City of Redmond

Redmond
WASHINGTON

Agenda

Business Meeting

Tuesday, September 5, 2023

7:00 PM

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

City Council

Mayor
Angela Birney

Councilmembers
Jessica Forsythe, President
Vanessa Kritzer, Vice President
Jeralee Anderson
David Carson
Steve Fields
Varisha Khan
Melissa Stuart

REDMOND CITY COUNCIL
AGENDA SECTION TITLE REFERENCE GUIDE

Items From The Audience provides an opportunity for citizens 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 **four 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. Citizens 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 made to the Council by the department directors 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 citizens to resolve problems with City services. Citizens may reach the ombudsperson by calling the Mayor's office at (425) 556-2101.

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 four 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 Notices, and Minutes are available on the City's Web Site:
http://www.redmond.gov/CouncilMeetings

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.

AGENDA

ROLL CALL

I. SPECIAL ORDERS OF THE DAY

A. PROCLAMATION: National Hispanic Heritage Month

Proclamation

II. ITEMS FROM THE AUDIENCE

Members of the public may address the City Council, on any topic, for a maximum of four minutes per person. Please use the speaker sign up sheet located at the entry of the City Hall Council Chambers provided 30 minutes prior to the meeting, up to the start 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 for the remote comment registration form.

Written comment may be emailed to cityclerk@redmond.gov by 2 pm on the day of the meeting (500 word limit - please label your comment as "Items from the Audience"). Comments will be distributed to the City Council and entered into the record. Comments will not be read during the meeting.

III. CONSENT AGENDA

A. Consent Agenda

1. Approval of the Minutes: August 2, 2023, Special Meeting, (recordings are available at Redmond.gov/rctv)

Special Meeting Minutes for August 2, 2023

2. Approval of Payroll/Direct Deposit and Claims Checks

Council Payroll Check Approval Register, July 31, 2023
Payroll Check Approval Register, August 10, 2023
Payroll Check Approval Register, August 25, 2023
Check Approval Register, September 5, 2023

3. **AM No. 23-118** Acceptance of the 2023-2025 Pollution Prevention Assistance Interagency Agreement

Department: Public Works

Attachment A: 2023-2025 Interagency Agreement

Legislative History

8/2/23 Committee of the Whole - Planning and Public Works referred to the City Council

4. **AM No. 23-119** Approval of Consultant Services Agreement Supplement 1 with Perteet Engineering, in the Amount of $110,384, for the Avondale Road Preservation Project

Department: Public Works

Attachment A: Project Information Sheet
Attachment B: Additional Project Information (Perteet Supplement)
Attachment C: Supplemental Agreement 1

Legislative History

8/2/23 Committee of the Whole - Planning and Public Works referred to the City Council

5. **AM No. 23-120** Acceptance of the Rose Hill (NE 97th Street) Annexation Notice of Intent

Department: Planning and Community Development

Attachment A: Notice of Intent to Commence Annexation
Attachment B: Pre-Annexation Zoning Map
Attachment C: Potential Annexation Areas Map
Attachment D: Tax comparison for Redmond and Unincorporated King County
Attachment E: Water and Sewer Maps for the Potential Annexation Area

Legislative History

8/2/23 Committee of the Whole - Planning and Public Works 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. 23-121** Update to Bike and Scooter Share Pilot Program

Department: Planning and Community Development

Attachment A: Issue Matrix
Attachment B: Current Pilot Permit
Attachment C: Lime Access
Attachment D: Presentation

Legislative History

7/18/23	Committee of the Whole - Public Safety and Human Services	referred to the City Council Study Session
7/25/23	City Council	presented

b. **AM No. 23-122** Redmond 2050: Economic Vitality, PARCC, Housing, and Centers Policies

Department: Planning and Community Development

Attachment A: Redmond 2050 Overview
Attachment B: Planning Commission Report
Attachment C: Centers Element
Attachment D: Housing Element and Technical Appendix
Attachment E: Inclusionary Zoning and MFTE Economic Analysis
Attachment F: Middle Housing Report and Middle Housing Engagement Report
Attachment G: Presentation Slides

2. Ombudsperson Report

3. Committee Reports

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

VII. EXECUTIVE SESSION

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

B. Potential Litigation RCW 42.30.110 (1)(i) - 15 minutes

VIII. ADJOURNMENT

City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 9/5/2023
Meeting of: City Council
Day

File No. SPC 23-060
Type: Special Orders of the

PROCLAMATION: National Hispanic Heritage Month

Redmond
WASHINGTON

Connected Community
Enhanced Livability
Environmental Sustainability

PROCLAMATION

WHEREAS, National Hispanic Heritage Month, from September 15 to October 15, celebrates the histories, cultures, traditions, values, and contributions of Americans whose ancestors came from Spain, Mexico, Central and South America, and the Caribbean; and

WHEREAS, this significant observation began as a weekly celebration in 1968 known as Hispanic Heritage Week under President Lyndon B. Johnson. It was then enacted into federal law on August 17, 1988, by President Ronald Regan, calling upon all the people of the United States to observe this time with ceremonies and events conveying respect, awareness, and understanding of the lived experiences of Hispanics, Chicana/os, and Latina/os; and

WHEREAS, reflected in the most recent U.S. Census (2020), 62.6 million people claim these identities making this collective the largest racial-ethnic population in America at 18.9 percent. In the City of Redmond, the Hispanic, Chicana/o, and Latina/o American population represents a significant and fast-growing demographic; and

WHEREAS, the 2023 National Hispanic Heritage Month theme is, "Todos Somos, Somos Uno: We Are All, We Are One," which embodies the heart of Redmond, reflecting the City's beliefs, practices, and aspirations.

NOW, THEREFORE, I, ANGELA BIRNEY, Mayor of the City of Redmond, Washington, do hereby proclaim September 15 through October 15, 2023, as

NATIONAL HISPANIC HERITAGE MONTH

in the City of Redmond and encourage our community to join us in reflecting and celebrating the significant contributions of Hispanic, Chicana/o, and Latina/o Americans to making Redmond a great city.



Angela Birney, Mayor

September 15, 2023
Date

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

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. SPC 23-057
Type: Minutes

Approval of the Minutes: August 2, 2023, Special Meeting, (recordings are available at Redmond.gov/rctv)

CALL TO ORDER

A Special Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 7:00 p.m. The meeting was held in the Redmond City Hall Council Chambers.

ROLL CALL AND ESTABLISHMENT OF A QUORUM

Present: Councilmembers Anderson, Carson, Fields, Forsythe, Khan and Stuart

Absent: Councilmember Kritzer

MOTION: Councilmember Forsythe moved to excuse Councilmember Kritzer from attendance at the meeting. The motion was seconded by Councilmember Stuart.

VOTE: The motion passed without objection. (6 – 0)

SPECIAL ORDERS OF THE DAY:

A. PRESENTATION: Update from Lake Washington Institute of Technology from Dr. Morrison

ITEMS FROM THE AUDIENCE

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

- Mary Ellis – rent increases and finding different housing;
- Alex Tsimerman – providing public comment;
- Matt Gleason – follow-up on the implementation of renter protections;
- David Morton – issues to be addressed in the Housing Element of the City's planning process; and
- Geeta Kirschner – rent increases without improvements being made to the property, and not being able to break the lease to move elsewhere.

CONSENT AGENDA

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

DRAFT

VOTE: The motion to approve the Consent Agenda passed without objection. (6 – 0)

1. Approval of the Minutes: July 18, 2023, Regular Meeting, and July 25, 2023, Special Meeting

2. Approval of Payroll/Direct Deposit and Claims Checks

PAYROLL/DIRECT DEPOSITS AND WIRE TRANSFERS:

#187844 through #187860
#151620 through #152400
#1601 through #1605

$4,118,081.31

3. AM No. 23-110: Approval of Consultant Agreement with HDR in the Amount of $180,000 for the Novelty Hill Water and Wastewater Strategic Asset Management Plan

4. AM No. 23-111: Confirmation of the Appointment of Kelley Cochran to serve as Redmond's Finance Director

5. AM No. 23-112: Approval of Amendment No. 1 to the October 2022 Agreement between People of Color Against Aids Network (POCAAN) and the City of Redmond

6. AM No. 23-113: Approval of a $32,000 Criminal Justice Training Commission Officer Wellness Grant

7. AM No. 23-114: Approval of Consultant Agreement with Herrera Environmental Consultants, Inc., in the Amount of $122,718, for the Climate Resiliency and Sustainability in Vegetation Management Plan

8. AM No. 23-115: Annexation of Parcel 272605-9145 for the Redmond Central Connector Phase III

    a. Ordinance No. 3128: An Ordinance of the City of Redmond, Washington, Annexing a 2.24-Acre Parcel in Unincorporated King County Pursuant to RCW 35A.14.300, Annexation for Municipal Purposes, Applying Zoning, Providing for Severability, and Establishing an Effective Date

Mayor Birney read the title of Ordinance No. 3128 into the record.

Kelley Cochran, the newly appointed Finance Director, was sworn in at this time.

ITEMS REMOVED FROM THE CONSENT AGENDA: NONE

HEARINGS AND REPORTS

Public Hearing: None

Staff Report:

a. AM No. 23-116: Tenant Protection Ordinance No. 3091 Feedback Summary

Carol Helland, Director of Planning and Community Development, and Seraphie Allen, Deputy Director of Planning and Community Development, provided a report and responded to Councilmember inquiries.

Ombudsperson Reports:

Councilmember Anderson reported receiving resident contacts regarding: police public records requests; streateries; properties using RealPage; advertising rock packages; Council Talk Time; community gardens; resident service ticket; wheelchair safety for summer events; Lime bike blocking the right of way; diversity and inclusion in Redmond; issues facing people with disabilities; no handicap spaces at Anderson Park; gate at 172nd Ave; renter rights; and school board salaries.

Councilmember Carson reported receiving resident contacts regarding: tenant garbage; National Night Out; and Redmond 2050.

Councilmember Forsythe reported receiving resident contacts regarding: Council benefits; stipend for Boards and Commissions members; gas leaf blowers; climate change; trail connections; and housing affordability.

Councilmember Stuart reported receiving resident contacts regarding: code questions; CERT class; crosswalk installation; and office hours.

Councilmember Fields reported receiving resident contacts regarding the quick response when using the city's QAlert system.

Committee Reports:

Councilmember Forsythe provided a committee report:

- Easttrail.

Councilmember Stuart provided a committee report:

- Committee of the Whole – Planning and Public Works.

Councilmember Fields provided a committee report:

- OneRedmond Government Affairs.

Mayor Birney spoke regarding the King County Regional Homelessness Authority Governing Committee.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

A. AM No. 23-117: Approval of an Amendment to Interlocal Agreements governing HOME Investment Partnership and Community Development Block Grant (CDBG) Funding

Carol Helland, Director of Planning and Community Development, and Alaric Bien, Senior Human Services Planner, spoke regarding this item and responded to Councilmember inquiries.

MOTION: Councilmember Stuart moved to approve AM No. 23-117. The motion was seconded by Councilmember Forsythe.

VOTE: The motion passed (6 – 0).

EXECUTIVE SESSION: NONE

ADJOURNMENT

There being no further business to come before the Council the regular meeting adjourned at 8:07 p.m.

_____ _____

ANGELA BIRNEY, MAYOR CITY CLERK

Minutes Approved: September 5, 2023

DRAFT

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. SPC 23-058
Type: Check Register

Approval of Payroll/Direct Deposit and Claims Checks

DocuSign Envelope ID: 9C201244-79C7-440A-81D8-92D1A83CB9C1

City of Redmond
Payroll Check Approval Register
Pay period: 7/1 - 7/31/2023
Check Date: 7/31/2023

Check Total:	$	-
Direct Deposit Total:	$	6,698.15
Wires & Electronic Funds Transfers:	$	3,048.78
Grand Total:	$	9,746.93

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 **152401** through **152408** , and
Electronic Fund transfers **1606** through **1606**
are approved for payment in the amount of **$9,746.93**
on this **15 day of August 2023.**

Note:

City of Redmond
Payroll Final Check List
Pay period: 7/1 - 7/31/2023
Check Date: 7/31/2023

Total Checks and Direct deposit:	$	7,704.69
Wire Wilmington Trust RICS (MEBT):	$	2,042.24
Grand Total:	$	9,746.93

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

DocuSign Envelope ID: EEBEA011-81A6-433C-94D2-34750371E09D

City of Redmond
Payroll Check Approval Register
Pay period: 7/16 - 7/31/2023
Check Date: 8/10/2023

Check Total:	$	78,107.11
Direct Deposit Total:	$	2,552,328.75
Wires & Electronic Funds Transfers:	$	1,598,761.87
Grand Total:	$	4,229,197.73

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 **187863** through **187887** ,
Direct deposits numbered **152409** through **153186** , and
Electronic Fund transfers **1607** through **1611**
are approved for payment in the amount of **$4,229,197.73**
on this **5 day of September 2023.**

Note:

Check Print - George Downing # 187861
Check Reprint - David Wu # 187862

City of Redmond
Payroll Final Check List
Pay period: 7/16 - 7/31/2023
Check Date: 8/10/2023

Total Checks and Direct deposit:	$	3,766,170.66
Wire Wilmington Trust RICS (MEBT):	$	463,027.07
Grand Total:	$	4,229,197.73

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:
7C0092BCC9C549B...

Human Resources Director, City of Redmond
Redmond, Washington

DocuSign Envelope ID: 8EE3E0F3-DA7F-47D4-B389-3D4636D7B01D

City of Redmond

Payroll Check Approval Register

Pay period: 8/1 - 8/15/2023

Check Date: 8/25/2023

Check Total:	$	46,528.89
Direct Deposit Total:	$	2,673,148.42
Wires & Electronic Funds Transfers:	$	1,660,202.90
Grand Total:	$	4,379,880.21

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 **187889** through **187913** ,
Direct deposits numbered **153187** through **153959** , and
Electronic Fund transfers **1612** through **1616**
are approved for payment in the amount of **$4,379,880.21**
on this **5 day of September 2023.**

Note:

Check Print - Dillon Edwards # 187888

City of Redmond

Payroll Final Check List

Pay period: 8/1 - 8/15/2023

Check Date: 8/25/2023

Total Checks and Direct deposit:	$	3,918,532.34
Wire Wilmington Trust RICS (MEBT):	$	461,347.87
Grand Total:	$	4,379,880.21

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:
7C0092BCC9C549B...

Human Resources Director, City of Redmond
Redmond, Washington

DocuSign Envelope ID: 6EDB232E-07AD-4F93-B67B-957FCBD64186

I, Finance Manager, on behalf of Finance Director, do hereby certify to the City Council, that the checks for the months of July and August 2023 are true and correct to the best of my knowledge.

DocuSigned by:
Julie Elsom
B7D905C373D34CD...

Juliana Elsom, Finance Manager, on behalf of Kelley Cochran, Finance Director
City of Redmond
Redmond, Washington

We, the undersigned Councilmembers, 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 14 through 724, and Wire Transfers are approved for payment in the amount of $20,328,793.31. This 5th day of September 2023.

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. AM No. 23-118
Type: Consent Item

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

Public Works	Aaron Bert	(425) 556-2768

DEPARTMENT STAFF:

Public Works	Chris Stenger	Deputy Director
Public Works	Aaron Moldver	Environmental Programs Manager
Public Works	Tally Greulich	Program Administrator

TITLE:
Acceptance of the 2023-2025 Pollution Prevention Assistance Interagency Agreement

OVERVIEW STATEMENT:
The City has applied for and negotiated the attached two-year Interagency Agreement with the Department of Ecology (ECY) for $300,824.00 to fully fund an Pollution Prevention Assistance (PPA) Specialist as part of the Pollution Prevention Assistance Partnership. Acceptance of this Interagency agreement will fully fund a existing program administrator position within Public Works. This position is included in the current budget but is contingent upon receiving funding from Ecology.

☐ **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
  Utilities Strategic Plan
- **Required:**
- **Council Request:**
  N/A
- **Other Key Facts:**
  The City has partnered with the Department of Ecology (ECY) since 2011 to fund a full-time position within PW. The partnership has provided the City with over 1.4 million dollars to provide outreach to businesses on hazardous materials handling. ECY started the Local Source Control Partnership (now PPA) in 2007. This State funding enables jurisdictions to hire PPA Specialists to provide one-on-one technical assistance to small

businesses to properly manage their hazardous waste and evaluate options for safer chemicals. This approach saves money for small businesses while protecting the State's urban water quality.

During the 2021-2023 biennium, City staff achieved the following metrics due to contract adoption-

- Completed over 300 total business visits
- Provided 20 free pollution prevention tools (secondary containment, catch basin inserts, spill kits, and drum cover lids)
- Issued and resolved over 75 environmental issues
- Assisted businesses in moving more than 1,300 gallons of hazardous materials to proper storage
- Requested businesses remove and properly dispose of over 360 gallons of hazardous materials

OUTCOMES:
The agreement provides full funding for a program administrator in Public Works through June 30th, 2025, allowing staff to provide one-on-one technical assistance to the business community. The PPA program provides secondary containment and spill kits, which are then given to Redmond businesses. These tools help prevent chemicals from reaching our Critical Aquifer Recharge Area and stormwater system. An additional component of this agreement is the product replacement of toxic chemicals that businesses use. PPA provides reimbursement money to companies that switch to a safer alternative.

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:
100% funded through the PPA Interagency Agreement

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

Budget Offer Number:
0000002

Budget Priority:
Ground & Surface Water Management

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

Funding source(s):
100% funded by the PPA Interagency Agreement through the Department of Ecology.

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
8/2/2023	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

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

Time Constraints:
The Interagency Agreement needs to be signed and returned to Ecology by the end of the first billing cycle (September 20th, 2023)

ANTICIPATED RESULT IF NOT APPROVED:
If not approved, the City will lose funding for a program administrator position.

ATTACHMENTS:
Attachment A Pollution Prevention Assistance 2023-2025 Interagency Agreement

DEPARTMENT OF
ECOLOGY
State of Washington

IAA No. C2400020

INTERAGENCY AGREEMENT (IAA)

BETWEEN

THE STATE OF WASHINGTON, DEPARTMENT OF ECOLOGY

AND

City of Redmond

THIS INTERAGENCY AGREEMENT ("Agreement" or "IAA") is made and entered into by and between the state of Washington, Department of Ecology, hereinafter referred to as "ECOLOGY," and the City of Redmond hereinafter referred to as the "CONTRACTOR," pursuant to the authority granted by Chapter 39.34 of the Revised Code Washington, Interlocal Cooperation Act.

THE PURPOSE OF THIS AGREEMENT is for the CONTRACTOR to provide Pollution Prevention Assistance (PPA) Specialists who will provide technical assistance and education outreach to small businesses in an effort to prevent pollution of waters of the state as part of the Pollution Prevention Assistance Partnership (formerly known as the Local Source Control (LSC) Partnership).

WHEREAS, ECOLOGY has legal authority (RCW 70A.214 and RCW 70A.300) and the CONTRACTOR has legal authority Redmond Municipal Code (RMC) 13.07.112 (Source Control Program) and RMC 13.07.130 (Inspections) 13.06.090 (Inspection requirements) 13.06.100 (Inspection authority) provide legal authority to conduct business visits that allows each party to undertake the actions in this agreement.

THEREFORE, IT IS MUTUALLY AGREED THAT:

1. SCOPE OF WORK

The CONTRACTOR shall furnish the necessary personnel, equipment, material and/or service(s) and otherwise do all things necessary for or incidental to the performance of the work set forth in Appendix A, *Statement of Work,* and Appendix B, *Budget Detail,* attached hereto and incorporated herein.

2. PERIOD OF PERFORMANCE

The period of performance of this IAA will commence on **July 1, 2023**, and be completed by **June 30, 2025**, unless the Agreement is terminated sooner as provided herein. Amendments extending the period of performance, if any, shall be at the sole discretion of ECOLOGY.

3. COMPENSATION

Compensation for the work provided in accordance with this IAA has been established under the terms of RCW 39.34.130 and RCW 39.26.180(3). This is a performance-based agreement, under which payment is based on the successful completion of expected deliverables.

Compensation for this agreement will be release in two 1-year phases. Phase One is limited to 50 percent of the project budget and Phase Two can be up to the remaining percentage of the project budget. On or before August 15, 2024, Ecology will evaluate available funding and the CONTRACTOR's performance and progress towards meeting contract deliverables and spending. To release the second-year funding the CONTRACTOR, by June 30, 2024, must:

1. Complete a minimum of 40% of the total site visit deliverables, and
2. Utilize 40% of the total compensation award.

If performance obligations have been met and funding is available per ECOLOGY's determination, the full year 2 budget award will be considered available. Should the CONTRACTOR fail to make satisfactory progress or funding is limited, ECOLOGY will determine the appropriate additional funding to release for year 2 of the contract. ECOLOGY will consider various factors in determining year 2 funding including, but not limited to, available funding, performance to date, staff vacancies, time and costs spent on unique program elements, and potential circumstances beyond the CONTRACTOR's control.

The source of funds for this IAA is **Model Toxics Control Operating Account (23P), Model Toxics Capital Account (23N).** Both parties agree to comply with all applicable rules and regulations associated with these funds.

The parties have determined that the cost of accomplishing the work identified herein will not exceed Three hundred one thousand, eight hundred twenty-four dollars and zero cents ($301,824.00), including any indirect charges. Payment for satisfactory performance of the work shall not exceed this amount unless the parties mutually agree via an amendment to a higher amount. Compensation for services shall be based on the terms and tasks set forth in Appendix A, *Statement of Work*. ECOLOGY will not make payment until it has reviewed and accepted the work.

Travel expenses (meals, lodging, and mileage) will be reimbursed according to current state rates at the time of travel, not to exceed the budget (see Appendix B, *Budget Detail*).

Purchase of source control tools or equipment (e.g., spill kits, plastic drum covers) and promotional items for distribution to businesses under this contract must be listed in *Goods and Services budget* or *Equipment budget* in Appendix B. Any purchases of equipment or good and services over $1,000.00 not specifically listed in Appendix B must be pre-approved by ECOLOGY. When the agreement expires, or when the equipment is no longer needed for the originally authorized purpose (whichever comes first) the disposition of equipment shall be at ECOLOGY's sole discretion.

Indirect rates will be paid as indicated in Appendix B, *Budget Detail*. Changes to the indirect rate may be considered by ECOLOGY. CONTRACTOR shall provide supporting documentation necessitating the change to ECOLOGY. ECOLOGY's approval will be communicated by e-mail. An increase in indirect rate does not increase the total contract award. Changes are handled by adjusting the budget between categories listed in Appendix B. Changes to the total budget cost of the contract shall require an amendment. The budget referenced in Appendix B may be adjusted between categories with ECOLOGY's preapproval, and if the total budget is not exceeded.

ECOLOGY may, at its sole discretion, terminate or suspend this 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 Agreement.

4. BILLING AND PAYMENT PROCEDURE

Payment requests shall be submitted on state form, Invoice Voucher A19-1A. Invoice voucher shall reference the Agreement (IAA) number and clearly identify those items that relate to performance under this Agreement. Invoices shall describe and document to ECOLOGY's satisfaction a description of the work performed, the progress of the work, and related costs. Each invoice shall bill for actual hours worked during the quarter. The actual hours billed may be higher (if the total budget compensation award is not exceeded) or lower than the FTE estimate in Appendix A, *Statement of Work.* Attach supporting documentation to the invoice. See Appendix A, *Statement of Work*, Sections IV, V and X for additional information (and Section XI, Small Change Voucher Program if applicable).

Send invoices to:

State of Washington
Department of Ecology
Hazardous Waste & Toxics Reduction Program
Attn: Andrew Maher
4601 N. MONROE ST.
SPOKANE, WA 99205

OR

Electronically submit invoices to:
Andrew Maher at anma461@ecy.wa.gov **AND**
Kristine Ray at kray461@ecy.wa.gov

Payment requests will be submitted on a Quarterly basis. Invoices must be submitted by the dates outlined in Appendix A, *Statement of Work*, Section X, Table 8. Upon expiration of this Agreement, any claim for payment not already made shall be submitted to ECOLOGY within 30 days after the expiration date or the end of the fiscal year, whichever is earlier.

Payment will be made within thirty (30) days of submission of a properly completed invoice (form A19-1A) with supportive documentation. All expenses invoiced shall be supported with copies of invoices paid.

Payment will be issued through Washington State's Office of Financial Management's Statewide Payee Desk. To receive payment, CONTRACTOR must register as a statewide vendor by submitting a statewide vendor registration form and an IRS W-9 form at website, https://ofm.wa.gov/it-

systems/statewide-vendorpayee-services. For questions about the vendor registration process, contact Statewide Payee Help Desk at (360) 407-8180 or email PayeeRegistration@ofm.wa.gov.

5. ALTERATIONS AND AMENDMENTS

This Agreement 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.

6. ASSIGNMENT

The work to be provided under this Agreement, and any claim arising thereunder, is not assignable or delegable by either party in whole or in part, without the express prior written consent of the other party, which consent shall not be unreasonably withheld.

7. ASSURANCES

Parties to this Agreement agree that all activity pursuant to this agreement will be in accordance with all the applicable current federal, state, and local laws, rules, and regulations.

8. CONFORMANCE

If any provision of this Agreement violates any statute or rule of law of the state of Washington, it is considered modified to conform to that statute or rule of law.

9. DISPUTES

Parties to this Agreement shall employ every effort to resolve a dispute themselves without resorting to litigation. In the event that a dispute arises under this Agreement that cannot be resolved among the parties, 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 then make a determination of the dispute. The determination of the Dispute Board shall be final and binding on the parties hereto, unless restricted by law. The cost of resolution will be borne by each party paying its own cost. As an alternative to this process, if state agencies, 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. The parties may mutually agree to a different dispute resolution process.

10. FUNDING AVAILABILITY

ECOLOGY's ability to make payments is contingent on availability of funding. In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date and prior to completion or expiration date of this Agreement, ECOLOGY, at its sole discretion, may elect to terminate the Agreement, in whole or part, for convenience or to renegotiate the Agreement subject to new funding limitations and conditions. ECOLOGY may also elect to suspend performance of the Agreement until ECOLOGY determines the funding insufficiency is resolved. ECOLOGY may exercise any of these options with no notification restrictions, although ECOLOGY will make a reasonable attempt to provide notice.

In the event of termination or suspension, ECOLOGY will reimburse eligible costs incurred by the CONTRACTOR through the effective date of termination or suspension. Reimbursed costs must be agreed to by ECOLOGY and the CONTRACTOR. In no event shall ECOLOGY's reimbursement exceed ECOLOGY's total responsibility under the agreement and any amendments.

11. GOVERNING LAW AND VENUE

This Agreement is entered into pursuant to and under the authority granted by the laws of the state of Washington and any applicable federal laws. The provisions of this Agreement shall be construed to conform to those laws. This Agreement 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 the Superior Court for Thurston County.

12. INDEPENDENT CAPACITY

The employees or agents of each party who are engaged in the performance of this Agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party.

13. ORDER OF PRECEDENCE

In the event of an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency shall be resolved by giving precedence in the following order:

a. Applicable federal and state of Washington statutes, regulations, and rules.

b. Mutually agreed upon written amendments to this Agreement.

c. This Agreement, number C2400020.

d. Appendix A, *Statement of Work*.

e. Appendix B, *Budget Detail.*

f. Appendix C, *Special Terms and Conditions.*

g. Any other provisions or term of this Agreement, including materials incorporated by reference or otherwise incorporated.

14. RECORDS MAINTENANCE

The parties to this Agreement shall each maintain books, records, documents, and other evidence that sufficiently and properly reflect all direct and indirect costs expended by either party in the performance of the service(s) described herein. These materials 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 federal officials so authorized by law. All books, records, documents, and other materials relevant to this Agreement must be retained for six years after expiration of this Agreement. The Office of the State Auditor, federal auditors, and any persons duly authorized by the parties shall have full access and the right to examine any of these materials during this period. Each party will utilize reasonable security procedures and protections for all materials related to this Agreement. All materials are subject to state public disclosure laws.

15. RESPONSIBILITIES OF THE PARTIES

Each party of this Agreement hereby assumes responsibility for claims and/or damages to persons and/or property resulting from any act or omissions on the part of itself, its employees, its officers, and its agents. Neither party will be considered the agent of the other party to this Agreement.

16. RIGHTS IN DATA

Unless otherwise provided, data which originates from this Agreement shall be "work made for hire" as defined by the United States Copyright Act, Title 17 U.S.C. section 101 and shall be owned by state of Washington, ECOLOGY. Data shall include, but not be limited to, reports, documents, pamphlets, advertisements, books magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. Ownership includes the right to copyright, patent, and register these items, and the ability to transfer these rights.

17. SEVERABILITY

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.

18. SUBCONTRACTORS

CONTRACTOR agrees to take complete responsibility for all actions of any Subcontractor used under this Agreement for the performance. When federal funding is involved, there will be additional COTRACTOR and subcontractor requirements and reporting.

Prior to performance, all subcontractors who will be performing services under this Agreement must be identified, including their name, the nature of services to be performed, address, telephone, WA State Department of Revenue Registration Tax number (UBI), federal tax identification number (TIN), and anticipated dollar value of each subcontract. Identify whether subcontractor is certified with OMWBE, WA Veterans, or is a WA small business. Provide such information to ECOLOGY's Agreement manager.

19. SUSPENSION FOR CONVENIENCE

ECOLOGY may suspend this Agreement or any portion thereof for a temporary period by providing written notice to the CONTRACTOR a minimum of seven (7) calendar days before the suspension date. CONTRACTOR shall resume performance on the first business day following the suspension period unless another day is specified in writing by ECOLOGY prior to the expiration of the suspension period.

20. TERMINATION FOR CAUSE

If for any cause, either party does not fulfill in a timely and proper manner its obligations under this Agreement, or if either party violates any of these terms and conditions, the aggrieved party will give the other party written notice of such failure or violation. The responsible party will be given the opportunity to correct the violation or failure within fifteen (15) business days. If failure or violation is not corrected, this Agreement may be terminated immediately by written notice of the aggrieved party to the other.

21. TERMINATION FOR CONVENIENCE

Either party may terminate this Agreement without cause upon thirty (30) calendar day prior written notification to the other party. If this Agreement is so terminated, 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 termination.

22. WAIVER

A failure by either party to exercise its rights under this Agreement shall not preclude that party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in a written amendment to this Agreement signed by an authorized representative of the parties.

23. AGREEMENT MANAGEMENT

The representative for each of the parties shall be responsible for and shall be the contact person for all communications, notifications, and billings questions regarding the performance of this Agreement. The parties agree that if there is a change in representatives, they will promptly notify the other party in writing of such change, such changes do not need an amendment.

The ECOLOGY Representative is:

Name: Andrew Maher
Address: 4601 N. Monroe Street
Spokane, WA 99205
Phone: (509) 290-7806 cell
Email: anma461@ecy.wa.gov

The City of Redmond Representative is:

Name: Tally Greulich
Address: 15670 NE 85th Street
Redmond, WA 98032
Phone: (425) 556-2888
Email: tgreulich@redmond.gov
Fax: (425) 556-2820

24. ALL WRITINGS CONTAINED HEREIN

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

The signatories to this Agreement represent that they have the authority to bind their respective organizations to this Agreement.

IN WITNESS WHEREOF, the parties below, having read this Agreement in its entirety, including all attachments, do agree in each and every particular as indicated by their signatures below.

State of Washington **Department of Ecology**	**City of Redmond**
By:	By:
Signature Date	Signature Date
Heather R. Bartlett	Kelley Cochran
Print Name	Print Name
Deputy Director	Interim Finance Director
Title	Title

APPENDIX A

STATEMENT OF WORK

Section I. Introduction

This Statement of Work is for the 2023 – 2025 biennial Interagency Agreement (IAA) for the Pollution Prevention Assistance (PPA) Partnership, which is overseen by the Washington State Department of Ecology (ECOLOGY), Hazardous Waste & Toxic Reduction Program.

The mission of the Pollution Prevention Assistance (PPA) Partnership is:

"We protect Washington's residents and environment by helping small businesses reduce toxic chemical use, safely manage dangerous waste, and keep stormwater free of pollutants."

The CONTRACTOR, through their Pollution Prevention Assistance (PPA) program, will conduct multimedia source control site visits and pollution prevention activities to businesses that are small quantity generators (SQGs) of dangerous waste. In this context an SQG is any business, non-profit, facility, school, or other organization that generates less than 220 pounds of dangerous waste per calendar month and less than 2.2 pounds of extremely hazardous waste per calendar month. The site visits, along with other pollution prevention activities conducted by the CONTRACTOR, will be designed to reduce or eliminate dangerous waste and other pollutants at the source through best management practices that prevent spills and discharges to ground, air, and water (especially to industrial wastewater and stormwater).

To further facilitate the reduction or elimination of toxic chemical use at the source, the CONTRACTOR will seek and discuss opportunities to assist businesses with switching processes, products, or equipment to use effective safer alternatives. This program will be known as the "Product Replacement Program" or PRP.

PPA work is expected to fall within these general proportions:	
Technical Assistance (TA) Visits (Approximately 10 – 15% of TA Visits may involve PRP) (See Section III)	70%
Unique Program Elements (See Section II)	15%
Training (See Section VIII)	10%
Other (admin, staff meetings, etc.)	5%

The CONTRACTOR is expected to:

- Interact with other partners within the PPA Partnership to provide technical assistance and training and share resources and experiences.
- Set up alerts to receive notifications when requests for information have been made on the PPA Partnership SharePoint Discussion Board.
- Ensure at least one staff member is available to provide timely information and feedback to ECOLOGY's PPA Coordinator and to attend mandatory meetings and trainings. Feedback on Partnership goals, direction, and projects will occasionally be requested via online surveys and email requests.

- Act in a professional and ethical manner and shall avoid any conflict of interest that might influence the CONTRACTOR's actions or judgement.
- Disclose immediately to ECOLOGY any interest, direct or indirect, that might be construed as prejudicial in any way to the professional judgment of the CONTRACTOR in rendering service under this Agreement.

Key staff, estimated FTE, and their roles are identified in Table 1. Please note, this is an estimate of time dedicated to this contract over the full two years of the contract; quarterly invoicing must reflect actual hours worked even if hours are higher or lower than the FTE estimate.

Table 1: Key Staff

Staff Name	Estimated FTE	Role
Tally Greulich	1.0	Contract Management / Billing / PPA Specialist
Ken Waldo	0.0	PPA Specialist

Section II. Unique Program Elements

The CONTRACTOR will conduct the unique program elements for their PPA program as outlined in Table 2, below.

Table 2: Unique Program Elements

Unique Program Element	Description	Deliverable(s)
New Specialist Training Discussion Panel	Participate in up to 12 panel discussions hosted by Ecology to help train new specialists. Ecology will host the discussion panels.	• Answer questions from new specialists; Share your experience and tips for success. • Participate in 90% of the scheduled discussion panels.
Mentoring	Provide guidance to new specialists (outside your jurisdiction) to ensure all checklist areas are covered and issues are addressed in a professional and timely manner.	• Mentor all assigned new PPA specialists, outside your jurisdiction, up to 5.
Product Replacement Program (PRP) Advisory Committee	Participate on the advisory committee working with Ecology to select and begin work on the next product / chemical combination for replacement under the PRP. PPA Specialists will review materials and advise Ecology	• Actively participate in 90% of scheduled committee meetings. • Review PRP Advisory Committee outreach materials and processes within given due dates. • Provide feedback and insight into how PRP programs will best integrate with other PPA work.

Unique Program Element	Description	Deliverable(s)
	on implementation of various PRP projects.	• Serve as a point of contact for PPA specialists on PRP projects. • Promote the PRP and encourage / support PPA specialists' implementation of replacement programs.

Section III. Technical Assistance Visits

The CONTRACTOR will conduct technical assistance site visits to small quantity generators of dangerous wastes, and to businesses or organizations that have the potential to pollute stormwater. Approximately 60% of the visits will be Initial Visits. If Initial Visits fall below 60%, combined Initial Visits and Follow-Up Visits must account for at least 80% of the total visits. While necessary, efforts should be made to minimize Screening Visits.

- An **Initial Visit** occurs at the actual site and results in a completed "Basic Checklist" (or enough data gathered to complete data entry into the LSC Database). It will either be the first complete visit to a site OR the first visit in two (2) or more years.
- A **Screening Visit** is an attempted visit to the site, but the business declined or put off the visit, **OR** you were interrupted during the visit and were unable to gather complete data, **OR** you discover that the facility does not exist anymore **OR** you discover that the business does not qualify for a visit under the PPA program (e.g., it is a medium or large quantity generator).
- A **Follow-Up Visit** should occur within 90 days of the Initial Visit. Follow-up should generally be done through an on-site visit. However, a phone conversation, mail or email exchange may count as a Follow-Up Visit if it includes confirmation that the issues that were identified in the initial visit were resolved. Follow-Up Visits must be conducted to resolve High Priority Environmental Issues (See Section Below).

Table 3: Total Number of Technical Assistance Visits

Number of Total Visits	**340**
Target for Initial Visits (60% of Total)	**204**

Business sectors, organizations, waste streams, and/or geographical area that will provide a focus for the 2023 – 2025 technical assistance visits are listed in Table 4.

ECOLOGY may direct a portion of technical assistance visits towards specific priority sources or contaminants.

Table 4: Technical Assistance Targets

Technical Assistance Targets	Rationale for Selection

Automotive maintenance and repair	The City has many auto repair shops, and PPA staff plans to implement the degreaser PRP program for parts washers and brake cleaners.
Businesses located within the Critical Aquifer Recharge Area	Businesses inside the CARA are assigned risk based on business activities and stormwater management practices. High-risk sites are visited annually, and medium-risk sites receive visits biannually.
Locally owned multicultural small businesses	Smaller mom-and-pop businesses have been hit hardest by the pandemic. Redmond staff will provide technical assistance to these businesses, provide free resources, and inform them of the City's business assistance program.

High Priority Environmental Issues

The below list is ECOLOGY's High Priority Environmental Issues list because they have the potential to directly impact human health and/or the environment. If one or more of these issues are found during a site visit, a Follow-Up Visits is justified but not necessarily required. The severity of the issue will help determine if a Follow-Up Visit is necessary. A Follow-Up Visit to a business for other (non-high priority) issues is at the discretion of the CONTRACTOR.

When unable to resolve High Priority Environmental Issues, the Pollution Prevention Specialists will refer the issue to ECOLOGY or another appropriate agency. Serious concerns about impacts to human health and/or the environment warrant a consultation with ECOLOGY or other regulatory agencies to determine whether the issue needs to be referred.

High Priority Environmental Issues List:

- Hazardous waste being improperly designated.
- Hazardous waste being improperly disposed.
- Hazardous products / wastes being improperly stored.
- Compromised dangerous waste containers need to be repaired or replaced.
- Illegal plumbing connection.
- Illicit discharge of wastewater to storm drain.
- Improperly stored containerized materials.
- Improperly stored non-containerized materials.
- Leaks and spills in dangerous waste storage areas.

Visit Guidance

The following guidance applies to technical assistance visits, unless otherwise discussed with ECOLOGY:

Prior to the Visit:

- Coordinate with other entities that may be conducting business visits in the area to reduce potential "inspection fatigue".
- Check with ECOLOGY Urban Waters Staff (where applicable) to ensure that the business is not currently being visited by Urban Waters Staff.

- Research site and issues prior to the visit using a combination of data sources such as LSC Database for previous visits or visit to similar businesses, industry resources, news articles, etc.
- To the extent possible, verify the site is not a medium or large quantity generator.
- Check to see if a sector specific Checklist or Tip Sheet is available on the PPA Partnership SharePoint site to help guide the visit.

During the Visit:

- Provide technical assistance on proper management of dangerous waste, prevention of stormwater pollution, spill prevention, and reduction of hazardous substance use (when applicable).
- Ensure, at a minimum, all items on the Basic Checklist are reviewed.
- If while at the site, it becomes apparent the business is a medium or large quantity generator, either complete the visit and count it as a screening visit, OR formally refer the dangerous waste portion to ECOLOGY to count it as a full initial visit.
    - This site should not be scheduled for future visits, unless it is likely their generator status has changed to qualify as an SQG.
- If appropriate, encourage businesses to participate in local green business programs, such as the EnviroStars business certification program, EnviroCertified, or other green business programs.
- If a Product Replacement Program (PRP) opportunity exists for the business, discuss the opportunity, terms and conditions, and steps to qualify as outlined in Appendix A, *Statement of Work*, Section V, Product Replacement Program.
- Discuss spill response preparedness and offer spill kit for developing a plan. Funds can be used to purchase spill kits to provide to businesses. Occasionally, ECOLOGY will provide spill kits through a bulk order if funding is available.
- Photograph observed issues for before and after photos to use in writing up case studies.
- Activities that may be beneficial during the visit include, but are not limited to:
    - Walking the site (interior and exterior).
    - Checking storm drains.
    - Checking for illicit connections.
    - Checking dumpster and waste storage.
    - Providing handouts with technical information and guidance.
    - Ensuring necessary permits are in place.

