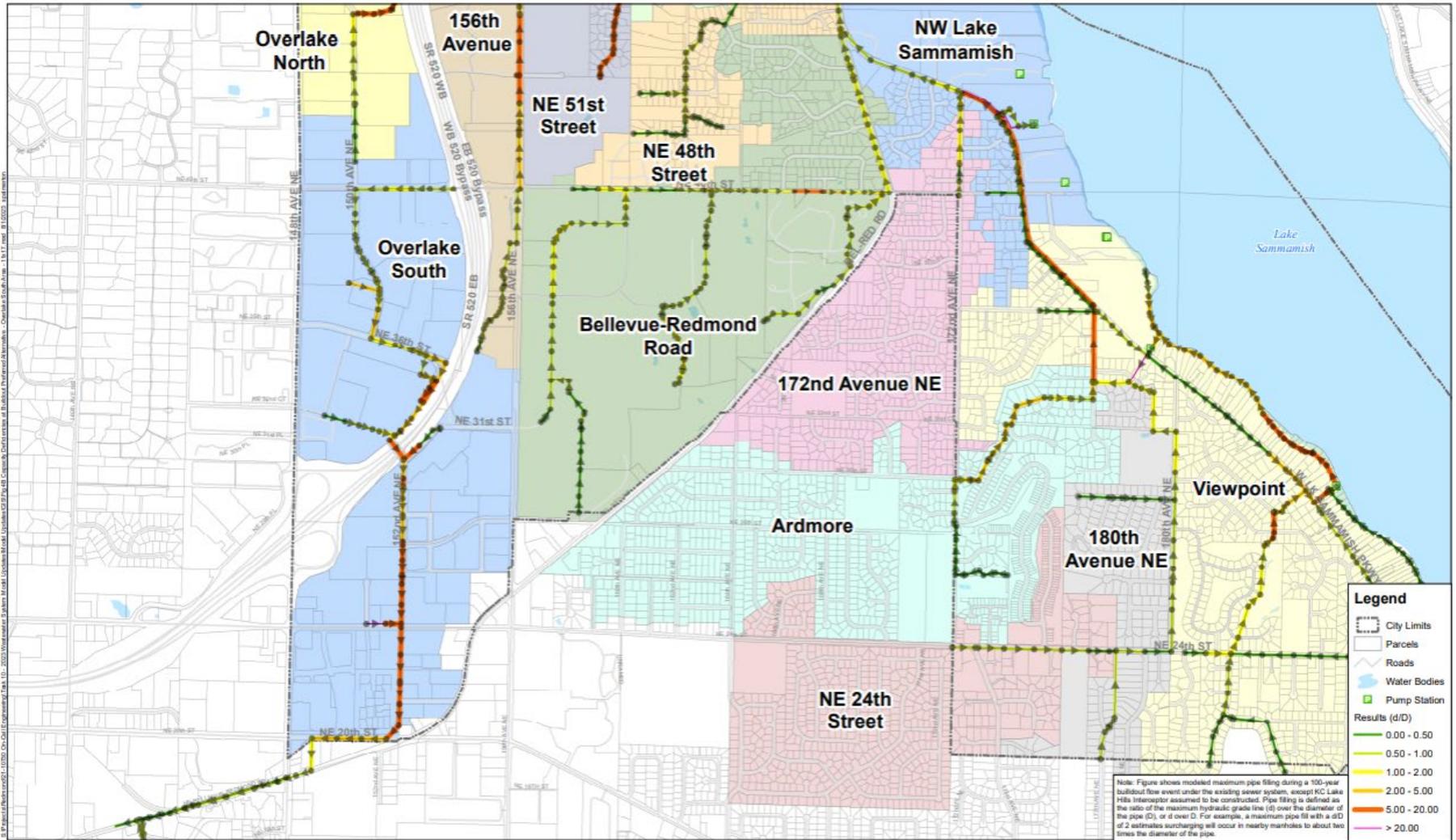


Sewer System & Basin: City of Redmond.  
 GIS Base data: King County.  
 Data sources supplied may not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.  
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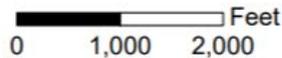


**Capacity Deficiencies at Buildout  
 No Action - Overlake South Area**  
 2023 Wastewater System Model Updates  
 City of Redmond, Washington  
 July 2023

Figure  
**4A**



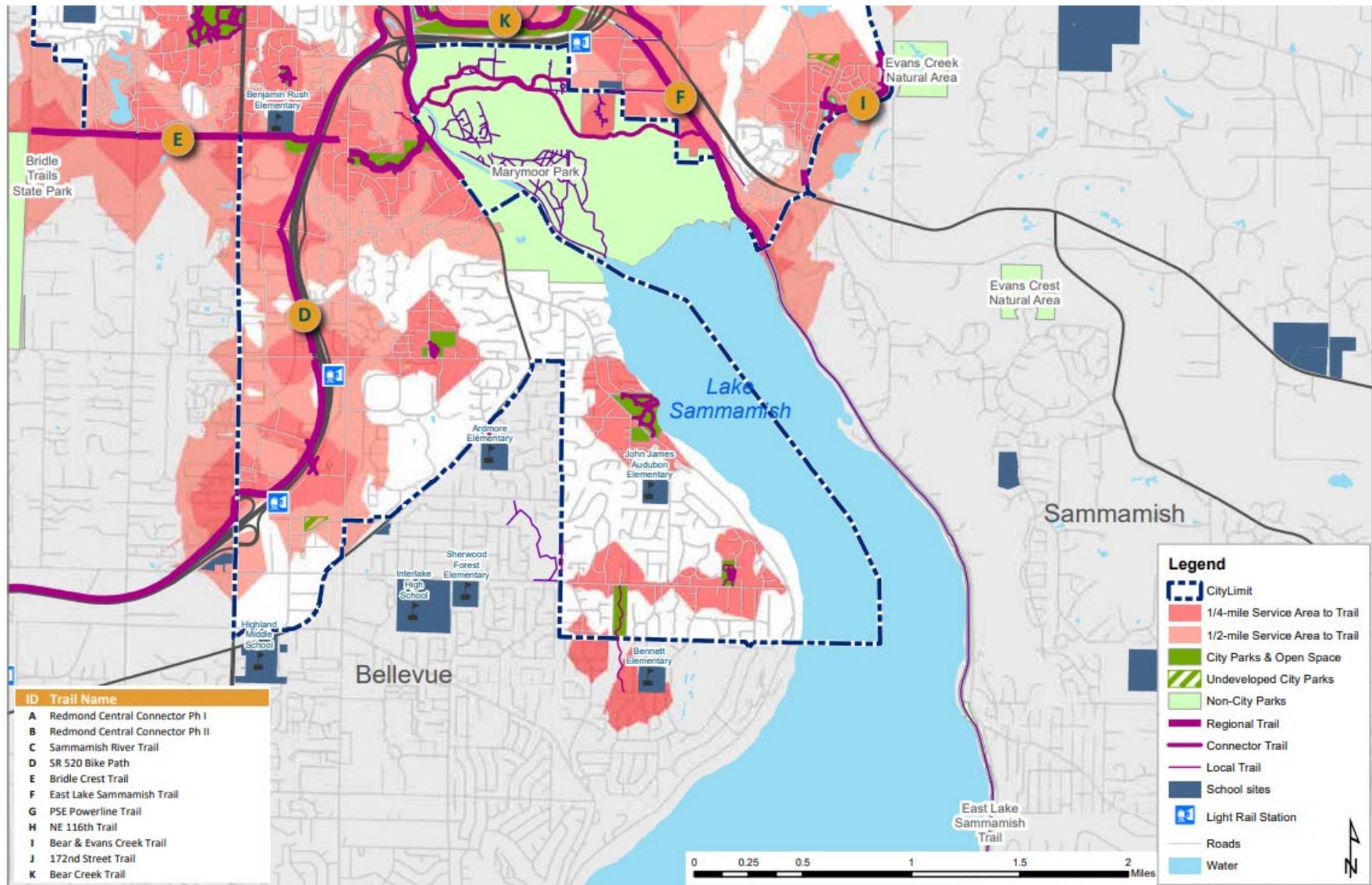
Sewer System & Basin: City of Redmond  
 GIS Base data: King County  
 Data sources supplied may not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.  
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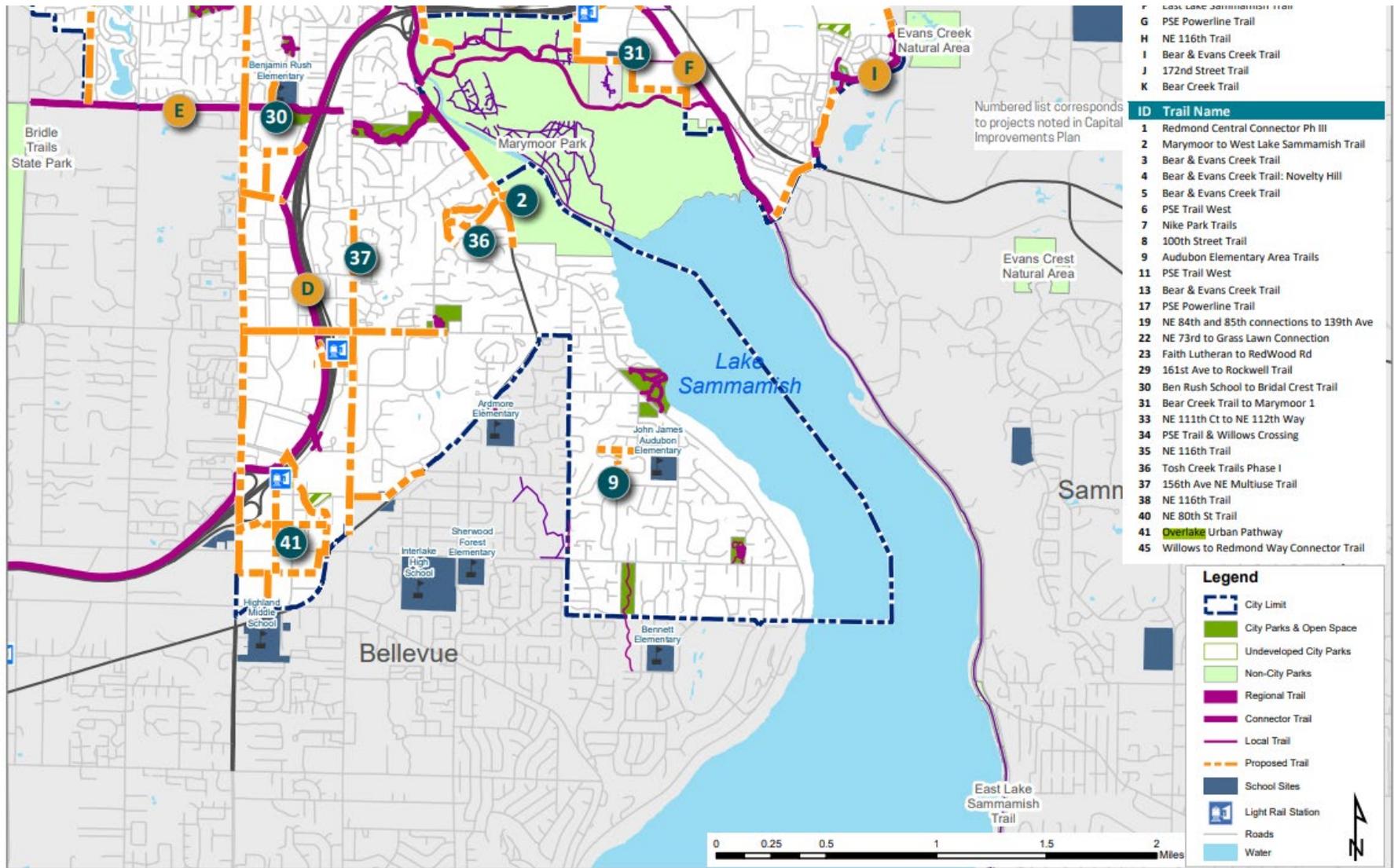
**Capacity Deficiencies at Buildout Preferred Alternative - Overlake South Area**

