



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

**Date:** 11/18/2025

**Meeting of:** City Council

**File No.** AM No. 25-179

**Type:** Consent Item

**TO:** Members of the City Council

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Public Works	Aaron Bert	425-556-2786
--------------	------------	--------------

**DEPARTMENT STAFF:**

Public Works	Jeff Thompson	Senior Utility Engineer
Public Works	Chris Stenger	Deputy Public Works Director

**TITLE:**

Adoption of a Resolution to Establish Additional Sewer Connection Charges for Redmond Town Center Area Sewer Improvements

- a. Resolution No. 1614: A Resolution of the City Council of the City of Redmond, Washington, Establishing the Amount of Sewer Additional Connection Charges for the Redmond Town Center Sewer System Improvement Area (Leary Way Basin)

**OVERVIEW STATEMENT:**

Public Works is requesting Council approval of a Resolution to establish Additional Sewer Connection Charges (ACCs) for properties within the Redmond Town Center area. These charges will enable the City to recover costs associated with sewer infrastructure improvements required to support anticipated growth outlined in the Redmond 2050 Comprehensive Plan.

To accommodate this growth, the City will undertake critical sewer system upgrades, including the upsizing of Lift Station #17 and associated sewer mains. While these improvements were identified as "Developer-Funded" in the 2024 General Sewer Plan, the City is proactively funding the work to help remove redevelopment barriers in the area. ACCs will ensure equitable cost recovery from parcels that directly benefit from these upgrades.

The total estimated project cost is \$20.8 million. Charges will be assessed at the parcel level based on parcel size and the proportional benefit received. The proposed Resolution also includes provisions for cost reconciliation: property owners will receive refunds if actual project costs are lower than estimated; however, no additional charges will be imposed if actual costs exceed projections.

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

**REQUESTED ACTION:**

**Receive Information**

**Provide Direction**

**Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
2050 Comprehensive Plan & General Sewer Plan
  - o UT-1: Ensure that adequate public utilities and facilities are planned for, located, extended, and sized consistent with planned growth and service standards described in the Redmond Comprehensive Plan.
  - o UT-7: Require development to pay for or construct the growth-related portion of infrastructure needs to the extent consistent with state and federal law.
  - o UT-10: Determine utility infrastructure necessary for a given development at the subdivision or entitlement phase of permit review.
  - o UT-28: Design wastewater systems to provide efficient and reliable service while balancing short- and long-term costs.
- **Justification:**
  - o Infrastructure is required to meet growth and zoning changes under the Redmond 2050 Plan
  - o Developers should pay their fair share of the infrastructure they benefit from
  - o ACCs are authorized under RMC 13.11.035 and structured by parcel-specific benefit
  - o The City avoids legal and logistical issues tied to Reimbursement Agreements
  - o City-constructed improvements accelerate redevelopment readiness and streamline permitting
- **Required:**  
Council approval is required for adoption of a Resolution.
- **Council Request:**  
N/A
- **Other Key Facts:**
  - o Costs per parcel range from \$930.55 to \$4.04 million, based on size and benefit
  - o ACCs are paid at the time of General Sewer Connection Charge collection
  - o 50% payment option available for partial development
  - o ACCs are not triggered by tenant improvements or meter changes unless redevelopment thresholds are met

**OUTCOMES:**

- Ensures growth-related infrastructure is funded by development
- Avoids delays or unequal cost burdens for early developers

- Supports sewer capacity upgrades to meet zoning demands and service population through 2050
- Provides cost transparency and equitable cost sharing among parcels
- Enables timely redevelopment of the Redmond Town Center area

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
April 16, 2025
- **Outreach Methods and Results:**  
Office Hours
- **Feedback Summary:**  
Comments were received and incorporated from the Redmond Town Center Development group

**BUDGET IMPACT:**

**Total Cost:**  
\$20.8M (City-funded, to be recouped via ACCs)

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

**Budget Offer Number:**  
CIP

**Budget Priority:**  
Healthy and Sustainable / Reliable Infrastructure

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

*If yes, explain:*

- o Potential refunds if project costs are lower than projected
- o No additional costs to developers beyond adopted charges

**Funding source(s):**  
Wastewater CIP

**Budget/Funding Constraints:**  
Refunds allowed if final costs are lower, and ACCs are capped at adopted values, even if final costs exceed estimates

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action

11/3/2025	Committee of the Whole - Planning and Public Works	Provide Direction
-----------	--	-------------------

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

This Resolution must be approved before any development in the Redmond Town Center area vests. Without timely adoption, initial developers or the City may bear more than their fair share of the infrastructure cost.

**ANTICIPATED RESULT IF NOT APPROVED:**

- Risk of inequitable cost distribution
- Delays to redevelopment
- Potential need for case-by-case negotiations with developers
- Loss of cost recovery mechanism for City-funded infrastructure

**ATTACHMENTS:**

Attachment A: Vicinity Map

Attachment B: BHC Technical Memorandum (Dec. 20, 2024)

Attachment C: Resolution