End of Visit / After Visit:

- Provide written follow-up to the business to document the results of the visit. This can be done by leaving a copy of the checklist or other documentation with the business at the end of the visit, by using a commitment postcard (format available in Education & Outreach Documents on PPA Partnership SharePoint), or by sending follow-up letters/emails, or alternatively by sending a "thank you" postcard if no issues were identified.
- If necessary, coordinate with other agencies (e.g., the fire marshal, code enforcement, stormwater, wastewater treatment, and/or moderate risk waste staff) to ensure that the information you are providing is consistent with the other agency's regulations and/or best management practices.
- PPA Specialists will make referrals to ECOLOGY as needed and report results.

Section IV: Partnership Branding and Outreach

When unique outreach or education materials are developed by the CONTRACOTR using PPA Partnership funds, a draft must be sent to ECOLOGY for review and approval. To the extent feasible, the CONTRACTOR must utilize the Partnership's branding tools and templates available to produce these

materials. The intent of this requirement is to facilitate a unified branding image and consistent messaging across the Partnership. The Partnership logo and other branding resources are available on the PPA Partnership SharePoint site.

It may be appropriate to include funding acknowledgement on some outreach materials. The CONTRACTOR will consult with ECOLOGY's PPA Partnership Coordinator to determine whether funding acknowledgement is required.

Finalized materials which may be useful to other Partnership contractors should be provided for upload to the Education & Outreach Document Library on the PPA Partnership SharePoint Site.

Each CONTRACTOR must maintain a PPA webpage which meets the minimum requirements. See PPA Partnership SharePoint site for requirements (Link in Appendix A, *Statement of Work* section XII Resources).

Section V: Product Replacement Program (PRP)

The Product Replacement Program (PRP) is designed to eliminate Persistent, Bio-accumulative, Toxic (PBT) chemicals from use in commerce. The PRP removes and replaces PBT chemicals present in products, processes, or technologies to help prevent toxics from entering the environment. One of the best and most effective ways to prevent further environmental contamination, protect water quality, and reduce human health risk, is to eliminate these toxic chemicals at the sources. The PRP assists businesses with switching to safer alternatives.

PPA contractors are integral to the PRP. The CONTRACTOR will seek and discuss opportunities to assist businesses with switching processes, products, or equipment to use effective safer alternatives.

The CONTRACTOR will assist ECOLOGY with the following programs:

- Replacement of dry-cleaning technology that uses perchloroethylene by visiting dry cleaners, discussing the program, assisting with required paperwork, and completing the final visit after new machine installations. Guidelines for this program are outlines in separate documents and posted on the PPA Partnership SharePoint.
- Degreasers in parts washing systems in the automotive repair sector by visiting automotive repair facilities, discussing the program, assisting with required paperwork, and completing the final visit after new machine installation. Guidelines for this program are outlines in separate documents and posted on the PPA Partnership SharePoint.
- Promoting proper management and recycling of mercury containing thermostats through the national program Thermostat-Recycle.Org

Additional takeback and replacement programs ECOLOGY is exploring for addition to the PRP include, but are not limited to:

- BPA Thermal receipts replacement program to replace thermal receipts which contain BPA.
- Flame retardants in foam and equipment at gymnasiums, play centers, and recreations facilities.
- PCB containing light ballasts in public schools.
- Public School Laboratory Clean-Outs
- PFAS-containing firefighting foam takeback program. Currently ECOLOGY is working directly with fire departments, but this program may be expanded to businesses with PFAS-containing fire suppression systems.

ECOLOGY, in collaboration with the PPA Partnership, will develop procedures and criteria, which must be met for a business to receive reimbursement for any of the chemicals or products included in the PRP. PRP payments for reimbursement to the business will come directly from ECOLOGY and are not included with the CONTRACTOR's funding compensation associated with this contract.

The PRP reimbursement payment will be made through direct disbursement from ECOLOGY to the business implementing the product or equipment replacement. To facilitate these payments, the CONTRACTOR must assist ECOLOGY in maintaining records indicating how the business qualified for the PRP reimbursement per the PRP program's eligibility criteria. Eligibility criteria will be developed by ECOLOGY and the Product Replacement Program Committee for each type of reimbursement offered.

The CONTRACTOR will provide technical assistance to the businesses to help ensure the business qualifies for a PRP reimbursement payment from ECOLOGY by completing the following steps, unless otherwise specified in guidelines developed specific to an individual reimbursement. Specific requirements for individual reimbursement programs will be maintained on the PPA Partnership SharePoint site.

- CONTRACTOR conducts technical assistance visit and provides business with recommendations to reduce or eliminate a qualifying chemical or product. These recommendations must be recorded in the LSC Database.
- CONTRACTOR must communicate to the businesses that it may take up to 4 months to receive payment from ECOLOGY after purchase and that the business must respond to inquiries from ECOLOGY or the Office of Financial Management (OFM) in a timely manner to avoid delays in payment.
- CONTRACTOR assists businesses as needed with paperwork required to apply for reimbursement, including a state payee registration form.
- Business purchases approved product or equipment and converts fully to utilization of new product or equipment in accordance with the eligibility criteria for the PRP reimbursement.
- Business submits receipts for the product or equipment purchase and installation to ECOLOGY's PRP Coordinator. This submittal may be facilitated through the CONTACTOR's representative for some PRP projects.
- CONTACTORS may be requested by ECOLOGY to verify through a site visit and review of records that product or equipment has been installed per PPA Specialist or ECOLOGY recommendations, old product or equipment has been legally disposed of or decommissioned, and all other eligibility criteria have been met.

For information about an optional voucher program that the CONTRACTOR can provide directly to a business, see Appendix A, *Statement of Work*, Section XI, Small Change Voucher Program.

Section VI: Timeline

Table 5: Timeline

Time Period	Goal for # of Site Visits	Unique Program Element Activities	Technical Assistance Target Activities
July 1, 2023 – December 31, 2023	85, 40 Initial, 37 Follow-Up, 9 Screening	PRP Advisory Committee / New Specialist Training	Automotive maintenance and repair / Businesses located within the CARA / Locally

		Discussion Panel / Mentoring	owned multicultural small businesses
January 1, 2024 – June 30, 2024	85, 40 Initial, 36 Follow-Up, 9 Screening	PRP Advisory Committee / New Specialist Training Discussion Panel / Mentoring	Automotive maintenance and repair / Businesses located within the CARA / Locally owned multicultural small businesses
July 1, 2024 – December 31, 2024	85, 40 Initial, 36 Follow-Up, 9 Screening	PRP Advisory Committee / New Specialist Training Discussion Panel / Mentoring	Automotive maintenance and repair / Businesses located within the CARA / Business sector or geographic area focus activities
January 1, 2025 – June 30, 2025	85, 40 Initial, 36 Follow-Up, 9 Screening	PRP Advisory Committee / New Specialist Training Discussion Panel / Mentoring	Automotive maintenance and repair / Businesses located within the CARA / Business sector or geographic area focus activities

Section VII: Local Source Control (LSC) Database

Information gathered during technical assistance site visits by the CONTRACTOR must include all the elements that are listed in the most up to date PPA Basic Checklist (check PPA Partnership SharePoint site for details) and be entered into ECOLOGY's LSC database. The following guidance applies to all technical assistance visits, unless other discussed with ECOLOGY:

- Collect enough information to complete all the applicable fields in ECOLOGY's LSC database and enter it into the database ***within 15 workdays*** of the visit.
- If you make a referral to a regulatory agency, enter the information about the referral into the database ***within 15 workdays*** of the referral.
- Ensure that data entry is complete and accurate.
- At a minimum, all elements on the most recent version of ECOLOGY's PPA Basic Checklist must be checked at each business visit. Specialists must attest that they have verified all elements.
    - Additional sector specific checklists are available on the ECOLOGY PPA Partnership SharePoint Site.
    - CONTRACTOR may substitute use of their own version(s) of the checklist(s) if it contains all elements of ECOLOGY's PPA Basic Checklist and has been reviewed and approved by ECOLOGY.
- Refer to the LSC database instructions posted in the database interface or contact ECOLOGY PPA Staff for assistance with database entry.
- If using paper checklists or equivalent documentation, maintain originals in accordance with your local public disclosure laws.

Section VIII: Training

ECOLOGY expects that the CONTRACTOR will provide basic training to the Pollution Prevention Assistance Specialists on topics relevant to their position. ECOLOGY will provide additional training to ensure that CONTRACTOR's staff are properly trained and supported to conduct PPA activities, and that experienced staff are exposed to new information, and have opportunities to share their expertise for the benefit of the PPA Partnership.

ECOLOGY staff and experienced PPA Specialists will provide a variety of training support to new PPA staff. ECOLOGY will provide new hires a "welcome email" within the first two weeks of work as a PPA Specialist. This email will provide instructions for accessing the PPA Partnership SharePoint, LSC Database, and guidance on resources and training. All Specialists are expected to create an "alert" for the PPA Partnership SharePoint Discussion Board to receive email alerts at least once per week when topics are posted.

Table 7 below contains a tentative training schedule for monthly webinars and the twice annual All-Staff meetings; ECOLOGY will communicate the final schedule to the CONTACTOR.

New PPA Specialist Training & SharePoint Resources

New PPA specialist training is provided in the form of self-paced online modules available through ECOLOGY's Partnership SharePoint site, web-based new specialist discussion panels, and mentoring. The web-based new specialist discussion panels will be planned and conducted by ECOLOGY staff and include new specialists and experienced PPA specialists who can offer suggestions and feedback to new specialists. The discussion panels are scheduled for the second Thursday of every other month from 10:30 to 12:00. On occasion these meetings will need to be rescheduled to accommodate panelists or new specialists who cannot make the originally scheduled date. ECOLOGY staff will provide as much notice as possible when these panels are rescheduled.

Table 6: New Specialist Discussion Panel Schedule

2023	2024	2025
August 10, 2023	February 8, 2024	February 13, 2025
October 12, 2023	April 11, 2024	April 10, 2025
December 14, 2023	June 13, 2024	May 8, 2025
	August 8, 2024	June 12, 2025
	October 10, 2024	
	December 12, 2024	
Attendance Requirement: All new specialists who have not yet attended six (6) discussion panels are required to attend. Panelists are required to attend all discussion panels.		

Field Mentoring & Shadow Workday

The CONTRACTOR will provide training to their new staff to ensure they can perform field work. In addition, ECOLOGY will assign two experienced PPA Specialists as mentors to provide field training and support to a new hire. If available, one mentor will be from the CONTRACTOR's organization and the other mentor from another PPA contractor (partner) jurisdiction in as close a geography as possible. Mentors will be assigned within two weeks of notifying ECOLOGY of new staff hires.

Field mentoring will involve a series of accompanied field visits designed by the mentor and ECOLOGY staff to support the needs of the new hire. When the mentor and new hire determine they are ready, an ECOLOGY staff person will accompany the new hire on a few technical assistance visits in their

jurisdiction on a shadow workday, to ensure that they are providing accurate information on proper waste management, spill prevention, storm water pollution prevention, and toxics reduction opportunities. See New Specialist Training Plan (link in Appendix A, *Statement of Work* section XII Resources) for additional details on mentoring and training resources provided to new specialists.

All-Staff Training for all PPA Specialists

All-Staff Trainings will be planned and conducted by teams of PPA Specialists from two or three PPA Partners, who have signed up to plan these trainings as a unique program element. When appropriate, these trainings will be held in-person to facilitate interaction and networking between PPA Specialists, ECOLOGY, and invited presenters.

Training topics at All-Staff Trainings are intended to help new staff become more competent in their work, and experienced staff to gain greater technical depth on relevant topics. ECOLOGY staff will determine the teams, provide initial guidance, review agendas, and provide support for planning and logistics.

Typically, these trainings are held the second Wednesday in September/October and March/April. The in-person trainings are typically scheduled to run between 8:30 a.m. and 3:30 p.m. with overnight travel allowed for jurisdictions if needed (see state travel rules). ECOLOGY must pre-approve overnight travel if it is being charged to the PPA partner budget.

When trainings are held virtually online, the training will typically be scheduled for 8:30 a.m. to 12:00 p.m. across two days, usually a Tuesday and Wednesday.

Attendance Requirement: Unless prior approval has been given by ECOLOGY, it is mandatory for at least one PPA Specialist per jurisdiction to attend the All-Staff Training. This person is responsible for disseminating information back to the PPA Specialists from that jurisdiction. Managers are welcome to attend the All-Staff Trainings but are not required to attend.

Generally, training substitutions are not allowed for the All-Staff Training, however, exceptions may apply. Ecology staff must approve non-emergency absences or training substitutions at least two weeks prior to the training.

Monthly Webinar Trainings

ECOLOGY conducts monthly webinar trainings during most of the months of the year. These sessions are intended to expose PPA Specialists to new information or technical topics relevant to their work. Suggestions on topics and speakers are welcomed from PPA Partners. ECOLOGY will also ask PPA Partners to present on case studies.

These meetings are one and a half hour (1.5 hours) sessions, held on the second Wednesday of the month. Occasionally these sessions will need to be scheduled at alternative times to accommodate speaker availability. Up to eight (8) webinars will be scheduled each year. See Table 7 for the tentative training schedule.

Attendance Requirement: Each PPA Specialist must attend at least six (6) of the eight (8) Webinars each year.

Other trainings, relevant to PPA Specialists' work, may be substituted for up to two of the Webinars. Notification of the substitution must be provided to and pre-approved by the PPA Coordinator at least two weeks in advance of the Webinar that will be missed by the Specialist.

Table 7: Tentative Training Schedule (Subject to Change)

Date	Training Type	Date	Training Type
July 2023	No Training	July 2024	No Training
August 9, 2023	Webinar	August 14, 2024	Webinar
September 13, 2023	Webinar or All-Staff	September 11, 2024	Webinar or All-Staff
October 11, 2023	Webinar or All-Staff	October 9, 2024	Webinar or All-Staff
November 8, 2023	Webinar	November 13, 2024	Webinar
December 13, 2023	Webinar	December 11, 2024	Webinar
January 10, 2024	Webinar	January 8, 2025	Webinar
February 14, 2024	Webinar	February 12, 2025	Webinar
March 13, 2024	Webinar or All-Staff	March 12, 2025	Webinar or All-Staff
April 10, 2024	Webinar or All-Staff	April 9, 2025	Webinar or All-Staff
May 8, 2024	Webinar	May 14, 2025	Webinar
June 12, 2024	Webinar	June 11, 2025	Webinar
Attendance Requirement: Each PPA Specialist must attend at least six (6) of the eight (8) scheduled Webinars each year. PPA Specialists must attend both All-Staff Trainings unless prior approval has been obtained from the PPA Coordinator.			

Section IX: Reporting and Contract Changes

Quarterly Progress Reports

A brief progress report shall be submitted quarterly with each invoice (See Schedule in Section X, Table 8, *Invoicing Schedule*). This report should indicate the work completed during the quarter and billed on the invoice, including the type and number of visits conducted, progress on unique program elements, and any other information regarding contract performance that should be brought to ECOLOGY's attention. The Quarterly Progress Report should **ONLY** include the status of the work conducted during the quarter and **NOT** include a roll-up of progress to-date since it serves as backup documentation for the expenses included in the quarterly invoicing. See Appendix A, *Statement of Work*, Section X, Invoicing.

Annual Reports

Annual Reports are used to briefly summarize contract status to-date including; number of site visits performed, unique program element activities conducted, Technical Assistance target activities conducted, lessons learned, and budget status. Annual reports shall be provided to ECOLOGY by ***July 31, 2024, and July 31, 2025***. The report shall include two to three "case studies" of a business or organization that

benefitted from a PPA site visit. Photographs of the business before and after the visit, showing the beneficial changes should be provided, if possible. The second-year annual report should capture details for the full contract period as ECOLOGY will use these reports to create a biennial report on the Partnership. ECOLOGY will make report templates available on the PPA Partnership SharePoint. ECOLOGY will request, with advanced notice, that PPA CONTRACTORS provide presentations on their case studies at Webinars and/or All-Staff Trainings.

Contract Changes

Any of the following changes shall be reported to the ECOLOGY PPA Partnership Coordinator within **10 businesses days.**

- Key personnel changes (staff or manager leaving, new hires, etc.). Changes to key personnel must be documented with updated copies of the key staff table.
- Initiation of, or changes to, a subcontract. See Section 18 of the Interagency Agreement for specific information that is required regarding subcontractors.

Section X: Invoicing

Invoice (billing) procedures are outlined in the Interagency Agreement, (see Section 4). In addition, the following information is provided:

- See also Appendix A, *Statement of Work*, Section V.
- The Invoice Voucher (form A19-1A) must have a wet signature or scanned, if submitted electronically. An electronic signature is also allowed for electronic submittals. If submitting a scanned or electronic copy, the CONTRACTOR will retain the original signed A19-1A in CONTRACTOR's records, per record retention requirements.
- Supporting documentation may be submitted via email.
- Each invoice shall only bill for actual hours worked during the quarter, which may be higher or lower than the FTE estimate in Appendix A, *Statement of Work,* Section 1, Table 1 – Key Staff Table.
- Quarterly invoicing will follow the schedule in Table 8.

Table 8: Invoicing Schedule

Quarter in Contract Cycle	Months in Quarter	Invoice Due Date
1	July, August, September 2023	November 10, 2023
2	October, November, December 2023	February 9, 2024
3	January, February, March 2024	May 10, 2024
4	April, May, June 2024	July 31, 2024*
5	July, August, September 2024	November 8, 2024
6	October, November, December 2024	February 7, 2024
7	January, February, March 2025	May 9, 2025
8	April, May, June 2025	July 31, 2025*

* - Earlier due date during these quarters due to end of fiscal year requirements.

Section XI: Small Change Voucher Program

The CONTRACTOR will offer businesses vouchers for the cost of pollution prevention equipment or other recommendations, in accordance with the procedures developed for this voucher program. Payments will be made directly by the CONTRACTOR to the business. Examples of qualifying equipment or costs include but are not limited to; secondary containment, drum covers, drum funnels with lids, infrastructure changes, substitution of less toxic products, and catch basin cleaning. The CONTRACTOR must maintain records for each of their voucher reimbursement payments, and ensure a business is limited to one voucher per calendar year. Each voucher payment will be capped at $500.00 or less. These reimbursements will come from the Small Change Voucher Program budget category (see Appendix B). Documentation of voucher payments will be submitted to ECOLOGY with the quarterly invoicing (See Section X).

The CONTRACTOR will follow the procedures approved by ECOLOGY and housed on the PPA Partnership SharePoint.

Section XII: Resources

The following are link to resources to materials referenced in this contract. Links and resources listed are subject to change.

- PPA Partnership SharePoint: https://partnerweb.ecy.wa.gov/sites/HWTR/LSC2016/SitePages/Home.aspx
- LSC Database: http://ecyaphwtr/lsc/Search.aspx
- Invoice Voucher A19-1A: https://des.wa.gov/sites/default/files/public/documents/HRPayroll/SACS/A-19-1AForm.doc?=5c82f
- Partnership Report Templates: https://partnerweb.ecy.wa.gov/sites/HWTR/LSC2016/Templates/Forms/AllItems.aspx
- Checklists & Tip Sheets: https://partnerweb.ecy.wa.gov/sites/HWTR/LSC2016/Checklist%20%20Tip%20Sheets/Forms/AllItems.aspx
- New Specialist Training Plan: https://partnerweb.ecy.wa.gov/sites/HWTR/LSC2016/_layouts/15/guestaccess.aspx?guestaccesstoken=sKGMtCuahLyLqRg3DVAtFJUEFUmri%2f47wAGdA%2bVUOdY%3d&docid=2_1d683e4662c1b424896349a0e1ead4150&rev=1
- New Specialist Training modules: https://partnerweb.ecy.wa.gov/sites/HWTR/LSC2016/New%20Specialist%20Training/Forms/By%20Training%20Type.aspx
- Travel Per Diem Rates:
    - Rate Tables - https://ofm.wa.gov/accounting/administrative-accounting-resources/travel/diem-rate-tables
    - Rate Map - https://ofm.wa.gov/sites/default/files/public/resources/travel/colormap.pdf

APPENDIX B
BUDGET DETAIL

See Section # 3, *Compensation* and Section # 4, *Billing and Payment Procedures*, for additional instructions.

Category		Amount
Salaries		$228, 121.67
Benefits		$66,187.33
Goods & Services (see Table A Below)		$4,515.00
Equipment (see Table B Below)		$1,000.00
Travel / Training		$ 2,000.00
Subtotal Direct Costs		$301,824.00
Indirect Costs*	Rate (%)	No Indirect Charged
	Indirect Amount	$0.00
Total Award		$301,824.00

* ☐ **Applied to Salaries & Benefits, OR**
☐ **Applied to All Categories Except Small Change Voucher Program**

Table A: Goods & Services

Goods & Services over $1,000 must be listed here or approved by ECOLOGY PRIOR to reimbursement.	Estimated Cost
NPDESPro Licensing Fee – 2024	$1,734.10
NPDESPro Licensing Fee – 2025	$1,820.80

Table B: Equipment

Equipment over $1,000 must be listed here or approved by ECOLOGY PRIOR to reimbursement.	Estimated Cost
Secondary Containment / Spill Kit Purchases - 2025	$1,000

APPENDIX C

SPECIAL TERMS AND CONDITIONS

1) Certification Regarding Suspension, Debarment, Ineligibility or Voluntary Exclusion

a) CONTRACTOR, by signing this agreement, certifies that it is not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds. If the CONTRACTOR is unable to certify to the statements contained in the certification, they must provide an explanation as to why they cannot.

b) CONTRACTOR shall provide immediate written notice to ECOLOGY if at any time the CONTRACTOR learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.

c) The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact ECOLOGY for assistance in obtaining a copy of those regulations.

d) CONTRACTOR agrees it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under the applicable Code of Federal Regulations, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.

e) CONTRACTOR further agrees by signing this agreement, that it will include this clause titled "CERTIFICATION REGARDING SUSPENSION, DEBARMENT, INELIGIBILITY OR VOLUNTARY EXCLUSION" without modification in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

f) Pursuant to 2CFR180.330, the CONTRACTOR is responsible for ensuring that any lower tier covered transaction complies with certification of suspension and debarment requirements.

g) CONTRACTOR acknowledges that failing to disclose the information required in the Code of Federal Regulations may result in the delay or negation of this funding agreement, or pursuance of legal remedies, including suspension and debarment.

h) CONTRACTOR agrees to keep proof in its agreement file, that it, and all lower tier CONTRACTORS or subcontractors, are not suspended or debarred, and will make this proof available to ECOLOGY before requests for reimbursements will be approved for payment. CONTRACTOR must run a search in The System for Award Management and print a copy of completed searches to document proof of compliance.

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. AM No. 23-119
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	Joseph O'Leary	Senior Project Manager

TITLE:
Approval of Consultant Services Agreement Supplement 1 with Perteet Engineering, in the Amount of $110,384, for the Avondale Road Preservation Project

OVERVIEW STATEMENT:
This consultant services agreement supplement with Perteet Engineering in the amount of $110,384 is for construction services for the Avondale Road Preservation project, Project No. 2120-096-02 (20012120). It increases the maximum amount payable to $461,481.

☐ **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 an Architectural and Engineering Services agreement that exceeds $50,000 (2018 City Resolution 1503)
- **Council Request:**
  N/A
- **Other Key Facts:**
  N/A

OUTCOMES:
Approving this action keeps the City on a path to completing the construction operation safely and will improve

reliability for the driving public and bicycles for years to come. The project will repave approximately 2,240 feet of Avondale Road, improving safety in the corridor. In addition, curb ramps within the project limits will be brought up to current ADA standards. Existing bike lanes will be expanded to provide buffered bike lanes, increasing safety for bikers.

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:
$110,384

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

Budget Offer Number:
CIP

Budget Priority:
Vibrant and Connected

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

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

Budget/Funding Constraints:
N/A

☒ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
8/2/2023	Committee of the Whole - Planning and Public Works	Approve

Proposed Upcoming Contact(s)

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

Time Constraints:
The supplement needs to be approved prior to beginning construction to allow the consultant to provide the required services.

ANTICIPATED RESULT IF NOT APPROVED:
Construction Engineering support is required for the project to be built. If the proposal is not approved, it could lead to delays and increased costs.

ATTACHMENTS:
Attachment A - Project Information Sheet
Attachment B - Additional Project Information
Attachment C - Avondale Perteet Supplemental Agreement 1

CIP Project Information Sheet

Project Name: Pavement Management Project - Avondale Road (North of Union Hill to NE 90th Street)

Project Status: Existing - Revised
Functional Area(s): Transportation
Relevant Plan(s): Transportation Master Plan, ADA Transition Plan
Neighborhood: Bear Creek

Time Frame: 2022-2024
Budget Priority: Vibrant and Connected
Citywide Rank: 53
Functional Area Priority: High

Location: Avondale Road - 150 ft north of Union Hill Road to NE 90th Street

Description:
Rehabilitate and overlay pavement to extend useful life.

Anticipated Outcomes: ***Primary:*** Rehabilitation ***Secondary:***
Finished pavement has a pavement index (PCI) of 90 or higher and provides 20 years of life (with proper maintenance).

Request: ***Primary Reason(s):***
City has partial Federal grant funds for project and roadway condition warrants repair. Cost increases due to inflation and addition of buffered bike lanes and additional asphalt repairs. Schedule follows Federal grant timeline.

Budget:	Prior	2023	2024	2025	2026	2027	2028	Future	Total
Original Budget		$300,000	$1,500,000						$1,800,000
Approved Changes									
Current Approved Budget		$300,000	$1,500,000						$1,800,000
Proposed New Budget	$407,924	$1,588,430	$570,762						$2,567,116
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%)									
Right of Way									
Design (31-100%)	$407,924	$169,969							$577,893
Construction		$1,109,814	$475,635						$1,585,449
Contingency		$308,647	$95,127						$403,774
Total	$407,924	$1,588,430	$570,762						$2,567,116

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

Explanation: No M&O costs expected.

Proposed Funding Source	Prior	2023-2028	Future	Total
Grant		$1,515,125		$1,515,125
General Fund		$344,067		$344,067
Real Estate Excise Tax	$107,924			$107,924
Business Tax	$300,000	$300,000		$600,000
Total	$407,924	$2,159,192		$2,567,116



Attachment B – Additional Project Information

Avondale Road Preservation

Supplement 1 - Additional services

Our consultant contracts typically include the option for post award services as part of the contract, but we do not include the cost. When we start a project, we are not sure what level of support will be need during construction. Waiting until award allows us to develop an accurate scope of work and cost estimate. For this project we need construction oversight and inspection support along with general engineering support. The project has federal funding and requires a higher level of oversight and reporting. This support was anticipated, and the cost of this supplemental agreement is within the project budget.

Supplement 1 Perteet Project Cost Deliverables for Construction

Project construction oversight for consultant staff	$ 22,857
Construction field inspection reports and material documentation	$ 54,511
Construction design support design changes, RFIs	$ 15,421
Materials testing and Inspection review and support	$ 17,000
Expenses	$ 594
Total	**$110,383**

Consultant Agreement History

	Date	Amount	Maximum Amount Payable
Original Agreement	6/23/2022	$351,097	$351,057
Supplement 1	pending	$110,384	$461,481

Fiscal Information

Current Project Budget	
Grant	$1,515,125
General Fund	$344,067
REET	$107,924
Business Tax	$600,000
Total Funding	**$2,567,116**

Estimated Project Costs	
Design	$577,893
Construction	$1,584,657
Total Estimated Project Cost	**$2,162,550**
Budget Difference	**$404,566**

Washington State Department of Transportation

Supplemental Agreement Number 1	Organization and Address Perteet, Inc. 2707 Colby Ave., #900 Everett, WA 98201 Phone: (425) 252-7700	
Original Agreement Number 9972		
Project Number 20012120	Execution Date	Completion Date 12/31/2024
Project Title Avondale Road Pavement Preservation	New Maximum Amount Payable $461,481	
Description of Work Construction Management and Observation Services		

The Local Agency of City of Redmond
desires to supplement the agreement entered in to with Perteet, Inc.
and executed on 6/23/23 and identified as Agreement No. 9972
All provisions in the basic agreement remain in effect except as expressly modified by this supplement.
The changes to the agreement are described as follows:

I

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

See attached.

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: 12/31/2024

III

Section V, PAYMENT, shall be amended as follows:

See attached.

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.
If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate spaces below and return to this office for final action.

By:_____ By:_____

Consultant Signature

Approving Authority Signature

Date

Scope of Services

Avondale Road Pavement Preservation

Supplement #1 for Construction Management and Observation

May 2023

City of Redmond

PERTEET
Better communities, by design

2707 COLBY AVENUE, SUITE 900
EVERETT, WA 98201
800.615.9900 | 425.252.7700

EXHIBIT A
SCOPE OF SERVICES
Supplement #1
Avondale Road Pavement Preservation Construction Management and Observation

INTRODUCTION

Project Description

The proposed project includes preservation of 0.42 miles of existing roadway pavement along Avondale Road NE from approximately 330-feet to the north of NE Union Hill Road, within the bridge deck that crosses Bear Creek, to just West of NE 90th Street. The preservation consists of a 2.5-inch grind and overlay with HMA from curb to curb (or to gutter edge when present) and select locations of full-depth replacement of existing asphalt pavement where needed. The existing roadway varies in width from 63-feet to 97-feet with a 5.5-foot bicycle lane and a 5-foot to 6-foot sidewalk. The project includes upgrading 4 existing curb ramps to meet the Americans with disability acts ADA guidelines, and the restriping of Avondale Road to add 1.5-foot striped buffers between the bicycle lanes and adjacent vehicle travel lanes. The project also includes an upgrade to one deficient guardrail and terminal section. The project does not include work involving landscaping or storm drainage improvements.

Perteet Inc. (hereafter referred to as the "CONSULTANT") will provide Construction Management and Observation Services on behalf of the CITY OF REDMOND (hereafter referred to as "OWNER") for the Avondale Road Pavement Preservation Project (hereafter referred to as "PROJECT"). The CONSULTANT will endeavor to protect the OWNER against defects and deficiencies in the work of the Contractor but cannot guarantee the Contractor's performance and shall not be responsible for construction means, methods, techniques, sequences, or procedures for safety precautions and programs in connection with the work.

The CONSULTANT's services shall be limited to those expressly set forth herein. If the service is not specifically identified herein, it is expressly excluded. The CONSULTANT shall have no other obligations, duties, or responsibilities associated with the project except as expressly provided in this Agreement and any additional services authorized by amendment.

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

Services provided by the CONSULTANT consist of:

GENERAL SCOPE OF SERVICES

This Agreement includes professional services to provide construction management, inspection, and administration services for the Project. The project is federally funded. The procedures outlined in the WSDOT Local Agency Guidelines (LAG Manual) will be used during this project.

This scope of services describes the Task Elements to be accomplished by the CONSULTANT as summarized under each task element. This scope consists of the following task elements:

- Task 1 – Project Administration and Management
- Task 2 – Construction Administration
- Task 3 – Construction Inspection
- Task 4 – Construction Design Support
- Task 5 – Construction MEF
- Task 6 – Materials Testing and Inspection

Optional Services

With prior written approval by the OWNER and written notice-to-proceed, work elements described in this scope of services as optional services (as directed) may be produced by the CONSULTANT.

SCOPE OF SERVICES DEFINED

Construction Inspection and Administration Services

The CONSULTANT shall provide the services identified in the tasks below. These services will include project management, meetings attendance, correspondence, contract administration, review of submittals, and construction inspection for the OWNER as detailed below:

General Assumptions:

- The attached budget for the services detailed below is based on the services of construction inspection and administration on a 20-working day schedule to reach physical complete status. We have included an additional 10-working days to compile and resolve punchlist items and reach Physical Complete status.
- Construction survey and staking to be provided by the Contractor per the Contract Provisions. There is no survey support provided in this scope of services. The Contractor will also be responsible for surveying and reporting changes from the plans for the red line mark-ups.
- Construction documentation will be prepared using OWNER and/or WSDOT forms from the Local Agency Guidelines (LAG) Manual.

- The CONSULTANT will prepare the conformed plans and specifications. The OWNER will provide copies of the conformed plans and specifications to all parties.
- The OWNER will prepare and send a signed Notice to Proceed Letter to Contractor.
- The CONSULTANT will organize, facilitate, and produce minutes of the project Preconstruction (PreCon) Conference and the weekly progress meetings. The OWNER will provide a PreCon meeting agenda for the consultant to use and augment for use.
- When necessary, the CONSULTANT will prepare all Change Orders and obtain the Contractors endorsement and OWNER approval, prior to the work being performed.
- The OWNER will prepare Notice of Suspension letters and letters acknowledging "Substantial" completion and "Physical" completion for OWNER signature and approval.
- The OWNER will process monthly pay estimates to the Contractors. The CONSULTANT will provide the pay estimate and monthly ledgers of quantities for preparation of the monthly pay estimates.
- The CONSULTANT will prepare and distribute the weekly statements of working days.
- The OWNER will be responsible for addressing right-of-way issues, including but not limited to, Right of Entry (ROE) agreements and Temporary Construction Easements (TCE).
- This project is funded using Federal funds and therefore does require a mandatory COA DBE goal.
- The Contractor will be responsible for all contract mandated permits and any inspections related to permit requirements. The CONSULTANT will document the Contractor's compliance with requirements and make appropriate notifications if non-compliance is observed.
- Prior to the start of construction, the CONSULTANT will prepare a photo log of the construction site (using Headlight) to document existing conditions and provide a copy of the photo log to the OWNER.
- Public outreach by the OWNER will include updating the existing project website on the OWNER'S site to include project updates from the weekly meetings.
- Additional effort beyond the reasonable industry standard for each task will be considered Extra Services.
- For the following services, labor allowances are an estimate only. The level of effort required for these services cannot be accurately predicted as it depends on issues outside of the CONSULTANT team's control. Some of these issues include quality of Contractor submittals, number of submittals and if multiple reviews are required, adverse weather conditions, and unforeseen conditions at the site. Allowance for any such issues, including but not limited to multiple submittals due to unacceptable quality of the submittals, are not included in the Labor Hours estimate.

Task 1 – Project Administration and Management

Provide project management of the CONSULTANT team, including meetings. The fee assumes 21 total hours for the project manager and accounting support.

- Management of consulting staff and coordination with subconsultants and services.
- Accountant time for invoice processing.
- Submittal and schedule review support by the Project Manager
- Control of A/E project budget and schedule.
- Preparation of monthly invoices and progress reports.
- Maintain on-going contact with the OWNER'S Project Manager via informal meetings, telephone discussions, and electronic mail.
- Provide monthly reporting of project budget status. Percent of budget expended, and estimation of project completion will be provided.

Deliverables:

- Monthly invoice and progress reports

Task 2 – Construction Administration

Provide documentation and record keeping in compliance with OWNER and WSDOT LAG requirements. The CONSULTANT's standard practice is that record keeping will be consistent with WSDOT Local Agency Guidelines and Standards.

2.1 Project Setup – The CONSULTANT and SUBCONSULTANT will provide the following services:

- Project File/Records and documentation setup. Project filing index will be based on the CONSULTANT's file index.

2.2 Administration During Construction – The CONSULTANT will provide the following services:

- Produce and distribute the weekly statements of working days.
- The OWNER will collect and check certified payrolls.
- The CONSULTANT will conduct contractor employee interviews and upload to SharePoint for the City's use in reviewing certified payrolls.
- The OWNER will schedule, organize, and facilitate the project Preconstruction Conference with the assistance of the CONSULTANT. The OWNER will provide the meeting facility and establish the meeting date. If it is not possible for the Preconstruction Conference to be held in person, a "GoTo-Meeting" will be established by the OWNER for all to attend remotely. The OWNER will prepare the meeting agenda. The OWNER and CONSULTANT will have the shared responsibility for taking meeting minutes. The

OWNER will be responsible for collecting all meeting minutes and noting them on a revised Agenda and distributing a PDF version to all attendees for review and comment. The OWNER will prepare a final version of the Agenda/Meeting Minutes document for the OWNER records.

- Calculate force account work based on WSDOT/AGC Blue Book Rental Agreement or equivalent means for determination of rates.
- The CONSULTANT will track Materials Approval (RAMs, QPLs, Shop Drawings, Certificates of Compliance, etc.) and Material Acceptance (inspected stamps, materials tests, visual variation forms) for each bid item for which there are materials.
- Review project records on an ongoing basis to monitor proper approval of all materials are incorporated into the project.
- Create and maintain a Record of Materials (ROM) that will log all construction Contractor submittals. Transmit submittals to CONSULTANT's office staff, and subconsultants, as needed for review and comment. Return submittals to the construction Contractor upon completion of the review process. Maintain submittals files.
- Monitor the project for potential claims or protests by the construction Contractor and notify the project team and OWNER of potential claims. The CONSULTANT will provide assistance to the OWNER, and the OWNER will resolve conflicts and negotiate with Contractor.
- Review Contractor submitted request for approval of material sources and Qualified Products List (QPL) Data Sheets to determine compliance with Contract documents. Contractor will be directed to submit separate RAM forms for each bid item.
- Maintain files for individual bid item compliance for material documentation.
- Collect test reports from materials testing labs for compliance with the information given in the contract documents.
- Collect Manufacturer's Certificates of Compliance and Certificates of Material Origin for Steel and Iron materials being permanently incorporated into the project.
- Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by the construction Contractor and prepare necessary documentation of material substitutions.
- RFIs. Receive all requests for information (RFIs) from the construction Contractor. Coordinate responses to RFIs with the OWNER and the CONSULTANT's design team as needed. The OWNER will provide clarifications and interpretations to the Contractor as necessary.
- Review, monitor, and comment on the Contractor's compliance with construction schedule based upon updates submitted by the Contractor. The OWNER will coordinate and negotiate time extensions requested by the Contractor.
- Review Contractor payment based on completed work and provide comments to Contractor and the OWNER for approval and payment.

- Attend and participate in weekly project meetings with the OWNER and Contractor to review the progress of the work and identify and address field issues.
- Obtain and approve Request to Sublet documentation from subcontractors.
- The OWNER will conduct the check on subcontractors (debarments, active licenses, etc.)
- The OWNER will collect Notice of Intent to Pay Prevailing Wage and Affidavit of Wages Paid for contractors and subcontractors.
- Maintain orderly electronic records and files at the job site. These records and files may include, but are not limited to:
    - Updated contract documents, including any design revisions
    - Preconstruction and construction progress photos
    - Daily Inspection Reports
    - Materials Approvals (RAMs)
    - Material Acceptance Verification
    - Test Reports
    - Contractor's Schedules
    - Record of Materials (ROM)
    - Weekly Statements of Working Days
    - Progress Payment Documentation and Backup
    - Prevailing Wage Certifications of Certified Payroll

2.3 Project Closeout – The CONSULTANT and SUBCONSULTANT will provide the following services for project closeout:

- At completion of the project, the CONSULTANT will provide electronic files of all project documentation to the OWNER. The CONSULTANT will provide paper copies of all executed Change Orders, Pay Estimates and Field Note Records. Additional paper files will also be provided to the OWNER upon request.

Deliverables:

- Monthly pay estimate backup (FNRs)
- Final contract paper records at end of project, including:
    - All payment backup documentation organized by pay estimate and FNR number
    - All executed Change Orders and Weekly Statements of Working Days
    - All contractor material submittals and responses – Electronic Only
    - Daily Inspection Reports (IDRs) – Electronic Only
    - Material Testing Reports – Electronic Only

  - Electronic records of all construction documentation, including all paper records plus material documentation by bid item, and construction photos.
- Completed Record of Materials

Task 3 – Construction Inspection

Provide services of Construction Inspection to observe and verify by measurements the technical conduct of the construction, including day-to-day contact with the Contractor and the OWNER.