2023 Wastewater System Model Updates  
 City of Redmond, Washington  
 July 2023

Figure 4B



**Map 15: Travelsheds - All Existing Recreational Trails Routes (1/4- & 1/2-mile)**



Map 16: Existing & Proposed Recreational Trails

## APPENDIX D. Regional Certification Checklists

Certification through the Puget Sound Regional Council (PSRC) is required.

### Metro Center Certification Criteria

Criteria	Overlake Metro Center	Notes
<p><b>Compatibility with VISION 2050:</b></p> <p>The vision for the regional growth center must reinforce the centers concept within the regional growth strategy and multicounty planning policies.</p>	<p>The Overlake Metro Center is in alignment with, and helps accomplish, the regional growth strategies in VISION 2050 and the King County Countywide Planning Policies.</p>	<p><b>MEETS CRITERIA</b></p> <p>The Overlake Neighborhood Plan Addendum responds to the requirements outlined in the recertification checklist and demonstrates compliance with VISION 2050 in detail within each section of this addendum.</p> <p>For equity goals and policies this addendum focuses on equitable TOD but additional equity and inclusion policies are found through the Redmond 2050 Comprehensive Plan.</p>
<p><b>Size:</b></p> <p>The center must be at least 320 acres and no more than 640 acres, unless the center is served by an internal, high-capacity transit system, in which case, it may be larger.</p>	<p>Size expansion</p> <ul style="list-style-type: none"> <li>From: 500.1 acres</li> <li>To: 864.4 acres</li> </ul>	<p><b>MEETS CRITERIA</b></p> <p>As part of Redmond 2050 the Center boundaries were revised to include all the area within a 10-minute walk of the two light rail stations, with a few exceptions, and incorporate major intersections that serve as gateways to the center.</p> <p>The Metro Center is served by two light rail stations and the B-Line.</p>
<p><b>Activity Level:</b></p> <p>a. The center’s existing density must be at least 30 activity units per acre.</p> <p>b. The center’s planned target density must be at least 85 activity units per acre.</p>	<p>Activity Density</p> <p>a. Overlake currently has 48,000 jobs and 2,300 housing units, an activity unit level of 97 per acre.</p> <p>b. By 2050 the Metro Center will have added 11,000 new housing units and 14,500 new jobs, and activity unit level of 88 per acre. The size increase of 364 acres decreases the activity unit per acre but still exceeds the designation criteria.</p> <p>c. Zoning changes are increasing capacity in all Overlake zones to accommodate the growth allocations.</p>	<p><b>MEETS CRITERIA</b></p> <p>The three zoning districts in Overlake are all being up-zoned to accommodate the growth allocated to the Metro Center.</p> <ul style="list-style-type: none"> <li><b>Overlake Urban MF:</b> from three zoning districts to one, going from an average of 20 du/a to 50 du/a.</li> <li><b>Overlake Business and Advanced Technology:</b> going from a baseline FAR of 1.55 (housing maxed at 1.0 FAR) to 3.0 FAR.</li> </ul>

<p>c. The center must have sufficient zoned development capacity to adequately accommodate targeted levels of growth. Because it is not time-bound, zoned capacity can allow levels of development that are higher than the activity unit target.</p> <p>d. A goal should be in place for at least a mix of at least 15% planned residential and employment activity in the center.</p>	<p>d. While the area will continue to be a major employment center, housing in 2050 will represent 17.5% of the activity units, up from 4.6 percent today.</p>	<ul style="list-style-type: none"> <li>• <b>Overlake Village:</b> from five zoning districts with a base FAR of 2.9-3.7 (residential limited to 2.5 FAR) to 5.0 FAR</li> </ul> <p>The Overlake center is comprised of three generally distinct subareas: the employment area, which is dominated by the Microsoft corporate central campus; Overlake Village, which is to become the focal point for the entire center; and a small multifamily housing area on the northeast edge of the center. All zoning districts in Overlake are mixed-use and support a wide variety of services, entertainment, educational, and cultural uses. The jobs to housing balance as well as the services needed to be a complete neighborhood, will be more balanced than what we see in Overlake today.</p>
<p><b>Transit:</b></p> <p>The center must show that it serves as major transit hub and has high quality/high capacity existing or planned service.</p>	<p>The Metro Center is served by two light rail stations and the B-Line.</p>	<p><b>MEETS CRITERIA</b></p>
<p><b>Market potential:</b></p> <p>There must be evidence of future market potential to support planning target.</p>	<p>Overlake attracts talent and families from around the world, as it is home to the Corporation, Nintendo of America, Honeywell and other high-tech companies and businesses and services to support them.</p> <p>The Center has maintained a robust level of development and redevelopment for the past decade, with several projects recently completed and/or in the pipeline, including Esterra Park, Seritage, and Modera Overlake.</p>	<p><b>MEETS CRITERIA</b></p>
<p><b>Role:</b></p> <p>There must be evidence that the center will play a clear</p>	<p>Regional Role:</p> <p>The Overlake area is an important regional hub of activity and is the third largest employment center in the Puget</p>	<p><b>MEETS CRITERIA</b></p>

<p>regional role (for example, city center of metropolitan cities, other large and fast-growing centers; important regional destination) and the jurisdiction must be planning to accommodate significant residential and employment growth under the regional growth strategy.</p>	<p>Sound region. Private and public investments are creating a dynamic place with opportunities for jobs, recreation, and housing.</p> <p>Accommodating Growth:</p> <p>In this periodic review cycle Redmond was assigned the third-highest level of growth, after Seattle and Bellevue. Overlake will take 34% of housing and 46% of jobs allocated to Redmond during this cycle, helping to keep 81% of housing and 78% of job growth within our centers - meeting the regional growth strategy of "65% of the region's residential growth and 75% of the region's employment growth to the regional growth centers and high-capacity transit station areas."</p>	
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## VISION 2050 Consistency Tool for Regional Growth Center Plans

### Center Plan Concept (Vision) / Regional Collaboration

The plan should:	Page Reference
✓ Include a vision statement that promotes accommodating growth through compact, pedestrian- and transit-oriented development.	
✓ Describe the center’s role within the city, county, and region.	
✓ Clearly identify the area as a designated regional growth center and describe the relationship of the center plan to the jurisdiction’s comprehensive plan, countywide planning policies, and VISION 2050.	
✗ Describe or reference how equitable community engagement shaped the plan’s goals, policies, and strategies.	
The plan should include policies and identify programs that:	Page/Policy Reference
✗ Encourage coordination with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable.	
✗ Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities.	
✗ Prioritize local investments in the center, including a list of specific transportation planning investments and programs and other public infrastructure investments.	

### Environment and Climate Change

The plan should:	Page Reference
✓ Identify significant environmental features in or near the center, including streams and shorelines.	✓
✓ Describe existing and planned parks, trails, and open space, including public and civic spaces.	✓
✓ Recognize the role of land use, development, and transportation on greenhouse gas emissions.	✓
The plan should include policies and identify programs that:	Page/Policy Reference
✗ Protect and enhance critical/environmentally sensitive areas, parks, and open spaces.	✗
✗ Identify and minimize gaps in equitable access to parks and open spaces.	✗
✗ Support innovative stormwater management.	✗
✗ Avoid or mitigate environmental impacts for vulnerable populations.	✗
✗ Support achievement of state and regional greenhouse gas emissions reduction goals.	
✗ Reduce air pollution and greenhouse gas emissions by increasing alternatives to driving alone.	✗
✗ Expand electric transportation infrastructure.	✗
✗ Promote innovative green building practices in design, materials selection, construction, and maintenance.	✗

Encourage retrofitting of existing buildings to reduce building energy use.

**Land Use / Development Patterns**

The plan should:	Page Reference
<p><input checked="" type="checkbox"/> Include the size of the center and describe whether the center boundary changed as part of the planning process. The plan should fully encompass the designated regional center and demonstrate defined boundaries and shape for the center, including consistency with size requirements for regional centers. Urban Growth Centers should be between 200-640 acres in size. Metro Growth Centers should be between 320-640 acres in size (may be larger if served by an internal, high-capacity transit system).</p>	
<p><input checked="" type="checkbox"/> Describe and map the mix, distribution, and location of existing and future land uses (such as residential, commercial, civic, public, etc.).</p>	
<p><input checked="" type="checkbox"/> Include the existing activity unit<sup>2</sup> density of the center. Urban Growth Centers should have a minimum existing density of 18 activity units per acre. Metro Growth Centers should have a minimum existing density of 30 activity units per acre.</p>	
<p><input type="checkbox"/> Recognize the role of the center in achieving the adopted VISION 2050 goal of attracting 65% of regional population growth and 75% of employment growth to centers and high-capacity transit station areas.</p>	

The plan should include policies and identify programs that:	Page/Policy Reference
<p><input checked="" type="checkbox"/> Establish residential and employment growth targets that accommodate a significant share of the jurisdiction’s growth, in support of VISION 2050 and the Regional Growth Strategy. Residential densities and building intensities should have capacity to accommodate higher levels of growth. <sup>3</sup> Urban Growth Centers should plan for densities of at least 45 activity units per acre. Metro Growth Centers should plan for densities of at least 85 activity units per acre. <b>Please complete Table 1 below.</b></p>	
<p><input checked="" type="checkbox"/> Encourage a mix of complementary uses, with a goal for a minimum mix of at least 15% planned residential and employment activity in the center.</p>	

<sup>2</sup> An activity unit is a person or a job.

<sup>3</sup> Growth targets are the amount of growth a jurisdiction has agreed, through the countywide process, to plan for throughout its comprehensive plan elements over the 20-year horizon of the comprehensive plan. The targets include both the baseline density (current) plus the 20-year growth. Distinct from growth targets, zoned development capacity is not time-bound and, therefore, can allow higher levels of development.

- ✓ Establish design standards for pedestrian-friendly, transit-oriented development and other transit-supportive planning that orients land uses around transit. Eliminate superblocks through innovative site design and public/private partnerships.
- ✓ Promote infill development, particularly on underutilized parcels.
- ✓ Increase access to opportunity, including employment and education opportunities and improved neighborhood quality of life.

<b>Table 1 Growth Targets</b>	<b>Existing (Baseline) Conditions</b>	<b>Adopted Center Growth Target*</b>	<b>Zoned Development Capacity (meet or exceed target)</b>	<b>Page Reference</b>
<b>Population</b>				
<b>Housing Units</b>				
<b>Employment</b>				

\*The plan’s land use assumptions for travel modeling must be consistent with the adopted center growth targets.

**Housing**

<b>The plan should:</b>	<b>Page Reference</b>
<ul style="list-style-type: none"> <li>⊗ Document the total existing housing units, including a breakdown by type, affordability (including subsidized housing), and special housing needs.</li> <li>✓ Assess future housing need in the center as part of the jurisdiction-wide housing needs assessment.</li> </ul>	
<b>The plan should include policies and identify programs that:</b>	<b>Page/Policy Reference</b>
<ul style="list-style-type: none"> <li>✓ Address density standards and development regulations to ensure a variety of housing types for all major household income categories are allowed.<sup>4</sup></li> <li>✓ Demonstrate how housing targets and goals will be met.</li> <li>⊗ Reduce the risk of residential displacement through a variety of anti-displacement strategies, including leveraging growth opportunities to provide new affordable units and preserving existing affordable housing.</li> </ul>	

<sup>4</sup> VISION 2050 uses the following household income categories and definitions to track regional housing affordability: Middle (80-120% of area median income (AMI)); Moderate (50%-80% of AMI); Low (Below 50% of AMI); and Very Low (Below 30% of AMI).

- ✓ Encourage coordination with housing organizations and community groups to address issues of homelessness, fair housing, anti-displacement, etc. Partnering with housing program and service providers can promote more equitable housing opportunities within the center.

## Economy

The plan should:	Page Reference
<ul style="list-style-type: none"> <li>✓ Describe key economic sectors and industry clusters in the center, including those recognized in the Regional Economic Strategy.</li> </ul>	
<ul style="list-style-type: none"> <li>☑ Demonstrate the center’s market potential for accommodating future population and job growth.<sup>5</sup></li> </ul>	
The plan should include policies and identify programs that:	Page/Policy Reference
<ul style="list-style-type: none"> <li>✓ Encourage the use of economic development tools to promote retention, expansion, and growth of employment opportunities within the center.</li> </ul>	
<ul style="list-style-type: none"> <li>⊗ Reduce the risk of commercial displacement through a variety of anti-displacement strategies.</li> </ul>	
<ul style="list-style-type: none"> <li>⊗ Expand access to economic opportunities through actions such as adopting a priority hire ordinance, encouraging workforce development partnerships, and identifying pipeline education or training opportunities.</li> </ul>	

## Transportation

The plan should:	Page Reference
<ul style="list-style-type: none"> <li>☑ Describe relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, ferry, and express bus) and local transit. Existing and planned transit service in the center should be referenced.</li> </ul>	
<ul style="list-style-type: none"> <li>✓ Demonstrate coordination with transit agencies.</li> </ul>	
<ul style="list-style-type: none"> <li>✓ Identify planned transportation investments, programs, and resources, including transit, pedestrian and bicycle facilities, and projects to eliminate superblocks or modal conflicts and promote safety and connectivity.</li> </ul>	

<sup>5</sup> A market study is recommended for all jurisdictions with centers. Market studies are required for designation of new centers and regional growth centers that have existing density levels below the level required for new centers at the time of the 2025 monitoring review. See pages 9-10 of the [Regional Centers Framework](#) for more information.