3.1 General Inspection

- Provide on-site inspection and monitoring as requested to inspect the technical conduct and progress of the construction. The Construction Inspector will not be responsible for the means, methods, techniques, or procedures of the construction selected by the Construction Contractor(s) or for any failure of Construction Contractor(s) to comply with laws, ordinances, rules, or regulations applicable to the construction work. The parties recognize that the construction Contractor(s) is responsible for ensuring that construction is in accordance with the plans and specifications.
- Project Daily Report. Prepare daily construction reports, detailing the construction Contractor's operations performed for each day, and records decisions and observations of a general or specific nature in chronological order. Measure quantities of materials installed, log equipment and staff used, and other related items.
- Verify in the daily report that the Contractor is working with the proper traffic control plans.
- Document OWNER-authorized work being done on a force account basis.
- Coordinate the verification of material approvals and ensure they are complete prior to materials being used on site.
- Coordinate Materials Testing and Inspection. In those instances where unsatisfactory test results are obtained, notify the construction contractor to rectify the discrepancies, and retest the materials after corrections are made.
- Collect scale certifications.
- Progress Payment Verification.
- Collect and tabulate all quantity delivery tickets.
- Prepare field note records in accordance funding requirements.
- Check that Manufacturer's Certificates of Compliance and Certificates of Material Origin are received prior to payment.
- Verify that the acceptance sampling and testing frequencies reflect the actual quantities used.

- Photographs. Through Pavia Headlight, tabulate construction photographs and progress photographs of construction activities, daily, to document progress of the work and job site conditions encountered. Particular attention will be given to any work performed below the finished grade.
- Project closeout, formal acceptance, review, and recommendation. Make recommendations to the OWNER concerning operational acceptance, substantial completion, physical completion, and final acceptance of the work. Include review of the requests for extension of time by the construction Contractor. Include recommendation for assessment of liquidated damages, if applicable. Perform a final review and inspection of the construction work and prepare a final list of items to be corrected ("punch-list"). After substantial completion of the project, verify completion of the punch list.
- Record drawings. Review the construction Contractor's Record Drawings on a bi-weekly basis (and upon completion of major tasks) to verify posted changes.

Deliverables:

- Inspector Daily Reports
- Field Note Records documenting all payments

Task 4 – Construction Design Support

The CONSULTANT will provide construction design engineering support for the Project. CONSULTANT services shall be limited to minor design changes and contractor Requests for Information (RFIs). Should a major re-design be required, the CONSULTANT and the OWNER will negotiate a supplement for additional design services.

- Assist the OWNER Project Manager with requests where field construction modifications or additions are requested and provide design technical assistance to field personnel.
- Visit site when requested to evaluate design issues.
- Review shop drawings for general conformance to the contract documents.
- The CONSULTANT will provide written responses in PDF format for RFIs. Each RFI is expected to take no more than four (4) hours to complete, including clarifications.

Deliverables:

- Shop drawing submittals will be returned electronically in PDF format via email with comments written directly on the submittal documents and/or accompanied by a memorandum, if required
- Written responses to RFIs will be returned electronically in PDF format via email to the Contractor.

Task 5 – Earthwork Inspection and Material Testing (Based on Quantities in the Bid Documents)

The scope of earthwork inspection and material testing shall consist primarily of compaction testing, and asphalt and concrete testing.

Time for Completion

The Contract Documents and time of completion are based upon a 20-working day schedule by a full time Construction Observer and support personnel as outlined in the budget. In support of this schedule, the CONSULTANT contract will provide one (1) part-time week of project set up time, 10-working days of part-time CONSULTANT representatives / support staff, in addition to two (2) part-time weeks of project closure time (Punchlist, Closeout Record Preparation, etc.). The project setup and closure hours are noted in Project Setup and Closeout sections of the fee estimate. If the work schedule changes due to the contractor working weekends, extended hours, work performed during suspension, added working days due to change orders or weather delays, or if the construction activity extends beyond the contract time, the CONSULTANT shall inform the OWNER immediately to allow the OWNER an opportunity to authorize additional budget for the CONSULTANT to provide the additional services as needed. The additional services will be billed at the hourly rates established in the base agreement.

Additional Services

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

Services Not Included in this Scope of Services

1. Public Outreach Support and Communications
2. Final Record Drawings in CADD
3. Archeology or Cultural Resources Support (info added by that group to scope and fee)

Information Provided by Others:

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

PERTEET

Project	Redmond - Avondale Rd Overlay CM Services	Contract Start Date	5/1/2023	Last Update date	5/17/2023
Client		Contract End Date	9/30/2023	Perteet Project No.	20220033.0001
PM	Jerome Didier	Contract Duration:	4 Months		

Task	Billing Rate	Sr. Associate	Sr. Engineer / Mgr	Lead Technician/ Designer	Sr Const Tech	Construction Supervisor	Sr. Construction Observer	Accountant	Total Hours	Labor Dollars
		$246.83	$198.12	$173.95	$142.19	$249.24	$187.56	$148.36		
Task 1 - Project Administration and Management						15.00		8.00	23.00	$4,925.00
Total Task 1 - Project Administration and Management		**0.00**	**0.00**	**0.00**	**0.00**	**15.00**	**0.00**	**8.00**	**23.00**	**$4,925.00**
Task 2 - Construction Administration					56.00	40.00			96.00	$17,932.00
Total Task 2 - Construction Administration		**0.00**	**0.00**	**0.00**	**56.00**	**40.00**	**0.00**	**0.00**	**96.00**	**$17,932.00**
Task 3 - Construction Inspection						8.00	280.00		288.00	$54,511.00
Total Task 3 - Construction Inspection		**0.00**	**0.00**	**0.00**	**0.00**	**8.00**	**280.00**	**0.00**	**288.00**	**$54,511.00**
Task 4 - Construction Design Support		18.00	44.00	13.00					75.00	$15,421.00
Total Task 4 - Construction Design Support		**18.00**	**44.00**	**13.00**	**0.00**	**0.00**	**0.00**	**0.00**	**75.00**	**$15,421.00**
Task 5 - HWA - Earthwork Inspection and Material Testing										
Total Task 5 - HWA - Earthwork Inspection and Material Testing		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$0.00**
Total Hours		**18.00**	**44.00**	**13.00**	**56.00**	**63.00**	**280.00**	**8.00**	**482.00**	
Total Dollars		**$4,443.00**	**$8,717.00**	**$2,261.00**	**$7,963.00**	**$15,702.00**	**$52,517.00**	**$1,187.00**		**$92,790.00**

Expenses:	
Mileage - $.655	594
Totals:	**594**

Subconsultant Fees:	Cost	Markup	Bill
HWA GeoSciences Inc	17,000		17,000
Totals:	**17,000**		**17,000**

SUMMARY	
Labor	$92,790.00
Expenses	$594.00
Subconsultants	$17,000.00
CONTRACT TOTAL	$110,384.00

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. AM No. 23-120
Type: Consent Item

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	Odra Cardenas	Planner

TITLE:
Acceptance of the Rose Hill (NE 97th Street) Annexation Notice of Intent

OVERVIEW STATEMENT:
Staff recommends that Council accept the Notice of Intent to commence annexation proceedings for the Rose Hill (NE 97th street) potential annexation area as described in Attachment A, in accordance with RCW 35A.14.120.

Staff recommends no geographic modifications, adopting R-5 as the zoning for this area upon annexation (the area is zoned R-5P, meaning that pre-annexation zoning has already been established by ordinance), and requiring that newly annexed territory accepts its equitable share of the City's bonded indebtedness.

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

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  Redmond Comprehensive Plan policies A-8 through A-17 call for the City to support annexation of designated potential annexation areas.
- **Required:**
  RCW 35A.14.120 requires the City Council to act on the Notice of Intent within 60 days of receiving it.
- **Council Request:**
  N/A
- **Other Key Facts:**

The Notice of Intent is the first step to proceed with the annexation of this area.
If the Annexation proposal is accepted by the City Council, the following steps must be followed to annex the territory:

- A petition is circulated among area property owners.
- Proponents file a legally sufficient petition signed by owners representing at least 60 percent of the assessed value of the annexation area for which annexation is petitioned.
- Petition is transmitted to the county assessor for a determination of sufficiency.
- The King County Boundary Review Board reviews annexation proposal.
- City Council holds a public hearing on the annexation petition.
- Upon approval, census is taken and submitted to the Washington State Office of Financial Management and all appropriate agencies and departments are notified.

OUTCOMES:
Accepting the Notice of Intent allows the annexation to go forward to the petition phase. It does not commit the City Council to annex the territory proposed when a sufficient petition is presented to it.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  If the City Council accepts the Notice of Intent, the proponents will begin outreach to those who could sign the annexation petition. Timeline is dependent on the proponents.
- **Outreach Methods and Results:**
  Annexation proponents will choose specific outreach methods, but historically these have included one-on-one and small-group meetings. The City supports annexation outreach by providing factual information for those considering whether to support the annexation.
- **Feedback Summary:**
  N/A

BUDGET IMPACT:

Total Cost:
Staff time to process the annexation is budgeted in the Community and Economic Development offer, which has a total value of $4,616,401.

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

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
08/02/2023	Committee of the Whole - Planning and Public Works	Give direction

Proposed Upcoming Contact(s)

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

Time Constraints:
According to state law, Council must set a date within 60 days after the filing of the Notice of Intent to determine if the Council will allow annexation proceedings to begin. The Notice of Intent was received on July 19, 2023. Staff is bringing this to the Council within the 60-day timeframe.

ANTICIPATED RESULT IF NOT APPROVED:
If the City Council rejects the Notice of Intent, the annexation will not move forward. The initiating parties have no right of appeal. The property owners maintain the right to file another petition at any time.

ATTACHMENTS:
Attachment A: Letter of Notice of Intent to Commence Annexation
Attachment B: Pre-Annexation Zoning for the NE Rose Hill 97th street Potential Annexation Area
Attachment C: City of Redmond Potential Annexation Areas Map
Attachment D: Tax comparison for Redmond and Unincorporated King County
Attachment E: Utilities map for the NE Rose Hill 97th street Potential Annexation Area

STOKES LAWRENCE

Eric W. Robinson
206-812-7464
eric.robinson@stokeslaw.com

July 18, 2023

VIA E-Mail

The Redmond City Council
c/o Orda Cardenas
P.O. Box 97010
Redmond, WA 98073-9710
ocardenas@redmond.gov

Re: NOTICE OF INTENTION TO COMMENCE ANNEXATION - NE 97TH STREET (Rose Hill)

Dear City Council:

The undersigned, Gerald K. Hirschler, acting through our law firm as his counsel, is the property owner of not less than ten percent (10%) in assessed value of the proposed area to be annexed, according to the King County Assessor's current records.

The proposed area to be annexed is referred to in the City of Redmond's Existing Conditions Report as NE 97th Street (Rose Hill), where it has been identified as one of four remaining Potential Annexation Areas, consisting of approximately 13.5 acres. Our client, Mr. Hirschler, owns approximately 12 of those acres, consisting of eight of the thirteen tax parcels, which represent approximately 53% of the assessed value of the proposed area to be annexed, which is depicted on the City's Potential Annexation Areas map attached as Exhibit A.

We respectfully request that the City Council set a date within 60 days after the filing of this request to meet with the undersigned to determine:

1. Whether the City Council will accept, reject, or geographically modify the proposed annexation;

2. Whether the City Council will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed for the area to be annexed as provided for in RCW 35A.14.330 and 35A.14.340; and

3. Whether the City Council will require the assumption of all or of any portion of existing city indebtedness by the area to be annexed.

1420 Fifth Avenue, Suite 3000 | Seattle, Washington 98101-2393 | 206.626.6000
120 N. Naches Avenue | Yakima, Washington 98901-2757 | 509.853.3000
www.stokeslaw.com

Applicant's Signature and authorization to communicate directly with the undersigned counsel:

Gerald Hirschler, individually,
and as Trustee of the Gerald K. Hirschler Living Trust
under Declaration of Trust dated November 12, 1991

Very truly yours,

STOKES LAWRENCE, P.S.

Eric W. Robinson

Attachment: Exhibit A - Map of Potential Annexation Areas

Exhibit A

English Hill

Avondale

NE 97th Street

Union Hill

Potential Annexation Areas

City of Redmond, Washington

Redmond
WASHINGTON

0 0.5 1
Miles

N

Potential Annexation

City Limit

UGA

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

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

File Name: G:\GIS\Projects\Planning\CentralDataRepository\GIS\SEPA\PotentialAnnexationArea_11x17.mxd

Exhibit B

Pre annexation zoning for the Rose Hill 97th Street NE Potential Annexation Area

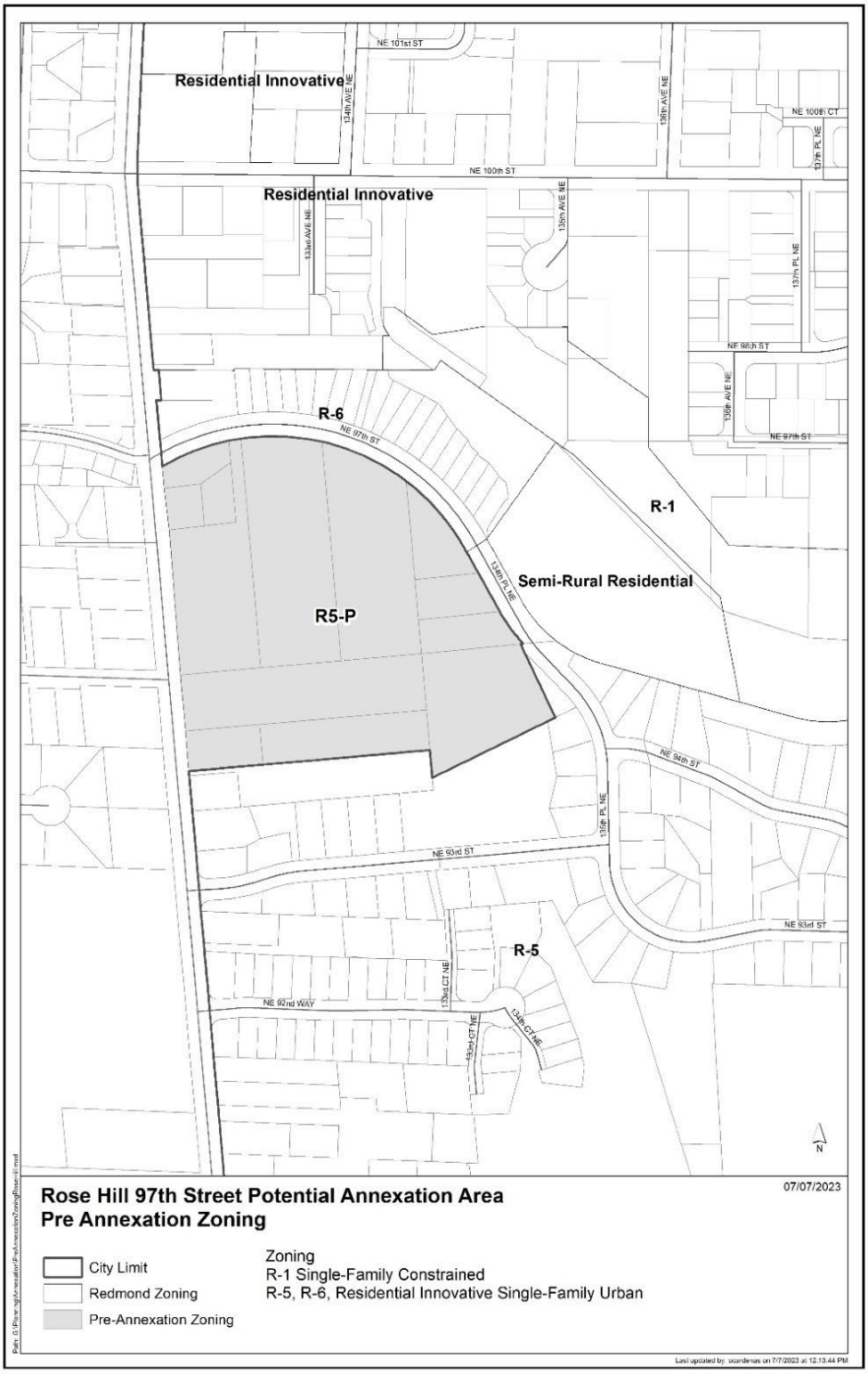


Exhibit C

Map of Potential Annexation Areas

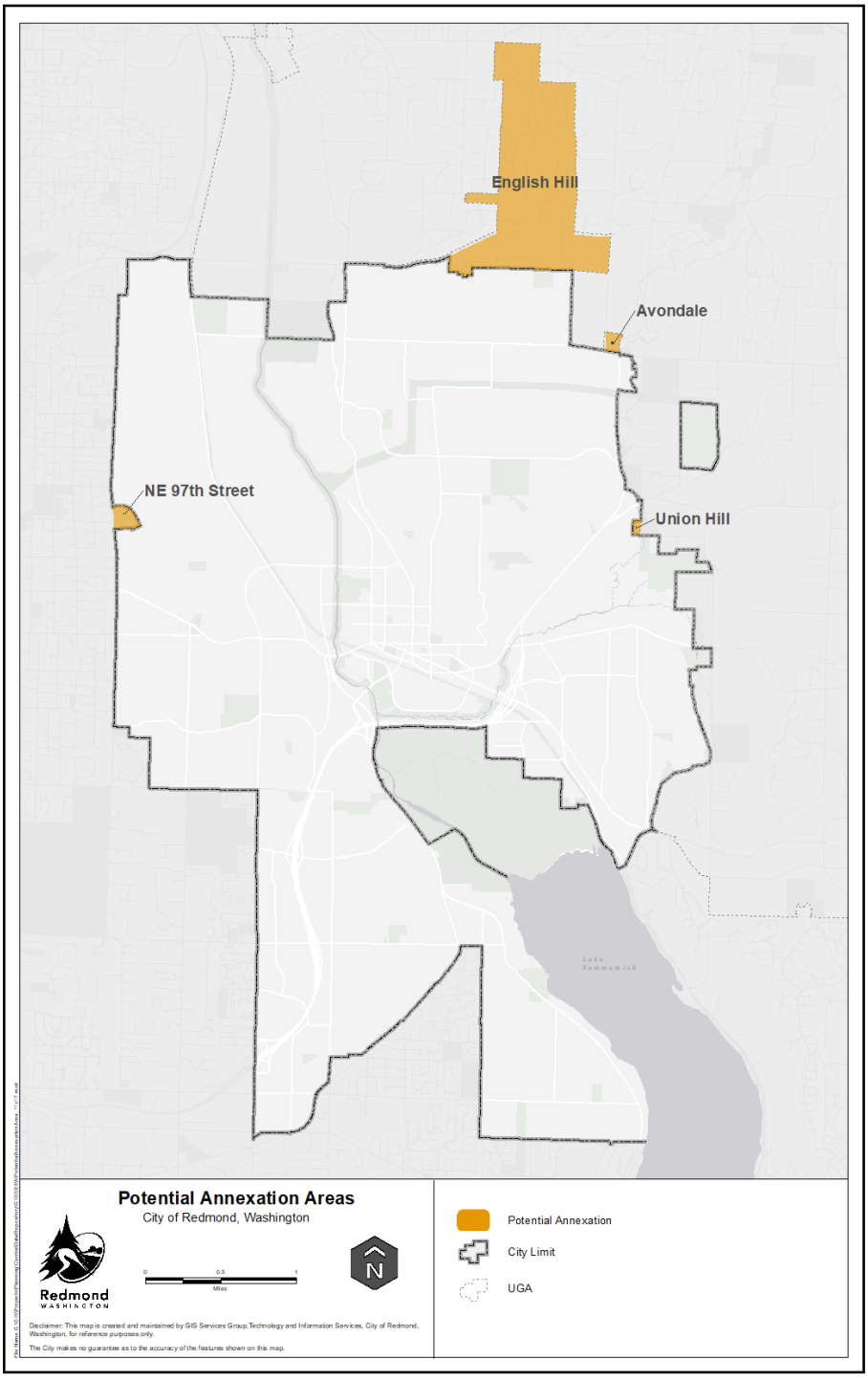


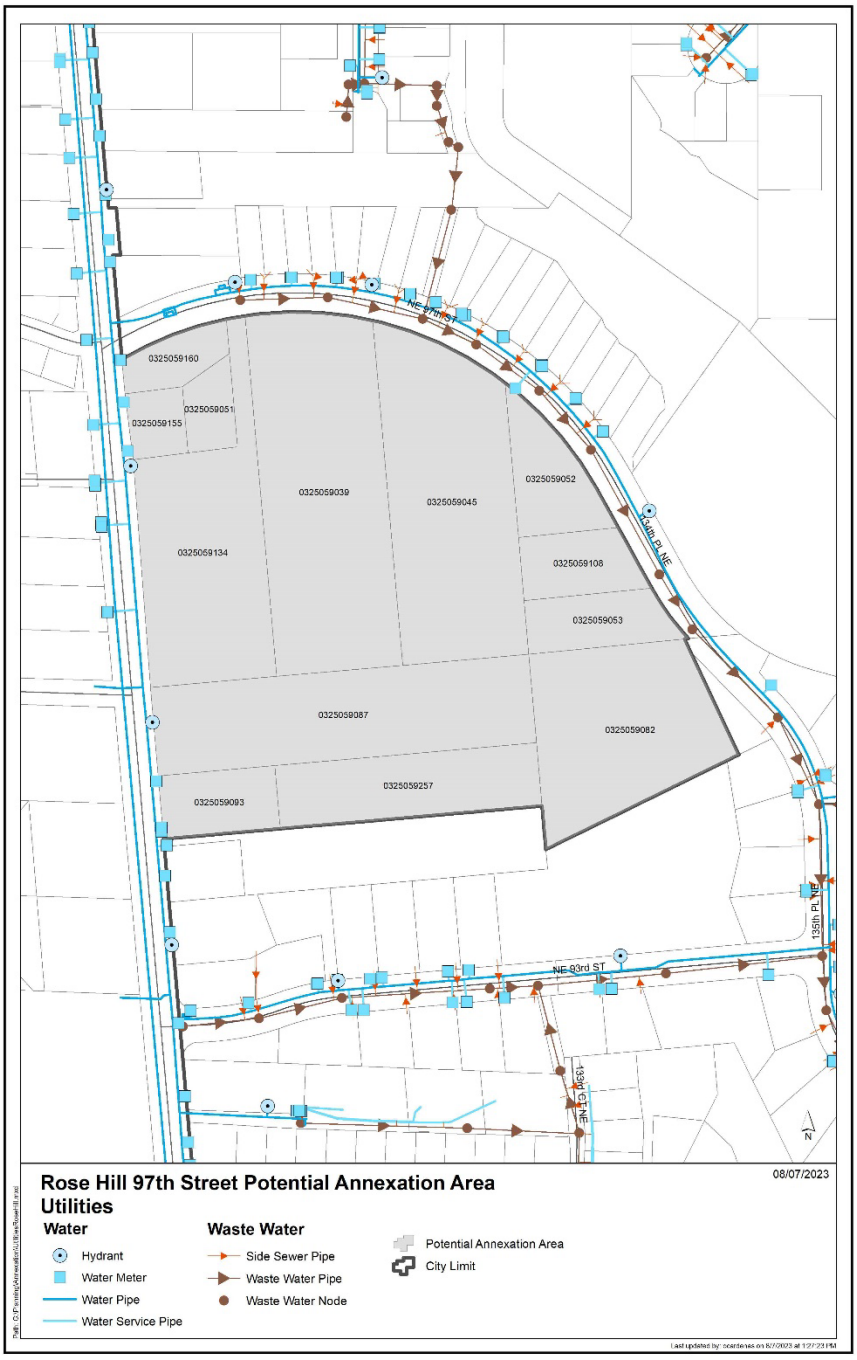
Exhibit D: Tax Comparison between City of Redmond and Unincorporated King County
Relevant to NE 97th St. Annexation Area

2023 Tax Rate Comparisons	Unincorporated	City of Redmond
State School Fund	2.31104	2.31104
(King) County	1.09023	1.09023
Port	0.09429	0.09429
(King County) Road	1.24031	0
School	2.15080	2.15080
Fire	0.84137	0
Hospital	0.18890	0.18890
Library	0.26223	0.26223
EMS	0.20922	0.20922
Flood	0.06717	0.06717
Sound Transit	0.15576	0.15576
(Redmond) City	0	0.81014
Total	**8.61132**	**7.33978**

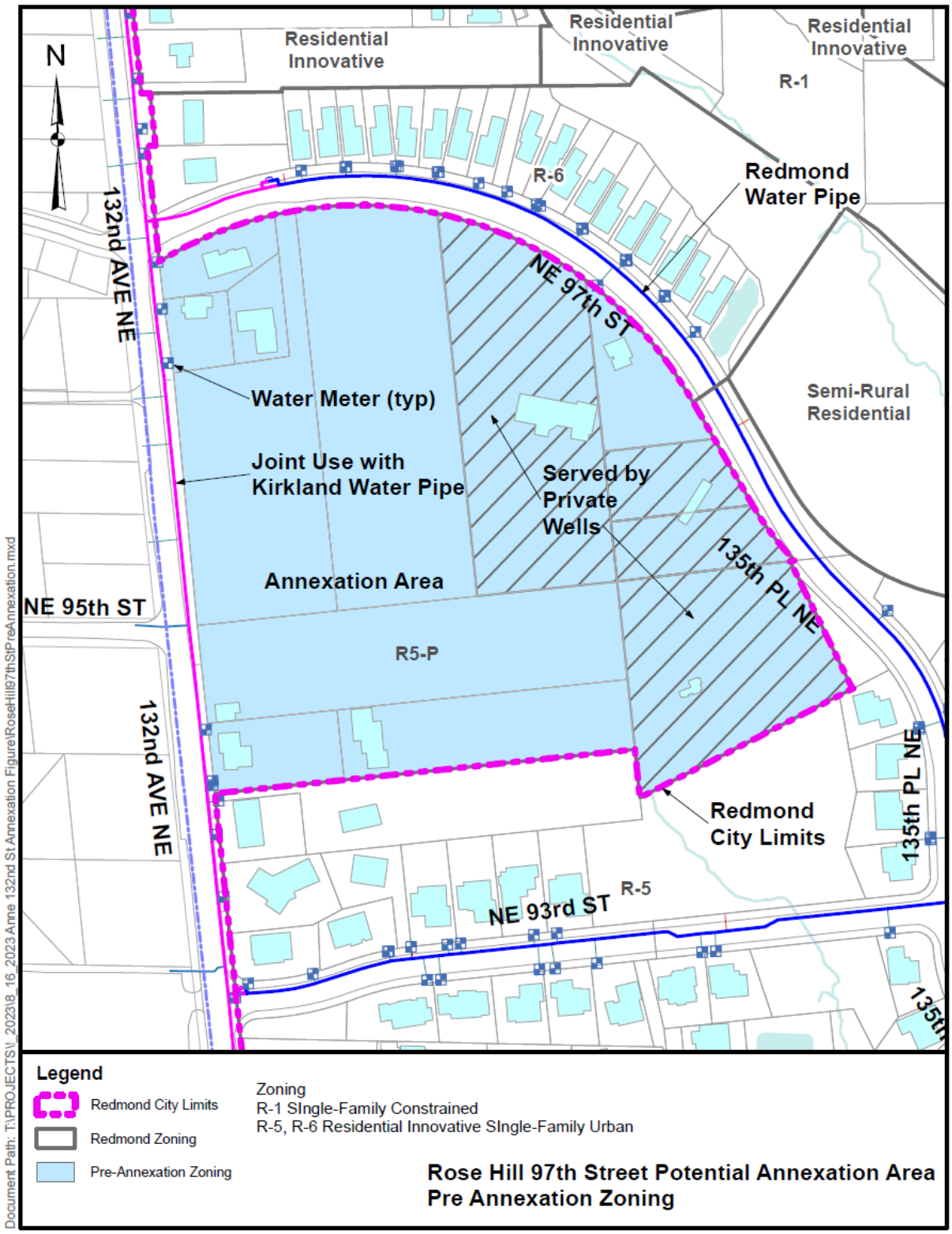
Bonded Indebtedness
The city has no Unlimited Tax General Obligation Bonds (UTGO) that are paid for by an excess property tax levy. Nor do we have a Local Improvement District that would encompass that part of the city.

Exhibit E: Rose Hill NE 97th Street Potential Annexation Area Water and Sewer Maps

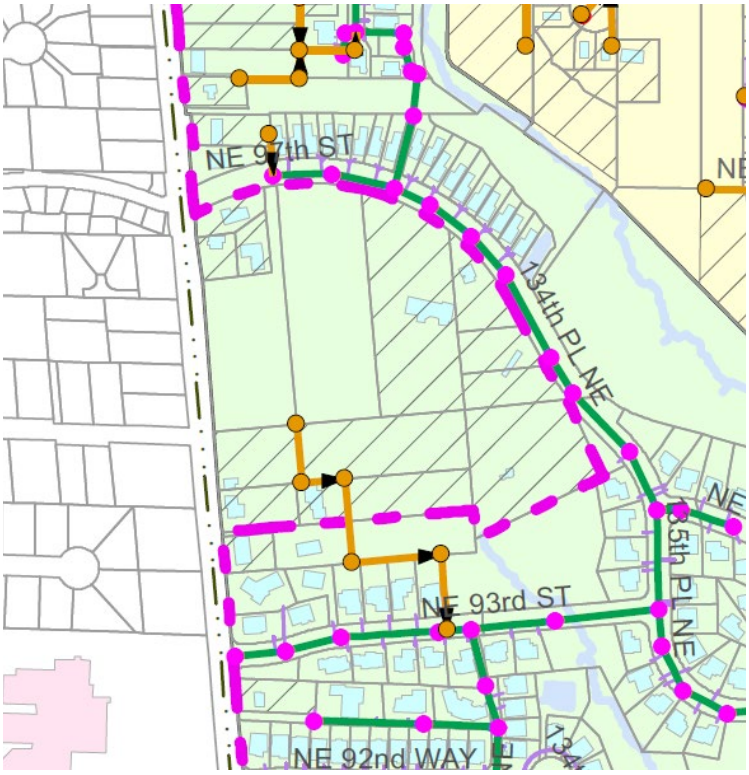
Map 1: Existing Water and Sewer Service in the Rose Hill Potential Annexation Area parcels



Map 2: Water service, including parcels that are served by private wells



Map 3: Wastewater System and general Sewer Plan data with septic parcels



Legend

- City Limits
- Urban Growth Boundary
- City of Redmond Pump Station
- Proposed Pump Station
- Private Pump Station
- City of Redmond Manholes and Wastewater Pipe
- Force Main
- Private Pipe
- Other Agency Pipe
- Under Construction Pipe
- Joint Use Pipe
- King County
- Redmond Septic Parcels

General Sewer Plan Data

- Planned Manholes
- Planned Sewer Pipe
- Planned CIP Manholes
- Planned CIP Sewer Pipe
- Planned CIP Project Point
- Planned CIP Forcemain

City of Redmond
Wastewater System
with
General Sewer Plan
Data and Septic Parcels

Redmond
WASHINGTON

Disclaimer: This map is created and maintained by Water/Wastewater Engineering, of the City of Redmond, Washington, for reference purposes only. The City makes no guarantee as to the accuracy or completeness of the features shown on this map.

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. AM No. 23-121
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	Vangie Garcia	Transportation Planning and Engineering Manager
Planning and Community Development	Francesca Liburdy	Senior Transportation Planner
Planning and Community Development	Kim Keeling	Senior Program Administrator

TITLE:
Update to Bike and Scooter Share Pilot Program

OVERVIEW STATEMENT:
After launching in summer 2019, the micromobility pilot (also known as the bike and scooter-share) was paused due to winter and COVID-19. Scooter service was resumed in November 2020, with updates on the pilot program in June 2021 and July 2023. The City and the pilot program vendor have adapted program processes in response to community input to improve program performance and community satisfaction. This Staff Report update is to get feedback from Council on the characteristics of a proposed permanent micromobility program. Following direction from Council, we will return for approval of the permit requirements in early 2024.

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

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
  Transportation Master Plan, Environmental Sustainability Action Plan, Long-Term Disaster Recovery Plan, Climate Emergency Declaration
- **Required:**
  N/A
- **Council Request:**

N/A

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

OUTCOMES:

A successful micromobility program advances the City's goals by addressing mobility, climate, equity, and safety. The program advances a viable first-last mile mode that is available for all in the City of Redmond. This supports the Transportation Master Plan strategy to improve travel choices by reducing drive-alone trips.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
  N/A
- **Outreach Methods and Results:**
  Spring 2018 - Public Questionnaire
  Fall 2019 - Let's Connect Questionnaire
- **Feedback Summary:**
  Council initiated discussion of bike share in 2018 and decided in 2019 to allow bike and scooter share as a permitted right-of-way use during a pilot project period. Lime applied to operate scooter share and was permitted effected July 30, 2019.

  Following the mid-pilot evaluation in Fall 2019, Council directed staff to return with a set of proposed program revisions that could improve scooter share use and community support.

BUDGET IMPACT:

Total Cost:
Bike and scooter share program is provided by a private vendor via a right-of-way use permit. Staff working on this program are funded through the adopted budget.

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

Budget Offer Number:
0000034 Mobility of People and Goods

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

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
1/14/2020	Committee of the Whole - Planning and Public Works	Receive Information
2/18/2020	Business Meeting	Receive Information
3/10/2020	Study Session	Provide Direction
6/8/2021	Committee of the Whole - Planning and Public Works	Receive Information
6/15/2021	Business Meeting	Receive Information
7/20/2021	Committee of the Whole - Public Safety and Human Services	Receive Information
7/25/2023	Study Session	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
	Nothing currently scheduled	

Time Constraints:
The existing Micromobility Permit is in a pilot status. By transitioning from a pilot program to a permanent program, the City of Redmond can receive revenue from the City's chosen vendor. In its current pilot program state, the City is not able to collect fees from its micromobility vendor.

ANTICIPATED RESULT IF NOT APPROVED:
If the pilot program is not approved, the vendor will be required to remove all scooters within a period of time. This would impact residents and visitor's ability to move around Redmond and challenge commuters who have become accustomed to this service.

ATTACHMENTS:
Attachment A-Issue Matrix
Attachment B-Current Pilot Permit
Attachment C-Lime Access
Attachment D-Presentation

Issues Matrix
Shared Micromobility Program
July 25, 2023

Date	Councilmember	Issue	Notes & Recommendations
7/18/2023	CM Forsythe	How many scooters or bikes are on the ground at a given time?	Approximately 130 scooters are deployed daily over the life of the program. This accounts for seasonal fluctuations, including increased scooter usage during the summer months.
7/18/2023	CM Forsythe	How many injuries have occurred?	We have received 9 reports of injury via Fire, 1 report of injury via Police, 0 reports of injury via Lime, and 0 reports of injury via QAlert (City Request for Service). We have only received injury information through these channels.
7/18/2023	CM Kritzer	How many members of the public have submitted service requests?	29 different members of the public have submitted customer service requests through QAlert. We do not have the ability to track the individuals who contact Fire, Police, or Lime directly.
7/18/2023	CM Kritzer	Do we have a portal for members of the public to submit service requests? How could we advertise to the public so that they are aware they can submit service requests?	The public can submit customer service requests via Report An Issue or Request For Service on the City's website. Users can also report directly to Lime through the app or via phone. The Redmond Scooter & Bike Share webpage includes directions and links for making a request or reporting an issue: Redmond Scooter & Bike Share | Redmond, WA Direct communication about the program was advertised to the public at the start of the pilot program via email and initial outreach.
7/18/2023	CM Kritzer	What is the feasibility of including bikeshare in the pilot program in addition to scooter	The Shared Micromobility Pilot Program contract was developed to include both bikeshare and scooter

Date	Councilmember	Issue	Notes & Recommendations
		share? Would we go to bid again to include bikeshare?	share. The contract includes regulations for bikes and scooters. When the pilot started, vendors opted to use scooters only; however, Lime has recently implemented approximately 20 bikes as of July 2023.
7/18/2023	CM Fields	Who is riding the scooters? Who needs to ride them?	The program has proved to be a viable first-last mile transportation option for members of the public. Since 2019, the median trip distance of a shared scooter is 0.8 miles. The median trip length is approximately 8 minutes. Lime has an affordability program that provides discounted rides to those who qualify called Lime Access.
7/18/2023	CM Fields	What are the broader goals of this program? Are we achieving what we had hoped with the pilot?	The goals of the Shared Micromobility Pilot Program include: • Implementing the goals of the Transportation Master Plan (TMP) • Testing a new mobility option • Improving first-last mile mobility
6/15/2021	CM Forsythe	Previous mention of funding restriction on $20 scooter mis-park citations, is that still the case?	• Lime is able to issue funds as a private vendor. When they collect funds, it would need to go back into a City program that works with Lime's business model vs directly back to the City • Proposed funds would go towards senior programming via the Senior Center.
6/15/2021	CM Forsythe	Are we still considering painting parking areas for scooters? Painted areas could help with user behavior	• This is on the list of next steps to consider when program is fully evaluated • City staff would need to determine list of places where scooters could be successfully parked to comply with City ordinances and codes

Date	Councilmember	Issue	Notes & Recommendations
6/15/2021	CM Padhye	Glad to hear Lime has stepped up with enforcement, and that resident-driven patrols are possible. How can residents get more involved with citizen monitoring?	• That is a great idea but would like to monitor during the summer months how people could continue to monitor scooter locations • Important to find a balance between citizen reporting while minimizing administrative burdens • Will consider a neighborhood-based approach
2/18/2020	CM Khan	How many helmets have been distributed during the pilot to date?	Redmond Police Department: The RPD fitted and sold 19 helmets. (Note that the prime time for helmet distribution is typically March-July, which was before the pilot began.) Lime: Lime distributed 60 helmets in Redmond through First Ride Academies and employer outreach.
2/18/2020	CM Forsythe	Why is bikeshare not being offered by the City?	Per Redmond's right-of-way use permit, Lime is authorized to add bicycles and could do so in the future; the company said it would make a determination based on its business model. Shifts in the micromobility market are favoring scooters over bikes. In the Northwest and around the US (e.g. Bellevue), micromobility companies are ending bikeshare programs and focusing on communities that support scooter share.
2/18/2020	CM Anderson	What are the budget implications of extending the pilot through the end of July 2020?	Scooter share is provided by a private company (Lime); therefore, the City will not incur additional expenses by extending the pilot. Lime's permit application required the company to pay a fee of $4,994.14. The total amount of the permit fee is intended to cover the City's costs for program administration and evaluation. These funds will now

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Date	Councilmember	Issue	Notes & Recommendations
			cover a longer period of time (through July 29, rather than May 14).
2/18/2020	CM Anderson	How are other providers impacted by the extension?	One other vendor applied to operate scooter share during the pilot but opted not to initiate a permit. That company could choose to initiate a permit and begin operations at any time during the pilot. The City is notifying the company of the extension of the pilot time period.
2/18/2020	CM Anderson	How is Education Hill doing?	Although the City is not tracking usage by neighborhood, data shows scooter activity in Education Hill, especially along 166th Ave NE, Avondale Road NE, and Redmond-Woodinville Road NE.
2/18/2020	CM Carson	How is the community using scooters – for what purposes or trip types?	Lime's user questionnaire (163 responses) examined the origin and destination of each scooter trip and categorized the purpose of the two "trip ends[1]" as follows: • *Work/school – 67% of trip ends (above the national average of 37%)* • Shopping/dining/entertainment – 52% of trip ends • Home – 49% of trip ends • *Transit – 13% of trip ends (above the national average of 9%)* • Family or friend's home/other destination – 12% of trip ends 7% of trip ends reflected "no particular destination"

[1] Each trip is comprised of two "trip ends" – an origin and a destination. In other words, "trip ends" refers to where the trip began and where it ended. The percentage listed for each trip purpose also reflects this concept. That is, the percentage equals the origin trip end plus the destination trip end. Therefore, the total of all the percentages for all trip purposes is greater than 100%, i.e. 200%.

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Date	Councilmember	Issue	Notes & Recommendations
2/18/2020	CM Carson	How many incidents involving scooters have occurred in Redmond?	The Redmond Police Department received 16 scooter-related calls between August and December 2019 that addressed the following: • Problems with riders or how scooters were ridden (7), • Incidental contact[2] (5), and • Collisions (4) During that time period, the Redmond Fire Department received 9 scooter-related calls that addressed the following: • Motorized foot scooters in general (6), and Lime scooters specifically[3] (3)
2/18/2020	CM Carson	How are scooter users being educated about how to ride safely and courteously in Redmond?	As a condition of receiving a permit, the vendor (Lime) agreed: • To educate users about the any laws applicable to riding and operating a scooter in the City of Redmond and King County, and about how to properly park and store the scooter during and after rides, and • To instruct users to comply with applicable laws. Instructions must be visible to the user on the scooter and within the app. Lime's website also provides safety instructions.