- ✓ Include a map of existing and planned pedestrian and bicycle facilities and determine what links are required to improve connectivity.
- ✓ Include a map of the existing street pattern and determine what links are required to improve connectivity.
- ✓ Include a mode-split goal.

**The plan should include policies and identify programs that:**

**Page/Policy Reference**

- ✓ Support an integrated multimodal transportation network, including pedestrian and bicycle facilities, and linkages to adjacent neighborhoods and districts.
- ✓ Plan for streets that serve all users, including pedestrians, bicyclists, transit users, vehicles, and - where appropriate - freight.
- ✓ Support context-sensitive design of transportation facilities.
- ✓ Encourage environmentally friendly street ("green street") treatments.
- ✓ Adopt level-of-service standards and concurrency provisions tailored for the center to encourage transit.
- ✓ Establish a parking management strategy that addresses supply of parking, on-street parking, and mitigating effects of parking.
- ✓ Identify strategies to achieve a mode-split goal that advances a more sustainable mix of auto, transit, and non-motorized trips.

**Public Services**

**The plan should:**

**Page Reference**

- ✓ Describe or reference local capital plans for infrastructure specific to the center, as well as their financing (such as sewer, water, gas, electric, telecommunications).

**The plan should include policies and identify programs that:**

**Page/Policy Reference**

- ✓ Ensure facilities are provided consistent with targeted growth.
- ✓ Ensure availability of public services, including K-12 education, to meet the needs of businesses and residents.

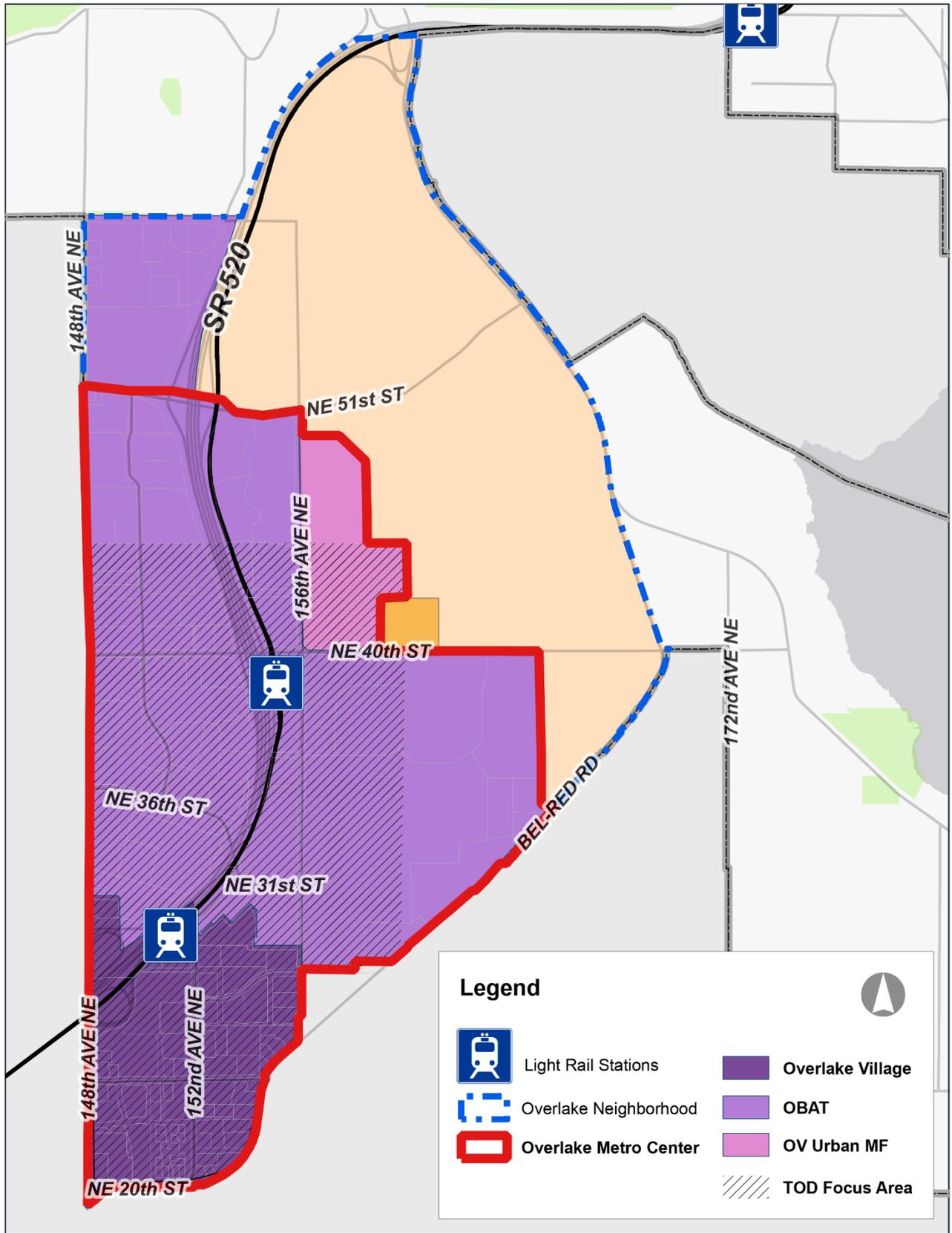
**Discussion Questions | Innovation, Engagement, and Racial Equity**

The following questions address the Regional Centers Framework's intention for more inclusive, equitable development and engagement in centers and the desired outcomes for equity. Responses are an opportunity for the jurisdiction to highlight the most noteworthy aspects of the plan and the planning process. Responses also help tell PSRC boards how the plan is working to implement VISION 2050 and how the plan meets certification requirements.

- **How were different stakeholders (e.g., community members, business owners, tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable) engaged during the planning process? Were any new or innovative engagement techniques employed to reach historically underrepresented groups?**
- **How was racial equity considered in the planning process and addressed in the plan? Do you have examples of innovative policies that work to advance racial equity?**
- **Are there any additional innovative policies or programs to highlight from the center plan?**

**APPENDIX E. Large Format Maps**

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## Chapter 13.20

### **~~STORM WATER~~ Stormwater DRAINAGE CAPITAL FACILITIES CHARGES**

Sections:

- 13.20.010 Purpose.**
- 13.20.020 Definitions.**
- 13.20.030 ~~STORM WATER~~ Stormwater capital facilities charges imposed.**
- 13.20.040 Citywide ~~STORM WATER~~ stormwater capital facilities charge.**
- 13.20.045 Downtown sub-basin ~~STORM WATER~~ stormwater capital facilities charge.**
- 13.20.047 Overlake sub-basin ~~STORM WATER~~ stormwater capital facilities charge.**
- 13.20.050 ~~STORM WATER~~ Stormwater capital improvement fund.**
- 13.20.060 *Repealed.***
- 13.20.070 Collection of charges.**
- 13.20.080 Recording payments.**
- 13.20.090 *Repealed.***
- 13.20.100 Additional requirements for development.**

#### **13.20.010 Purpose.**

The purpose of this chapter is to establish ~~STORM WATER~~ stormwater connection or capital facilities charges for all properties within the City that are hereafter developed with impervious surface. (Ord. 2921 § 2 (part), 2018: Ord. 2566 § 2 (part), 2010: Ord. 2464 § 4 (part), 2009: Ord. 2306 § 1, 2006: Ord. 2041 § 1 (part), 1999).

#### **13.20.020 Definitions.**

As used in this chapter, the following terms have the meanings set forth below:

- A. "Development" means any alteration by grading or filling of the ground surface, or by construction of any improvement or other impervious surface area that affects the hydraulic properties of any parcel of land.

B. "Impervious surface" means those hard surfaced areas which either prevent or retard the entry of water into the soil in the manner that such water entered the soil under natural conditions preexisting any development on the property, and/or those hard surfaced areas which cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexisting any development on the property, including, but not limited to, such surfaces as rooftops, asphalt or concrete sidewalks, paving, driveways, parking lots, walkways, patio areas, storage areas, and gravel, oiled macadam, or other surfaces which similarly affect the natural infiltration or runoff patterns existing prior to development.

C. "Impervious unit" means a configuration or conglomeration of impervious surface estimated to contribute an amount of runoff to the City's ~~STORM WATER~~ stormwater management system which is approximately equal to that created by the average single-family residential parcel. One impervious unit (IU) is equivalent to two thousand square feet of impervious surface area. For purposes of computation of the charges provided for in this chapter, impervious units are truncated (rounded down) to the nearest tenth.

D. "Regional ~~STORM WATER~~ stormwater facilities" or "regional system" means public conveyance, detention, infiltration, and/or water quality facilities designed to manage ~~STORM-WATER~~ stormwater runoff from specific areas of the City to meet the City's water quality goals, and to support new development in a cost effective manner. Properties being developed may have the option to or be required to participate in the financing of the facilities, and in return requirements for onsite controls are eliminated or reduced. Proposed facilities are shown on the Proposed Regional ~~STORM WATER~~ stormwater Facilities Map in the Clearing, Grading, and ~~STORM-WATER~~ stormwater Management Technical Notebook. (Ord. 2921 § 2 (part), 2018; Ord. 2566 § 2 (part), 2010; Ord. 2464 § 4 (part), 2009; Ord. 2306 § 2, 2006; Ord. 2041 § 1 (part), 1999).

### **13.20.030** ~~STORM WATER~~ **Stormwater** capital facilities charges imposed.

There are hereby established ~~STORM-WATER~~ stormwater capital facilities charges which shall be imposed upon all parcels which are proposed to be developed within the City. No building permit, short subdivision or subdivision approval, or other permit allowing development within the City shall be granted except upon payment of a citywide ~~STORM-WATER~~ stormwater capital facilities charge and, if established, a sub-basin ~~STORM-WATER~~ stormwater capital facilities

charge. Public capital projects are subject to the sub-basin ~~STORM-WATER~~ stormwater capital facilities charges. (Ord. 2921 § 2 (part), 2018: Ord. 2566 § 2 (part), 2010: Ord. 2464 § 4 (part), 2009: Ord. 2041 § 1 (part), 1999).

### **13.20.040 Citywide ~~storm-water~~ stormwater capital facilities charge.**

The citywide ~~STORM-WATER~~ stormwater capital facilities charge established by RMC [13.20.030](#) shall be calculated for property development based upon the number of impervious units proposed to be created by the development. The charge is \$1,342.00 for each impervious unit. The total charge to be paid in connection with any development approval shall be determined by multiplying the total number of impervious units to be created by the proposed development by the charge for each unit. (Ord. 2921 § 2 (part), 2018: Ord. 2566 § 2 (part), 2010: Ord. 2464 § 4 (part), 2009: Ord. 2320 § 2, 2006: Ord. 2041 § 1 (part), 1999).

### **13.20.045 Downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge.**

The downtown sub-basin is an area generally bordered by the Sammamish River to the west, Bear Creek to the east, the railroad corridor to the south and NE 95th Street to the north. The sub-basin is depicted in a map in the ~~CLEARING, GRADING, AND STORM-WATER MANAGEMENT~~ Stormwater Technical Notebook.

A. Parcels which are proposed to be developed within the downtown sub-basin shall not be required to construct on-site ~~STORM-WATER~~ stormwater detention and water quality facilities as required elsewhere in this code. In lieu of such construction, a downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge is hereby imposed upon all such parcels. The downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge shall be used by the City to design, acquire property for, and conduct other activities necessary to construct regional ~~STORM-WATER~~ stormwater conveyance, detention and water quality facilities (the regional system).

B. The downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge shall be calculated for property development based upon the number of impervious units proposed to

be created by the development. The charge is \$5,979.00 for each impervious unit. A credit of 80 percent may be applied to the number of nonpollution generating impervious units that are managed by an approved private infiltration facility meeting current standards. The total charge to be paid in connection with any development approval shall be determined by multiplying the total number of impervious units to be created by the proposed development by the charge for each such unit minus the number of creditable impervious units multiplied by 0.80 of the charge for each unit.

C. The downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge provided for in this section shall be in addition to the citywide ~~STORM-WATER~~ stormwater capital facilities charge established by RMC [13.20.030](#) and [13.20.040](#). No building permit, short subdivision or subdivision approval, or other permit allowing development within the downtown sub-basin, shall be granted except upon payment of said downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge.

D. Owners of properties adjacent to the Sammamish River or adjacent to the publicly owned property immediately adjacent to the Sammamish River may seek to have their properties opt out of the City's regional (sub-basin) ~~STORM-WATER~~ stormwater system and the downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge or may seek a reduced downtown sub-basin ~~STORM-WATER~~ stormwater capital facility charge. These properties must also have (or be able to construct) a private discharge system to the river.

1. Any owner of property that seeks to opt out shall make a proposal to the City identifying the ability of a property or set of properties to be served by a private discharge system to the river. Private properties under common control and/or properties that are part of an existing private drainage system may be included in an opt-out proposal. Properties separated by a public right-of-way may be included only if they are connected by an existing private drainage system. The Technical Committee will review the proposal and will approve it if the Technical Committee determines that the proposed private drainage system:

- a. detains and treats all ~~STORM-WATER~~ stormwater from the properties proposed or required to be served by the private drainage ~~-STORM-WATER~~ stormwater system in a manner that meets all city water quality and quantity control standards;

- b. can be constructed, installed, or improved without interfering with the ongoing operation of any other utility line or improvement within the public right-of-way or public property;
  - c. can be constructed, installed, or improved within easements or other property interests owned or controlled by the applicant;
  - d. will not adversely impact other properties in the vicinity; and
  - e. otherwise meets the requirements of the City's codes and standards.
2. The Director of Public Works and any property owner who would qualify to opt out of the regional ~~STORM WATER~~ stormwater system and downtown sub-basin ~~STORM WATER~~ stormwater capital facilities charge may agree on a reduced downtown sub-basin ~~storm-water~~ stormwater capital facilities charge in exchange for the property owner not opting out. The reduced charge shall be based on the estimated cost to design and construct the private ~~STORM WATER~~ stormwater detention and water quality facilities that would be necessary to provide a private ~~STORM WATER~~ stormwater discharge system meeting the City's regulations, together with the amount by which the value of the property owner's property would be affected by the use of a portion of that land for the private ~~STORM-WATER~~ stormwater facilities. If the Director of Public Works and the property owner agree on the amount of the reduced downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge, the reduced charge shall be agreed to in a written instrument to be recorded against the title of the property. The reduced charge shall thereafter be applied to all properties or parcels subject to the agreement, and the property owner may not thereafter opt out of the regional (sub-basin) ~~STORM-WATER~~ stormwater system and the reduced downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge for those properties or parcels without the City's consent.
3. The ability to opt out provided by this section applies only to the regional ~~STORM-WATER~~ stormwater system and the downtown sub-basin ~~STORM-WATER~~ stormwater capital facilities charge. All other charges, including, but not limited to, the citywide capital facilities charge, the monthly ~~STORM-WATER~~ stormwater rates, and the ~~STORM WATER~~ stormwater engineering, plan review, and processing fees associated with development applications, provided elsewhere in this title shall continue to apply to properties that have opted out or for which a reduced downtown sub-basin ~~STORM-WATER~~ stormwater capital

facilities charge has been agreed upon. (Ord. 2921 § 2 (part), 2018: Ord. 2566 § 2 (part), 2010: Ord. 2464 § 4 (part), 2009: Ord. 2320 § 3, 2006).

### **13.20.047 Overlake sub-basin ~~STORM WATER~~ stormwater capital facilities charge.**

The Overlake sub-basin is an area generally bordered by 148th Ave NE to the west, 156th Ave NE to the east, NE Bel-Red Road to the south and NE 40th Street to the north. The sub-basin is depicted in a map in the Clearing, Grading, and ~~STORM WATER~~ stormwater Management Technical Notebook. The Overlake Village Design District is a portion of the Overlake sub-basin identified within the Redmond Community Development Guide.

A. Parcels which are proposed to be developed within the Overlake sub-basin shall be required to construct only those onsite ~~STORM WATER~~ stormwater detention and water quality facilities noted below and ~~AS FURTHER DESCRIBED IN THE CLEARING, GRADING, AND STORM WATER MANAGEMENT TECHNICAL NOTEBOOK~~ as further described in the Stormwater Technical Notebook

1. Fully infiltrate roof runoff where soils allow. (This may impact a project's ability to achieve the maximum allowable impervious coverage.)

2. Meet Minimum Requirement #5 by fully infiltrating other hard surfaces where feasible.

3. Construct any interim stormwater facilities required to protect downstream properties until regional facilities are constructed.