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[2] "Incidental contact" is defined as time that the police department happened to interact with a Lime rider during an original contact unrelated to use of the scooter.
[3] Callers mentioned Lime scooters by name.

Date	Councilmember	Issue	Notes & Recommendations
			In addition, Lime partners with GoRedmond[4] to raise awareness best practices for riding scooters through employer outreach, First Ride Academies, and other educational events. Specific events and resources have included: • Six blog posts featuring best practices for riding scooters in Redmond; • Two "First Ride" classes – hour-long workshops free to the public on how to ride safely and have fun on electric scooters; • FAQs about Electric Scooter Share; and Outreach at local employment sites, such as Microsoft, Facebook, Quadrant Willows Corporate Park, and Greater Redmond Transportation Management Association
2/18/2020	CM Carson	How are other providers impacted by the extension?	One other vendor applied to operate scooter share during the pilot but opted not to initiate a permit. That company could choose to initiate a permit and begin operations at any time during the pilot. The City is notifying the company of the extension of the pilot time period.

[4] Go Redmond is a partnership between the City of Redmond, Greater Redmond Transportation Management Association, and King County Metro that works to promote a culture of walking, biking, ridesharing, and transit in the Redmond community.

Shared Micromobility Pilot Permit Contract

Vendor Information & Signatures

Applicant Information	Additional Contacts Information
Company Name: Neutron Holdingas, Inc. DBA Lime	If you would like additional contacts to be included on this permit application, please enter here:
Contact: Alyssa Edelen	Name: Hayden Harvey
Address: 4235 Colorado Ave S	Email: Hayden.Harvey@li.me
City: Seattle	Name: Victor Long
State: Wa. Zip: 98134	Email: Victor.Long@li.me
Phone: (858)886-9485	Name: Karla Owunwanne
Email: Alyssa.Edelen@li.me	Email: Karla.Martinez@li.me

By signing this document, Vendor agrees to comply with all requirements for the permitted operation of a bicycle and scooter share program within the City of Redmond.

Vendor	City of Redmond
Company Name: Neutron Holdings, Inc. DBA Lime	
By: Alyssa Edelen	By: Aaron L. Bert
[Person Authorized to Bind Company]	[Director of Public Works]
Its: Regional General Manager **[Position]**	
X Alyssa Edelen	X
Vendor Representative	Director of Public Works
Name: Alyssa Edelen	Name: Aaron Bert
Title: Regional General Manager	Title: Director, Public Works
Date: 07/13/2023	Date: 7/14/2023

Shared Micromobility Requirements

Vendors authorized to operate bicycle and/or scooter share shall comply with the following terms and conditions. Shared micromobility is defined as a bicycle or scooter which may be both parked upon and rented upon the City of Redmond right of way. Vendor agrees to comply with all such requirements for the duration of the pilot program and this permit. The City reserves the right to change or modify the requirements governing bicycle and scooter sharing within the City and will change or modify requirements as necessary to comply with changes to State or Federal law and may choose to eliminate bicycle and/or scooter sharing within the City at the end of the contract. By signing this contract, Vendor understands and agrees to comply with all rules and regulations of the City's program as they exist or may be modified during the term of the program. This permit is to be authorized under the authority of Redmond Municipal Code 12.08.

Vendors shall only be allowed to enter into the Redmond Shared Micromobility Pilot Permit Contract if the vendor completes an application and is selected by the City of Redmond Public Works Director or designee.

A. Public Safety, Education & Access

A1. Bicycle Quality Standards

All bicycles shall meet the standards outlined in the Code of Federal Regulations (CFR) under Title 16, Chapter II, Subchapter C, Part 1512 – Requirements for Bicycles. Additionally, permitted bicycle fleets shall meet the safety standards outlined in the International Organization of Standardization, ISO 43.150 – Cycles, subsection 4210.

A2. Electric Bicycle Standards

Any electric bicycles used in this pilot program must be classified as a Class 1 or Class 2 electric-assisted bicycle as defined by RCW 46.04.169, and shall be subject to the same requirements as ordinary bicycles described in Requirement A1. Electric-assisted bicycle shall cease to provide motorized assistance when the bicycle reaches or exceeds 15 miles per hour.

A3. Electric Scooter Standards

Any electric scooters used in this pilot program shall meet the definition of a "motorized foot scooter" per RCW 46.04 as that definition exists now or may be modified by the State. Should the definition of a "motorized foot scooter" change, only those scooters in compliance with the new definition shall be allowed to operate within the City. Further, only an electric motor is allowed to power the vehicle. The scooter shall cease to provide motorized assistance when the scooter reaches or exceeds 15 miles per hour.

A4. Lighting

All bicycles and scooters shall meet the requirements for lights during hours of darkness, described in RCW 46.61.780. In addition, a rear red light is required on all bicycles and scooters.

A5. Appearance

Each Vendor is required to have a uniform visual identification for the bicycles/scooters within the Vendor's fleet by using similar color, name and logo.

A6. Advertising

There shall be no advertising on the bicycle or scooter itself beyond the identification of the Vendor during this pilot program.

A7. Bicycle or Scooter Information

All bicycles or scooters used under this permit shall have the following visible to the user on the vehicle at all times:

1. A unique alphanumeric identifier
2. Operator name and customer support contact information, including telephone and website.
3. Notification that the user shall wear a helmet
4. Notification that the user shall yield to pedestrians

In addition, further information may be required to be displayed per Washington State law.

A8. User Education

All Vendors shall have conspicuous notices on the mobile application, which may include a link to a City website, that notify users of the following before they are allowed to begin riding:

1. Bicycles/scooters must be parked appropriately, most importantly keeping at least five feet of sidewalk clear, to avoid blocking pedestrian and wheelchair access
2. There is an 8 mile per hour maximum scooter assist speed for the first two trips in the United States to help the user learn how to operate the vehicle
3. Bicycles/scooters may operate at up to 15 miles per hour electric assisted speed in roadways, bicycle lanes, and on trails
4. Bicycles/scooters shall not exceed 8 miles per hour on sidewalks and shall provide at least three feet of space when passing pedestrians or yield to pedestrians
5. Helmets are recommended for safety.
6. It is the users' responsibility to follow all applicable traffic laws.

7. It is the users' responsibility to follow respective City, County, or State trail rules.
8. It is the users' responsibility to know and follow rules for how to properly park and store the bicycle or scooter during and after rides consistent with Section C, and including the graphic in Section C.
9. Report collisions with police and to the Vendor for recording.
10. Report maintenance issues through the mobile application or by Vendor phone number on the bicycle or scooter.

A9. Education and Operational Responsibility

The Vendor agrees that the City of Redmond is not responsible for educating users regarding laws, nor is the City responsible for educating users on how to ride or operate a bicycle or scooter. It is Vendor's exclusive obligation to comply with all local, state, and federal laws pertaining to the operation of their bicycle and/or share program and to take all necessary steps to ensure their users comply with applicable local, state, and federal law. Vendor agrees to educate users regarding laws applicable to riding and operating a bicycle or scooter in the City of Redmond and King County, how to properly park and store the bicycle or scooter during and after rides, and to instruct users to comply with applicable laws.

A10. Pricing and Fees

Before the rider rents a device, the Vendor shall disclose to the rider its pricing structure, including all rates, fees, surcharges, penalties, and other costs the rider may incur by renting the device.

A11. Reduced Fares

The Vendor shall establish a reduced-fare program element. At a minimum, all persons who qualify for one or more of the following programs shall be eligible for the Vendor's reduced-fare program element:

1. the ORCA Lift reduced-fare program;
2. Washington Apple Health;
3. Washington Basic Food program;
4. Washington State Food Assistant program

A12. Non-Smartphone Rental

The vendor shall establish at least one method by which a rider who has no smartphone, bank account, or credit card can rent a device.

A13. City Access to Vendor Mobile Application

Vendor agrees to provide the City of Redmond with one free standard user account to enable the City to view what a customer views and any applicability to permit compliance.

A14. Good Working Order

Vendor shall maintain each deployed bicycle or scooter (see F4 for definition) in a good working order meaning that it has all components and they are functioning properly. See B4 regarding any bicycle or scooter that is not in good working order.

A15. Vendor Infrastructure

Vendor shall not install a fixed object infrastructure such as a station, dock, or electric charging infrastructure in right-of-way unless the Vendor has first obtained separate right-of-way use permit(s) for installing and using the fixed object. The Vendor shall consult with the Program Manager regarding the proposed fixed object before applying for the permit.

A16. Non-Permitted Removal

Redmond may take actions necessary under Redmond Municipal Code Title 12 to ensure any bicycles, scooters, or infrastructure that are not permitted are removed from right-of-way.

B. Communication and Response

B1. Public Contact

All Vendors shall provide ways for users or passersby to easily report a parking, safety, or maintenance issue, or ask questions via a telephone number and via the app on each bicycle / scooter. The reporter will reach a live person on the telephone or be able to leave a message and receive a specific response within one hour if reported between 6:00 am and 9:00 pm, otherwise by 7:00 am the following day.

B2. City Contact

The City shall have direct contact information (phone and email) to the vendor's general manager for Redmond, policy development staffperson, Redmond fleet operations manager, and data collection / reporting staffperson. The City shall be able to call and receive a response back within one hour between 6:00am to 9:00pm. For all other hours, the City shall receive a call back from a local employee by 8:00am.

B3. Parking Response Time

Any bicycle or scooter that is parked incorrectly, as defined in section C, shall be re-parked properly or removed by the Vendor as quickly as possible and no greater than the following:

- Within two hours if notice received between 6:00 am and 9:00 pm, otherwise by 7:00 am the following day.
- Bicycles or scooters that are an immediate hazard shall be moved by the Vendor as soon as possible and within a maximum of 1-hour

A bicycle or scooter that is parked incorrectly that is not removed per the time period above may be relocated or impounded by the City at Vendor's expense.

B4. Damaged Condition

Any inoperable, damaged, disabled, vandalized or unsafe bicycle or scooter shall be locked and not available for rental. It shall be removed from public access by the Vendor based on the following response times and shall be repaired before redeploying into service:

- Within four hours if received notice between 6:00am and 7:00pm and bicycle or scooter is locked, otherwise by 6:00am the following day.

A bicycle or scooter that is unlocked or potentially unlocked and could be an immediate hazard if mistakenly used shall be removed by the vendor as soon as possible or may be impounded by the City at Vendor's expense.

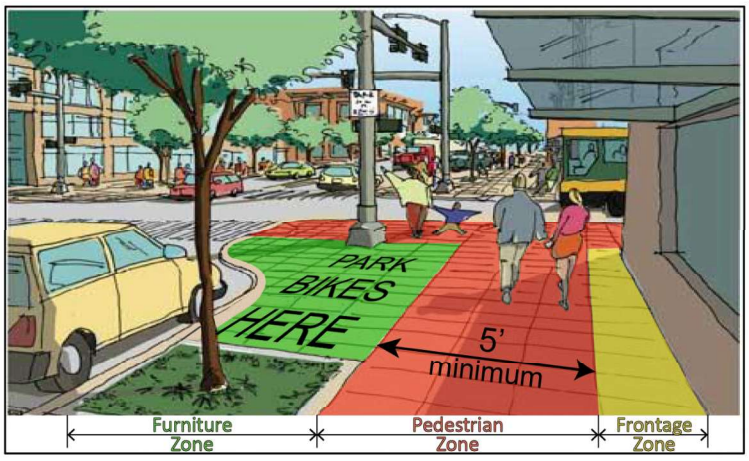
C. Parking

C1. Where to Park

The Vendor shall implement preferred parking pins and mandatory parking zones in the app that show riders where to park when they reach their destination, which would reduce the number of improperly parked vehicles and encourage good parking behavior over time. The Vendor shall send communications to riders via in-app messaging and email to inform them of the parking pin system to set riders' expectations.

Bicycles and scooters shall be parked in any of the following locations:

1. at a bicycle rack,
2. in the furniture zone (green) as shown in the graphic to the right,
3. in zones specifically marked for bicycle and/or scooter share parking via marks on the ground and/or via information in the app,
4. in areas designated as a parking area by the City under C5.



C2. Where NOT to Park

Bicycles and scooters shall not be parked:

1. in a vehicle lane, bicycle travel lane, or trail,
2. within the pedestrian clear zone of a sidewalk which is generally 6 feet clear in urban areas and 5 feet clear in residential neighborhoods (see Redmond Standard Detail DG12),
3. in sidewalk café seating areas,

4. in a manner blocking Americans with Disability Act (ADA) access such as an ADA parking stall, ramp, ADA clear path, accessible pedestrian signal (APS) buttons, or other ADA facilities,
5. blocking use of fire hydrants, fire protection systems, benches, parking pay stations, bus stops and shelters, transit information signs, crosswalks, doorways, entryways, or driveways,
6. at King County Metro-owned or Sound Transit-owned facilities, unless otherwise designated by agreement with King County Metro or Sound Transit,
7. in City of Redmond parks
8. in areas deemed to be unsafe as determined by the City of Redmond,
9. in areas designated by the City as bicycle share no-parking areas under C5
10. on any private property unless such property owner has granted the operator permission to locate bicycles or scooters upon their private property.

C3. How to Park

Bicycles and scooters are to be parked upright and stable, on paved or other hard surfaces where they will not fall over, and if they were to fall, they will not fall into the pedestrian walk zone, a traffic lane, or into private property such as a vehicle or structure so as to cause damage or inaccessibility or cause any immediate hazard.

C4. Trip End Photograph

a. The Vendor shall require that all users take a photo of the parked device before ending a trip and implement strategies to compel users to take the required trip-end photo. The Vendor shall also provide instructions within the app that assure riders take Trip-End Photos that clearly show if a device is properly parked.
b. This shall not be required for users that access their rental without using a smartphone.

C5. Non-Right-of-Way Parking

This permit is only valid for operations within the City right-of-way and applies to all bicycle or scooter share vehicles that may enter Redmond right-of-way. Other land within the City may have bicycle and/or scooter share controls; for example, parks, off-street parking lots/garages, or campuses. Use of non-right of way land for bicycle and/or scooter share shall require appropriate approval from the appropriate department, agency, or property owner and shall be communicated to the users through the mobile and web application. Bicycle or scooter share vehicles that are not parked on the right of way or authorized through another agreement with a public or private entity shall be removed by the vendor. If a complaint is received between the hours of 6AM and 6PM the bicycle or scooter shall be removed within 4 hours, otherwise by 9AM the next day.

Bicycle or scooter share vehicle use which is authorized by other public or private entities may circulate freely into and out of Redmond right-of-way. However, if the bicycle or scooter is parked on Redmond right-of-way without an active rental in place then the vendor is required to have an approved bicycle share permit with the City of Redmond.

C6. Creating Parking/No-Parking Areas

The City retains the right to designate, at any time, geo-fenced areas where bicycles and/or scooters shall be parked or shall not be parked; and mark bicycle and/or scooter share parking areas and charge Vendor for the time and materials in rough proportionality to the Vendor's bicycle and/or scooter share impact. The Vendor will notify the user and incentivize parking, or not parking, where designated.

C7. Parking Duration

Any bicycle or scooter that is parked in one location for more than three consecutive days without moving is to be removed or moved to a location of high use. If the vendor does not move the bicycle or scooter within the required timeframe then the City may choose to impound the bicycle or scooter at the vendors expense.

C8. Vendor Parking Patrol

If the vendor rebalances or otherwise places bicycles and or scooters in either of Redmond's urban centers (Downtown or Overlake), then Vendor shall hire personnel to walk the urban center(s) on a daily basis to relocate improperly parked scooters in the associated urban center.

C9. Event Parking

The vendor shall support event operations, as determined by the City, including providing resources necessary to remove bicycles and/or scooters from one or more areas and implementing geofences that restrict or eliminate the ability to ride and/or park bicycles and/or scooters in one or more area. The City shall define the duration of the event and provide a minimum of three days advance notice.

C10. Snow

Vendor shall turn off ability to rent bicycles and/or scooters during snow events.

C11. Irretrievable Bicycles/Scooters

If hazard or lack of legal access prevent a Vendor from responding within the times required, the Vendor shall:

1. remove the bicycle/scooter at the next reasonable opportunity.
2. bear the removal costs, including reimbursement for City costs, if the City elects to remove the bicycle/scooter; and
3. disclose the irretrievable device to the Program Manager if the Vendor cannot safely and legally remove the device.

D. Operations

D1. Geofencing

The vendor shall demonstrate the ability to geofence prior to permit issuance. Geofencing shall be used to meet permit conditions such as restricted parking areas, speed zones, etc.

D2. Initial Speed

The first two trips a user takes on any vendor system shall have maximum electric assist speed of eight miles per hour. This applies to the first two trips within the United States of America, not strictly within the City of Redmond.

D3. No Operation Areas (Parks)

Bicycles/scooters shall not be placed, parked, operated, ridden, or otherwise used in City of Redmond parks property. This may be extended to cover private properties or other public properties.

E. Quantities

E1. Maximum Quantity

A maximum of 400 bicycles and/or scooters shall be deployed between all Vendors in the Redmond bicycle and scooter pilot program, with an equal share, as determined by the City of Redmond, distributed to each Vendor. The City may redistribute the maximum quantity of bicycles and/or scooters deployed to any vendor at any time. Reasons may include a vendor is not utilizing their equal share allotment, has been penalized per F5, etc. City will inform existing Vendors a minimum seven days in advance if a new vendor will begin operation and will therefore see a reduction in the maximum allowable bicycles and/or scooters.

E2. Seasonal Reduction

From November 1 to March 1, the Director or designee may require the reduction of the number of vehicles (any vehicle allowed under Section A) in the fleet by up to 50 percent of the March 2 to October 31 average number of vehicles in the fleet.

E3. Subarea Zones

The City reserves the right to create subarea zones with minimum and maximum bicycle and/or scooter quantities to which Vendors must adhere through rebalancing as described in section E. The City will provide a minimum of 30 days notice prior to requiring compliance.

E4. Deployed Bicycle or Scooter Definition

A deployed bicycle or scooter is any bicycle or scooter that has been deployed for use in Redmond right of way and has not been removed from and/or stored outside

of Redmond right of way by the Vendor or an affiliate. A bicycle or scooter that is in transit for rebalancing into Redmond right of way is a deployed bicycle or scooter. A bicycle or scooter that cannot be unlocked, but is accessible to the public, is deployed. A bicycle or scooter parked on private property with which the vendor has an agreement to operate in is not deployed.

E5. Violation

If a Vendor violates any requirement, the City may propose, and the Vendor may accept, an alternative sanction instead of permit revocation. The alternative sanction may include a temporary, indefinite, or conditional reduction of the Vendor's maximum fleet size.

F. Rebalancing

F1. Purpose

All vendors shall rebalance bicycles and/or scooters, removing and moving bicycles and/or scooters as necessary to minimize clutter, maximize use and availability, and meet parking duration requirements.

F2. Automatic Triggers

The City requires rebalancing triggers based on measures such as bicycle and/or scooter quantity minimums and maximums (citywide or zonal), parking clutter, or public demand or need for bicycle or scooter share. The City requires that rebalancing take place more frequently outside of the Downtown Redmond neighborhood to better distribute vehicles to appropriate parking areas in the neighborhoods outside of the Downtown Redmond core.

F3. Time of Response

Any rebalancing request submitted to the Vendor by the City or by a citizen shall result in a rebalancing effort within 24 hours.

G. Performance Measures

G1. Monitoring

Vendors shall provide the City monthly reports in an Excel spreadsheet. Reports should distinguish the following data points by vehicle type, with separate data reported for bikes and scooters. Monthly data reports shall include:

1. Total number of vehicles deployed per month
2. Total number of riders per month
3. Total number of trips completed per month
4. Total miles traveled per month
5. Average riders per day
6. Average completed trips per day
7. Average trip length per month, in time (minutes) and distance (miles)

8. Kilograms (kg) of carbon dioxide (CO2) reduced per month
9. Number of customer service issues received per month
10. Average time to resolve a customer service issue
11. Customer service issue type, including: retrieval, improper parking, user suggestion or request, and an obstruction immediately corrected by the Vendor

Data will be used to monitor the success of the program and compliance with the permit. In addition, the monthly report shall include a map of the City showing general amount of use by roadway/transportation facility.

Data provided to the City shall not include a unique user identification reference number to reduce potential for personally identifiable information regarding users and shall comply with all applicable privacy laws. The vendor shall disclose to each rider at least once the types of data it collects and what it reports to others.

Any data provided to the City shall be subject to the Public Records Act, Chapter 42.56 RCW. The City may hire a third party to audit Vendor compliance and/or to monitor data.

G2. Safety Reports:

Vendors shall submit summary reports on a monthly basis related to available crash or accident data and shall notify the City in a reasonably immediate manner when Vendor receives a report of a crash or accident resulting in a severe personal injury.

G3. Compliance Measures:

The City may choose to evaluate compliance on an as needed basis, which may include:

1. Community Service Compliance:
    a. Number of contacts or complaints/bicycle or scooter, -/mile, -/ride
    b. #[each] contact or complaint type/bicycle or scooter, -/mile, -/ride
    c. #[each]condition/bicycle or scooter
    d. Percentage of responses over maximum response time
    e. Percentage of failures to respond

2. Community Service – Quality Control:
    a. The City may review Vendor compliance with permit requirements.

3. Quantity Compliance:
    a. Number of bicycles and/or scooter deployed,
    b. Percentage over bicycles allowed in City or subarea
    c. Percentage under bicycle minimum in City or subarea

4. Quantity – Quality Control:
    a. The City may do spot-check counts based on daily Bicycle Quantity & Use data at the exact time of a daily snapshot.
    b. Percent of inaccuracy (actual/reported) per a sample size.

5. Equity
    a. The City may establish low-income geographic areas to be monitored for the availability and use of bicycles and/or scooters.
    b. Upon pilot evaluation, the public survey will include determining access to bicycle/scooter share issues for low-income neighborhoods, users, and families.

G4. Survey

The City may require the vendor to issue one survey to users to evaluate the pilot program. In addition, the City may issue its own separate surveys to the public regarding the pilot program.

H. Permit Fees and City Reimbursement

H1. Application Fee

Vendors shall pay the bicycle and scooter share permit application fee to apply for consideration to operate under the terms of the bicycle and scooter share pilot program. This fee represents reasonable staff time and is a fixed, non-refundable fee.

H2. Evaluation and Operation Fee

Vendors shall pay the bicycle and scooter share permit evaluation and operation fee prior to launching operations. This fixed, non-refundable fee covers City costs per vendor associated with program evaluation, review, auditing, and operations such as installation of designated bicycle and/or scooter parking.

H3. Performance Bond

All permitted operators shall have a surety bond of $10,000. The form of the bond shall be approved by the City. These funds shall be accessible to the City for future public property, maintenance, and staff costs that may be incurred, moving, storing, rebalancing, or impounding bicycles and/or scooters improperly parked. The City shall contact the vendor in advance of accessing the funds, and provide rationale, and will provide an opportunity for the vendor to comment prior to the City determining whether or not to access the funds. If a company's permit is terminated, then the bond may be utilized for any fees still owed under this section, City bicycle and scooter share response hourly rate, and any additional staff time necessary to remove, impound, and/or dispose of the bicycle or scooter share vehicles and return the public right-of-way to its original condition.

H4. Reimbursement

Any costs of addressing or abating any violations of these requirements, or any costs of repair or maintenance of public property by the City shall be billed to the Vendor per the bicycle and scooter share city crew response hourly rate. Upon presenting written notice of City costs to the Vendor, the Vendor shall reimburse the City for such costs within 30 days. Reimbursements not received within this timeframe are grounds for revocation and can be deducted from the bond.

I. Permit Administration

I1. Revocation

The City reserves the right to revoke a permit at any time per the terms of Redmond Municipal Code 12.08.065 and requires that the entire fleet of bicycles and scooters be removed from the City's streets. The decommissioning shall be completed within 30 days unless a different time period is determined by the City.

I2. Disposal

The Vendor authorizes the City to dispose of any bicycle(s) or scooter(s) impounded by the City for 70 or more calendar days and waives all claims and damages. This timeframe shall be reduced to 30 days in the event that the permit is revoked per H1. Vendor agrees that moving a bicycle or scooter to a City location is deemed notice of impoundment and is presumed by both parties to be identified at a City location by the Vendor's Global Positioning System.

I3. Liability Insurance

The Company shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Company, its agents, representatives, employees or subcontractors. Such insurance certificates and endorsements evidencing the insurance required below shall be provided to the City prior to execution of this Agreement. The cost of such insurance shall be paid by the Company. Insurance shall meet or exceed the following limits and shall be maintained for the Term and so long as Company has equipment in Redmond right of way.

a. Minimum Insurance

1. Commercial general liability insurance, written on an occurrence basis, with limits not less than:
    a. $2,000,000.00 for bodily injury or death and, for property damage resulting from any one accident;
    b. $2,000,000.00 for products and completed operations; and
    c. $5,000,000 general aggregate for bodily injury and property damage.

2. Automobile liability for owned, non-owned and hired vehicles with a combined single limit of $2,000,000.00 for each accident;
3. Worker's compensation (or qualified self-insurance) within statutory limits and employer's liability insurance with limits of not less than $1,000,000.00; and
4. Excess umbrella liability policy with limits of not less than $5,000,000 per occurrence and in the aggregate. Company may use any combination of primary and excess to meet required total limits.

b. Other Provisions.

Commercial General Liability and the Umbrella Liability policies shall be endorsed to:

1. Include the City, its officials, employees, and volunteers as primary non-contributory additional insureds. A blanket insurance additional insured endorsement is acceptable.
2. State the policy number; name of insurance company; name and address of the agent or authorized representative; name and address of insured; project name; policy expiration date; and specific coverage amounts.
3. Provide that Company's Commercial General Liability insurance policy is primary as respects any other valid or collectible insurance that the City may possess, including any self-insured retentions the City may have; and any other insurance the City does possess shall be considered excess insurance only and shall not be required to contribute with this insurance;
4. That Company's Commercial General Liability insurance policy waives any right of recovery the insurance company may have against the City; and
5. Company shall provide the City thirty (30) days' written notice of cancellation or nonrenewal of any required insurance that is not replaced.

c. Acceptability of Insurers

Insurance shall be placed with insurers with a rating of *A.M. Best & Company's Key Rating Guide* of A Overall and a Financial Size Category of "XI."

d. Verification of Coverage

Company shall furnish the City with certificates of insurance and a copy of the additional insured endorsement or blanket additional insured endorsement required by this Agreement. The certificates and endorsement are to be received and approved by the City before work commences.

e. Subcontractors

Company shall require subcontractors while working hereunder to provide coverage which complies with the requirements stated herein or agree to be responsible for the acts of Company subcontractors.

f. Policy Limit Escalation.

By written notice to Company, but no more than once per year, the City may elect to increase the amount or type of any insurance to account for inflation, changes in risk, or any other factor that the City reasonably determines to be in accordance with reasonably prudent risk management practices and insurance industry standards.

g. Self-Insurance.

As of the effective date of this Agreement and the use granted herein, Company is not self-insured for any coverage other than worker's compensation. Should Company wish to become self-insured for any other coverage at the levels outlined in this Agreement at a later date, Company must provide the City with thirty (30) days advanced written notice of its intent to self-insure. In order to self-insure, Company shall comply with the following: (i) Company or its parent company shall maintain throughout the term of this Agreement a net worth of at least $250,000,000; (ii) Company shall provide the City, upon written request, a letter outlining the current equity balance of Company; (iii) Company is responsible for all payments within the self-insured retention; and (iv) Company assumes all defense and indemnity obligations as outlined in H4 of this Agreement.

I4. Indemnification

Vendor, and its successors, heirs, and assigns shall forever indemnify, defend and hold the City, its officers, officials, agents and employees harmless from any and all claims, causes of action, suits, judgments, demands, losses, expenses, liens, charges and liabilities of any description (including attorney's fees and costs incurred by the City in connection therewith) brought by third parties including but not limited to for injury, sickness, actual or alleged bodily injury including death or actual or alleged damage to, loss of, or destruction of property arising, directly or indirectly, from any act or omission of the Vendor, its subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts or omissions they may be liable for, or any of the Vendor's users, or anyone else connected with the Vendor. To the extent necessary to fulfill this obligation, the Vendor expressly agrees that the indemnity obligations of this paragraph shall apply to claims brought against the City, its officers, agents, and employees, by employees of the Vendor, notwithstanding any immunity provisions of the worker's compensation or industrial insurance statutes of the State of Washington. The indemnity obligations of this paragraph shall survive termination or expiration of this permit for any act, error, or omission of the Vendor occurring prior to such termination or expiration. The Vendor shall be responsible to secure and provide proof of all necessary permits prior to starting any use, construction or improvements in the right-of-way as authorized by this permit. Nothing contained in this permit shall be deemed to waive the requirements of the various local, state or federal codes, regulations, resolutions, and statutes regarding Agreements, fees to be paid, or manner of construction, operation or maintenance. Vendor's, successors', heirs', and assigns' indemnification obligations under this Agreement do not apply to any liabilities, claims, causes of action, judgments, or

expenses resulting from bodily injury or property damage to the extent caused by the sole negligence of the City, its officers, employees, elected officials, agents, or subcontractors.

If a claim is made or filed against the Vendor, the City will provide notice to the Vendor of the claim in writing, and the Vendor will have sole control over and will defend, compromise, or settle the claim at its sole expense. Notwithstanding the foregoing, the Vendor may not settle any claim, suit or action without the prior written consent of the City, which shall not unreasonably be withheld.

The Vendor, successors, heirs, and assigns acknowledge that permission to use or occupy the public right-of-way is of a temporary nature and vests no permanent rights in the Vendor or the Vendor's successors, heirs, or assigns to use or occupy the public right-of-way. Consistent with section H1, upon 30-days' notice mailed to the Vendor by first-class mail or published in the City's official newspaper, the City may revoke the permission to use or occupy the public right-of-way.

I5. Severability

In case any term of this Agreement shall be held invalid, illegal, or unenforceable in whole or in part, neither the validity of the remaining part of such term nor the validity of the remaining terms of this Agreement shall in any way be affected thereby.

I6. City Business License

Vendor agrees to obtain and maintain an active City of Redmond, Washington business license during the entire period the Vendor operates.

I7. Revised Terms

During the Pilot Program, the City of Redmond shall not enter into any bicycle and scooter share program permit contracts, or modify any existing contract that have the effect of establishing rights or otherwise benefiting such new vendors in a manner more favorable in any material respect to the bicycle and scooter share program than the rights and benefits established in favor of the existing permit holder/s, unless, in any such case, the existing permit holders have been offered with the same such rights and benefits.

I8. Pilot Permit Duration

This micromobility pilot contract with the Vendor shall end after the City completes a solicitation for a permanent program provider and begins a permanent program or December 31, 2024, whichever is sooner. The Request for Proposal (RFP) for a permanent program will serve as a notice to the Vendor that the pilot program is ending. No Vendor is authorized to operate bicycles or scooters beyond the end of the pilot program and shall need to reapply to the City of Redmond for any future bicycle or scooter program adopted by the City. The Vendor is not part of the bicycle

and scooter share program after the pilot ends and all bicycles and scooters shall be removed within 30 days of the start of the permanent program or as otherwise directed by the Public Works Director.

2023 Bike Scooter Share Pilot Permit Contract

Final Audit Report 2023-07-14

Created:	2023-07-14
By:	Kimberly Keeling (khkeeling@redmond.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAARdLEjv-3RHGJALWsonJd3IYPouq5IGfS

"2023 Bike Scooter Share Pilot Permit Contract" History

Document created by Kimberly Keeling (khkeeling@redmond.gov)
2023-07-14 - 0:13:01 AM GMT

Document emailed to Alyssa Edelen (alyssa.edelen@li.me) for signature
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Email viewed by Alyssa Edelen (alyssa.edelen@li.me)
2023-07-14 - 1:03:26 AM GMT

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Document e-signed by Aaron Bert (abert@redmond.gov)
Signature Date: 2023-07-14 - 4:11:09 PM GMT - Time Source: server

Agreement completed.
2023-07-14 - 4:11:09 PM GMT

Lime Redmond

Ride with Lime

$1 to unlock,
39 cents/minute

Unlock Pass for $5.99
$0 unlock fees on every ride

Day Pass for $16.99
Ride for 24 hours



Our Vehicles

Our electric vehicles are helping to build a future for urban mobility that is shared, affordable, and carbon-free, resulting in more sustainable cities that put people over cars. Through unparalleled innovation, testing, hardware development, and industry-leading partners, Lime delivers a safe, smooth, and reliable ride, every ride.





How to Ride a Lime

Download the app

Pick up scooter

Enjoy your ride

Park at designated areas



Lime Access

AFFORDABLE, AVAILABLE, ACCESSIBLE

Qualifying is simple

Apply online at www.li.me/community-impact with the following information:

- Full name
- Phone number (this number should be for the phone you plan to use for Lime)
- Valid government-issued photo ID
- Proof of enrollment in a local, state, or federally-run assistance program such as EBT card, discounted utility bill, or discounted transit fare

Once enrolled, Lime Access riders in Redmond receive 5 free 30-minute rides per day. Additional time is 50% off the standard rate.

Any questions?
Reach out at access@li.me or call 1 (888) 546-3345

Micromobility Pilot Program Update: Staff Report

September 5, 2023

Transportation Planning and Engineering Division

Redmond
WASHINGTON

Goals of the Pilot Program



- Improve travel choices and mobility, *a 2013 Transportation Master Plan strategy*
- Expansion of scooter and bike share programs in Puget Sound
- Test new mobility option
- Improve “first/last mile” mobility

Program Timeline



Summer 2019

City launched pilot scooter share program. Lime applied and was permitted with pilot ROW permit contract

We are here

Staff Report to discuss recommendations for micromobility permit requirements and discuss vendor selection process

Spring 2024

Begin permanent micromobility program

Study Session to summarize performance of pilot program and discuss changes since 2019

Summer 2023

Finalize criteria for vendor selection

Fall 2023/Winter 2024

Scooter Share Pilot Program

Statistics 2019 to July 2023*

Average Daily Scooters Deployed	**134**
Average Daily Trips	**166**
Average Daily Trip Distance (miles)	**0.8**
Average Daily Vehicle Miles Traveled (miles)	**196**
Total Scooters Deployed	162,322
Total Completed Trips	201,199
Total Distance or Vehicle Miles Traveled (miles)	238,606
Total Number of Riders	129,435
Total Number of Customer Service Requests	210



Updated to include June and July 2023 data

Customer Service Requests

Retrieval · Improper Parking · Obstruction · Safety Concern · User Suggestion

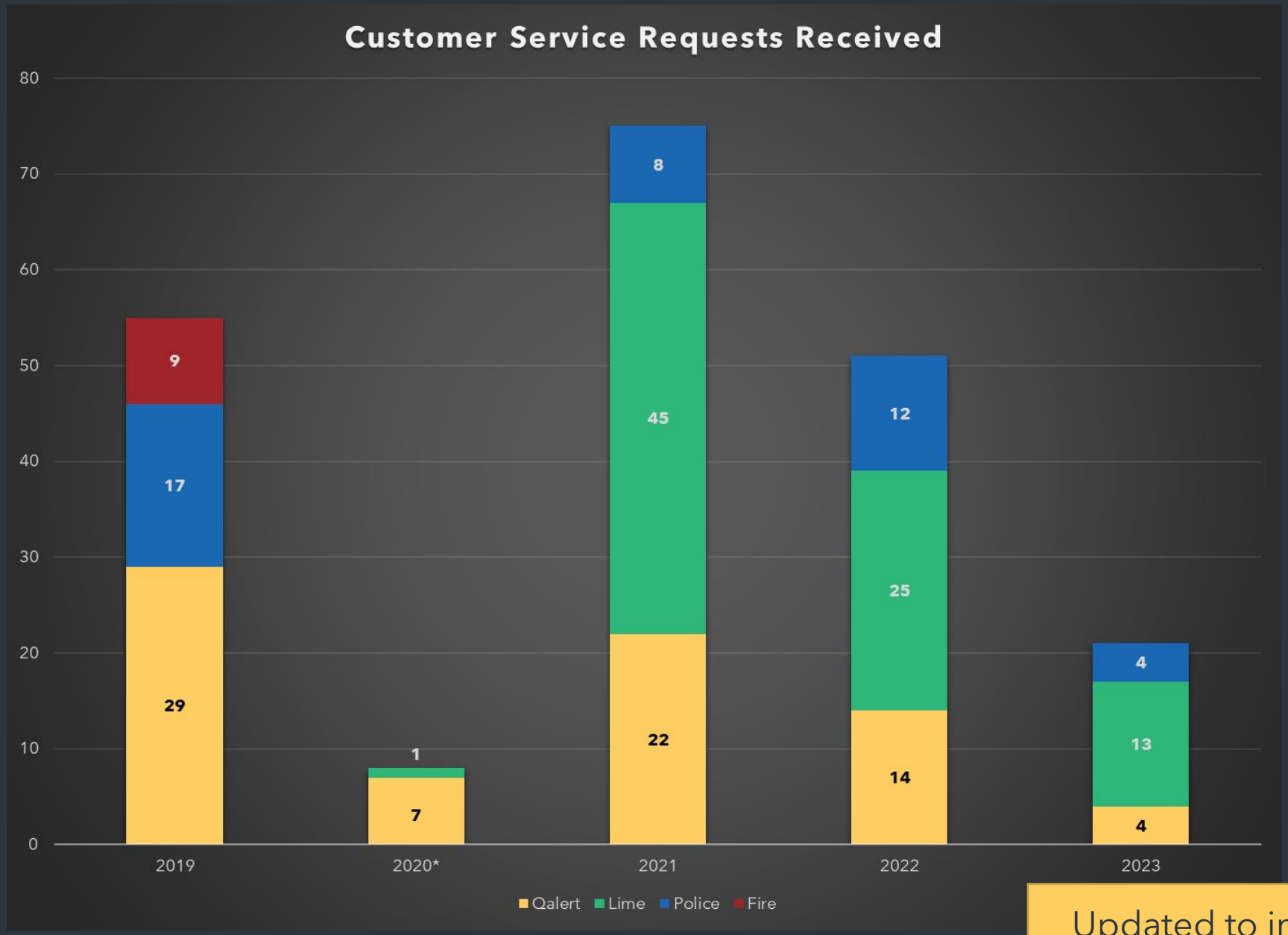
Directly reported to	# of requests
Lime	84
Qalert (city request for service)	76*
Police	17
Fire	9+
Total customer service requests	**210**

For every 900 completed rides, there has been one customer service request for the life of the pilot.

* 45 of the 76 QAlert requests were from one person. The City worked with Lime and the individual. This resulted in creating a direct access method for this person to report issues.

+ Fire tracked customer service requests between Aug. 3, 2019 and Nov. 15, 2019. Fire stopped tracking after this time period.