~~• THOSE ONSITE STORM WATER TREATMENT AND/OR INFILTRATION FACILITIES REQUIRED IN THE OVERLAKE VILLAGE DESIGN DISTRICT.~~

~~• LOW IMPACT DEVELOPMENT REQUIRED WHERE FEASIBLE.~~

~~• INTERIM STORM WATER FACILITIES THAT MAY BE REQUIRED TO PROTECT DOWNSTREAM PROPERTIES UNTIL REGIONAL FACILITIES ARE CONSTRUCTED.~~

In lieu of construction of additional facilities, an Overlake sub-basin ~~STORM WATER~~ stormwater capital facilities charge is hereby imposed upon all such parcels. The Overlake sub-basin ~~STORM WATER~~ stormwater capital facilities charge shall be used by the City to design, acquire property

for, and conduct other activities necessary to construct regional stormwater conveyance, detention and water quality facilities (the regional system).

B. The Overlake sub-basin ~~STORM WATER~~ stormwater capital facilities charge shall be calculated for property development based upon the number of impervious units proposed to be created by the development. The charge is \$10,929.00 for each impervious unit. A credit of 80 percent may be applied to the number of impervious units that are managed by an approved private infiltration facility meeting current standards. The total charge to be paid in connection with any development approval shall be determined by multiplying the total number of impervious units to be created by the proposed development by the charge for each such unit minus the number of creditable impervious units multiplied by 0.80 of the charge for each unit.

C. The Overlake sub-basin ~~STORM WATER~~ stormwater capital facilities charge provided for in this section shall be in addition to the citywide ~~STORM WATER~~ stormwater capital facilities charge established by Sections [13.20.030](#) and [13.20.040](#). No building permit, short subdivision or subdivision approval, or other permit allowing development within the Overlake sub-basin shall be granted except upon payment of said Overlake sub-basin ~~STORM WATER~~ stormwater capital facilities charge. (Ord. 2921 § 2 (part), 2018; Ord. 2592 § 2, 2011; Ord. 2566 § 2 (part), 2010; Ord. 2464 § 4 (part), 2009; Ord. 2443 § 3, 2009).

### **13.20.050 ~~STORM WATER~~ Stormwater capital improvement fund.**

There is established a ~~STORM WATER~~ stormwater capital improvement fund into which shall be paid all ~~STORM WATER~~ stormwater capital facilities charges collected under this chapter, all area and frontage charges collected under previous ordinances, and all contributions made by the City and from other sources, and from which shall be paid the cost and expense of planning, designing, acquiring property, constructing and installing general and regional facilities for ~~STORM WATER~~ stormwater management and flood control. (Ord. 2921 § 2 (part), 2018; Ord. 2566 § 2 (part), 2010; Ord. 2464 § 4 (part), 2009; Ord. 2041 § 1 (part), 1999).

### **13.20.060 Disbursements to district.**

*Repealed by [Ord. 2306](#).* **13.20.070 Collection of charges.**

The ~~STORM WATER~~ stormwater capital facilities charges imposed by this chapter shall be paid prior to issuance of any building permit, short subdivision or subdivision approval, or other permit allowing development within the City. (Ord. 2921 § 2 (part), 2018: Ord. 2566 § 2 (part), 2010: Ord. 2464 § 4 (part), 2009: Ord. 2041 § 1 (part), 1999).

### **13.20.080 Recording payments.**

The Public Works Department shall establish a system for recording payments of ~~STORM WATER~~ stormwater capital facilities charges made pursuant to this chapter in order that credit may be recorded and given for contributions made for ~~STORM WATER~~ stormwater management general facilities and regional facilities in connection with that property. It is the intent of this section that development shall not be charged twice for the same proposed impervious unit and that where a proposed impervious unit has been paid for pursuant to a short subdivision or subdivision approval, site plan approval, or other development approval required by the City, the applicant shall not be charged a second time for that unit when a building or other subsequent permit for the same development is issued. (Ord. 2921 § 2 (part), 2018: Ord. 2566 § 2 (part), 2010: Ord. 2464 § 4 (part), 2009: Ord. 2041 § 1 (part), 1999).

### **13.20.090 Additional requirements for development within district.**

*Repealed by [Ord. 2306](#).* **13.20.100 Additional requirements for development.**

The owners of all property within the City being improved or developed shall be responsible for the installation of an adequate ~~STORM WATER~~ stormwater management system within his or her property in conformity with city standards and in conformity with the comprehensive ~~STORM WATER~~ stormwater management plan of the City. Payment of the citywide and sub-basin capital facilities charges shall not relieve property owners and developers from installing such systems or from making such improvements to downstream ~~STORM WATER~~ stormwater

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facilities as may be necessary to convey ~~STORM WATER~~ stormwater water from the property to a receiving water or to a regional ~~STORM WATER~~ stormwater facility without downstream flooding. (Ord. 2921 § 2 (part), 2018: Ord. 2566 § 2 (part), 2010: Ord. 2464 § 4 (part), 2009: Ord. 2306 § 3, 2006: Ord. 2041 § 1 (part), 1999).

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**The Redmond Municipal Code is current through Ordinance 3127, passed July 18, 2023.**

Disclaimer: The city clerk's office has the official version of the Redmond Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.redmond.gov](http://www.redmond.gov)

[Hosted by Code Publishing Company, A General Code Company.](#)



# **SEPA Infill Exemptions, Planned Action and Overlake Neighborhood Plan Addendum**

City Council Staff Report  
May 7, 2024



# Agenda

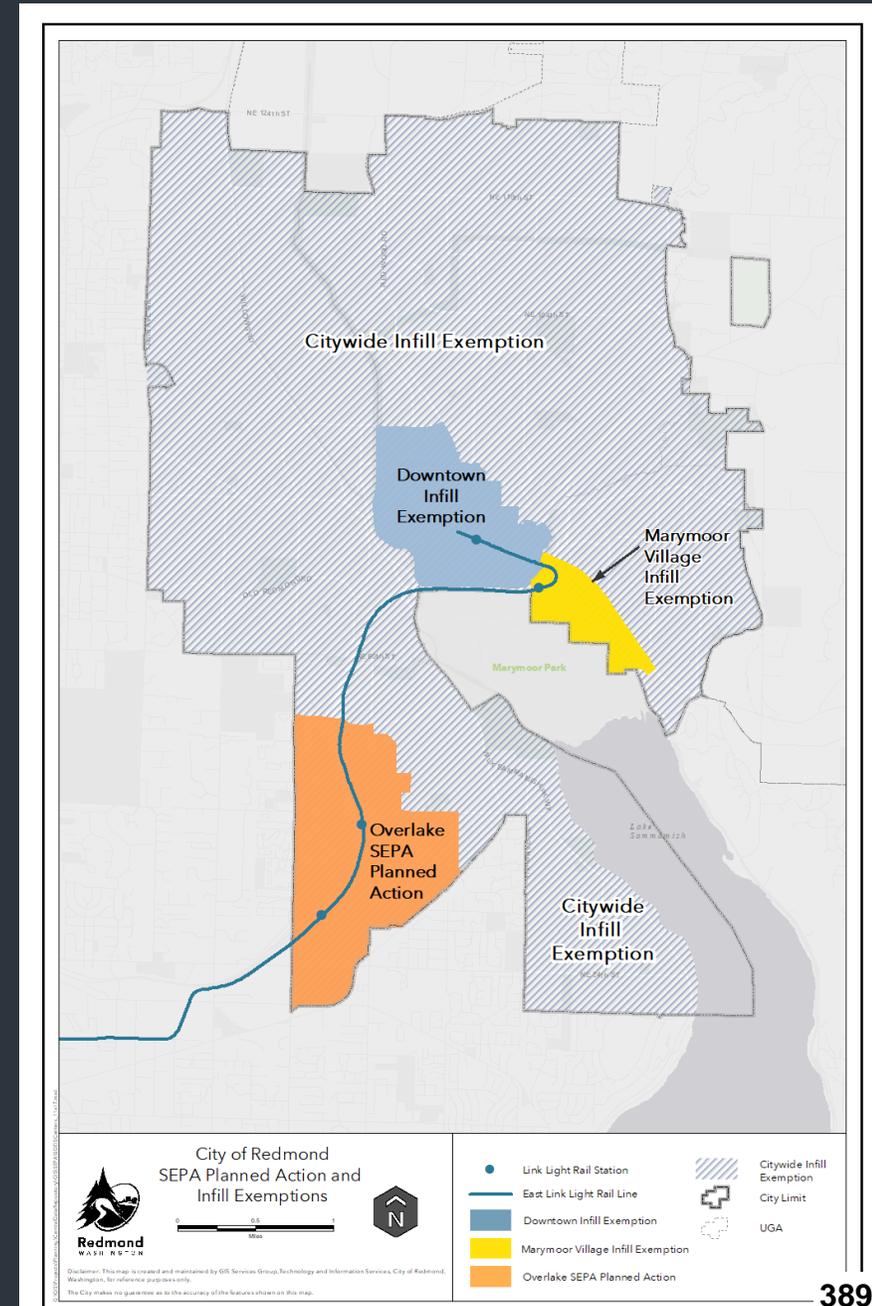
- SEPA Regulation Updates
- Overlake Neighborhood Plan Addendum
- RMC Updates