Updated to include June and July 2023 data

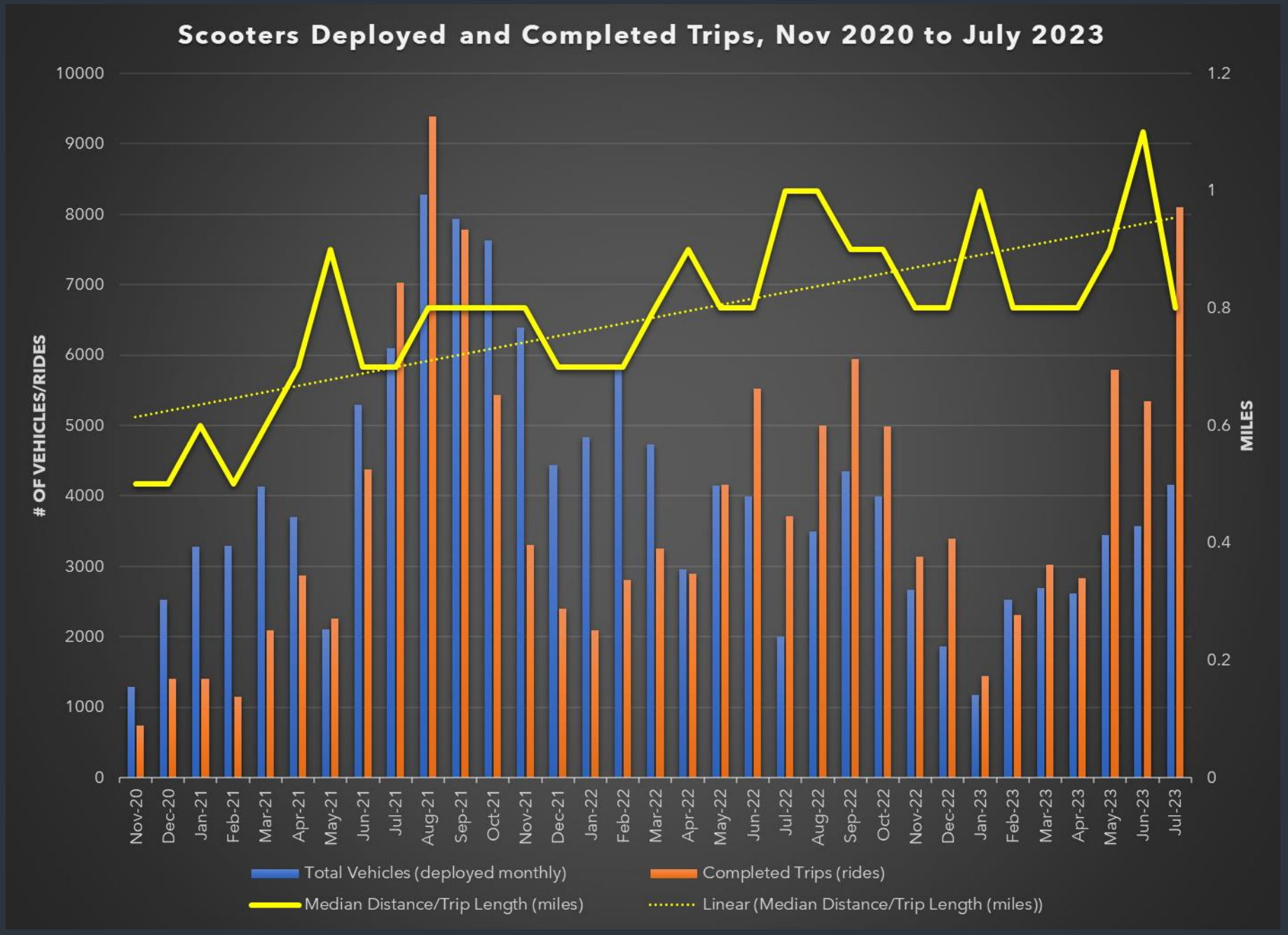


The City and Lime worked on operational changes that helped address concerns of usage and parking.

Lime conducts proactive foot patrol audits that immediately address improper parking, which help reduce service requests.

Program paused in 2020 due to the COVID-19 pandemic.

Updated to include June and July 2023 data



Median trip length has steadily increased from approximately 0.6 miles to one mile since November 2020.

Includes most recent metrics from June and July 2023.

Proposed Program Characteristics



- Two-year permit with two additional two-year options for renewal
- Overall program cap of 400 total vehicles
- Vendor fee structure on a per trip basis, based on current practices in similar markets

Vendor Options

	One Vendor	Two Vendors
Number of Vehicles	Max 400 vehicles, including scooters and bikes	Max 200 vehicles per vendor, including scooters and bikes
Notes	• One application to use • Program management requires less staff time • Can establish a partnership between City and selected vendor • Streamlined communication for customer service response	• Multiple applications required for end user • Easier to expand scope of program with adjacent Eastside jurisdictions • Multiple vendors do not correlate to lower trip prices until Redmond partners with other jurisdictions

Staff Recommendation:
One Vendor



- Establish a mutually beneficial partnership between City and selected vendor
- Single vendor program size best fits the scope of Redmond's current transportation network and service area
- Allows for a simplified user experience, responsive customer service, and manageable City staff resources
- Proposed fee structure would include a per trip fee and/or a per unit fee, and a one-time administrative fee to offset cost of staff time

Vendor Selection Discussion

What does a successful Micromobility Program look like to you?



Next Steps

Fall 2023	Finalize criteria for vendor selection.
Early 2024	With Council direction, return for approval of proposed permanent Micromobility Program on consent agenda. Begin vendor selection process thereafter.
Q1 to Q2 2024	Complete vendor selection process and begin permanent Micromobility Program.

Thank You

Any Questions?

Redmond
WASHINGTON

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. AM No. 23-122
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
Parks	Caroline Chapman	Parks Planning Manager
Planning and Community Development	Beckye Frey	Principal Planner
Planning and Community Development	Glenn Coil	Senior Planner
Planning and Community Development	Ian Lefcourte	Senior Planner

TITLE:
Redmond 2050: Economic Vitality, PARCC, Housing, and Centers Policies

OVERVIEW STATEMENT:
Staff recommends that the City Council identify issues for discussion at the Council's September 12 and September 26 study sessions concerning updates to the Economic Vitality; Parks, Arts, Recreation, Culture, and Conservation (PARCC); Housing; and Centers Elements of the Redmond Comprehensive Plan, as well as the proposed 2023 PARCC Plan.

Staff recommends prioritizing discussion of the PARCC Element and PARCC Plan because the PARCC Plan must be adopted by the end of 2023 to meet Washington State Recreation and Conservation Office (RCO) deadlines.

At the September 5, 2023, business meeting, staff will provide a general update on Redmond 2050 and will introduce recommended updates to the Economic Vitality, PARCC, Housing, and Centers Elements of the Redmond Comprehensive Plan. First drafts of these elements were published in early 2022, with multiple iterations since. The Planning Commission held public hearings for these elements in June, July, and August 2023 to receive additional public input on the recommended updates. The Planning Commission has completed its review of the Economic Vitality Element, PARCC Element, and PARCC Plan (see Attachment B). The Planning Commission is nearing the end of its review of the Housing and Centers Elements.

☒ **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.
- **Council Request:**
  The City Council requested quarterly reports on project milestones, staff progress, and public involvement.
- **Other Key Facts:**
  N/A

OUTCOMES:

Adopting the PARCC Element and PARCC Plan by the end of 2023 will maintain compliance with RCO requirements. Redmond 2050 will ensure that the Redmond Comprehensive Plan 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):**
  Outreach for Housing, Economic Vitality, PARCC, and Centers began in 2021 and has continued through Q3 2023.
- **Outreach Methods and Results:**
  Redmond 2050 outreach methods have included:
  - Redmond 2050 Website
  - Let's Connect questionnaires
  - Press releases
  - Social media
  - Short videos
  - Yard signs
  - Posters
  - Utility Bill inserts
  - Email newsletters to multiple City lists
  - Emails to partner organizations
  - Stakeholder input
  - Focus group meetings
  - Boards & Commissions 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
- Mailed property owner notifications

- **Feedback Summary:**
  PARCC Element and PARCC Plan
  - Expand Access for All: Provide a diversity of recreational opportunities that are equitably distributed, accessible to all users, and guided by an engaged public.
  - Innovate for the Future: Prepare for growth by proactively funding, building, and maintaining an accessible system.
  - Protect the Natural Environment: Promote preservation of habitat and green spaces and engage the community as partners in stewardship.
  - Build Strong Communities: Create a interconnected system of facilities and programs that support the City's cultural identity.

  Economic Vitality Element
  - Maintain small and legacy businesses
  - Protect manufacturing and light industrial land uses while allowing for flexibility
  - A healthy natural environment is a key component of economic vitality
  - Allow for small and neighborhood-based businesses in more areas
  - The importance of a diverse workforce and business community

  Housing Element
  - Significant need for affordable housing
  - Desire for more housing choices
    - Desire housing choices near amenities
    - Support for middle housing
  - Concerns about lack of ownership opportunities
  - Concerns about displacement and equity

  Centers Element (Overlake)
  - Support for Redmond 2050 themes of sustainability, resiliency, and equity and inclusion
  - Maximize opportunities for transit-oriented development near light rail stations
  - Reduce land use and zone complexity
  - Support small businesses and mitigate displacement
  - Make Overlake welcoming for families and seniors

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:
Two Commerce grants supported updates to the Housing Element

☐ **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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
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
11/6/2023	Business Meeting	Approve

Time Constraints:
The PARCC Element and PARCC Plan must be adopted by the end of 2023 to meet Washington State Recreation and Conservation Office deadlines. All other Comprehensive Plan elements must be adopted by the end of 2024.

ANTICIPATED RESULT IF NOT APPROVED:
Staff is not requesting action at this time.

ATTACHMENTS:
Attachment A: Redmond 2050 Overview
Attachment B: Planning Commission Report for Economic Vitality and PARCCs, with attachments
Attachment C: Centers Element - Planning Commission review draft
Attachment D: Housing Element and Technical Appendix - Planning Commission review draft
Attachment E: Redmond Inclusionary Zoning & Multifamily Housing Property Tax Exemption Economic Analysis
Attachment F: Middle Housing Report and Middle Housing Engagement Report
Attachment G: Presentation Slides

Attachment A

REDMOND 2050

Upcoming Council Review Topics

Sept.

- **Final review for PARCC Element, PARCC Plan, Economic Vitality Element, Housing Element, and Centers Element**

Oct.

- First draft review for Phase 2 policies

Nov.

- Final action on PARCC Element and PARCC Plan

Jan.

- Second draft review for Phase 2 policies

Comprehensive Plan - Adopts Vision for the City

Transportation	Housing	Parks, Arts & Culture	Climate Resilience	Utilities	Capital Facilities	Neighborhoods	Human Services
Economic Vitality	Urban Centers	Land Use	Natural Environment	Shorelines	Historic Preservation	Annexation & Regional Planning	Implementation & Evaluation

PHASE ONE — PHASE TWO

Functional & Strategic Plans - Defines How Vision will be Implemented

Transportation	Urban Centers & Neighborhoods	Utilities	ADA / Accessibility	Environment & Sustainability	Housing & Human Services	Public Safety & Emergency Preparedness	Facilities	Parks & Trails

PHASE ONE — PHASE TWO

Financing & Implementation

Capital Projects	City Programs	Regulations	
		Redmond Municipal Code	Redmond Zoning Code

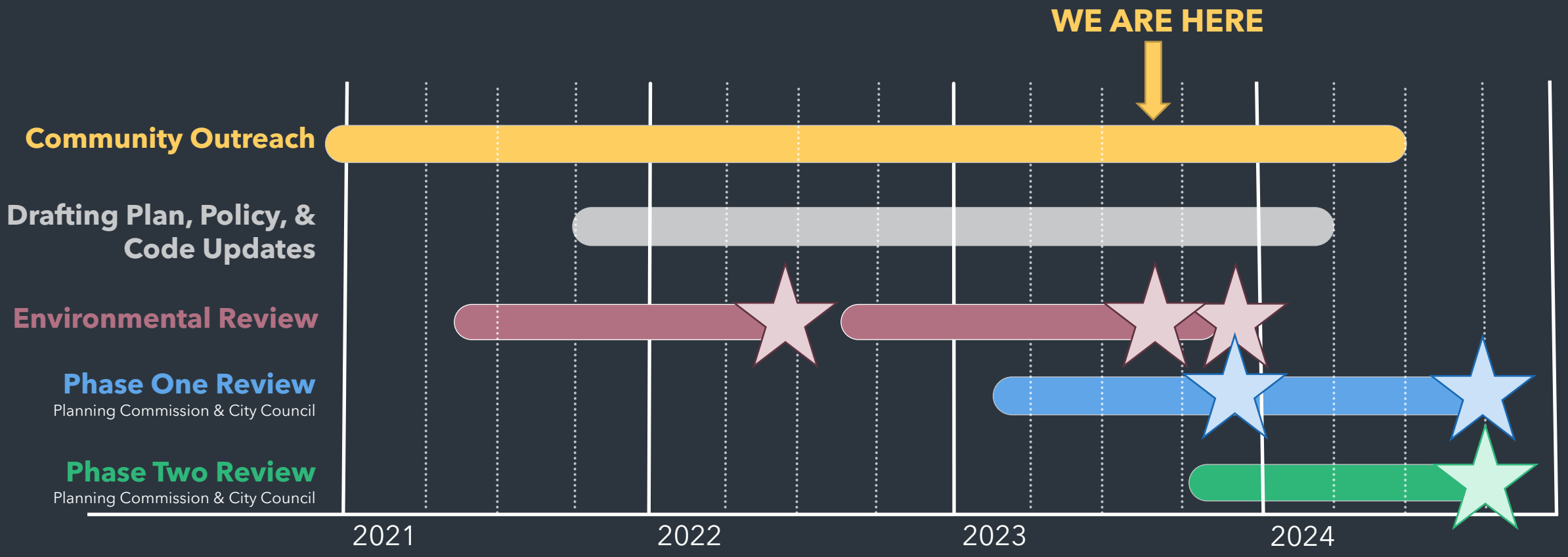
BOTH PHASES

Continual Support:

- Community Involvement
- Environmental Review

REDMOND 2050

Redmond 2050 Timeline



PARCC Element and PARCC Plan must be adopted by the end of 2023
All other elements must be adopted by the end of 2024

= major milestone

Recent and Upcoming Activities

Q3 2023

- Publication of draft supplemental environmental impact statement (EIS)
- Planning Commission recommendations on PARCC Element, PARCC Plan, Economic Vitality Element
- Planning Commission review and public hearings for Housing Element, housing regulations, Centers policies for Overlake, and Overlake regulations
- Continued outreach for Southeast Redmond, Marymoor Village, Downtown, and complete neighborhoods
- Outreach kick-off for community design
- Publication of first drafts of Marymoor Village and Southeast Redmond policies; Climate Resilience and Sustainability policies; Community Design policies; and Downtown policies
- Publication of second drafts of Annexation and Regional Planning and Human Services Elements
- Monthly Community Advisory Committee and Technical Advisory Committee meetings
- Twice-monthly Planning Commission meetings

Q4 2023

- Publication of final EIS
- Planning Commission recommendations on Housing Element, housing regulations, Centers policies for Overlake, and Overlake regulations
- Continued outreach, with focus on Marymoor Village, Southeast Redmond, Downtown, and Community Design
- Publication of second drafts of Participation, Implementation, and Evaluation; Capital Facilities; Utilities; Natural Environment; and Land Use Elements
- Monthly Community Advisory Committee and Technical Advisory Committee meetings
- Twice-monthly Planning Commission meetings

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Redmond
WASHINGTON

PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

July 12, 2023

Project File Number:	**LAND-2023-00096 | SEPA-2020-00934**
Proposal Name:	**Redmond 2050: Parks, Arts, Recreation, Culture, and Conservation (PARCC) Element; PARCC Plan updates; and Economic Vitality Element**
Applicant:	**City of Redmond**
Staff Contacts:	**Caroline Chapman, Parks Planning Manager 425-556-2442** **Glenn B. Coil, Senior Planner 425-556-2742**

FINDINGS OF FACT

Public Hearing and Notice

a. Planning Commission Study Sessions and Public Hearing Dates

i. The City of Redmond Planning Commission held study sessions on:
- **Economic Vitality Element** – Feb. 9, Feb. 23, Mar. 9, Mar. 23, July 27 and Nov. 2, 2022; Mar. 22, June 14, and June 28 2023.
- **PARCC Element** – June 8, Oct. 26, 2022; Mar. 22, June 14 and June 28, 2023.
- **PARCC Plan** – Dec. 7, 2022; Mar. 22, June 14 and June 28, 2023.

ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on June 14, 2023. Written and verbal comments were received and are provided in Exhibits C, D, and E.

b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on May 24, 2023 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

i. Posting on the PARCC and Economic Vitality Redmond 2050 webpages; and
ii. Notice of the Public Hearing sent through City's Plans, Policies, and Regulations e-newsletter and Redmond 2050 e-newsletter.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The City is proposing amendments to the Parks, Arts, Recreation, Culture and Conservation (PARRC) Element, PARCC Plan, and Economic Vitality Element as part of the Redmond 2050 Comprehensive Plan Periodic Review. In summary the updates include:

Economic Vitality Element

- Revision of element structure to align with Economic Vitality goals
- Policy updates focused on:
  - Equity and quality of life
  - Mitigating displacement of legacy and vital community businesses
  - Preserving manufacturing and industrial land uses
  - Addressing the barriers created by the high costs of housing, land, and space

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- Supporting a diverse workforce
- Continuing efforts to achieve a sustainable economy

PARCC Element:

- Consolidation of policies from 65 to 17 policies
- Updated to align with Redmond 2050 goals
- Shoreline Master Program policies have been maintained

PARCC Plan:

- Updated to meet state and local requirements for PARCC Functional Plans
- Updated planning horizon to 2050
- Updated to align with Redmond 2050 goals including revised Comprehensive Plan PARCC Element

The full amendments are provided as **Exhibit A**, PC Recommended Updates to Economic Vitality Element, and ***Attachments C and D*** **of Exhibit G**, Technical Committee Report (PARCC Element and PARCC Functional Plan).

Staff Analysis

The staff analysis for this proposal can be found in ***Attachment A*** to the Technical Committee Report (**Exhibit G**), and is summarized as follows:

	RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA *(Full staff analysis attached as Exhibit A, Attachment A of Technical Committee Report)*	**MEETS/ DOES NOT MEET**
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	MEETS
2	Consistency with the Comprehensive Plan policies and the designation criteria;	MEETS
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	N/A
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	MEETS
5	The capability of the land, including the prevalence of critical areas;	MEETS
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;	MEETs
7	The proposed amendment addresses significantly changed conditions.	MEETS

Recommended Conclusions of the Technical Committee

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On May 24, 2023, the Technical Committee reviewed amendments to the Economic Vitality Element and PARCC Element of the Comprehensive Plan, and the PARCC Functional Plan, identified as **Attachments B, C, and D to the Technical Committee Report,** and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with no additional conditions.**

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

A. Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action,
B. The Technical Committee Report (Exhibit G), and
C. Public Testimony (Exhibits C, D, and E).

Summary of Planning Commission Discussion Issues

- Economic Vitality Element
  - Complete neighborhoods as a driver of economic vitality and related concepts of resident serving businesses, neighborhood-based businesses, and business districts.
  - Discussions around the topic of "smart cities", and the importance of data privacy and security.
  - Miscellaneous discussion around specific terminology used in policies.

The recommended Economic Vitality Element reflects Planning Commission input and is included as **Exhibit A.**

- PARCC Element and Plan
  - Request for more inclusion of "educational opportunities" as a policy focus.
  - Request to add the Bike Park in the PARCC Plan inventory.

Recommendation

The Planning Commission finds the amendments to the PARCC Element, PARCC Functional Plan, and the Economic Vitality Element of the Comprehensive Plan, to be **consistent** with applicable review criteria and therefore recommends **approval with additional conditions** as shown hereafter:

- PARCC Functional Plan – inclusion of the Redmond Bike Park (9916 171st Ave NE) in Parks inventory.

DocuSigned by:
Carol Helland
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Carol Helland
Planning and Community Development Director

DocuSigned by:
Sherri Nichols
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Sherri Nichols
Planning Commission Chair

Exhibits

A. Recommended Economic Vitality Element
B. Public Hearing Notice
C. Public Comment Matrix
D. Planning Commission Meeting Minutes for June 14, 2023
E. Written Public Testimony
F. Planning Commission Issues Matrices (PARCC Functional Plan and EV Element)

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G. Technical Committee Report with Exhibits *(including PARCC Element and PARCC Plan)*

Exhibit A

Economic Vitality

Vision Statement

In 2050, Redmond is regionally and nationally renowned as a city with a vibrant economy that is home to diverse and innovative businesses, from multinational corporations to small and local artisan, start-up, and legacy businesses.

People and businesses choose Redmond for its great amenities such as parks, regional trails, and community facilities, its vibrant centers, a healthy natural environment, highly regarded schools, and a well-educated and diverse workforce.

Redmond's city government pursues policies that support innovation, attract sustainable development, and foster a positive business climate.

Redmond is regarded for providing equity for its residents, workers, and visitors, whether for its city services, such as accessible parks and trails, programs for immigrants and those with disabilities to get job training and employment, or policies and initiatives that provide everyone the resources, tools, and opportunities to succeed.

Redmond is scaled for walkability and convenience, whether for neighborhood based, or resident-serving businesses, while also maintaining and promoting business districts that serve as regional attractions.

Whether one works in the technology, manufacturing, service industries, in public service, or is a small business owner, Redmond's housing options and amenities allow individuals and families to be self-sufficient and pursue the quality of life they desire.

Redmond is a resilient community – an effective city government with the policies, tools, and services in place to withstand and overcome the impacts from natural disasters, economic downturns, and other events.

With this vision, Redmond has prioritized three economic vitality goals, described in framework policies and supported by policies that further describe and implement these goals and objectives:

- A sustainable and resilient economy,
- A high quality of life, and
- A diverse workforce and business community.

Comprehensive Plan requirement:

RCW 36.70A.070 (7) states that a city's Plan shall include:

An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.

Framework Policies for Element

FW-EV-1: Support policies, regulations, services, programs, and infrastructure investments that strengthen an economically diverse, sustainable, and resilient economy.

FW-EV-2: Support policies that contribute to a high quality of life in Redmond, such as career and education opportunities, housing, transportation and recreation choices, as well as a healthy natural environment.

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.

Comprehensive Plan Guiding Principles

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

Equity	Resiliency	Sustainability
• EV-7 • EV-10 • EV-13 • EV-17 • EV-23 • EV-25	• FW-EV-1 • EV-1 • EV 4 • EV-7 • EV-10 • EV-17	• FW-EV-1 • FW-EV-2 • EV-11 • EV-12 • EV-16 • EV-27

Existing Conditions

Background

Economic vitality can be thought of as the pulse of the community that allows it to thrive and be sustainable. The attraction of resources, whether natural or human, brings people and businesses to an area, which in turn create jobs, opportunities, and wealth. The wealth generated is used to create a community with attractive and desirable amenities that increases quality of life. That high quality of life in turn attracts people, businesses, and opportunities, creating a virtuous cycle of community vitality.

The goal of the Economic Vitality element is to support Redmond community's long-term health and well-being in a way that supports equity and inclusion, sustainability, and resiliency.

With an abundance of high-paying jobs, the cost of housing has dramatically increased in Redmond over the last decade. This has pushed out lower and middle wage income earners and has impacted the local businesses and services that those earners use. This, in the long-term, can stress or break the cycle of economic and community vitality.

The policies identified in this element, and throughout the Redmond 2050 Comprehensive Plan, recognize these concerns and will be used to respond to these issues and maintain Redmond on a path to implement the goals and vision for 2050.

Current Conditions & Future Projections

Redmond's economy continues to be dynamic. From its origins as a marshy yet abundant fishing and foraging location for indigenous peoples, Redmond's modern roots began as a local hub for farming and logging in the 19th century. The mid-20th century saw its transformation into a prototypical car-centric suburb with sprawling housing subdivisions, retail shopping centers, and later, office parks catering to the technology services industries such as Microsoft. The 21st century ushered in Redmond's next phase of development into a dense urban area with light rail and frequent bus transit service, and its economy continues to evolve and adapt to changing conditions at the regional, national and international levels.

Snapshot of current economy

As of 2020, Redmond's economy continues to be dominated by the technology sector, most notably by the presence of Microsoft's main corporate campus in the Overlake neighborhood and other offices around Redmond. Nintendo of America is also located in Overlake. Other technology companies have also begun locating into Redmond, such as Meta/Facebook, with its campus on Willows Road, and Amazon, which has offices in Town Center and SE Redmond. Other major private employers including Eurest Dining Services, Terex/Genie, United Parcel Services as well as numerous IT consulting companies. Top public employers are the City of Redmond and the Lake Washington School District.

Businesses and jobs

As of 2020, Redmond has almost 5,900 licensed businesses, providing approximately 100,000 jobs. Although only a few larger businesses provide most of the jobs in Redmond, more than 92% of businesses have less than 20 employees, and 64% have only one employee.

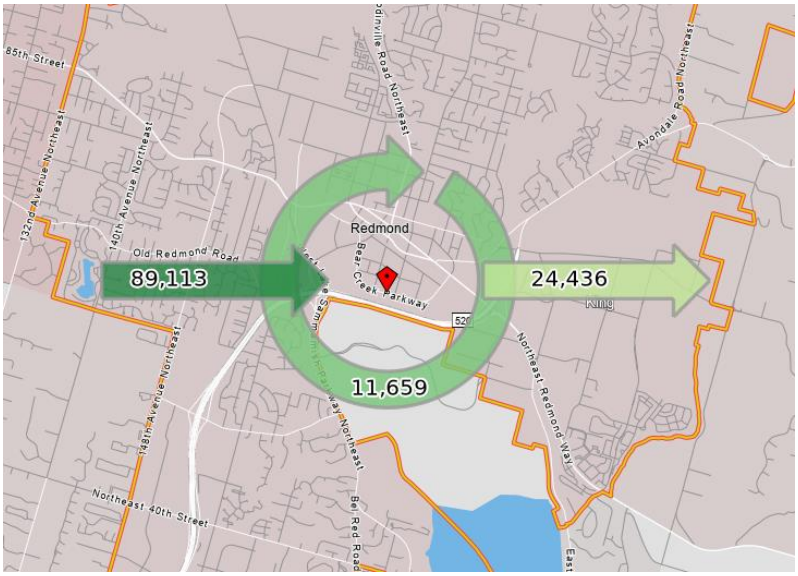
Job Inflow/outflow

One of the biggest challenges Redmond faces with its continued job growth is that almost 88% of workers come into the city from outside communities. Of the employed workers who do live in Redmond, 68% commute to locations outside of Redmond. This creates a burden on the transportation infrastructure, especially during peak commute times. Expanded transit options, such as the opening of four light rail stations that connect Redmond to Seattle, Bellevue, and the rest of central Puget Sound, as well as expanded multimodal options,

including the Redmond Central Connector and Eastrail, are anticipated to help alleviate congestion and reduce commute times.

The availability of housing options for workers at all skill and income levels could increase the workforce both living and working in Redmond.

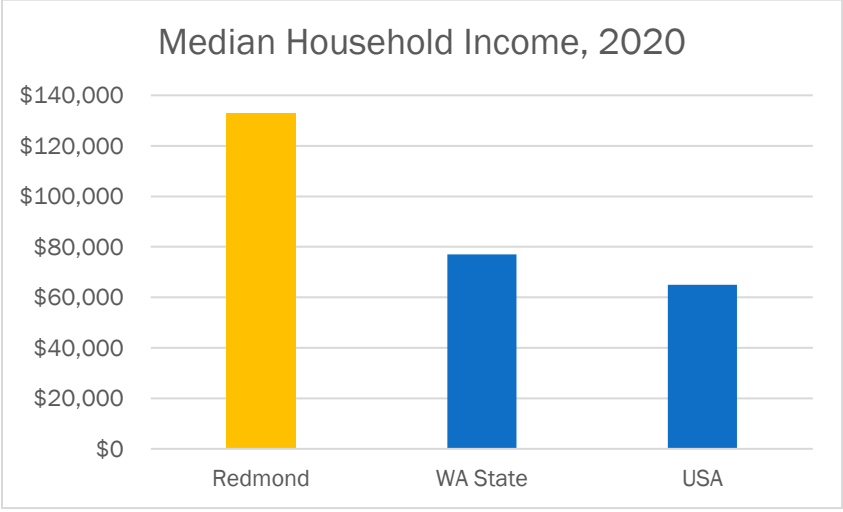
FIGURE 1 - REDMOND INFLOW/OUTFLOW JOB COUNTS, 2020



Income

Redmond's location as a hub of high paying tech-related jobs means that it has among the highest median household incomes (MHI) in the region and the United States. As of 2020, Redmond's MHI was $132,770. Redmond also has a small percentage of persons living in poverty, at 5.8% compares to the US average of 11.4%.

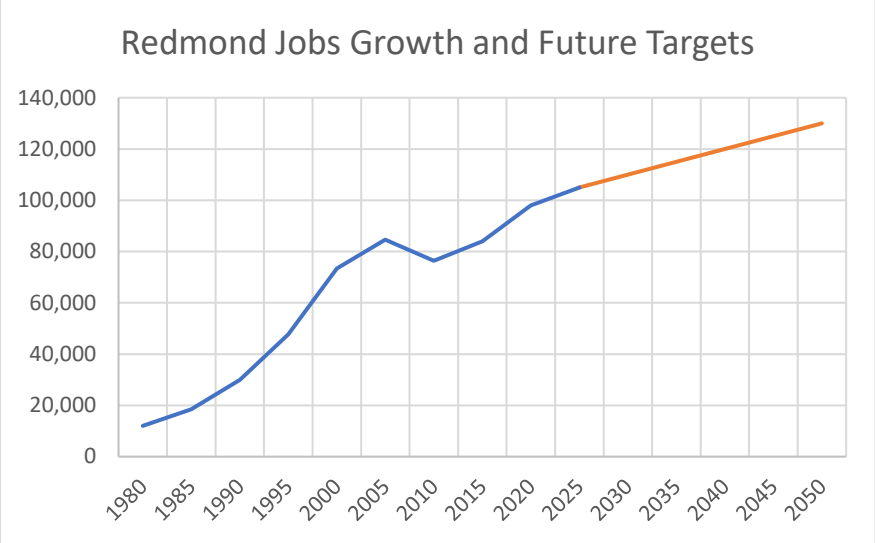
FIGURE 2 - COMPARISON OF MEDIAN HOUSEHOLD INCOMES



Future outlook – employment

Redmond's employment will continue to grow. Local established businesses, such as Microsoft, will maintain a significant presence, while other tech businesses, such as Amazon and Meta, will continue to expand their footprints in Redmond. Redmond must accommodate nearly 30,000 additional jobs by 2050. Although this substantial growth is impressive, it is less than the rapid job growth experienced in the 1980s, 90s, and early 2000s.

FIGURE 3 - JOB GROWTH IN REDMOND 1980 - 2050



Policies

Sustainable and Resilient Economy

The following policies support Redmond's vision to have an equitable, sustainable, and resilient economy.

FW-EV-1 Support policies, regulations, services, programs, and infrastructure investments that strengthen an economically diverse, sustainable, and resilient economy.

EV-1 Develop and maintain a Redmond Economic Development Strategic Plan that implements the City's policies and is coordinated and consistent with VISION 2050 and the Regional Economic Strategy.

EV-2 Provide for a mix of land uses in a range of zones that enables Redmond to meet its job growth targets and attract and retain businesses that meet the needs of the community.

EV-3 Prioritize efficient use of land and infrastructure by directing economic development within existing retail, office, manufacturing, and mixed-use areas and in designated centers.

EV-4 Focus local investments to maintain and expand infrastructure and services that support local and regional economic development strategies, encourage growth in designated centers, and help achieve employment and housing targets.

EV-5 Support industry clusters and subclusters that are integral components of the local and regional economy.

EV-6 Provide a consistent and predictable regulatory environment and customer-focused approach to permitting and development processes.

EV-7 Utilize tax and fee systems that are equitable and stable, are consistent with City goals, predictably and appropriately fund local services, and are able to maintain a competitive economic environment. Periodically review the City's tax and fee systems to ensure they remain consistent with the City's priorities.

EV-8 Monitor the performance of economic development policies and strategies in business diversity, middle-wage job creation, and reduction of displacement risks. Identify and track key economic and demographic metrics to help the city evaluate the effectiveness of local economic strategies and achievement of equitable outcomes.

EV-9 Participate and coordinate with other government agencies, businesses, and non-profits in efforts to further the City's economic vitality.

EV-10 Ensure all businesses have access to proactive businesses assistance including disaster recovery resources through clear, timely, and supportive processes. Prioritize businesses that are small, local, historically lack capital, represent underserved and marginalized communities, and are at risk of displacement.

EV-11 Attract and support businesses that embrace Redmond's environmental sustainability and climate goals.

EV-12 Evaluate and implement communitywide innovations that enhance economic vitality while ensuring data privacy and security.

Quality of Life

The following policies promote a high quality of life, an essential component of an economically vital community.

FW-EV-2 Support policies that contribute to a high quality of life in Redmond, such as career and education opportunities, housing, transportation and recreation choices, as well as a healthy natural environment.

EV-13 Maintain and promote a healthy natural environment as a significant community amenity that attracts people and investments and contributes to Redmond's economic vitality and sustainability.

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-16 Support and incentivize neighborhood-based business to achieve complete neighborhoods.

EV-17 Support and incentivize the preservation of resident-serving businesses that are important to Redmond residents.

EV-18 Foster the creation of business districts that help small businesses thrive and that are centers of local commerce, community, and culture.

EV-19 Enhance local arts, culture, recreation, nightlife, and social amenities that promote Redmond as an attractive place to work and live.

EV-20 Encourage a mix of housing types and options that allows workers at different wage levels to live and work in Redmond.

EV-21 Invest in a well-connected, safe, accessible, and efficient multi-modal transportation network that is responsive to innovations and changing demands.

EV-22 Support Redmond's growth as a tourism destination and foster tourism-related initiatives that bring investment and economic benefit.

EV-23 Allow for the equitable and multi-purpose use of public spaces and rights-of-way, including commercial uses such as outdoor dining, food/merchant kiosks, food trucks, and event and performance spaces.

EV-24 Support the local and regional food economy and businesses, with an emphasis on those that provide access to local products and healthy, affordable, and culturally relevant food options.

Business and Job Diversity

The following policies promote a diverse economy.

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-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-26 Develop and maintain land use, zoning and design regulations that attract and support a diversified mix of businesses, from multinational corporations to small, locally-owned and innovative neighborhood shops.

EV-27 Recognize the importance and value of historically disadvantaged and marginalized communities. Implement actions that would eliminate and correct for on-going disparities and provide opportunity.

EV-28 Encourage home-based businesses that are compatible with residential uses.

EV-29 Foster retention of existing businesses as development occurs through incentives, development regulations and programmatic support, such as funding and grant opportunities.

EV-30 Maintain existing manufacturing park land use and zoning designations to sustain and grow the manufacturing sector while also providing flexibility for evolving business and community needs.

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.

Exhibit B

The Seattle Times

AFFIDAVIT OF PUBLICATION

Alla Glagoleva
City of Redmond
PO Box 97010
Redmond WA 98073

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

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

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

05/24/2023

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MAY 30 2023
CITY OF REDMOND
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Agent MAUREEN DUGGAN Signature Maureen Duggan

Subscribed and sworn to before me on 05/26/2023
Debbie Collantes
Debbie Collantes

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

Publication Cost:	$144.95
Order No:	56343
Customer No:	210
PO #:	

DEBBIE COLLANTES
Notary Public
State of Washington
Commission # 197558
My Comm. Expires Feb 15, 2026

NOTICE OF PUBLIC HEARING
CITY OF REDMOND

Redmond Comprehensive Plan Amendment: Economic Vitality Element (LAND-2023-00096)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **June 14, 2023 at 7 p.m.** or as soon thereafter, on:

SUBJECT: Comprehensive Plan Amendment for the Economic Vitality Element, repealing and replacing the Element as part of the Redmond 2050 Comprehensive Plan Periodic Review. Project number LAND-2023-00096.

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

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

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

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

A copy of the proposal is available at redmond.gov/1607/Economic-Vitality. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, **please contact Glenn Coil, Senior Planner, 425-556-2742, gcoil@redmond.gov.**

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

LEGAL NOTICE: May 24,2023

Publication Cost:	$144.95
Order No:	56343
Customer No:	210
PO #:	

The Seattle Times

AFFIDAVIT OF PUBLICATION

Alla Glagoleva
City of Redmond
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05/24/2023

Agent MAUREEN DUGGAN Signature Maureen Duggan

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Debbie Collantes Debbie Collantes

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MAY 30 2023
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NOTICE OF PUBLIC HEARING
CITY OF REDMOND

Redmond Comprehensive Plan Amendment: Parks, Arts, Recreation, Culture and Conservation (PARCC) Element and PARCC Plan Updates (LAND-2023-00096)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on June 14, 2023 at 7 p.m. or as soon thereafter, on:

SUBJECT: Comprehensive Plan Amendment for PARCC Element and PARCC Plan, repealing and replacing the Element and Plan as part of the Redmond 2050 Comprehensive Plan Periodic Review. Project number LAND-2023-00096.

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

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

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

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

Copies of the PARCC element and plan proposals are available at www.redmond.gov/1609/Parks-Arts-and-Culture. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Caroline Chapman, Parks Planning Manager, 425-556-2442, ckchapman@rednond.gov or Glenn Coil, Senior Planner, 425-556-2742, gcoil@redmond.gov.

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

LEGAL NOTICE: May 24, 2023

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Exhibit C

Exhibit C: Public Comments Summary Matrix – Planning Commission
Redmond 2050 – PARRC Element and Functional Plan, Economic Vitality Element

Note – Public Hearing was held June 14, 2023. Hearing was kept open for written public comments until June 28, 2023.

Name	Topic	Comment Summary	Written/Verbal

Justin Bruening	Economic Vitality Element	• Let people build more density away from downtown
		  ○ Making commercial options available in those areas also
		  ○ So people can get to stores without driving
		  ○ Incentivize, encourage live-work units
		•
			Verbal, 6.14.2023

Kristina Hudson, CEO, OneRedmond	Economic Vitality Element	• Request for an additional policy in the Quality-of-Life section (regarding vibrancy in Downtown)	Written, received 6.14.2023
Justin Bruening	PARCC Element & Plan	• Trails - more ways to get onto RCC and other trails • More separated bike lanes parallel to trails • More raised sidewalks	Verbal, 6.14.2023
Anya Biryukova	PARCC Element & Plan	• Dog parks - appreciates pop-up dog park • Would like to see Dudley Carter Park as option for future pop-up dog park • Urban areas make more sense than suburban areas b/c suburban areas already have big yards • Anderson Park isn't optimal - very people focused • Dudley Carter is under-utilized, on trail • Wants more trees that shade sidewalk •	Verbal, 6.14.2023

David Haines	PARCC Element & Plan	• Dust is carried on the wind at Marymoor, making it unpleasant to visit
		• General comments related to health and safety:
		  • High-quality homes, schools with less priority for cars
		  • Street dust is bad
		  • Need to take actions that advance Vision Zero
		  • Wants less asphalt and concrete
			Verbal, 6.14.2023

Redmond
WASHINGTON

REDMOND PLANNING COMMISSION

Sherri Nichols, Chair | Susan Weston, Vice-Chair
Angela Nuevacamina | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING
Wednesday, June 14, 2023 – 7:00 p.m.

---

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

Commissioners present:	Chair Sherri Nichols, Vice-Chair Susan Weston, Tara Van Niman, Angela Nuevacamina, Denni Shefrin, Aparna Varadharajan, Jeannine Woodyear
Commissioners excused:	n/a
Staff present:	Seraphie Allen, Caroline Chapman, Odra Cardenas, Jeff Churchill, Glenn Coil, Chris Wyatt.
Recording Secretary:	Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to approve by Vice-Chair Weston, seconded by Comm. Aparna; unanimous.*

3. Approval of Planning Commission Meeting Minutes and Summaries

- May 24, 2023 Meeting Summary
- *Motion to approve by Vice-Chair Weston, seconded by Commissioner Aparna; unanimous.*

4. Items from the Audience

- Tom Markl, CEO of the Nelson Legacy Group, 16508 Northeast 79th Street, Redmond, stated having been in business in Redmond since 1952. Mr. Markl stated that a company lawyer had spoken at a previous Public Hearing and written a letter regarding the violation of Washington Law being made by the city to create the Downtown Pedestrian and Overlake Urban Pathway systems. The systems are in current code, but objection stops the entitlement process, stopping development projects with fixed exercise date purchase options and costing Developers a lot of money. The process and appeal take so long that the Developer option on the land lapses and the Developer loses everything invested into the project. By failing to initially appeal, the Developer loses all rights in the future for a day in court. The city is violating the Laws of Washington and plans to continue to do so in new code. If the City wishes to have an Overlake Urban Pathway and a Downtown Pedestrian

System, the city should acquire the land according to Washington Law only. Mr. Markl requested that the Overlake Urban Pathway and Downtown Pedestrian System requirements by struck from the new code, asked that the City Attorney review the submitted letter from counsel, and asked that the City Attorney be invited to a future meeting to explain conclusions.

5. Redmond 2050 - Parks, Arts, Recreation, Culture, and Conservation (PARCC) Element and PARCC Plan (Public Hearing and Study Session):

The Planning Commission will hold a Public Hearing on the updated PARCC Element and PARRC Plan and will continue discussions on this topic as needed.

Attachments: Memo
Attachment A – Technical Committee Report with Exhibits
Attachment B – Presentation Slides

Staff Contacts: Caroline Chapman, Parks Planning Mgr. 425-556-2442
Glenn Coil, Senior Planner 425-556-2742

Public Hearing: An overview was presented by staff. Chairperson Nichols opened the Public Hearing.

- Mr. Justin Bruening, 15654 Northeast 93rd Way, Redmond, stated that regarding trails and access for all there needs to be more connections through the city where the Central Connector does not run. Safety is a concern getting onto the trail currently, and the best answer could be more separated bicycle lanes running perpendicular to the main trail. Building more raised crosswalks, like 160th Avenue Northeast next to Trader Joes, could also be helpful.
- Ms. Anya Biryukova, 15654 Northeast 93rd Way, Redmond, suggested that Dudley Carter Park be added as a dog park option as current options are sub-optimal. There are some suburban dog park options that may not make sense because suburban households usually already have large yards for dogs. Suburban residents are also already used to driving to downtown dog parks. Another option, Anderson Park, is focused on people with rentable cabins, playground, and trees, and not optimal. Dudley Carter feels underutilized and possibly a good choice to convert, being walkable as Luke McRedmond Park is currently. Ms. Biryukova also asked for more trees, specifically shading sidewalks for summer temperatures and pedestrians.
- Mr. David Haines, 15301 Northeast Turing Street, Overlake, spoke regarding gravel, dusty parking lots and asphalt roads through parks such as Marymoor. A toxic laziness of the modern wheel makes traveling to parks uncomfortable due to dust. There should be less dumpsters around the Marymoor berm currently like a barrier. Twenty-first century quality homes, commercial buildings and schools are needed that do not rely on a motor vehicle to pull up to the front. Overlake is an example of the consequence of concrete and asphalt. High-beam headlights shine into restaurants. By 2050, asphalt and concrete around trees should be eliminated. The issue of high property values and mortgages were also mentioned.

- There were no further requests to speak. Chairperson Nichols stated that verbal comments were now closed, but that written comments would remain open.

Study Session:

Vice Chair Westin stated that the Redmond Bike Park was not called out in the list of parks and that this should be updated. There was a list of centers and facilities on page 81 that was a better representation than simply the five centers. The Art Studio at Grasslawn is an amazing space but underutilized, possibly because of the COVID-19 emergence. Updating lists so that underutilized structures will be highlighted would be good practice.

Commissioner Aparna stated not seeing a clear way for more play structures, which would court younger residents, and more equitable access should be discussed. Food trucks around each of the parks, essentially creating neighborhood watering holes in warmer months, should be explored. Saving native trees with changing temperatures to avoid a die-out should be addressed.

Commissioner Van Niman asked how development of parks as a goal, with community involvement, will be accomplished. Ms. Chapman replied that for any Master Plan or redevelopment or design there is outreach. Commissioner Van Niman clarified that stated language for implementation and not design was the question, specifically for volunteering youth groups. Ms. Chapman stated that references can be researched, and that the partnership lense is currently being examined, in example, an Eagle Scout project. Commissioner Van Niman stated that plantings are a good community involvement activity, a connection and stronger sense of ownership for people. Ms. Chapman replied that the subject is part of Building Strong Communities, partnerships for developments in implementation and resources. Commissioner Van Niman stated that Bellevue has projects organized and available immediately. Ms. Chapman replied that the topic was discussed by staff as recently as today.

Vice Chair Westin stated that public art that provides background information on the artist and why the piece was chosen for display versus developer introduced art with no story or identification posted affects interest. Ms. Chapman replied that not all art is public art, processed through the Arts Commission, but that standards are being developed for what has been approved by the Arts Commission. Vice Chair Westin stated that art has been signed off on to be included but not by the Arts Commission should have more information posted as well. Chairperson Nichols stated that Developers should be made aware of Best Practices for presenting art. Commissioner Nuevacamina stated that constant feedback has been that being able to read stories of the artists and pieces create more sense of community because of the human connection.

Commissioner Aparna stated indoor community spaces in the future should not be for a single use only, becoming the indoor watering holes for neighborhoods.

Commissioner Nichols stated that another Study Session would be needed.

6. Redmond 2050 – Economic Vitality Element (Public Hearing and Study Session):

The Planning Commission will hold a Public Hearing on the updated Economic Vitality Element and will continue discussions on this topic as needed.

Attachments: Memo
Attachment A – Technical Committee Report with Exhibits
(this is the same Technical Committee Report as for the PARCC Plan and PARCC Element)
Attachment B – Issues Matrix
Attachment C - Puget Sound Regional Council Comments on Economic Vitality Element
Attachment D – Presentation Slides

Staff Contact: Glenn Coil, Senior Planner 425-556-2742

Public Hearing: Mr. Coil presented the Economic Vitality Element. Chairperson Nichols opened the Public Hearing.

- Mr. Justin Bruening, 15654 Northeast 93rd Way, stated that regarding zoning codes, areas should be expanded in which people can build additional density further from the Downtown area. This would assure that there are commercial options available in those areas. Incentives for live-work units should also be included.
- There were no further requests to speak. Chairperson Nichols stated that verbal comments were now closed, but that written comments would remain open.

Study Session:

Mr. Coil stated that the first Matrix issue was regarding business districts and neighborhood-based businesses. Commissioner Aparna stated that splitting the issue up is a good idea, slightly different in purpose, but regarding EV-16 verbiage, extra words were proposed in the middle, *support and incentivize neighborhood business to revitalize neighborhoods and communities, and enhance walkability*, adding the word *revitalize* as a way of activation. Commissioner Nuevacamina stated being in support of rewording. Commissioner Aparna stated that revitalization is not only achieved by walkability, and Commissioner Nichols replied that complete neighborhoods should be promoted. Vice Chair Westin stated that *walkability* should be struck, as this is an outcome of a complete neighborhood. [The Microphones of Commissioner Aparna and Commissioner Woodyear lost volume.] Commissioner Woodyear stated that a complete neighborhood also would include safe bikeability, particularly around schools. Mr. Coil stated that walkability and bikeability are viable where a motorized vehicle is not always necessary to reach amenities. Commissioner Aparna spoke but the

microphone lost volume. Mr. Coil replied that there are different definitions, but the general concept is for a tighter geographic basis. Commissioner Nuevacamina asked for clarification regarding micro-business and small business. Mr. Coil replied that in the Town Center update, a small business is defined as a company with three or less locations in Snohomish, King, or Pierce Counties. Other definitions are being examined. Commissioner Nuevacamina asked if revenue and employees are considered as the definition is loose. Mr. Coil replied that the subject would be researched, and Chair Nichols replied that because a company that is not public may not share revenue information. Commissioner Aparna stated that the issue could be closed.

Mr. Coil continued to the next issue, Smart Cities. Commissioner Aparna suggested adding verbiage, *evaluate and implement community-wide innovations*. Chair Nichols stated being satisfied either way. Vice Chair Westin stated that protecting the safety, security and privacy of residents as new technologies are developed is important to include. Commissioner Nuevacamina stated being in favor of the comment by Vice Chair Westin and stated that most of the cities mentioned in the article referenced in the presentation by Mr. Coil have very different social structures than in the United States. Chair Nichols replied that in the United States there are Smart City technologies that do not protect privacy, such as magnetic license plate readers, that goal being to directly tie the license plate to a person. Vice Chair Westin stated that people have a visceral reaction to privacy and that the security piece is also important; Redmond could be opening to an enormous amount of risk and expense and that new technologies need to be thought through prior to adoption. Commissioner Woodyear stated being a proponent of security and privacy and that this is an opportunity to be declarative. Commissioner Woodyear asked if there are examples of cities that allow residents to opt-out of certain elements. Chair Nichols replied that the focus should be on innovations and not Smart Cities, problem solving and not technology for the sake of technology; when people and not wells, in example, are monitored, privacy and security become high-risk. Collected data for one purpose should not be used for other purposes later. Commissioner Nuevacamina stated that implementation prior to knowing ethics and sustainability would be technology for the sake of technology. Chair Nichols stated that the issue should remain on the matrix.

Vice Chair Westin asked, regarding EV-1, if *cities* could be changed to *the cities*; regarding EV-18, that a period be added after *culture* and verbiage changed to *help small businesses thrive by fostering the creation of business districts*; and regarding EV-19, that *and supports economic vitality* could be changed to *support*, and asked if the long sentence can be shortened. Finally, EV-24, a comma after *business*.

Commissioner Aparna asked if maintaining an Economic Development Strategic Plan has been done in the past. Mr. Coil replied that supporting the Plan has not been addressed in the past. Commissioner Aparna asked if there would be more details regarding neighborhood businesses, and Mr. Coil replied yes. Commissioner Aparna asked if the Plan would tie into a city budget with line items, and Mr. Coil replied

potentially, if programs are adopted. The Plan would also identify different funding sources such as private partnerships and grants, to be determined.

Chair Nichols stated that one email had been received today from OneRedmond in support of the Economic Vitality Element and with a comment regarding wording. Mr. Coil replied that the comment may be covered already but will be researched. The email was sent to Commissioners and will be included in the Planning Commission report for Council.

Chair Nichols reiterated that another Study Session will be needed, and that written Public Hearing comment remains open.

7. Redmond 2050 - Utilities Element, Capital Facilities Element, Natural Environment Element, and Participation, Implementation, and Evaluation (PIE) Element (Study Session)

Staff will introduce the first drafts of the Utilities; Capital Facilities; Natural Environment; and Participation, Implementation, and Evaluation Elements for Planning Commission review and discussion.

Attachments:
Memo
Attachment A - Participation, Implementation and Evaluation Policies – Draft 1
Attachment B – Capital Facilities Policies – Draft 1
Attachment C – Utility Policies – Draft 1
Attachment D – Natural Environment policies – Draft 1
Attachment E – Presentation Slides

Staff Contact:		
	Odra Cardenas, Planner	425-556-2439
	Glenn Coil, Senior Planner	425-556-2742

Study Session:

Ms. Cardenas gave the PIE Element presentation.

Regarding the PIE element, Vice Chair Westin stated that open government and information, available and published publicly, should be preserved. Ms. Cardenas replied that the issue is addressed in PI-3 but can be made more explicit. Vice Chair Westin asked if the issue could be made stronger, as Redmond does a very good job. Vice Chair Westin asked if Policies 10 and 11 should be merged. Ms. Cardenas replied that the policies will be reviewed. Vice Chair Westin asked if the word *encourage* could be removed from Policy 19 and Ms. Cardenas replied that the subject is regarding the applicant and not regarding public participation. Vice Chair Westin asked for clarification regarding staff time reimbursement, PI-22. Ms. Cardenas replied that the policy will be reviewed, and information can be provided on fees in the past.

Commissioner Nuevacamina stated that in PI-2, *people of color* needs the letter c capitalized.

Chair Nichols stated that PI-6 would parse better without the comma following *techniques*. Commissioner Woodyear suggested removing *use of*.

Mr. Coil continued with the Capital Facilities Element.

Vice Chair Westin stated that earthquakes should still be mentioned in CF-2.5. Mr. Coil replied that the issue can be added to the Issues Matrix and that the policy addresses all resiliency and response to all hazards including climate change. Vice Chair Westin stated that specific scenarios such as landslides and liquefaction should be pulled into new policy.

Commissioner Aparna stated that longevity and robustness of infrastructure needs to be mentioned in CF-2, stressing the idea that resilience includes choosing materials and design for a variety of conditions, and that the big picture should be acknowledged. Commissioner Aparna referenced the Envision Infrastructure Credentialing System for language. Commissioner Aparna asked if CF-15 includes the concept of co-location agreements for facility sharing in centers, and Mr. Coil replied separate, although this would be checked.

Vice Chair Westin asked if there is a need for a Policy regarding maintenance of Capital Facilities, and Mr. Coil replied that the issue can be examined and referenced verbiage on page one.

Commissioner Nuevacamina asked Commissioner Aparna is CF-19 might address co-location concerns, and Commissioner Aparna replied but the microphone was inaudible. Mr. Coil replied that CF-19 meets the RCW requirement, identifying lands for public purposes. Commissioner Aparna stated that regulatory agencies are addressed but that public private partnerships are unclear. Mr. Coil reiterated that the issue would be researched.

Chair Nichols asked what the source of the standard transportation time for fire and medical calls in the city in CF-6 is. Mr. Coil replied directly from the Fire Department. Chair Nichols asked for the source the Fire Department used. Mr. Coil replied that there is a Fire Functional Plan that came to the Planning Commission in 2022, with level of service concepts that determine the number of facilities needed. Chair Nichols stated having difficulty finding a standard beyond the Fire Department. Mr. Coil replied that the issue would be researched.

Commissioner Nuevacamina asked for clarification regarding Police Protection, CF-6, meeting community expectations, which sometimes can be unreasonable. Mr. Coil

replied that the Police Department would be followed up with. A discussion regarding standards and language occurred.

Vice Chair Westin asked for clarification regarding the structure of CF-6. Mr. Coil replied that CF-6 is one policy but with sub-bullets for each functional area in the city. Vice Chair Westin suggested using a format of CF-6.1, 6.2, for ease of location. Commissioner Aparna stated that if existing Policy and draft Policy text columns were made larger, the number of pages could be consolidated.

Commissioner Aparna asked for further clarification regarding CF-16 and Mr. Coil replied that the Policy is specifically written regarding impact fees and exemptions, also written into State Law. Commissioner Aparna asked if impact fee exemptions would be in addition to other incentives, and Mr. Coil replied that impact fees are a separate line of funding, related not to incentives but to growth related impacts. Commissioner Aparna asked if points for incentives and waived impact fees can be two benefits given together. Mr. Coil replied potentially, and that the issue would be researched.

(5-minute break)

Mr. Coil continued with the Utilities Element.

Commissioner Aparna stated that, regarding UT-83, that internet service, digital infrastructure and resilience, and access for all should be spelled out further, with equity in mind. Mr. Coil replied that how telecommunication is defined is an issue, and that the issue would be researched.

Vice Chair Westin asked for clarification regarding the level of aggressiveness of State Law and the city toward growth-related infrastructure, UT-7. Mr. Coil replied that the answer will be researched and brought back.

Vice Chair Westin asked if Regional Stormwater Facilities as preferred infrastructures will be adequate for growth, UT-37. Mr. Coil replied that the answer will be researched with Stormwater. Vice Chair Westin stated that recently there have been events in Seattle when stormwater has been flushed into bodies of water and stated being uncomfortable with facilities not sized to fit growth. Mr. Coil replied that the Seattle system is older and in some places stormwater and wastewater are still combined; Redmond has fully separated stormwater and wastewater systems, but during extreme precipitation, facilities could still become overwhelmed, and the issue will be clarified. One of the highest priorities of Redmond Stormwater is to prevent overflow into rivers, streams, and Lake Sammamish.

Vice Chair Westin stated that UT-86 should be kept as Amateur Radio Services participates critically with, in example, the Cascadia Rising Drill, and that Redmond

should not become a dark spot in the network. Mr. Coil replied that the policy is utility focused and not related to Citizens Band radio and emergency radio, under the Emergency Management Program. Vice Chair Westin stated that the policy is regarding infrastructure, antennas, for the group to operate in Redmond.

Vice Chair Westin stated that, regarding UT-87, Redmond should have excellent cell phone coverage with towers thoughtfully placed and questioned faux tree towers. Mr. Coil replied that a property with a faux tower tree in question is located on WSDOT property. Commissioner Aparna stated that the policy could be struck. Chair Nichols replied that there are physical requirements for cell phone coverage. Vice Chair Westin stated that in Rose Hill, there is a huge cell phone tower that is almost invisible infrastructure like electrical poles, and camouflaged towers tend to stand out more. Commissioner Nuevacamina stated that Perrigo Park and some schools still needs better cell service. Vice Chair Westin stated that the concern had been heightened in the 1990s but was not at the same level of concern in 2023. Co-location should be encouraged.

Vice Chair Westin stated that minor questions regarding, in example, grammar or punctuation, could be emailed to Mr. Coil. Mr. Coil replied that these would be followed up on with more detail.

Vice Chair Westin proceeded with the questions and asked for clarification regarding wording in UT-3, *reducing demand*, that may be better expressed with *find opportunities to conserve*. Mr. Coil replied that *demand* is an industry term.

Vice Chair Westin asked if UT-13 and UT-14 might be combined, and Mr. Coil replied that combination had been proposed but there were issues related to underground; detail would be brought back.

Vice Chair Westin asked for clarification regarding the word *decant*, UT-50. Mr. Coil replied that the word is an industry term and staff has asked that *decant* be retained. The industry definition was read by Chair Nichols. Vice Chair Westin asked if the noun-string could be broken down and Mr. Coil replied that the issue would be brought back.

Vice Chair Westin asked if the noun-string could be broken down in UT-53 for clarity, changing *behavior change focused outreach* to *outreach to change behavior*, and Mr. Coil noted.

Vice Chair Westin asked if *grammar that sets* could be changed to *grammar, to set*, UT-55. Mr. Coil noted.

Vice Chair Westin asked that actions be listed first and details after in a new Policy, UT-61. Commissioner Aparna stated that language implies that Puget Sound Energy will

be the energy provider until 2050, and that the door should be left open for alternatives. Mr. Coil replied that UT-58 and UT-59 do not call out Puget Sound Energy specifically, rather *energy service providers*. Vice Chair Westin stated that UT-61 does specifically mention Puget Sound Energy. Commissioner Aparna stated that there are many new models coming in, the reality of energy markets going forward, and that *in conjunction with potential other plans*, in example, might be used instead. Micro-grids should be encouraged. Mr. Coil replied hearing that stronger language supporting other energy providers was needed and Commissioner Aparna agreed. Mr. Coil stated that staff would investigate any legal or franchise agreements.

Chair Nichols asked for clarification regarding UT-5. Mr. Coil replied that Redmond is at the point where there is no longer much unannexed land remaining within the Growth Management Act (GMA) and the Policy provides a legal basis, related to septic in example.

Mr. Coil stated that the Natural Environment Element would be presented at the next meeting. Commissioner Aparna asked if issues regarding the Natural Environment Element could be emailed to Mr. Coil for the matrix right away, and Mr. Coil replied yes.

8. Staff & Commissioner Updates

Updates and discussion only. No action will be taken at this time.

The next Planning Commission meeting is Tuesday, June 27, 2023, a joint meeting with Council. Note that the plan and process is by council staff. Follow up with Mr. Coil if information is not received from council staff. Be present at Council Chambers at 7:00 p.m.

A regular meeting will be held on June 28, 2023, with continued study sessions. Ms. Frey will be the liaison.

On July 12, 2023, there will be a Public Hearing on the Sensors Element, as well as possible recommendations for Parks and Electric Vehicles (EV).

Saturday, July 15, 2023 is Redmond Derby Days and Commissioner volunteers are being looked for to staff a booth with Council members. Please respond to Mr. Jason Brown, liaison, if interested.

A regular meeting will be held Wednesday, July 26, 2023.

In the third quarter, Mr. Lefcourte will rotate back as Planning Commission liaison during July, August, and September.

Staff would like feedback on communications to the Commission. Commissioner Aparna replied that communication is working very well and thanked staff for promptness. Vice Chair Westin stated agreement.

Vice Chair Westin stated that a list of Planning Commission meeting dates for the rest of the year would be helpful. Mr. Coil stated that meetings are generally the second and fourth Wednesdays, but days in November and December will switch due to holidays. Chair Nichols replied that online, Topics Under Review on the Planning Commission page has an extended agenda. Vice Chair Westin replied that the extended agenda is three-months only and asked for more information for planning purposes. Mr. Coil replied that an attachment can be provided at the next meeting with dates for the remainder of the year. Teams invites are not sent out for the entire year due to potential unforeseen changes.

Chair Nichols encouraged everyone to volunteer for Derby Days with Council or at the Redmond 2050 table.

Chair Nichols stated having been to the new Together Center and being impressed.

9. Adjourn – 9:33 p.m.

- *Motion to adjourn by Vice-Chair Weston, seconded by Comm. Aparna; unanimous.*

Minutes approved on: **Planning Commission Chair**

July 12, 2023 _____

Exhibit E

OneRedmond

Executive Committee

Michael Mattmiller
President
Microsoft

Ryan Baumgartner
Treasurer
SCS

Tom Markl
Secretary
Nelson Legacy Group

Mary Morrow
Past President
Nelson Legacy Group

Mayor Angela Birney
At-Large
City of Redmond

Board of Director

Vanessa Kritzer
Councilmember
City of Redmond

Barb Wilson
Microsoft

Keri Pravitz
Amazon

Angela Rozmyn
Natural and Built Environments

Victor Mesa
UniSea

Dr. Eric Murray
Cascadia Community College

Dr. Amy Morrison
Lake Washington Institute of Technology

Peggy Brown
EvergreenHealth

Matt Larson
Puget Sound Energy

Steve Yoon
Mill Creek Residential

Melody Lanthorn
Seattle Marriott Redmond

Katie Kendall
McCullough Hill Leary

Committee Chairs

Dr. Eric Murray
Communications
Cascadia Community College

Ryan Baumgartner
Finance
SCS

Tom Markl
Government Affairs
Nelson Legacy Group

June 14, 2023

Glenn Coil, Senior Planner
City of Redmond
15670 NE 85th St
Redmond, WA 98073-9710

Dear Mr. Coil,

On behalf of the OneRedmond Executive Committee and Board of Directors, we are writing to express our thanks to the City's Long Range Planning Team Planning team for including a thoughtful Economic Vitality section within its Redmond 2050 Plan and to convey feedback on behalf of the Redmond business community.

One proposed policy addition under the Quality-of-Life section is suggested below:

Policies – Quality of Life

Proposed Policy addition:

- Harness economic development strategies as a tool to enhance the vibrancy of the Downtown center.

Again, thank you to the City's staff who have worked hard on this plan, ensuring the opportunity to provide input through all avenues to the Redmond community.

Sincerely,

Kristina Hudson
CEO, OneRedmond

REDMOND 2050
From suburb to city

Exhibit F

PARCC Plan Issues Matrix
As of Planning Commission 6/28/23

Issue	Discussion Notes	Status
1. Redmond Bike Park not in the inventory of parks (Weston)	Commission Discussion Staff Comments Redmond Bike Park will be added to the list and listed separately in the final document.	Opened 6/14 CLOSED 6/28
2. See play structure level-of-service more clearly (Aparna)	Commission Discussion Staff Comments Figures 6 and 7 and the travel shed maps on p. 70 show the level of service for playground facilities in the city. The park inventory includes an analysis of the current conditions of existing playgrounds. Additionally, the Capital Project and recommendations include discussion around expanding the playground level of service.	Opened 6/14 CLOSED 6/28
3. Would like to see food trucks allowed at parks (Aparna)	Commission Discussion Staff Comments Food trucks are allowed at certain community parks under our current policies. The PARCC Plan addresses this under partnerships and activation. Operationalizing this recommendation would occur outside of the PARCC Plan.	Opened 6/14 CLOSED 6/28
4. Wants to see community involvement in development of parks (Van Niman)	Commission Discussion Staff Comments Community involvement in park development is addressed in recommendations in Chapter 5 and policies under 1.5, 1.6, 3.1, 4.4 and non-capital projects. Implementation occurs outside of the PARCC Plan, however, it is a Council and department priority to expand volunteer program and activities for individuals	Opened 6/14 CLOSED 6/28

	and groups (such as corporate, schools, scout type projects). That work has begun.	
5. Public art - like to see stories behind the art (Weston)	Commission Discussion Staff Comments The PARCC Plan makes suggestions for improving signage for education and interpretive purposes, which would cover this topic (see policies 1.7, 2.1 and recommendations in Chapter 5). Operationalizing this recommendation would occur outside the PARCC Plan.	Opened 6/14 CLOSED 6/28
6. Page 81 list of facilities is good - e.g., Art Studio at Grass Lawn is a great amenity and a community space, even if not a community "center" (Weston)	Commission Discussion Staff Comments The Art Studio at Grass Lawn, Anderson Park's cabins, and the Haida House at Dudley Carter Park are examples of other amenities and facilities that do not meet the same threshold as Community Center space but still offer indoor recreation space. Spaces like these are listed similarly within the PARCC Plan and on the individual park's inventory page where it is located (Appendix A).	Opened 6/14 CLOSED 6/28
7. Plan for plantings that are resilient to climate change (Aparna)	Commission Discussion Staff Comments The Parks Department has budgeted $200,000 towards a "Vegetation Management Strategic Plan" listed in the PARCC Plan planning projects in Chapter 5. This plan will provide an assessment of current vegetation practices and make recommendations for plants that are resilient to climate change and adapted to the projected changes in weather due to climate change. This will encompass street trees, tree canopy, urban forests and parkland. Work is underway.	Opened 6/14 CLOSED 6/28

Planning Commission Issues Matrix
Economic Vitality Element Final Draft
June 28, 2023

REDMOND 2050

Issue		Discussion Notes	Issue Status
Economic Vitality			
1	*Business Districts, Resident-serving, Neighborhood-based Businesses* Commissioner Nichols, Commissioner Aparna	**Commission Discussion** Related to Policy EV-14. What is a business district? Definition, difference from Neighborhood Commercial zoning. What would this look like in Redmond? March 22, 2023 meeting discussion Additional discussion on meaning and differences between resident-serving, and neighborhood-based businesses. June 14, 2023 meeting discussion Additional discussion about intent of policy EV-16 regarding neighborhood-based businesses and if the concept of "walkability" is limiting the intent. Request to broaden intent by replacing "walkability" with "complete neighborhoods." Commissioner Woodyear also asked how the City defines "small business" and if there are other ways to define this besides number of locations in the three-county area as used in the Town Center Zone incentive table. **Staff Comments** A "business district" is typically a geographically-defined area within a city, typically in an established neighborhood, where investments and land use policy encourage growth and productive synergies among local businesses in that area. Often, businesses in a district are organized and led by an association and can opt in to pay additional dues in exchange for participation in programs that benefit their business and business district such as marketing, district identity and placemaking, networking, and advocacy opportunities. The variety of investment in business districts between cities is substantial and often dependent on the participation of the business owners in that area. If Redmond 2050 were to support creation of "business districts," staff would conduct research and recommend defined strategies in the Economic Development Strategic plan for implementation and engagement. By contrast, Neighborhood Commercial (NC) zoning is a commercial zoning classification that allows small-scale retail and services appropriate to be located near residential areas. While a business district could encompass NC-zoned land, the zoning district itself does not provide the structure and support that a business district does.	Opened 7/27/22 Updated 6/14/23 Closed 6/14/23 Updated 6/28/23

Issue	Discussion Notes	Issue Status
	Based on Commissioner input, staff is proposing to split EV-14 into two policies: one that addresses business districts, and another that addresses neighborhood-based businesses. Proposed language is shown below. EV-14 Support and incentivize small neighborhood-based businesses to enhance walkability and provide daily services near homes and jobs. EV-## Establish business districts to promote economic vitality, district identity, and placemaking. Staff response to March 22, 2023 meeting discussion Based on comments and feedback from March 22 study session, staff further split policy EV-16 into two policies to better differentiate concepts and intentions. Staff is working on more precise definitions that can be used as a development incentive in the zoning code, but generally are defined as – Resident-serving businesses provide needed goods and services for the community. Examples are auto repair, dry cleaners, gyms and activities centers, restaurants, coffee shops and personal services. Neighborhood-based businesses are geographically located in a predominantly residential neighborhood for the purpose of serving residents within a walkable proximity. Examples may include coffee shops, bakeries, restaurants, personal services, mail shop. Staff response to June 14, 2023 meeting discussion Policy EV-16 has been updated based on discussion. The city does not currently have a definition for small and local businesses, but is being developed as part of the Economic Development Strategy and for developer incentives as part of the Redmond Zoning Code Rewrite. In the recently adopted incentive table added to the Zoning Code for Town Center Mixed Use zone, RZC 21.10.050.C.1, "Local Commercial" is defined as *retail sales or food and beverage service use (as defined by RZC 21.78 Definitions) founded or based in King, Snohomish, or Pierce County that has less than three (3) locations. National franchises (e.g. 7-Eleven, Subway, GNC, etc.) shall not be considered a Local Commercial use*. This definition is specific to the Town Center Zone, but is being considered as a basis for a city-wide definition.	
2 *Smart Cities*	**Commission Discussion** Related to Policy EV-16. Examples of a Smart City. How can privacy concerns be addressed?	Opened 07/27/22

Planning Commission Issues Matrix
Economic Vitality Element Final Draft
June 28, 2023

REDMOND 2050

Issue	Discussion Notes	Issue Status
Commissioner Nichols	**March 22, 2023 meeting discussion** Commissioners expressed continued concerns about this policy, now renumbered EV-12, which was updated and moved to the *Sustainable and Resilient Economy* section of the element. Concerns include: • Purpose and need for this policy, and inclusion in EV Element • Concerns about security as well as privacy of personal data collected **June 14, 2023 meeting discussion** Commissioners requested additional language for clarity related to scope of innovations, and more clarity on language around data privacy and security. **Staff Comments** Smart Cities is a term that can have a few nuanced definitions, but can be defined as – A *city in which a suite of sensors (typically hundreds or thousands) is deployed to collect electronic data from and about people and infrastructure so as to improve efficiency and quality of life. Residents and city workers, in turn, may be provided with apps that allow them to access city services, receive and issue reports of outages, accidents, and crimes, pay taxes, fees, and the like. In the smart city, energy efficiency and sustainability are emphasized*[1]. A smart city system or network relates to infrastructure such as transportation/traffic, water systems, and energy and is something the City is currently doing as it upgrades its systems. Smart City type projects are identified in City's Community Strategic Plan, Capital Improvement Plan (CIP), Environmental Sustainability Action Plan, and Utilities Strategic Plan. Intention of policy EV-16 is to support current and future initiatives from an Economic Vitality perspective. This article contains 10 examples of Smart Cities - Top 10 Smart Cities in the World - ASME **Staff response to March 22, 2023 meeting discussion** Staff updated policy language of EV-12 that intends to meet city goals and vision, incorporate community feedback, and address Planning Commission concerns around security and privacy.	Updated 6/14/23 Updated 6/28/23 Closed 6/28/2023

[1] Smart Cities | National Geographic Society accessed Oct 25, 2022

Issue		Discussion Notes	Issue Status
		Staff response to June 14, 2023 Staff updated policy language of EV-12 that intends to meet city goals and vision, incorporate community feedback, and address the Planning Commission's additional concerns and comments around security and privacy.	
3	*Misc. comments on wording and text* All	**Commission Discussion** Commissioners had additional comments and suggestions on policies EV-1, EV-18, EV-19 and EV-24 to provide better clarity. **Staff response to June 14, 2023** Staff updated policy language for EV-1, EV-18, EV-19 and EV-24 that intends to meet city goals and vision, and addresses Planning Commission's feedback and suggestions.	Opened 6/14/2023 Closed 6/28/2023
4	*OneRedmond public comment*	**Commission Discussion** Commissioners asked if OneRedmond's request for an additional policy in the **Quality-of-Life** section (regarding vibrancy in Downtown) in its public comment letter will be considered. **Staff response June 14, 2023** Staff reviewed the policy request and determined that this policy focus is well covered in other policies. There are numerous policies aimed at enhancing the vibrancy of the City's designated centers, including Downtown, such as: EV-3, EV-4, EV-18, EV-19, EV-21, EV-22, EV-23 and EV-29.	Opened 6/14/2023 Closed 6/28/2023

Exhibit G

Redmond
WASHINGTON

TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

May 24, 2023

Project File Number:	**LAND-2023-00096; SEPA-2020-00934**	
Proposal Name:	**Redmond 2050 Comprehensive Plan Amendments - Parks (PARCC) Element and Plan updates, Economic Vitality Element update**	
Applicant:	**City of Redmond**	
Staff Contacts:	Jeff Churchill, Planning Manager	425-556-2492
	Caroline Chapman, Parks Planning Manager	425-556-2442
	Glenn B. Coil, Senior Planner	425-556-2742

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

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

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

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

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

The Parks, Arts, Recreation, Culture and Conservation (PARRC) Element update represents a major refresh of the PARCC Element. The current adopted PARCC Element (2017) contains two framework policies supporting ten sub-sections consisting of 65 policies.

The Redmond 2050 has been revised into four framework policies, which contain 17 supporting policies. The draft also maintains Shoreline Master Program policies.

The update has been streamlined, with many policies being moved and revised into the PARCC Plan. Policies were analyzed and revise, as needed, to reflect city goals and through the Redmond themes of equity and inclusion, sustainability, and resiliency.

The PARCC Plan (current version adopted 2017) is updated every six years to comply with requirements for funding from the Washington State Recreation and Conservation Office (RCO). The Plan is also used as a functional plan to meet WA Growth Management Act (GMA) requirements for park and recreation capital facilities. This update is consistent with GMA requirements and provides specific implementation strategies to carry out the policies in the PARCC Element.

The Economic Vitality Element update incorporates the Redmond 2050 themes of equity and inclusion, sustainability, and resiliency, as well as ensures consistency with regional economic strategies. The chapter has been re-organized around the following economic development goals:

- A sustainable and resilient economy,
- a high quality of life, and
- a diverse workforce and business community.

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA *(Full staff analysis attached as Attachment A)*		**MEETS/ DOES NOT MEET**
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	MEETS
2	Consistency with the Comprehensive Plan policies and the designation criteria;	MEETS
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	N/A
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	MEETS
5	The capability of the land, including the prevalence of critical areas;	MEETS
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;	MEETS
7	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: i. Unanticipated consequences of an adopted policy, or ii. Changed conditions on the subject property or its surrounding area, or, iii. Changes related to the pertinent plan map or text; and iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.	MEETS

CRITERIA APPLICABLE TO ALL LAND USE PERMITS

RZC 21.76.70.B.3.a.i – CRITERIAL APPLICABLE TO ALL LAND USE PERMITS *A proposed project's consistency with the City's development regulations shall be determined by consideration of:*		**MEETS/ DOES NOT MEET**
A	The type of land use	**N/A**

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

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c). An EIS scoping period was held from October 12 to November 25, 2020. A draft EIS was issued June 16, 2022 and a comment period for the draft EIS was open through August 26, 2022. A supplemental draft EIS is being prepared and is expected to be published in Q3 2023, followed by a final EIS. Additional information can be found at redmond.gov/1477/SEPA-Scoping.

STAFF RECOMMENDATION

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

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

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

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachments B, C and D and finds the amendments to be consistent with review criteria identified below:

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

REVIEWED AND APPROVED BY

Carol Helland,
Planning and Community Development Director

Aaron Bert,
Public Works Director

Attachments

A. Staff Compliance Review and Analysis
B. Economic Vitality Element
C. PARCC Element
D. PARRC Functional Plan

Redmond
WASHINGTON

ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
REDMOND 2050: PARCC & ECONOMIC VITALITY ELEMENTS,
LAND-2023-00096; SEPA-2020-00934

Comprehensive Plan Amendment Criteria (RZC 21.76.070.J)

CRITERIA	ANALYSIS
1 Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	**The PARRC Element** is consistent with GMA. The PARCC element, in Policy PR-10, addresses requirements for capital facilities and parks by having the PARCC Functional Plan meet said requirements. These requirements are addressed as shown in the tables below.

Capital Facilities Element Requirements	Where addressed
(a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;	• Community Centers discussion, inventory sheets. • Chapter 3A
(b) a forecast of the future needs for such capital facilities;	• Chapter 3A (pg 74) Developing new Facilities • Chapter 5 Capital Improvement Plan 2023-2030 & Beyond
(c) the proposed locations and capacities of expanded or new capital facilities;	• Chapter 3A (pg 74) Developing new Facilities • Chapter 5 Capital Improvement Plan 2023-2030 & Beyond
(d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and	• Chapter 5

Parks Element Requirements	Where addressed
(a) Estimates of park and recreation demand for at least a ten-year period;	• Chapter 3. Level of Service maps • Figure 5, p. 28: • Park Pressure: figure 9, p. 30 p.156

CRITERIA	ANALYSIS
(b) an evaluation of facilities and service needs; and	• Appendix A • Figure 20, p. 51
(c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.	• Chapter 3B.

Level-of-service standards for parks found in the Capital Facilities (CF) Element will be updated in 2024 to incorporate information in the PARCC Plan during the Capital Facilities Element review and update.

The PARCC Element has been updated to be consistent with King County CPP's FW-2, FW 6-8, Policies EN-22- EN-24 and EC-12. These policies relate to preservation of open space, restoration of tree canopy, consideration of underserved communities, and partnerships on regional facilities.

The Economic Vitality Element was reviewed/updated to ensure consistency with GMA and includes a summary of the local economy, and a summary of the strengths and weaknesses of the local economy. The update identifies policies to foster economic growth and vitality and are summarized in 3 framework policies:

- A sustainable and resilient economy,
- A high quality of life, and
- A diverse workforce and business community.

Policies were reviewed for consistency with King County CPPs and updated as needed. Updates include policies focused on underserved communities, small businesses, and the regional food economy.

The Redmond 2050 plan update process meets or exceeds procedural requirements found in WAC 365-196-600. The City developed and is executing an extensive community engagement plan, with an emphasis on equitable and inclusive outreach. Outreach methods have included large events, focus groups, stakeholder meetings, online engagement, office hours, a Community Advisory Committee, a Technical Advisory Committee, student engagement, pop-up engagement, a newsletter to interested community members (about 2,100 email addresses), and more.

	CRITERIA	ANALYSIS
2	Consistency with the Comprehensive Plan policies and the designation criteria;	This update extends the existing themes and goals in the current PARRC element (such as walkable park opportunities, expanded open space and updated facilities) and extends the planning horizon from 2030 to 2050. This update also incorporates Redmond 2050 themes such as equity and inclusion, sustainability, and resiliency and builds off of these themes in policies revised and added in the updated element and PARRC Plan. The policies provide the framework for the city to fulfill its vision for its PARCC system: • Expand access for all, • Build strong communities, • Innovate for the future, and • Protect the natural environment. The Economic Vitality element updates and extends current themes such as a strong economy and a diversity of jobs. It also incorporates Redmond 2050 themes of equity and inclusion, sustainability, and resiliency with updated and revised policies on workforce development needs for underserved populations, encouraging a mix of housing choices for workers at different wage levels to live and work in Redmond, prioritizing investments in multimodal transportation networks, and the promotion of income self-sufficiency for both workers and business owners.
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies	Not applicable, no proposed changes to allowed land uses from these policy updates.

	CRITERIA	ANALYSIS
	with the policy on no net loss of housing capacity;	
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	These amendments take into consideration the City's growth targets for the year 2050, that include a focus on growth in the Urban Centers, and subsequent need for land use designations and capital facilities to accommodate that growth. The PARCC Element notes continued need for additional facilities in the Centers, as well as facilities in other parts of the City, while also expanding tree canopy and preservation of open space. The Economic Vitality element continues to note that economic development should be focused within existing retail, office, manufacturing, and mixed-use areas and in designated centers. It also contains a policy on protecting manufacturing park zones, while also providing flexibility for additional uses in said zones.
5	The capability of the land, including the prevalence of critical areas;	The PARCC Plan, in Chapter 3, analyzes the capabilities of the land and ensures there is capacity for public facilities to serve growth while also expanding and protecting open space and critical areas. The Economic Vitality element, in policies EV-3 and EV-4, prioritizes efficient use of land and infrastructure for economic development, while EV-13 stresses the importance of maintaining a healthy natural environment, including critical areas and open spaces, as a quality-of-life strategy.
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;	The capacity of public facilities is analyzed in the PARCC Plan in chapter 3 for existing facilities and in the PARCC Plan's capital investment strategy. The capital investment strategy also discusses the ability to provide park-related services cost-effectively as the community grows. An important function of the proposed PARCC Element and PARCC Plan is to ensure there is capacity for public park facilities to serve growth. Not applicable to the Economic Vitality element.
7	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered:	These amendments take in consideration the City's growth targets for the year 2050, and subsequent needs for land use designations and capital facilities to accommodate that growth. Amendments also address updates to the Growth Management Act, VISION 2050, and the King County CPP's (see criterion #1) and Redmond 2050 themes of equity and inclusion, sustainability, and resiliency (see criterion #2).

CRITERIA	ANALYSIS
i. Unanticipated consequences of an adopted policy, or ii. Changed conditions on the subject property or its surrounding area, or, iii. Changes related to the pertinent plan map or text; and iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.	