## Objective

**Provide overview of these implementation actions that implement Redmond 2050 policy.**

# 21.70 SEPA Regulation Updates Proposed

- Expand categorical exemption thresholds
- Add infill exemptions
- Update Overlake Planned Action
- Remove "his or her" language and
- Update procedures, general requirements, and substantive authority sections (consistency with changes to RZC 21.76, etc.)
- Reference to new Appendix 11



# Overlake Planned Action and Neighborhood Plan Addendum

- Planned Action updated to match Redmond 2050 growth allocations and timelines, make Metro Center the boundary
- Applicability and mitigation measures updated and moved to new RZC Appendix 11
- Overlake Neighborhood Plan Addendum
  - *Required for Center Certification, no new policies - using what is already reviewed / recommended*



+	<b>Mitigation Measure:</b> An action taken to prevent, reduce, or control adverse environmental effects of a planned action consistent with WAC 197-11-768, as described in the Final EIS and incorporated into Exhibit B of this Ordinance.
✓	<b>Performance Measure:</b> A criterion that any development must adhere to <u>in order to</u> meet current City codes and other standards and demonstrate that it is consistent with the Final EIS. <i>Note: In some cases, applicable development regulations may allow multiple pathways to achieve outcomes whereas t</i> Planned Action mitigation might be more specific.

# Categorical Exemptions

Some types of projects and some agency actions have been exempted from the requirements of SEPA by the Legislature.

These exemptions are contained in state law, Chapter 43.21C RCW and [WAC 197-11-800\(1\)\(d\)](#).

## Proposed Revision:

1. Residential Development. The construction or location of any residential structures with maximum exemption levels of:
  - a. 30 or fewer single-family dwelling units; or
  - b. 100 or fewer single-family less than 1,500 square feet in size; or
  - c. ~~60~~200 or fewer multifamily units;

# Infill Exemptions

## Infill Exemptions

**Downtown:** RCW 43.21C.229(2)(a)

**Marymoor:** RCW 43.21C.229(2)(a)  
(Limitations apply in Marymoor Core and Marymoor Edge zone)

### Citywide:

- [RCW 43.21C.229\(2\)\(a\)](#) for mixed use zones: NMU, CMU, UMU
- [RCW 43.21C.229\(3\)](#) for residential zones: NR, NM

NMU = Neighborhood Mixed-Use  
CMU = Corridor Mixed-Use  
UMU = Urban Mixed Use

NR = Neighborhood Residential  
NM = Neighborhood Multi-Family

- [RCW 43.21C.229\(2\)\(a\)](#) categorically exempts:
  - (i) Residential development;
  - (ii) Mixed-use development; or
  - (iii) Commercial development up to 65,000 square feet, excluding retail development;
- [RCW 43.21C.229\(3\)](#) exempts:
  - All project to develop one or more residential housing units (single-family, missing middle, or multi-family)

# Overlake Planned Action Revisions

- Update to match Redmond 2050 growth allocations and timelines
- Reserving what remains under current planned action until it expires (2030)
- Updates to mitigation measures (reflecting updated Best Available Science and what's needed to accommodate growth)
- Applicability and mitigation measures moved to new RZC Appendix 11
- Change applicable area from OBAT and OV zones to Metro Center

# Mitigation

## New RZC Appendix 11

Planned Action Ordinance  
Checklist

Mitigation Measures and  
Performance Standards

Regulations Serving as  
Mitigation Measures



**Mitigation Measure:** An action taken to prevent, reduce, or control adverse environmental effects of a planned action consistent with WAC 197-11-768, as described in the Final EIS and incorporated into Exhibit B of this Ordinance.



**Performance Measure:** A criterion that any development must adhere to in order to meet current City codes and other standards and demonstrate that it is consistent with the Final EIS. *Note: In some cases, applicable development regulations may allow multiple pathways to achieve outcomes whereas the Planned Action mitigation might be more specific.*

# Overlake Neighborhood Plan Addendum

- **Required for Center Certification**
- **NO NEW POLICIES OR MITIGATION** – All using what is already reviewed / recommended
- Collecting information from EIS documents, the Comp Plan, Transportation Master Plan, and other functional plan updates and pulling all Overlake related information into one document
- Other data required for certification added
- NOTE: maps are being updated and will be swapped out when done

# RMC Update

- Because we are changing zoning regulations, we should make sure that the Capital Facility Charges Code uses the new zoning district names
- Overlake Village going from 80% to 100% impervious surface allowance (with same language as used for 100% impervious in Downtown), but stormwater management approach needs to be updated to support this change and still advance the City's Stormwater Regional Facilities Program and meets NPDES permit obligations

# Questions?

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Beckye Frey, Principal Planner, [bfrey@redmond.gov](mailto:bfrey@redmond.gov)

Lauren Anderson, Senior Planner, [landerson@redmond.gov](mailto:landerson@redmond.gov)



**Redmond**  
WASHINGTON



Memorandum

Date: 5/7/2024  
Meeting of: City Council

File No. AM No. 24-064  
Type: New Business

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

N/A	Council President Kritzer	N/A
N/A	Council Vice-President Forsythe	N/A

DEPARTMENT STAFF:

Executive	Malisa Files	Chief Operating Officer
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**TITLE:**  
Approval of Revisions to City Council Rules and Procedures

**OVERVIEW STATEMENT:**  
For Council’s review and approval, Attachment A contains proposed revisions to the Council Rules and Procedures as discussed on April 9<sup>th</sup> and April 23<sup>rd</sup>.

Additional Background Information/Description of Proposal Attached

**REQUESTED ACTION:**

- Receive Information
- Provide Direction
- Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Council Rules of Procedure
- **Required:**  
N/A
- **Council Request:**  
Council requested potential changes to the Rules of Procedure to address prevention of hate speech and disruptions to Items from the Audience. Per the Study Session discussion on April 9<sup>th</sup> and April 23<sup>rd</sup> , the item is on the May 7<sup>th</sup> business meeting agenda for approval.
- **Other Key Facts:**  
N/A

**OUTCOMES:**

Attachment A contains proposed changes to the Council Rules and Procedures. Specifically, the proposed revisions include:

- Council Rules of Procedures Section K Public Participation
- New Section Enforcement of Rules - Attendees

At the Study Session on April 9<sup>th</sup> and Council Talk Time on April 23<sup>rd</sup>, Council had asked for revisions to the proposed changes, including:

- Elimination of Chair discretion on time limits.
- Removal of the Participation Guide as it is not a Council approved document. Revisions to the Participation Guide will be made after approval of the Rules and Procedures to make the two documents consistent.

Staff will be at the May 7, 2024, Council meeting to answer any questions the Council may have.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

**BUDGET IMPACT:**

**Total Cost:**  
N/A

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

**Budget Offer Number:**  
N/A

**Budget Priority:**  
Strategic and Responsive

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

**Funding source(s):**  
N/A

**Budget/Funding Constraints:**

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
4/9/2024	Study Session	Provide Direction
4/23/2024	Study Session	Receive Information

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

There are no time constraints on this item.

**ANTICIPATED RESULT IF NOT APPROVED:**

If changes are not approved, Council Rules and Procedures will remain unchanged.

**ATTACHMENTS:**

Attachment A: Proposed revisions to the Council Rules and Procedures

## Attachment A

### Council Rules of Procedure

#### Rule IV

#### **K. Public Participation**

1. Anyone may address the City Council ~~, on any topic,~~ during any regular business meeting, under the Items from the Audience section of the agenda. Such public comment must pertain to City Business. Anyone wishing to provide public comment must identify the matter of City Business they wish to comment upon on the sign-in sheet prior to providing public comment. City Business is considered something germane to the ongoing and regular operations of the City and/or topics which would routinely involve the government of the City of Redmond.

Public commenters may not provide any comments which would be considered incitement (comments where such advocacy is directed to inciting or producing imminent lawless action and is likely to incite or produce such action), fighting words (words likely to provoke the average person to retaliation, and thereby cause a breach of the peace), true threats (occur when the speaker “means to communicate a serious expression of an intent to commit an act of unlawful violence to a particular individual or group of individuals), obscenity (material which appeals to the prurient interest in sex, depict or describe sexual conduct in a patently offensive way, and lacks serious literary, artistic, political, or scientific value), or any other type of speech which is not legally protected speech under the First Amendment of the Constitution of the United States. The explanations provided are examples only and the true scope of those prohibited topics is based on then-current controlling law.

If a commenter fails to directly associate their comments with City Business or such comments stray from the City Business initially identified on the sign-in sheet, or they speak to topics prohibited by these rules, the speaker will be provided one opportunity to correct the identified issue with their comments. If the public comment continues to be in violation of these rules, the public comment will be deemed to be disruptive and the commenter’s opportunity for public comment will be terminated.

Public comments will be invited ~~,~~ for a maximum of three minutes per person, unless otherwise prohibited in this section. All speakers must conclude their public comments when the applicable time-period ends. Any public comments made after the conclusion of the provided time are considered disruptive and may result in removal of the speaker from the meeting.

The City requests that public commenters avoid conduct which is unreasonably loud, disruptive, or discourteous.

The Items from the Audience portion of the meeting is designed to allow for public comment made to the Council through the Mayor. Public comment should not directly address staff or the audience.

The City respects and values a diversity of opinions and perspectives and asks that all comments be free from hate, harassment, obscenities, or other derogatory language about other people or groups based on age, race, ethnicity, country of origin, sexual orientation, gender identity, ability, religion, income, political persuasion, or cultural practices.

2. Members of the public shall present all testimony from the testimony podium, and shall not approach the dais unless requested.

3. ~~All Paper meeting~~ materials submitted by the public during testimony ~~shall may~~ be handed to the City Clerk for possible further distribution to the Council. The City Clerk and Chair of the meeting will review the materials for safety before distribution to Council. No other item types will be distributed to City Council.

4. Unruly, disruptive behavior shall not be permitted by any person attending a Council meeting and shall result in removal of said person from the premises. Per RCW 42.30.050, in the event that any meeting is interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are interrupting the meeting, the members of the governing body conducting the meeting may order the meeting room cleared and continue in session or may adjourn the meeting and reconvene at another location selected by majority vote of the members. In such a session, final disposition may be taken only on matters appearing on the agenda. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the governing body from establishing a procedure for readmitting an individual or individuals not responsible for disturbing the orderly conduct of the meeting.

5. General Prohibition on Use of Public Facilities. RCW 42.17A.555 prohibits the use of facilities of a public office to support or oppose a ballot measure or an election campaign for public office. This provision applies to all units of local government and their officials and employees. The term “public facilities” is defined to include the use of stationery, postage, equipment, use of employees during working hours, vehicles, office space, publications of the office, or lists of persons served by the local government. This prohibition means that elective or appointed personnel of local governments may not work to support or oppose a 20 ballot proposition during work time or allow public facilities to be used for that purpose. This provision includes, and is not limited to, the use of the “Items from the Audience” section of regular Council business meetings for members of the public to speak in support or opposition of any campaign or ballot proposition.

## **NEW SECTION**

### **Enforcement of Rules – Attendees**

1. The Chair of the meeting shall preserve the order and decorum of meeting at all times. If an individual fails to comply with these rules, the Chair of the meeting, or any council member may, by way of a point of order to the chair of the meeting, issue a warning to the individual that the individual’s behavior is out of order. If the individual continues to engage in activity that these rules prohibit, the Chair of the meeting may:

- a. Terminate the individual’s comment period;
- b. Direct security staff to assist an individual to the individual’s seat; or
- c. Direct security staff to remove the individual from the meeting room.

2. Any individual ordered to be removed from a meeting pursuant to this rule shall be excluded from returning to that same meeting from which the individual was removed.

3. If an individual fails to comply with the requirements of these rules over the course of two or more meetings occurring within a 30-day time period, or over the course of two or more consecutive meetings of the same body, the Chair of the meeting, or any council member, by way of point of order to the Chair, may propose to exclude the individual from participation in future public comment periods before the Council, or exclude the individual from attendance at future meetings by a majority vote of the council.

- a. The individual shall be informed of the specific reason for, and the specific terms of, the exclusion.
- b. An initial and any subsequent exclusion of an individual from future participation in public comment periods or future attendance at meetings may be issued for up to 28 calendar days.
- c. If an individual is subject to an exclusion from future attendance at meetings for a period of 28 calendar days, and further engages in activity that violates these rules, within 60 days after the termination of the exclusion period, an additional exclusion from future attendance at meetings may be issued for up to 90 calendar days.
- d. If an individual is subject to an exclusion from future attendance at meetings for a period of 90 or more calendar days, and further engages in activity that violates these rules, within 60 days after the termination of the exclusion period, an additional exclusion from future attendance at meetings may be issued for up to 180 calendar days.
- e. The length of the period of any exclusion may depend upon the seriousness of the disruption, the number of disruptions, and the individual’s prior record with conduct at meetings.
- f. When excluded from future public comment periods, or from future attendance at meetings, the excluded individual may submit written comments to the City Clerk for distribution to the Council at future public comment periods.

4. Any decision to issue a warning or impose a sanction or exclusion for disruptive activity may be overruled by a majority vote of those council members in attendance either at the meeting where the disruption takes place or at the next regularly scheduled City Council business meeting.

5. Any individual excluded from participation in future public comment periods or from attendance at future meetings for a period of more than two calendar days may appeal the exclusion by submitting a written appeal to the City Council within five business days after receiving notice of the exclusion. Upon receipt of a written appeal, the City Council shall consider the appeal at its next regularly scheduled business meeting. The individual's exclusion from public comment periods or from attendance at meetings shall remain in effect during the Council's consideration of the appeal.

City of Redmond  
Payroll Check Approval Register  
Pay period: 4/1 - 4/15/2024  
Check Date: 4/25/2024

Check Total:	\$	77,370.59
Direct Deposit Total:	\$	2,727,006.21
Wires & Electronic Funds Transfers:	\$	1,708,212.47
Grand Total:	\$	<u>4,512,589.27</u>

We, the undersigned Council members, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim.

All Checks numbered **188201** through **188235** ,  
Direct deposits numbered **165178** through **165926** , and  
Electronic Fund transfers **1700** through **1704**  
are approved for payment in the amount of **\$4,512,589.27**  
on this **7 day of May 2024**.

**Note:**

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City of Redmond  
Payroll Final Check List  
Pay period: 4/1 - 4/15/2024  
Check Date: 4/25/2024

Total Checks and Direct deposit:	\$	3,994,133.97
Wire Wilmington Trust RICS (MEBT):	\$	518,455.30
Grand Total:	\$	<u>4,512,589.27</u>

I, the Human Resources Director, do hereby certify to the City Council, that the checks and direct deposits presented are true and correct to the best of my knowledge.

DocuSigned by:  
*Catherine Laird*  
7C0092BCC9C549B

Human Resources Director, City of Redmond  
Redmond, Washington

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City of Redmond  
Payroll Check Approval Register  
Pay period: 4/1 - 4/30/2024  
Check Date: 4/30/2024

Check Total:	\$	-
Direct Deposit Total:	\$	11,211.38
Wires & Electronic Funds Transfers:	\$	2,082.27
Grand Total:	\$	<u>13,293.65</u>

We, the undersigned Council members, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim.

All Checks numbered \_\_\_\_\_ through \_\_\_\_\_,  
Direct deposits numbered **165927** through **165934**, and  
Electronic Fund transfers **1705** through **1705**  
are approved for payment in the amount of **\$13,293.65**  
on this **7 day of May 2024**.

**Note:**

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City of Redmond  
Payroll Final Check List  
Pay period: 4/1 - 4/30/2024  
Check Date: 4/30/2024

Total Checks and Direct deposit:	\$	12,223.59
Wire Wilmington Trust RICS (MEBT):	\$	1,070.06
Grand Total:	\$	<u>13,293.65</u>

I, the Human Resources Director, do hereby certify to the City Council, that the checks and direct deposits presented are true and correct to the best of my knowledge.

DocuSigned by:

*Cathryn Laird*  
7C0092BCC9C549B

Human Resources Director, City of Redmond  
Redmond, Washington

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