Criteria Applicable to All Land Use Permits

	CRITERIA *A proposed project's consistency with the City's development regulations shall be determined by consideration of:*	ANALYSIS
A	The type of land use	Not applicable
B	The level of development, such as units per acre or other measures of density;	Not applicable
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	Not applicable
D	The character of the development, such as development standards.	Not applicable

Economic Vitality

Vision Statement

In 2050, Redmond is regionally and nationally renowned as a city with a vibrant economy that is home to diverse and innovative businesses, from multinational corporations to small and local artisan, start-up, and legacy businesses.

People and businesses choose Redmond for its great amenities such as parks, regional trails, and community facilities, its vibrant centers, a healthy natural environment, highly regarded schools, and a well-educated and diverse workforce.

Redmond's city government pursues policies that support innovation, attract sustainable development, and foster a positive business climate.

Redmond is regarded for providing equity for its residents, workers, and visitors, whether for its city services, such as accessible parks and trails, programs for immigrants and those with disabilities to get job training and employment, or policies and initiatives that provide everyone the resources, tools, and opportunities to succeed.

Redmond is scaled for walkability and convenience, whether for neighborhood based, or resident-serving businesses, while also maintaining and promoting business districts that serve as regional attractions.

Whether one works in the technology, manufacturing, service industries, in public service, or is a small business owner, Redmond's housing options and amenities allow individuals and families to be self-sufficient and pursue the quality of life they desire.

Redmond is a resilient community – an effective city government with the policies, tools, and services in place to withstand and overcome the impacts from natural disasters, economic downturns, and other events.

With this vision, Redmond has prioritized three economic vitality goals, described in framework policies and supported by policies that further describe and implement these goals and objectives:

- A sustainable and resilient economy,
- A high quality of life, and
- A diverse workforce and business community.

Comprehensive Plan requirement:

RCW 36.70A.070 (7) states that a city's Plan shall include:

An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.

Framework Policies for Element

FW-EV-1: Support policies, regulations, services, programs, and infrastructure investments that strengthen an economically diverse, sustainable, and resilient economy.

FW-EV-2: Support policies that contribute to a high quality of life in Redmond, such as career and education opportunities, housing, transportation and recreation choices, as well as a healthy natural environment.

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.

Comprehensive Plan Guiding Principles

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

Equity	Resiliency	Sustainability
• EV-7 • EV-10 • EV-13 • EV-17 • EV-23 • EV-25	• FW-EV-1 • EV-1 • EV 4 • EV-7 • EV-10 • EV-17	• FW-EV-1 • FW-EV-2 • EV-11 • EV-12 • EV-16 • EV-27

Existing Conditions

Background

Economic vitality can be thought of as the pulse of the community that allows it to thrive and be sustainable. The attraction of resources, whether natural or human, brings people and businesses to an area, which in turn create jobs, opportunities, and wealth. The wealth generated is used to create a community with attractive and desirable amenities that increases quality of life. That high quality of life in turn attracts people, businesses, and opportunities, creating a virtuous cycle of community vitality.

The goal of the Economic Vitality element is to support Redmond community's long-term health and well-being in a way that supports equity and inclusion, sustainability, and resiliency.

With an abundance of high-paying jobs, the cost of housing has dramatically increased in Redmond over the last decade. This has pushed out lower and middle wage income earners and has impacted the local businesses and services that those earners use. This, in the long-term, can stress or break the cycle of economic and community vitality.

The policies identified in this element, and throughout the Redmond 2050 Comprehensive Plan, recognize these concerns and will be used to respond to these issues and maintain Redmond on a path to implement the goals and vision for 2050.

Current Conditions & Future Projections

Redmond's economy continues to be dynamic. From its origins as a marshy yet abundant fishing and foraging location for indigenous peoples, Redmond's modern roots began as a local hub for farming and logging in the 19th century. The mid-20th century saw its transformation into a prototypical car-centric suburb with sprawling housing subdivisions, retail shopping centers, and later, office parks catering to the technology services industries such as Microsoft. The 21st century ushered in Redmond's next phase of development into a dense urban area with light rail and frequent bus transit service, and its economy continues to evolve and adapt to changing conditions at the regional, national and international levels.

Snapshot of current economy

As of 2020, Redmond's economy continues to be dominated by the technology sector, most notably by the presence of Microsoft's main corporate campus in the Overlake neighborhood and other offices around Redmond. Nintendo of America is also located in Overlake. Other technology companies have also begun locating into Redmond, such as Meta/Facebook, with its campus on Willows Road, and Amazon, which has offices in Town Center and SE Redmond. Other major private employers including Eurest Dining Services, Terex/Genie, United Parcel Services as well as numerous IT consulting companies. Top public employers are the City of Redmond and the Lake Washington School District.

Businesses and jobs

As of 2020, Redmond has almost 5,900 licensed businesses, providing approximately 100,000 jobs. Although only a few larger businesses provide most of the jobs in Redmond, more than 92% of businesses have less than 20 employees, and 64% have only one employee.

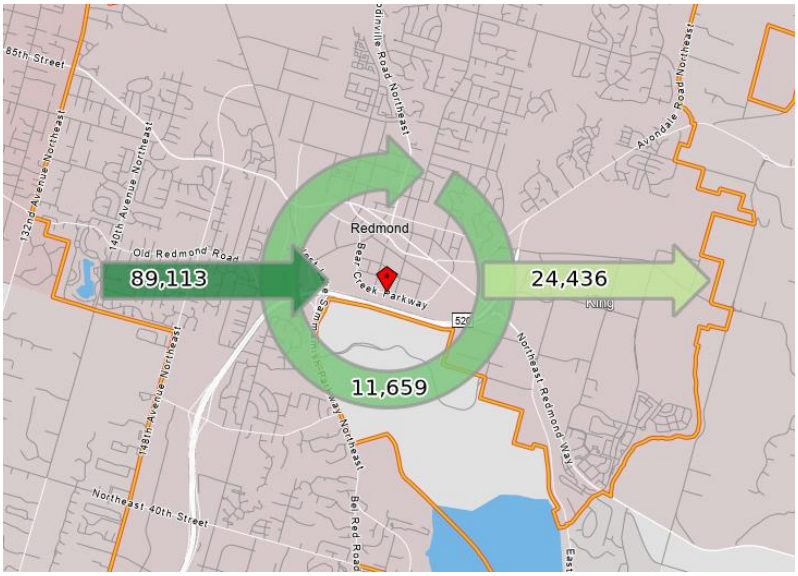
Job Inflow/outflow

One of the biggest challenges Redmond faces with its continued job growth is that almost 88% of workers come into the city from outside communities. Of the employed workers who do live in Redmond, 68% commute to locations outside of Redmond. This creates a burden on the transportation infrastructure, especially during peak commute times. Expanded transit options, such as the opening of four light rail stations that connect Redmond to Seattle, Bellevue, and the rest of central Puget Sound, as well as expanded multimodal options,

including the Redmond Central Connector and Eastrail, are anticipated to help alleviate congestion and reduce commute times.

The availability of housing options for workers at all skill and income levels could increase the workforce both living and working in Redmond.

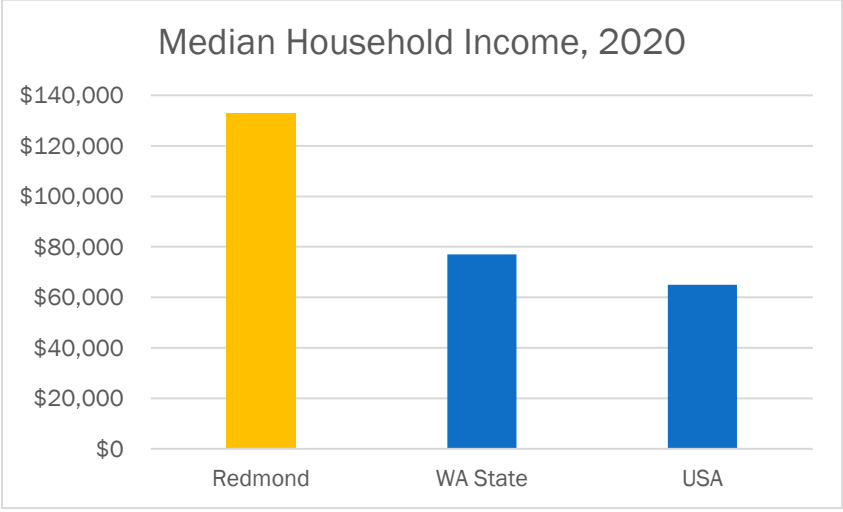
FIGURE 1 - REDMOND INFLOW/OUTFLOW JOB COUNTS, 2020



Income

Redmond's location as a hub of high paying tech-related jobs means that it has among the highest median household incomes (MHI) in the region and the United States. As of 2020, Redmond's MHI was $132,770. Redmond also has a small percentage of persons living in poverty, at 5.8% compares to the US average of 11.4%.

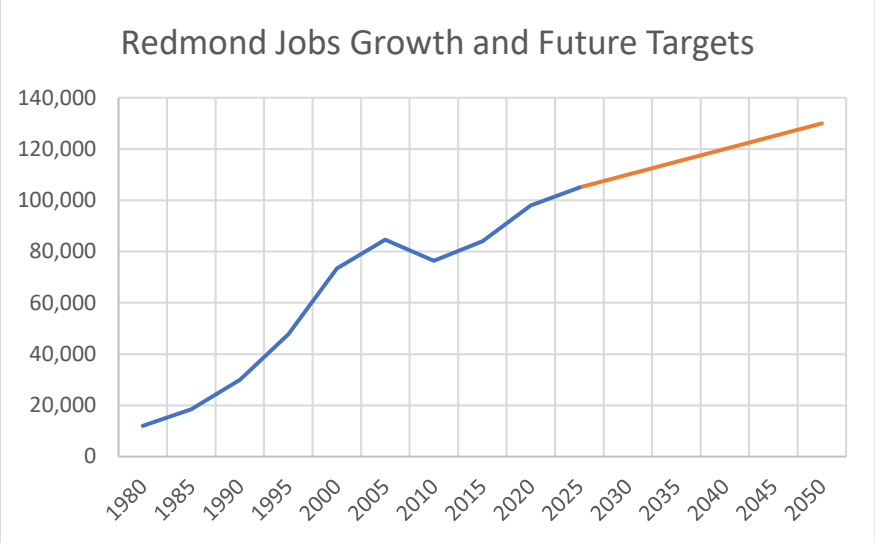
FIGURE 2 - COMPARISON OF MEDIAN HOUSEHOLD INCOMES



Future outlook – employment

Redmond's employment will continue to grow. Local established businesses, such as Microsoft, will maintain a significant presence, while other tech businesses, such as Amazon and Meta, will continue to expand their footprints in Redmond. Redmond must accommodate nearly 30,000 additional jobs by 2050. Although this substantial growth is impressive, it is less than the rapid job growth experienced in the 1980s, 90s, and early 2000s.

FIGURE 3 - JOB GROWTH IN REDMOND 1980 - 2050



Policies

Sustainable and Resilient Economy

The following policies support Redmond's vision to have an equitable, sustainable, and resilient economy.

FW-EV-1 Support policies, regulations, services, programs, and infrastructure investments that strengthen an economically diverse, sustainable, and resilient economy.

EV-1 Develop and maintain a Redmond Economic Development Strategic Plan that implements City's policies and is coordinated and consistent with VISION 2050 and the Regional Economic Strategy.

EV-2 Provide for a mix of land uses in a range of zones that enables Redmond to meet its job growth targets and attract and retain businesses that meet the needs of the community.

EV-3 Prioritize efficient use of land and infrastructure by directing economic development within existing retail, office, manufacturing, and mixed-use areas and in designated centers.

EV-4 Focus local investments to maintain and expand infrastructure and services that support local and regional economic development strategies, encourage growth in designated centers, and help achieve employment and housing targets.

EV-5 Support industry clusters and subclusters that are integral components of the local and regional economy.

EV-6 Provide a consistent and predictable regulatory environment and customer-focused approach to permitting and development processes.

EV-7 Utilize tax and fee systems that are equitable and stable, are consistent with City goals, predictably and appropriately fund local services, and are able to maintain a competitive economic environment. Periodically review the City's tax and fee systems to ensure they remain consistent with the City's priorities.

EV-8 Monitor the performance of economic development policies and strategies in business diversity, middle-wage job creation, and reduction of displacement risks. Identify and track key economic and demographic metrics to help the city evaluate the effectiveness of local economic strategies and achievement of equitable outcomes.

EV-9 Participate and coordinate with other government agencies, businesses, and non-profits in efforts to further the City's economic vitality.

EV-10 Ensure all businesses have access to proactive businesses assistance including disaster recovery resources through clear, timely, and supportive processes. Prioritize businesses that are small, local, historically lack capital, represent underserved and marginalized communities, and are at risk of displacement.

EV-11 Attract and support businesses that embrace Redmond's environmental sustainability and climate goals.

EV-12 Evaluate and implement innovations that enhance economic vitality.

Quality of Life

The following policies promote a high quality of life, an essential component of an economically vital community.

FW-EV-2 Support policies that contribute to a high quality of life in Redmond, such as career and education opportunities, housing, transportation and recreation choices, as well as a healthy natural environment.

EV-13 Maintain and promote a healthy natural environment as a significant community amenity that attracts people and investments and contributes to Redmond's economic vitality and sustainability.

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-16 Support and incentivize neighborhood-based business to enhance walkability.

EV-17 Support and incentivize the preservation of resident-serving businesses that are important to Redmond residents.

EV-18 Foster the creation of business districts that are centers of local commerce, community, and culture, and help small businesses thrive.

EV-19 Preserve and enhance local arts, culture, recreation, nightlife, social amenities, and promote a distinctive identity for Redmond to attract and retain a diverse workforce and supports economic vitality.

EV-20 Encourage a mix of housing types and options that allows workers at different wage levels to live and work in Redmond.

EV-21 Invest in a well-connected, safe, accessible, and efficient multi-modal transportation network that is responsive to innovations and changing demands.

EV-22 Support Redmond's growth as a tourism destination and foster tourism-related initiatives that bring investment and economic benefit.

EV-23 Allow for the equitable and multi-purpose use of public spaces and rights-of-way, including commercial uses such as outdoor dining, food/merchant kiosks, food trucks, and event and performance spaces.

EV-24 Support the local and regional food economy and businesses with an emphasis on those that provide access to local products and healthy, affordable, and culturally relevant food options.

Business and Job Diversity

The following policies promote a diverse economy.

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-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-26 Develop and maintain land use, zoning and design regulations that attract and support a diversified mix of businesses, from multinational corporations to small, locally-owned and innovative neighborhood shops.

EV-27 Recognize the importance and value of historically disadvantaged and marginalized communities. Implement actions that would eliminate and correct for on-going disparities and provide opportunity.

EV-28 Encourage home-based businesses that are compatible with residential uses.

EV-29 Foster retention of existing businesses as development occurs through incentives, development regulations and programmatic support, such as funding and grant opportunities.

EV-30 Maintain existing manufacturing park land use and zoning designations to sustain and grow the manufacturing sector while also providing flexibility for evolving business and community needs.

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.

REDMOND 2050

Attachment C.

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

Vision Statement

In 2050, Redmond parks will be known regionally for attractive and well-maintained facilities where everyone can play.

Redmond community, neighborhood, and resource parks will be accessible within a short walk for all residents. The network of parks will feature a range of amenities that allow for everything from quiet reflection to active sports and play.

Redmond parks will be connected by an innovative trail network that locally creates a Frederick Law Olmsted-inspired "Emerald Necklace" that allows one to bike, run, walk, or roll around the city without using streets, while also smoothly connecting to regional trail networks and transit systems.

New and renovated community centers provide opportunities to build relationships across cultures, neighborhoods, and generations and make Redmond a highly desirable place to live, work, play, and invest. Flexible spaces inside the facilities help the City adapt to the changing social and recreation needs of users of all ages and abilities.

Innovative art and cultural events, such as public art spaces and performances, will attract artists from around the world and support the development of emerging local artists.

Comprehensive Plan requirements:

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

RCW 36.70A.070 (8) states that a city's comprehensive plan shall include a park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities.

The PARCC Plan is a functional plan that is used to fulfill the requirements for capital facilities, including parks planning, and includes detailed information on and evaluation of

- Existing inventory,
- Future demand,
- Proposed new facilities,
- A capital finance plan, and
- Intergovernmental coordination.

The PARCC Plan is updated every 6 years to meet WA Recreation and Conservation Office (RCO) requirements for planning and is evaluated for consistency with Redmond Comprehensive Plan goals, policies, and requirements.

Partnerships will help meet increasing demand on parks and recreation. These partnerships with public, private, and non-profits provide an opportunity for innovative approaches in acquisition, development, programming, and joint maintenance of the Parks and Recreation system.

In addition, Redmond will continue to identify and acquire critical areas for preservation and passive recreation and work to expand tree canopy coverage citywide. Improving access to Redmond's waterways such as Lake Sammamish and the Sammamish River will support education, conservation, and recreational goals.

The City will continue to provide fun, challenging, and inspiring programs and classes for people of all ages and abilities.

Taken together, Redmond's Parks and Recreation system will be both a destination and source of pride for the community.

Framework Policies for Element

FW-PR-1 Expand access for all by providing accessible and resilient parks, trails, and community centers that meet current and future community needs.

FW-PR-2 Provide all community members with diverse recreational and cultural arts opportunities that reflect community needs.

FW-PR-3 Target investments that allow for affordable, fair, and equitable delivery of services that provide a safe, resilient, efficient, and functional system.

FW-PR-4 Maintain and promote a vibrant system of parks and trails that are sustainably designed, preserve and enhance various types of habitats, and protect the natural beauty of Redmond.

Comprehensive Plan Guiding Principles

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

Equity and Inclusion	Resiliency	Sustainability
• PR-2 • PR-4 • PR-5 • FW-PR-2 • PR-7 • PR-14	• FW-PR-1 • PR-3 • FW-PR-3 • PR12	• FW-PR-4 • PR-9 • PR-10

Existing Conditions

Background

Having places and opportunities for leisure, recreation and enrichment is vital to a community's well-being and quality of life.

Through the Parks, Arts, Culture, Conservation and Recreation (PARCC) Element and its supporting functional plan, the Parks, Arts, Culture, Conservation and Recreation (PARCC) Plan, the City of Redmond identifies goals, polices, and actions to implement a comprehensive vision for its park system. The City also supports the effort to identify future investments and provide funding mechanisms to do so. As suggested by the acronym, this entails much more than just park facilities. Rather it is a holistic approach that integrates parks and trails, arts and cultural enrichment, conservation of natural areas, and opportunities for active and passive recreation.

Redmond's park, recreation, arts and open space system, guided by the policies in the PARRC Element, has the following basic functions:

- Parks, Community Centers, and Trails: Protecting Redmond's natural beauty through a vibrant system of parks and trails that promote a healthy community. Parks and community centers provide space for community connections and both passive and active recreation.
- Arts and Culture: Recognizing the City's history and heritage, and celebrating the culture, customs, and creativity of our community members through public art, arts facilities, arts and music performances, events, programs, and classes.
- Recreation: Providing residents of all ages and abilities with diverse recreational and cultural opportunities in clean, safe, welcoming, and accessible facilities.
- Conservation: Protecting and enhancing sensitive environmental areas and wildlife habitat, preserving significant historical and cultural places, and developing parks using smart growth principles. Parks and conservation spaces are maintained and operated using best practices in sustainability.

The PARCC Element lays out the vision and policy framework to support the work needed to fulfill the vision of Redmond 2050, while providing flexibility to respond to rapidly changing needs and conditions.

Current Conditions

Redmond's first park, now known as Anderson Park, dates to 1938, when a Works Progress Administration (WPA) project built two log cabins and a picnic shelter on land acquired from the Redmond School District and the Sikes family. Since then, as the community has grown, so has its parks system. It has also grown to include arts, cultural and recreational programs and facilities.

As of 2024, Redmond's PARCCS system and programs consist of:

- 47 City-owned parks totaling 1,351 acres
- 11 sports fields
- More than 59 miles of trails within city limits, of which 39 miles are owned by Redmond
- 5 community centers, with more than 20,000 hours of usage by community members & events
- More than 30 pieces of outdoor public art.
- Almost 200,000 yearly participants in programs and events.

Future projections

Redmond's future growth and diversity will increase demand for park facilities and recreational opportunities. Changing tastes in recreation, as well as the popularity of multiple types of mobility on trails, including the use of ebikes and escooters, will mean the City will need to be flexible in how it builds out its system.

The continued focus on growth in the Downtown, Overlake, and Marymoor centers will demand the continued investment and addition of amenities and facilities in those areas. At the same time, the City will prioritize equity: ensuring all parts of the city have safe and locally accessible parks and amenities to use and enjoy, and that park system amenities reflect Redmond's cultural diversity.

Another high priority for the City will be the need for more community spaces as the community grows. A focus will be to provide flexible and multi-use community center spaces in Overlake and Marymoor Village that support recreation and arts needs.

In the future, there will be even less opportunity to acquire land for parks, so the sound fiscal management and maintenance of existing parks and facilities will be important, as will exploring opportunities for partnerships with public and private partners.

Policies

The policies provide the framework for the city to fulfill its vision for its PARCC system:

- Expand access for all,
- Build strong communities,
- Innovate for the future, and
- Protect the natural environment.

FW-PR-1 Expand access for all by providing accessible and resilient parks, trails, and community centers that meet current and future community needs.

[introductory narrative for this section to be added after PARCC Plan is drafted]

PR-1 Develop distinctive parks and community centers that respond to the unique needs of the community it serves.

PR-2 Prioritize Parks and Recreation investments in underserved communities to improve equitable access to public amenities.

PR-3 Increase connectivity and resiliency by developing safe trails and pathways that are easily accessed by a variety of trail users.

PR-4 Expand access to parks and recreation opportunities through partnerships with public, private, and non-profits that will pursue innovative approaches in acquisition, development, programming, and joint maintenance.

PR-5 Encourage development of publicly accessible open space amenities within public and private developments in the Urban Centers.

FW-PR-2 Provide all community members with diverse recreational and cultural arts opportunities that reflect community needs.

[introductory narrative for this section to be added after PARCC Plan is drafted]

PR-6 Support the growth of Redmond's creative economy, create opportunities for the local arts and culture community, champion equitable access to the arts for all residents and a more vibrant city.

PR-7 Provide inclusive, comprehensive, and quality events, arts, enrichment activities, educational, and recreational programs that accommodate the needs and interests of all community members.

PR-8 Provide opportunities to improve physical and mental health by encouraging use of parks and recreation facilities and participation in recreational and enrichment programs.

FW-PR-3 Target investments that allow for affordable, fair, and equitable delivery of services that provide a safe, resilient, efficient, and functional system.

[introductory narrative for this section to be added after PARCC Plan is drafted]

PR-9 Proactively manage and maintain park assets in a way that results in replacement or renovation in advance of need.

PR-10 Maintain and periodically update a PARCC functional plan that addresses WA Growth Management Act requirements for Parks and Parks capital facilities, as well as other state and federal requirements.

PR-11 Prepare, as part of the functional plan, a long-term financial strategy that funds capital projects for current and future needs of the parks and recreation system that is consistent with the Comprehensive Plan and complies with state and regional regulations.

PR-12 Develop and maintain level of service standards to monitor equitable access to opportunities that improve quality of life and address current and past inequities.

FW-PR-4 Maintain and promote a vibrant system of parks and trails that are sustainably designed, preserve and enhance various types of habitats, and protect the natural beauty of Redmond.

[introductory narrative for this section to be added after PARCC Plan is drafted]

PR-13 Preserve and enhance natural areas within parks to protect wildlife habitat and corridors, enhance urban tree canopy, and support climate action goals.

PR-14 Encourage the public's connection to the natural world by providing access to natural areas and waterways in ways that will not compromise the environmental integrity of the area.

PR-15 Preserve and enhance the historic and cultural resources within the park and recreation system

Policies incorporated as part of the Shoreline Master Program

These are referenced in the 2009 SMP Ordinance 2486 and shall be maintained.

PR-16 Encourage the acquisition of property which will provide access to shorelines and local streams, with emphasis on areas where current and anticipated development patterns are unlikely to provide access or where there are significant access needs. Promote the creation of open space corridors along these water resources to provide for passive recreation and wildlife habitat. (SMP).

PR-17 As a complement to the citywide pedestrian pathway system, the City should develop a visual system for enhancing connections to the shoreline and identifying shoreline areas, considering such elements as street graphics, landscaping, street furniture or artwork. (SMP)

Attachment D.











CITY OF REDMOND

Parks, Arts, Recreation, Culture & Conservation Plan

MARCH 2023

ACKNOWLEDGEMENTS

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The City of Redmond would like to acknowledge and thank the more than 2,000 community members who participated in the PARCC Plan surveys, questionnaires, focus groups, community meetings, and events. Your feedback was instrumental in the development of this plan.

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Executive Summary

This comprehensive Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan is a six-year guide and strategic plan for managing and enhancing park and recreation services in Redmond. It establishes a path forward for continuing to provide high quality, community-driven parks, trails, cultural experiences, and recreational opportunities across the city.

This Plan was developed with significant input and direction of Redmond residents, and it addresses departmental goals, objectives and other management considerations toward the continuation of quality recreation opportunities to benefit the Redmond community. The Plan inventories and evaluates existing park and recreation areas, assesses the needs for acquisition, site development and operations, and offers specific actions and recommendations to achieve the community's goals.

Community Vision

The Redmond Parks and Recreation Department holds its mission to be leaders in providing sustainable parks, innovative recreation services, and unique arts and cultural experiences that will continue to build a high quality of life for the residents of Redmond. The Department's vision and mission statement serve as guides for prioritizing goals and competing objectives.

VISION

We build community through people, parks, arts, recreation, and conservation.

MISSION

We are leaders in providing sustainable parks, innovative recreation services, unique art and cultural experiences that continue to build a high quality of life in Redmond.

This vision provided the foundation for the goals, objectives, recommendations and guidance found throughout the Plan.

Redmond's Park & Recreation System

The Department is responsible for the care, maintenance, and programming of 47 city parks, including four community centers, a historic farm park, and the Redmond Pool. The completion of the new Redmond Senior and Community Center in 2024 will expand the City's capacity to provide programs and events. The park and recreation system is comprised of over 1,350 acres of land and 39 miles of public trails.

The City serves all ages, abilities, and interests through innovative classes and integrates unique art and cultural experiences into the activities offered. Staff coordinates hundreds of programs annually, as well as two signature community events: Derby Days - a summer festival held on Redmond's municipal campus, and Redmond Lights - a celebration of art and light each winter in Downtown Park.

Redmond is a rapidly growing and urbanizing community, with a culturally diverse population. As the City grows, continued investments in parks and recreation will be necessary to meet the needs of the community, support youth development, and provide options for residents to lead healthy active lives and foster greater social and community connections.

Focused Direction

The City of Redmond has witnessed tremendous growth in recent years, and the City's population has risen over 62% between 2000 and 2020. By 2050, the Redmond is projected to be home to almost 30,000 additional jobs and up to 61,000 more residents. More residents and new development will increase the usage of existing parks and facilities, intensify community needs for safe and accessible walking and biking routes, and increase the need for recreational spaces and experiences across the City. The City's transformation from a suburban community to an urban one, especially in the centers, but also through in-fill development,

triggers a corresponding re-alignment of recreation services to best utilize Redmond's existing park and facility infrastructure.

The demand for new amenities also must be balanced against preserving and maintaining existing parks and natural areas. The development of new amenities may require the use or re-use of existing parkland or more parkland may be required to support the community's evolving, future needs. Fortunately, the City has several undeveloped parks that provide capacity to expand the system, while accommodating the needs for enhanced recreational variety and improved access, equity, and inclusion.

Based on community feedback and analysis, the main thrusts of this PARCC Plan update are as follows:

- Expand access for all to the Parks & Recreation system by developing undeveloped parks and increasing trail connectivity;
- Implement recreation programming to optimize use at community centers and determine the best path to provide additional community center space that helps build strong communities;
- Innovate for the future and find ways to secure additional land for parks, trails, and centers before opportunities are lost; and
- Protect the natural environment through stewardship and incorporating climate mitigation strategies in maintenance and operations of Redmond's parks.

Strategic Framework Goals & Core Objectives

This Plan includes goals and objectives intended to guide City decision-making to ensure the parks, arts, trails and recreation system meets the needs of the Redmond community for years to come. These goals and objectives were based on community input and technical analysis. They include the following.

Framework Goal 1: Expand Access for All

Objective: Redmond provides a diversity of recreational opportunities that are equitably distributed, accessible to all users, and guided by an engaged public.

- Diverse Opportunities: Develop distinctive parks and community centers that respond to the unique needs of the community it serves.
- Level of Service: Provide recreational opportunities for all residents through sufficient and equitably distributed parks, trails, and recreational facilities.
- Equitable Access: Prioritize park and recreation investments in underserved communities to improve equitable access to public amenities.
- Accessibility: Design and renovate identified parks and recreational facilities in a manner that will, where feasible, provide safe and accessible use by all persons.
- Partnerships & Coordination: Enhance parks and recreation opportunities through partnerships, joint ventures and coordination with public, private, and non-profit organizations.
- Communication: Ensure community members have access to information about Redmond's park and recreational opportunities.
- Culturally Relevant Services: Provide programming and services, as well as accompanying communications and marketing materials that reflect city goals around Diversity, Equity, and Inclusion.
- Community Involvement: Encourage and support active and ongoing participation by diverse community members in the planning and decision-making for parks and recreation.

Framework Goal 2: Build Strong Communities

Objective: Redmond provides an interconnected system of recreation facilities and programs that offers a wide variety of year-round opportunities and experiences which support and enhance the City's cultural identity.

- Arts, Cultural & Historic Resources: Expand and promote opportunities to experience and enjoy local art, culture, and history to help connect community members to their neighbors, community, and place.
- Trails & Connections: Promote an interconnected community through the development of a safe, accessible, and convenient multimodal trail system that connects community members to neighborhoods, parks, and destinations throughout Redmond.
- Recreational Programs: Foster a healthy community by providing comprehensive and quality recreation, arts, social enrichment, sports, and fitness programs that are enriching, affordable, suitable for all age groups, inclusive, community-focused, and offered at a variety of locations throughout the year.

Framework Goal 3: Innovate for the Future

Objective: Redmond is prepared for growth by proactively funding, building, and maintaining an accessible and resilient Parks & Recreation system that provides an essential public service and contributes to the City's vitality.

- Strategic System Investments: Expand the City's park and recreation system through targeted investments to meet the needs of current and future residents.
- Asset Management: Proactively manage and maintain system park assets in a way that results in replacement or renovation in advance of need.
- Funding: Adequately fund the cost-effective maintenance and planned enhancement of Redmond's park and recreation system through traditional and innovative funding sources.
- Urban Centers: Develop distinctive parks in Redmond's urban centers that serve local needs for neighborhood gathering places, recreation, public art, and to provide cultural programming and events to support the broader community's needs and support the city's economic vitality.
- Flexible Use: As parks are developed or renovated, facilities should be designed that allow for multiple uses.

Framework Goal 4: Protect the Natural Environment

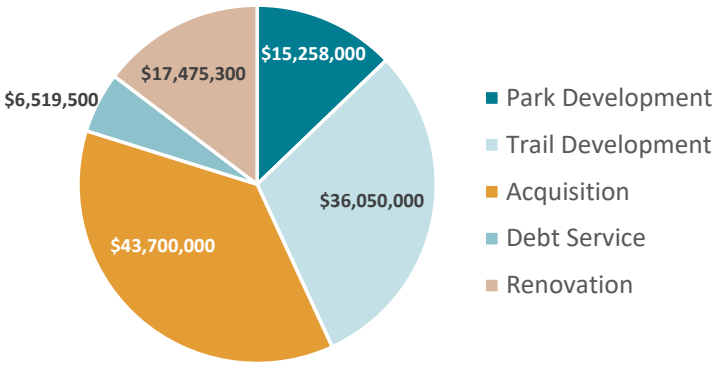
Objective: Redmond protects and enhances the natural beauty of the City by maintaining and promoting a vibrant system of parks, natural areas, and trails that are sustainably designed, preserving various types of habitat, and engaging the community as partners in stewardship.

- Habitat Preservation & Restoration: Conserve, enhance and provide access to natural resource lands for habitat conservation, recreation, and environmental education.
- Shoreline & Water Access: Preserve and pursue opportunities to expand public access and enjoyment of Redmond's shorelines.
- Urban Tree Canopy: Maintain a comprehensive urban forestry program focused on restoration and stewardship that enriches natural areas and the environmental health of the City and enhances the built environment.
- Community Stewardship: Promote community education about, and stewardship of, Redmond's parks, natural areas, and environmental resources.
- Climate Resiliency & Adaptation: Manage and enhance Redmond's parks and natural habitat in ways that will minimize and adapt to the impacts of a changing climate.

Future Improvements

The City of Redmond is anticipated to grow to approximately 61,000 residents based on Redmond 2050 forecasts, with much of the growth going to Overlake, Downtown, and SE Redmond neighborhoods. Serving existing and future residents will require improvements to existing parks and expansion of the park, trail and recreation system. 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.

Figure ES1: Six-Year Capital Improvements Plan Summary by Type



To ensure existing parks provide desired recreational amenities and opportunities, the Plan includes investments in the development and improvement of neighborhood and community parks. The Plan also proposes smaller improvements throughout the park system to enhance accessibility, safety, and usability of park features.

The Plan includes a focused land acquisition program to ensure sufficient land for outdoor recreation as City population grows. It identifies target acquisition areas to secure parkland, gain access rights along key trail corridors, and fill gaps in neighborhood park access.



Message from the Director

Welcome to the 2023 City of Redmond Parks, Arts, Recreation, Culture, and Conservation Plan, or PARCC Plan for short.

Core to Redmond's identity and our residents quality of life are the parks, cultural experiences, forested lands, and recreational system that the community has so strongly supported over the years. These treasured amenities create great places, engage our community to be active and healthy, and compel stewardship as a core value.

In honoring that value, we want to acknowledge that the City of Redmond and all its parks sit on the lands of the Duwamish and Stillaguamish peoples, whose ancestors have lived here since time immemorial. We are grateful to their stewardship of this land, and we give respect to the many indigenous people who continue to flourish here.

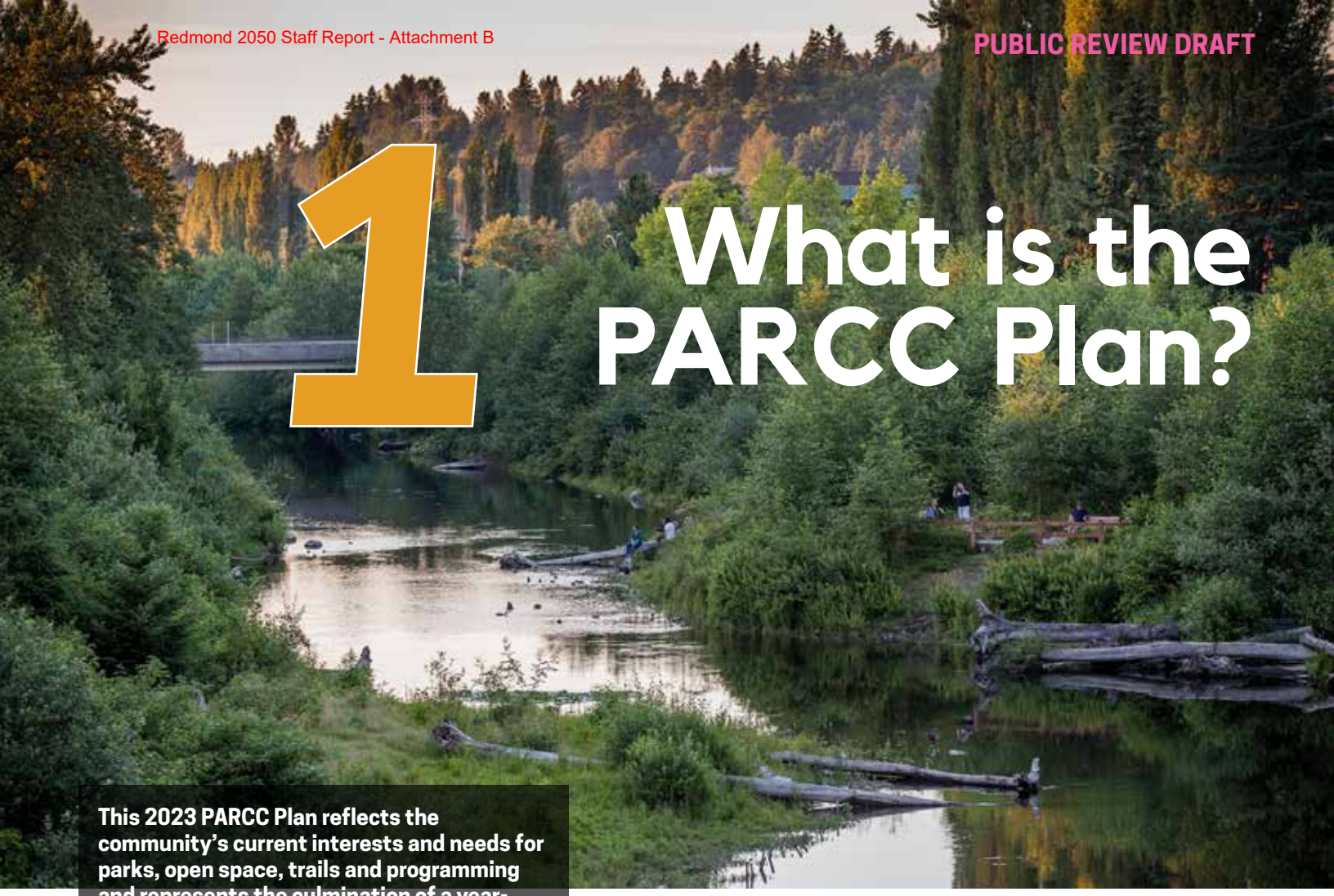
This PARCC Plan represents a collaborative effort of our residents, community stakeholders, and staff who together believe in a strategic direction to achieve our goals. The Plan aims to provide a sustainable and balanced system of parks and recreation programs that are accessible and inclusive for all residents and visitors to enjoy. We also believe this Plan will continue our commitment to shape the character of Redmond and enhance the quality of life in our community.

This plan spotlights the emerging needs that community members believe are important. Our collective challenge is to use this Plan as a foundation to ensure future generations will have an opportunity to enjoy an outstanding park and recreation system that meets our citywide sustainability and climate resiliency goals and ensures equity and inclusion. IThis Plan will allow us to focus on maintaining and improving our community assets and be better equipped to meet the challenges of the future.

As staff, we feel privileged to serve this community and honored to have the support of the Parks and Trails Commission with the development of the PARCC Plan. We are especially grateful to our residents who have voiced their opinions and attended our public meetings.

We look to honor our commitment to the community in our continued stewardship of the resources with which we have been entrusted through the implementation of this PARCC Plan to help meet the needs of the Redmond community today and in future.

Loreen Hamilton, Director
Redmond Parks & Recreation Department



1 What is the PARCC Plan?

This 2023 PARCC Plan reflects the community's current interests and needs for parks, open space, trails and programming and represents the culmination of a year-long planning effort. The planning process, which included a variety of outreach activities, encouraged public engagement to inform the development of the priorities and future direction of Redmond's park and recreation system.

In addition to community engagement, the actions identified in this Plan are based on assessment of the City's existing park and recreation facilities to establish the system's current performance and service level assessments to quantify the system's ability to serve current and future residents. The Plan's capital facilities section, and accompanying implementation and funding strategies, are intended to sustain, enhance, and steward the City's critical parks and recreation infrastructure.

Planning Ahead

The Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan is the functional plan for Redmond's Parks and Recreation Department and serves as the strategic plan for Department for the planning period of 2023 to 2035.

This plan is a revision of the 2017 PARCC Plan, and it covers the key functions of the Department:

- Parks and Trails: Protecting Redmond's natural beauty through a vibrant system of parks and trails that promote a healthy community.
- Arts and Culture: Recognizing the City's history and heritage, and celebrating the culture, customs, and creativity of our community members through public art, arts facilities, arts and music performances, events, programs, and classes.
- Recreation: Providing residents of all ages with wholesome and diverse recreational and cultural opportunities in clean, safe, and accessible facilities.



We build community through people, parks, arts, recreation, and conservation.

We are leaders in providing sustainable parks, innovative recreation services, unique art and cultural experiences that continue to build a high quality of life in Redmond.

Parks & Recreation Vision & Mission

- Conservation: Protecting and enhancing sensitive environmental areas and wildlife habitat, preserving significant historical and cultural places, and developing parks using smart growth principles.

This 2023 PARCC Plan reflects the current community priorities and will guide the Department's decision making and investments over the next ten years. The result will be a Parks and Recreation system that expands access for all, builds strong communities, innovates for the future, and protects the natural environment in Redmond.

Guiding Documents

This PARCC Plan is one of several documents that comprise Redmond's long-range planning and policy framework. Past community plans and other relevant documents were reviewed for policy direction and goals as they relate to park, cultural, trail, and recreation opportunities across Redmond. The development of each plan or study involved public input and adoption by their respective responsible legislative body. The following list of plans was reviewed, and brief summaries for each appear in Appendix G.

- 2017 PARCC Plan
- Redmond 2050
- Community Strategic Plan
- ADA Facilities Transition Plan
- Facilities Strategic Management Plan
- Public Arts Master Plan
- Master Plan for the Downtown Cultural Corridor
- Cultural Facilities Feasibility Study
- Tree Canopy Strategic Plan
- Climate Vulnerability Report

Redmond Parks & Recreation

The Redmond Parks and Recreation Department provides a comprehensive system of facilities and programs to meet the parks and recreation needs of the community. The Department acquires, plans and develops parks and recreation facilities, operates and maintains parks and facilities, and provides a wide variety of affordable recreation activities and programs for all age groups.

The Department is responsible for the care, maintenance and programming of 47 city parks, including four community centers, a historic farm park, and the Redmond Pool. The park and recreation system is comprised of over 1,350 acres of land and 39 miles of public trails.

The City serves all ages, abilities, and interests through innovative classes and integrates unique art and cultural experiences into the activities offered. Staff coordinates hundreds of programs annually, as well as two signature community events: Derby Days - a summer festival held on Redmond's municipal campus, and Redmond Lights - a celebration of art and light each winter in Downtown Park.

The Department is organized into four divisions:

- Recreation provides comprehensive programs that include year-round recreation opportunities, enrichment programs, and specialized recreation.
- Customer Engagement oversees marketing and communications, coordinates city events and special event permits, manages the public arts collection, oversees arts and cultural programs, and supports local artists and cultural arts organizations.
- Maintenance & Operations maintains parks and landscape, developed rights-of-way and medians, and 1,100 acres of forest land. The division also maintains 26 city buildings, including the municipal campus, community centers, and fire stations.
- Planning is responsible for park master planning, land acquisition, capital projects, grant preparation and long-range strategic policy planning.

The Department is funded through several sources, including user fees, general fund property tax revenue, impact fees, levy funds and grants. In total, the Department has a general fund biennium budget of $37.3 million (FY23/24). The Department has a total of 78 labor positions of which 62.7 are full-time positions and approximately 15 supplemental, temporary staff positions. The Department relies heavily on supplemental, temporary employees to carry out its mission; the range and scope of activities and programs is so extensive that, without part-time employees, the City would not be able to serve the community as it does.

The Department provides staff support to four City commissions or committees:

- Parks and Trails Commission
- Redmond Arts and Culture Commission
- Redmond Youth Partnership Advisory Committee
- Senior Advisory Committee



Accomplishments since the 2017 PARCC Plan

The 2017 PARCC Plan guided City officials, management and staff in making decisions about planning, operating and implementing various parks, conservation, recreation, and cultural services. The following represents a partial list of the major accomplishments realized following the adoption of the previous PARCC Plan:



Opened Downtown Park



Completed stream restoration at Smith Woods Park



Renovated Westside Park



Completed Redmond Central Connector Phase II



Opened Redmond Community Center at Marymoor Village



Initiated design of new Redmond Senior and Community Center



Planted nearly 3,400 trees and maintained Tree City USA status for 23 years



Prepared ADA Transition Plan to guide accessibility improvements



Renovated Redmond Pool



Offered Redmond Lights month-long celebration



Initiated Busker permit program



Navigated COVID-19 through online services and senior curbside lunch

Challenges & Future Considerations

As with any citywide strategic planning effort, current community challenges provide a context for developing and assessing strategies for the future. The following macrotrends are anticipated to be important priorities over the next decade.

GROWTH, DEVELOPMENT & URBAN DENSITY

The City of Redmond has witnessed tremendous growth in recent years, and the City's population has risen over 62% between 2000 and 2020. By 2050, the Redmond is projected to be home to almost 30,000 additional jobs and up to 61,000 more residents. Redmond's urban centers – Downtown, Marymoor, and especially Overlake – will accommodate much of this growth near the City's four new light rail stations. More residents and new development will increase the use of existing parks and facilities and increase the need for recreational spaces and experiences across the City. 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. In response, this PARCC Plan outlines several policies and projects to improve recreation facilities and parks to adapt to emerging needs, complete important connections in the City's extensive trail network, and acquire or preserve open space in strategic areas. **(To be addressed by policies and actions in the "Innovate for the Future" goal starting on page 149.)**

EQUITY, INCLUSIVITY & ACCESSIBILITY

Maintaining and enhancing social equity across recreational opportunities and facilities should be a core function of municipal park and recreation systems. Through this PARCC Plan, the City of Redmond made a concerted effort to reach out to, connect with, and engage the diversity of local communities, and the City also invested in and committed to outreach in its four major languages: Chinese, English, Russian and Spanish. Through direct engagement during various community and cultural events, a four-language community survey, and live interpretation during open house meetings, the City endeavored to make all voices welcome during the PARCC Plan process. Its focus on diversity, equity and inclusion also carries into adaptive recreation programs and ongoing accessibility upgrades of parks and amenities guided by a recent ADA Transition Plan. The City must continue to find ways to provide safe and equitable access to parks, trails, facilities, recreation programs and other services. **(To be addressed by the policies and actions in the "Expand Access for All" goal starting on page 143.)**





CLIMATE VULNERABILITY, ADAPTATION & RESILIENCE

The City of Redmond has made significant strides in planning for and establishing policy around the impacts of climate change through the Climate Action Implementation Plan, Environmental Sustainability Action Plan, and Redmond 2050 Comprehensive Plan, in addition to adopting a Climate Emergency Declaration. Regional climate change models project that the Puget Sound area will see warmer temperatures, shifts in seasonal precipitation patterns with a decrease in summer precipitation, increases in extreme storm events and increases in the exposure to droughts and wildfires. According to the 2022 Redmond Climate Vulnerability Risk Assessment, growing vulnerabilities to climate change will affect Redmond's population, neighborhoods and business centers, infrastructure, and services.

The Parks and Recreation Department's continued focus on enhancing native vegetation, planting more trees, reducing use of energy and water use, and finding more sustainable materials to use in construction of park amenities will play a role in the City's overall efforts. Also, coordinated efforts to link multimodal transportation options to an expanding trail network and linking parks to transit and other community destinations will improve livability and reduce vehicular trips. Adapting to the impacts of climate change also could include a review of tree species mix for increased diversity and resilience, as well as community health services in the form of providing heating/cooling stations during extreme weather events. **(To be addressed by the policies and actions in the "Protect the Natural Environment" goal starting on page 152.)**

CONTINUED INVESTMENTS IN PARK AND RECREATION SYSTEM

From accessible playgrounds to splash pads to connected trails to natural areas, the range of play experiences offered by the City will need to change and diversify over time. Growth in Redmond's high-tech job sector has resulted in a more culturally diverse employee and resident population. The population is young, wealthy, and well educated and continues to grow more diverse. This demographic shift will influence the needs for different or expanded recreational experiences, such as cricket, pickleball, fitness, cultural programs, social activities, and cultural arts, among others. The demand for new amenities also must be balanced against preserving and maintaining existing parks and natural areas. The development of new amenities may require the use or re-use of existing parkland or more parkland may be required to support the community's evolving, future needs.











The construction of the new Redmond Senior and Community Center, in addition to the existing pool, community centers and teen center, provide a significant boon for indoor recreation and activities in Redmond and offer a variety of gathering places for the community. Recent conversations with community members suggest a continued interest in expanding, or having access to additional, indoor recreation facilities, as well as additional spaces for cultural events, performances, and exhibits.

Research on recreation also provides information on how park distribution, park proximity, park facilities and conditions have an impact on people's desire to engage in physical activity. It will be valuable to re-evaluate current park designs and maintenance policies to ensure barrier-free, engaging park environments and operational efficiencies. The City will continue to play a major role in enabling healthy lifestyles for Redmond citizens and should continue to adapt the park and trail system and recreation offerings. **(To be addressed by policies in the "Build Strong Communities" goal starting on page 146.)**

STEWARDSHIP, MAINTENANCE & ASSET MANAGEMENT

The City of Redmond, local volunteers and residents have worked to preserve and restore the City's natural areas and resource parks over many decades. These areas serve a critical environmental purpose, including sustaining a robust tree canopy, supporting wildlife, cleaning air, and reducing pollutants in stormwater runoff. Many natural areas include passive uses such as trails and provide much-needed natural respite from urban densities. This Plan promotes the continued investment in conservation and restoration efforts and reinforces the need to identify additional lands for tree planting and tree management to meet the City's 40% canopy goal, in addition to other volunteer and partnership projects to improve the quality and function of Redmond's natural landscapes.

Established park and recreation systems require ongoing maintenance to serve the community safely and effectively. Public recreation providers across the country consider maintaining existing park facilities to be a key management issue. Poorly maintained assets – from benches to playgrounds to pools – can fail, either structurally or operationally, posing safety risks and reducing their recreational value. Aging infrastructure

Redmond 2050 Staff Report – Attachment B



also may fail to meet community expectations or need capital upgrades to adapt to changing community interests. However, recreation providers often struggle to establish adequate funding mechanisms for routine and preventative maintenance and repair of facilities, as well as the major rehabilitation and replacement of existing recreation facilities at the end of their useful life. This Plan provides a baseline of current conditions to inform facility, maintenance, and operations policies and improvements. Proper maintenance of park and recreation assets will prevent them from deteriorating, thereby reducing long-term capital and operating costs, maintaining safety, improving public perception and increasing community use. **(To be addressed by policies and actions in the "Innovate for the Future" goal starting on page 149.)**

Plan Contents

The remainder of PARCC Plan is organized as follows:

- Chapter 2: Our Community – Provides an overview of the City of Redmond, its demographics, and highlights the methods used to engage the Redmond community in the development of the Plan.
- Chapters 3: Where We Are Now – Describes the park system inventory, current trends, local needs and levels of service by major program area.
- Chapter 4: Where We Are Going – Provides a policy framework to include the vision, goals, and major actions to enhance Redmond's park and recreation system.
- Chapter 5: How We Will Get There – Describes a range of strategies to consider in the implementation of the Plan and details a 6-year program for addressing park and facility enhancement or expansion projects.
- Appendices – Provides technical or supporting information to the planning effort and includes survey summaries, focus group notes, recreation trends, and funding options, among others.

BENEFITS OF PARKS, RECREATION, ARTS & OPEN SPACE

A number of organizations and non-profits have documented the overall health and wellness benefits provided by parks, open space and trails. The Trust for Public Land published a report called *The Benefits of Parks: Why America Needs More City Parks and Open Space*. This report makes the following observations about the health, economic, environmental and social benefits of parks and open space:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and psychological health.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and assisting with stormwater control.
- Recreational opportunities for all ages are provided.



Physical Activity Benefits

Residents in communities with increased access to parks, recreation, natural areas and trails have more opportunities for physical activity, both through recreation and active transportation. By participating in physical activity, residents can reduce their risk of being or becoming overweight or obese, decrease their likelihood of suffering from chronic diseases, such as heart disease and type-2 diabetes, and improve their levels of stress and anxiety. Nearby access to parks has been shown to increase levels of physical activity. According to studies cited in a report by the National Park and Recreation Association, the majority of people of all ages who visit parks are physically active during their visit. Also, the Centers for Disease Control and Prevention (CDC) reports that greater access to parks leads to 25% more people exercising three or more days per week.



Community Benefits

Park and recreation facilities provide opportunities to engage with family, friends, and neighbors, thereby increasing social capital and community cohesion, which can improve residents' mental health and overall well-being. People who feel that they are connected to their community and those who participate in recreational, community and other activities are more likely to have better mental and physical health and to live longer lives. Access to parks and recreational facilities has also been linked to reductions in crime, particularly juvenile delinquency



Economic Benefits

Parks and recreation facilities can bring positive economic impacts through increased property values, increased attractiveness for businesses and workers (quality of life), and through direct increases in employment opportunities.

In Washington, outdoor recreation generates $26.2 billion in consumer spending annually, $7.6 billion in wages and salaries and $2.3 billion in state and local tax revenue. Preserving access to outdoor recreation protects the economy, the businesses, the communities and the people who depend on the ability to play outside. According to the Outdoor Recreation Economy Report published by the Outdoor Industry Association, outdoor recreation can grow jobs and drive the economy through management and investment in parks, waters and trails as an interconnected system designed to sustain economic dividends for citizens.



According to a 2018 survey by Americans for the Arts, 72% of Americans believe "the arts unify our communities regardless of age, race, and ethnicity" and 73% agree that the arts "helps me understand other cultures better" — a perspective observed across all demographic and economic categories.

The U.S. Bureau of Economic Analysis reports that arts and cultural production accounts for $62.4 billion and 10.3% of the Washington economy, contributing over 180,000 jobs.





According to the National Recreation and Park Association's Americans Engagement with Parks Survey, 77% of survey respondents indicate that having a high-quality park, playground, or recreation center nearby is an important factor in deciding where they want to live.





"MY PRIME REASON TO CHOOSE REDMOND SUBURB WAS ITS PARKS AND TRAILS. MY FAMILY VISITS THEM MORE THAN TWICE PER DAY. ALTHOUGH THEY ARE IN GREAT CONDITION, MY BIGGEST DISAPPOINTMENT IS LACK OF PLAYGROUND IN MOST OF THEM. I WOULD REQUEST FOR MORE PLAY AREAS - IF NOT BIG AT LEAST INSTALL FEW SLIDES, SWINGS, ACTIVITY TOWERS, SAND PLAY IN MORE PARKS. ALSO, MORE PICKLEBALL COURTS WILL BE A GOOD ADD-ON. ITS POPULARITY IS INCREASING AND MORE AND MORE PEOPLE ARE INTERESTED IN IT BUT THE COURTS ARE IN VERY FEW PARKS."

Survey respondent



2 Our Community

Overview

The City of Redmond is located approximately 15 miles east of Seattle, Washington, on the northern tip of Lake Sammamish. Residents enjoy vibrant downtown, many employment opportunities, its wealth of local parks and open spaces including Marymoor Park and Lake Sammamish, its proximity to major destinations in the Seattle region, as well as its more suburban location near farms, forests, and natural areas.

Incorporated in 1912, Redmond borders the cities of Kirkland to the west, Bellevue to the south, Sammamish to the southeast. The city abuts unincorporated King County to the north and northeast, including the communities of Cottage Lake and Union Hill. The City of Redmond also includes three non-contiguous properties to the northwest – the Redmond Watershed Preserve, Juel Park and Farrel-McWhirter Farm Park – all of which are owned by the City.

Redmond's town center, a mixed-use area of residential, commercial, and public uses, is located along Redmond Way in the central portion of the city and just north of State Route 520. Multi-family residential neighborhoods, general commercial and manufacturing, and business parks stretch to the northwest and southeast of the town center, along Redmond Way. The northwest corner of the City is dominated by the Willows Run Golf Complex and Sixty Acres Park and is home to many business complexes and DigiPen. The northeast portion of the City is mostly comprised of single family residential neighborhoods, including large lot estates, interspersed with forested green spaces. The southwestern portion of the City includes the Overlake Village and Overlake Business and Advanced Technology Districts, home to the Microsoft corporate headquarters, as well as single family residential neighborhoods that border King County's Marymoor Park and Lake Sammamish.

Demographic Profile

Redmond is a city of over 73,000 residents. It has more than doubled in population over the past thirty years – growing twice as fast as King County as a whole. The City is home to many families with children and a large percentage of working age adults. Residents are generally very well-educated and have higher incomes than the average King County and Washington State resident but are less likely to own their own home. The community is diverse, with nearly half of residents identifying as a person

of color and one-in-five speaking a language other than English at home. Many residents are employed in professional, scientific, and management industries, either locally or throughout the Seattle metropolitan area.

Population Change & Growth

The City of Redmond was incorporated 1912 after reaching a population of 300 residents. The original city limits centered on the area just north of what is now King County's Marymoor Park. The community's population fluctuated in the early 20th century, but then grew rapidly during and immediately after World War II. The war effort brought shipyard and related work to the area attracting residents to well-paying employment, increasing the city's population to 1,426 by 1960. Then, the City embarked on a series of major expansions through annexations in the 1950s and 60s. Residential and business growth was supported by the completion of the Evergreen Point Floating Bridge (SR 520) in 1963, which created a direct connection from Redmond and other east lake communities to Seattle across Lake Washington. The siting of a new Microsoft corporate headquarters in 1986 brought a significant number of jobs to Redmond. By 1990, the City had grown to 35,800 residents.

In the 1990s, revitalization of downtown Redmond, including the development of the Redmond Town Center in 1997, and other major commercial development encouraged further population growth. Since 2000, Redmond has seen continued, steady growth and is now one of the ten fastest growing cities in Washington State. Between 2000 and 2020, Redmond's population grew by over 60%, reaching 73,256 residents.[1,2,3]

In 2020, Redmond was home to 31,738 households of which 35% were households with children under 18, and 25% were individuals living alone. The average household size in Redmond is 2.5 people, on par with that of the county (2.43) and state (2.53).

The Redmond 2050 Comprehensive Plan projects that the city will grow to about 115,170 people by 2050, equivalent to about 2% annual growth over that period.

The size of a community and its anticipated growth over time are key indicators of whether existing park and recreation facilities will be sufficient to meet future needs. Population growth can also result in increased residential density and/or the development of currently vacant land within a city, potentially increasing the need for away-from-home recreation opportunities, while simultaneously reducing potential locations for park and open space acquisition. Advance planning for parks and recreation facilities can help ensure residents can enjoy sufficient, conveniently located parks, open space, and recreation facilities while the community grows and evolves.



62%

Population Growth:

Between 2000 and 2020, Redmond's population grew by over 60% and is one of the ten fastest growing cities in Washington State.



72%

Educational Attainment:

72% of adults over 25 years have a Bachelor's degree or higher, compared to 53% in King County and 37% in Washington.

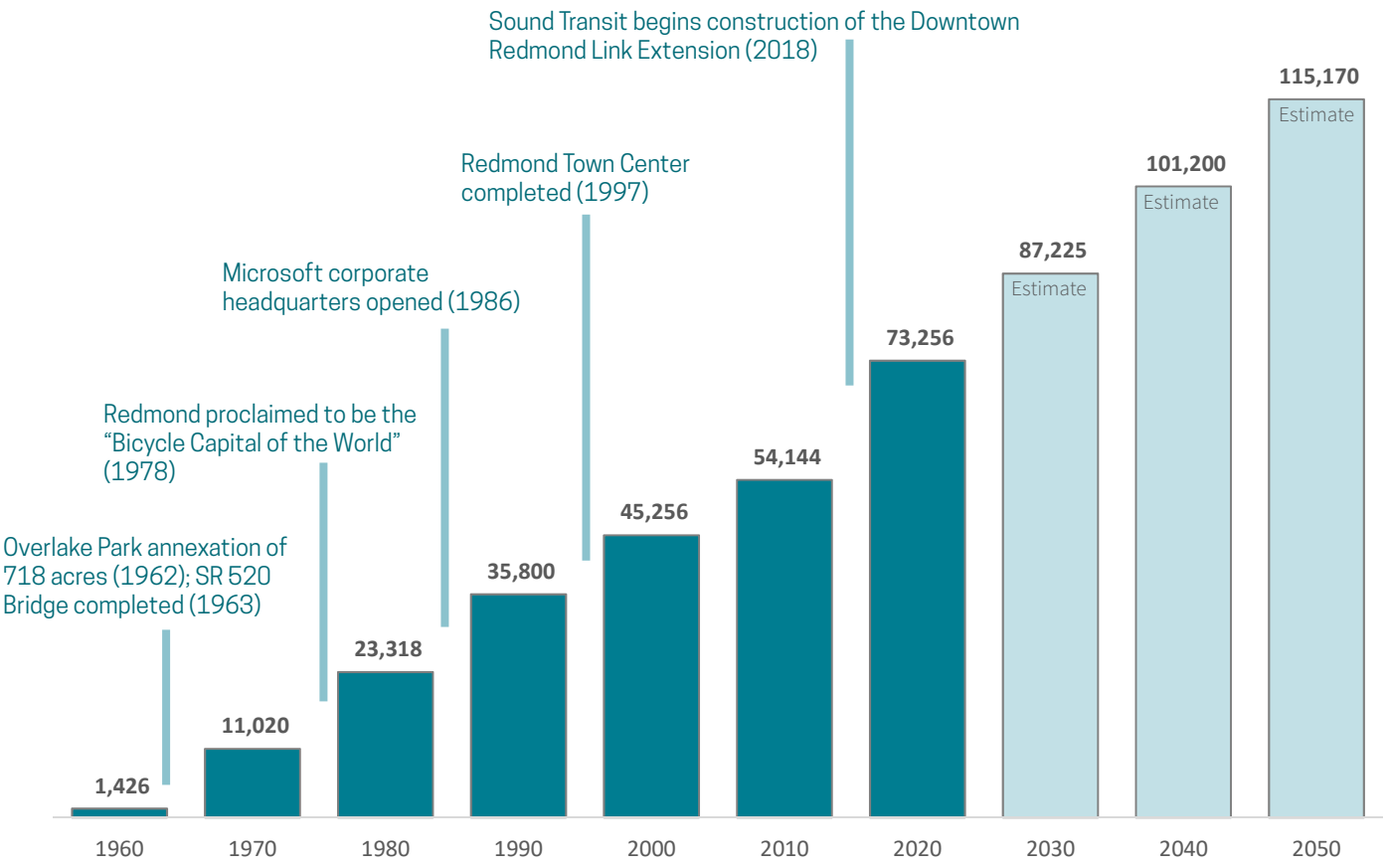


~100K

Employment:

The City of Redmond is home to approximately 100,000 jobs, and the daytime population grows by over 50%.

Figure 1. Redmond Population – Actual and Projected: 1960-2050



Age Group Distribution

Redmond has a median age of 34.5, lower than that of the county (37) and state (37.8). The City also has a relatively high population of families with children (35%).[4] These demographics have important implications for park and recreation needs.

Adults between the ages of 25 and 44 years make up Redmond's largest 20-year population group, comprising 40% of the overall population in 2020, see Figure 2.

- Youth under 5 years of age make up 7.3% of Redmond's population, see Figure 3. This group represents users of preschool and tot programs and facilities, and, as trails and open space users, are often in strollers. These individuals are the future participants in youth activities.
- Children ages 5 to 14 years are often users of youth programs, playgrounds, sports fields and courts, and other park facilities, and may attend whole-family programs and community events with adults. Approximately 12.6% of the City's population falls into this age range.
- Teens and young adults, age 15 to 24 years, are in transition from youth programs to adult programs and participate in teen/young adult programs. Members of this age group are often seasonal employment seekers. About 9.3% of City residents are teens and young adults.

While approximately 29% of residents are youth and young adults up to 24 years of age, 51% are 25 to 54 years old, and 19% are 55 and older.

- Adults ages 25 to 34 years are users of adult programs and may use a wide variety of park

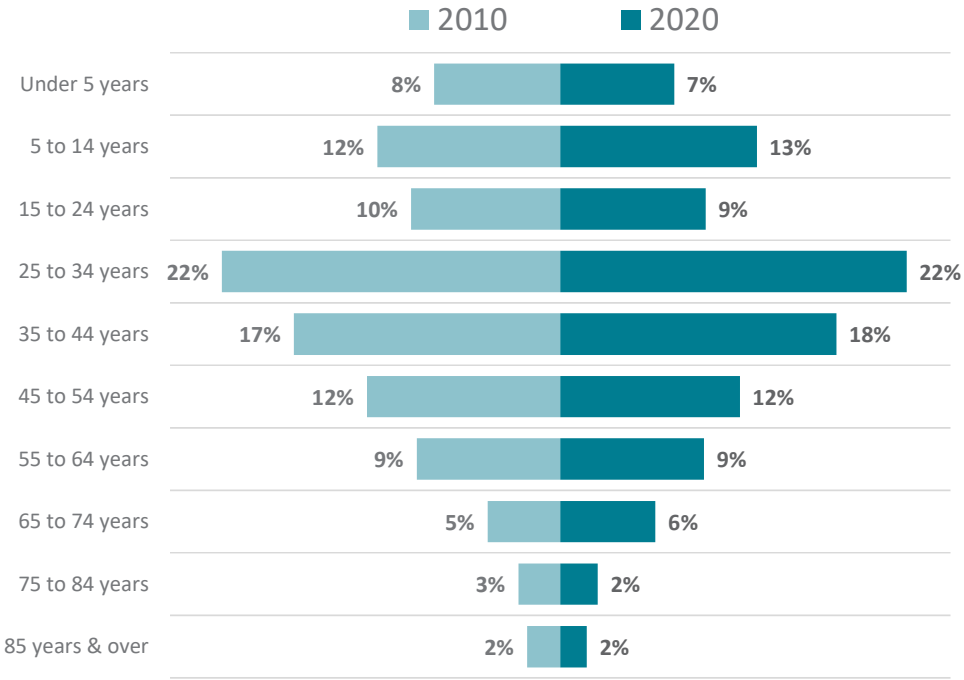
facilities. Approximately 22% of residents are in this age category. These residents may be entering long-term relationships and establishing families.

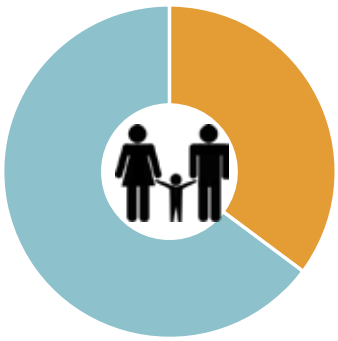
- Adults between 35 and 54 years of age represent users of a wide range of adult programs and park facilities. Their characteristics extend from having children using preschool and youth programs to becoming empty nesters. This age group makes up 18% of the City's population.
- Older adults, ages 55 years plus, make up approximately 19% of Redmond's population. This group represents users of adult and senior programs. These residents may be approaching retirement or already retired and may be spending time with grandchildren. This group also ranges from very healthy, active seniors to more physically inactive seniors.



Redmond is home to a younger population than King County as a whole, with high numbers young and middle-aged adults. The community's age demographics today are nearly identical to those of a decade ago, see Figure 2.

Figure 2. Age Group Distributions: 2010[2] & 2020[4]





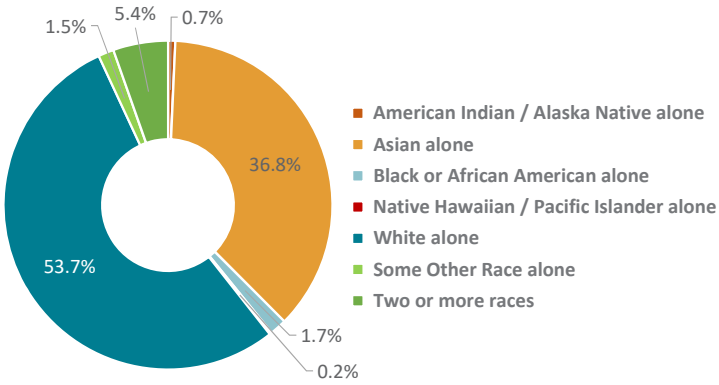
35%+

HOUSEHOLDS WITH CHILDREN UNDER 18 YEARS OF AGE

Sources

1 U.S. Census Bureau, 2020 Decennial Census.
2 U.S. Census Bureau, 2010 Decennial Census.
3 U.S. Census Bureau, 2000 Decennial Census.
4 U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates.
5 U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.
6 U.S. Census Bureau, Census on the Map, 2019. Accessed May 2022.
7 King County Public Health. 2021 City Health Profile Dashboard. Available at https://kingcounty.gov/depts/health/data/city-health-profiles.aspx. Accessed May 2022.
8 University of Wisconsin Population Health Institute. "Washington Rankings Data". County Health Rankings. Available at https://www.countyhealthrankings.org/app/washington/2021/rankings/king/county/outcomes/overall/snapshot. Accessed May 2022.

Figure 3. Race & Ethnicity





46%

RESIDENTS WHO SPEAK A LANGUAGE OTHER THAN ENGLISH AT HOME



Race and Ethnicity

Redmond is significantly more racially diverse than King County or Washington State. According to the 2020 American Community Survey, just over half of Redmond's residents identify as White alone (54%), while over one-third identify as Asian (37%). Smaller percentages of residents identify as two or more races (5.4%), Black of African American (1.7%), American Indian or Alaskan Native (0.7%), Native Hawaiian and other Pacific Islander (0.2%), or some other race (1.5%). About one-in-twelve residents identify as either Hispanic or Latino, lower than rates across the county and state.[4]

In 2020, approximately 46% of Redmond's residents spoke a language other than English at home – predominantly Indo-European (such as Russian and Ukrainian) and Asian languages (such as Vietnamese, Chinese, and Korean). A smaller percentage of residents (12%) speak English 'less than very well'. Redmond has a larger percentage of people who speak a language other than English at home than King County as a whole (28%).[4]

Persons with Disabilities

The 2020 American Community Survey reported 7% of Redmond's population age 5 years and older has a disability that interferes with life activities (4,744 persons). This is lower than the county (9.8%) and state average (12.7%). Approximately 3% of residents under 18 years of age and 6% of residents between 18 and 64 have a disability. Among residents 65 and older, the percentage rises to 27%, which is lower than the percentage found in the general senior population of Washington State (35%).[4]

Planning, designing, and operating a park system that facilitates participation by residents of all abilities will help ensure compliance with Title II of the Americans with Disabilities Act (ADA). In addition to ADA, there are other accommodations that people with disabilities may need to access parks and participate in recreation programs. Redmond should consider community needs for inclusive and accessible parks, recreational facilities, programs, marketing, and communications.

Employment & Education

In 2019, Redmond's labor force population was 57,563 (85%).[6] Of this population, 71% was in the labor force, 3% was unemployed, and 29% was not in the labor force.[4] Employed residents work overwhelmingly in management, business, and science occupations







(72%). About 42% of residents work in professional, science, or management industries.‡ Education and healthcare industries, as well as retail industries, each employ approximately 12% of workers.

In 2019, the City of Redmond was home to 99,687 jobs.[7] Nearly half of the City's jobs are in the information services field – predominately at the Microsoft Corporation's headquarters. Redmond is also home to nearly 11,000 jobs in the professional, scientific, and technical services sector. Many employed residents also commute to jobs in the greater Seattle region.

Approximately 72% of Redmond residents over age 25 have a bachelor's degree or higher, and 89% have at least some college education. This level of education attainment is significantly higher than that of King County and the state (in which 77% and 70% of residents have some college, respectively). Additionally, about 97% of city residents have a high school degree or higher, approximately five percentage points higher than the statewide average.

Higher levels of employment and educational attainment positively correlate with both the income and health status of a community – both of which have further impacts on the use and need for park and recreation facilities, as described in the next two sections.

Income & Poverty

A community's level of household income can impact the types of recreational services prioritized by community members, as well as their willingness and ability to pay for recreational services. Perhaps more importantly, household income is closely linked with levels of physical activity. Low-income households are three times more likely to live a sedentary lifestyle than middle and upper-income households, according to an analysis of national data by the Active Living by Design organization.

Redmond's residents tend to have high incomes. In 2019, the median household income in Redmond was $142,920, significantly higher than that of King County ($102,594) and of all Washington households ($78,687).[5] Higher income households have an increased ability to pay for recreation and leisure services, and they often face fewer barriers to participation. Nearly two-thirds of city households (65%) have incomes in the higher income brackets ($100,000 and greater), which is much higher than across the state (38%).[4] Family households, or households where two or more people are living together and related through birth, marriage, or adoption, have a slightly higher median income of $170,476, while non-family households in Redmond, including people living along and those living with non-relatives, have a median household income of $105,903.[5]

At the lower end of the household income scale, approximately 4% percent of Redmond households earn less than $25,000 annually, fewer than households in King County (6%), the State of Washington (8%). Less than three percent of the city's families lived below the poverty level at some point in the previous year, equivalent to an income of $26,200 for a family of four. This percentage is lower than the countywide (approximately 5.8%) and statewide (7%) levels. Poverty affects 3% of youth under 18 and 9% of those 65 and older.[4]

Lower-income residents face many barriers to physical activity,

‡ Industry is the type of activity at a person's place of work; occupation is the kind of work a person does to earn a living.



including reduced access to parks and recreational facilities, a lack of transportation options, a lack of time, and poor health. Low-income residents may also be less financially able to afford recreational service fees or to pay for services, such as childcare, that can make physical activity possible.

Health Status

The overall health of a community's residents can impact their ability to participate in recreation and other physical activity and may also reflect, in part, the locality's level of access to appropriate and convenient green spaces, recreation opportunities, and active transportation facilities.

Residents of Redmond tend to be in better health than residents of King County and Washington state, according to the King County City Health Profile, developed by Seattle/King County Public Health in 2021. City residents have high life expectancies (85.2 years), and fewer residents experience poor mental or physical health as compared to the county and state. Residents also have lower prevalence of many health risk factors, including obesity, lack of exercise, diabetes, asthma, and hypertension, as compared to King County residents, who themselves have fewer risk factors than residents of Washington as a whole.[7]

In addition, King County residents rank as some of the healthiest residents in Washington (top quartile), according to the County Health Rankings.[8] Approximately 20% of Redmond and 21% of King County adults are considered obese, compared to 28% of Washington adults.[7]

Approximately 13% of Redmond and 15% of King County adults ages 20 and older report getting no leisure-time physical activity – lower than the statewide average of 18%.8 This may be due, in part, to the large number of places to participate in physical activity, including parks and public or private community centers, gyms, or other recreational facilities. Over 95% of residents in King County have access to adequate physical activity opportunities, which is slightly higher than the 88% average for all Washington residents.[8]

According to the County Health Rankings, King County also ranks in the top tier of Washington counties for health outcomes, including length and quality of life, and health factors, such as health behaviors, clinical care, social and economic factors, and the physical environment.[8]

Community Engagement

Community engagement and input played an important role in identifying current community priorities. Several outreach methods were used to connect with the community, seek their input and provide information about the Plan in COVID-sensitive formats. The City of Redmond received a significant amount of community feedback throughout this planning process, and the City made a significant investment in outreach to non-English speaking communities in an effort to respect and express the diversity of Redmond.

Community Survey

A community-wide, mail and online survey was conducted to assess the recreational needs and priorities of Redmond residents in early 2022. The survey was mailed to a random sample of 2,500 households within the city limits of Redmond on March 24, 2022, and reminder postcards were mailed to the 2,500 households on April 5th. An online version of the survey was posted to the city's website on March 25th. Residents who did not receive a mail survey were able to complete the survey online. The survey was closed on May 16, 2022. The survey was available in Chinese, English, Russian and Spanish, and the cover letter accompanying the printed mail survey was written in all four languages and included unique QR codes to access each in-language survey online.

Overall, 330 surveys from the random sample mailing have been completed and returned (13.2% response rate, 5% margin of error). An additional 881 surveys were completed from the general, community-wide online surveys. In all, 1,211 surveys were collected, which includes 29 Chinese, three Russian and 10 Spanish surveys. Survey respondents were asked about:

- Performance and quality of programs and parks
- Usage of City parks and recreation facilities
- Opinions about the need for various park, recreation and trail improvements
- Priorities for future park and recreation services and facilities













2000+

COMMUNITY MEMBERS PARTICIPATED IN PARCC PLAN



1. CINCO DE MAYO TABLING

In-person engagement at community events offered the opportunity to meet people and in-language.

2. YARD SIGNS AT PARKS & TRAILS

Signs in parks and along trails announced opportunities to provide feedback to the PARCC Plan.

3. VIRTUAL OPEN HOUSE

COVID-sensitive engagement included a virtual public meeting and a hybrid in-persion and virtual meeting.

4. FESTIVAL OF COLORS TABLING

Direct outreach via tabling and displays occurred at several events during summer 2022.

5. SOCIAL MEDIA POSTS

Social media posts in four languages encouraged participation at meetings and throughout the process.

Major survey findings are noted below, and the complete survey summary is provided in Appendix D.

Major Findings from Survey

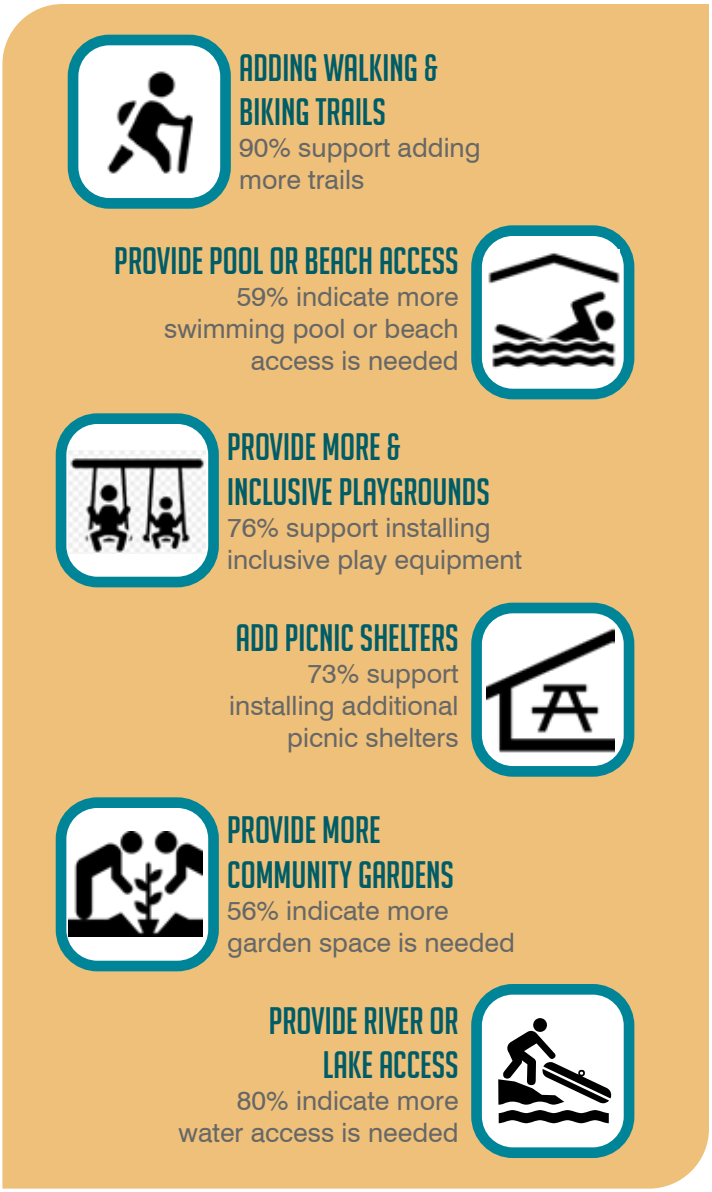
- Residents visit parks frequently, with more than 88% of respondents visiting parks and open space at least a few times per month. More than two in three visit at least once a week (70%).
- A large majority respondents indicated that they are very or somewhat satisfied in their satisfaction of the City's parks (90%) and its trails and pathways (90.5%).
- Respondents gave high marks to the condition of Redmond's community parks (86%).
- The most popular amenities used during visits are trails for walking, running, hiking, biking or riding horses (95%), followed by relaxation, visiting nature and meditation (85%).
- Respondents ranked as their top three priorities: Maintaining existing parks and amenities to extend their useful life (1st), Expanding trail opportunities (2nd), and adding new amenities or features within existing parks (3rd).

Open House Meetings

The City hosted two public meetings. The first was a virtual open house held on June 1, 2022, and the second was a hybrid virtual and in-person open house on October 5, 2022. Each meeting included a presentation overview of the PARCC Plan process, survey highlights, and topic-specific content for parks, trails, and recreation needs. Polling questions and Q&A sessions punctuated the presentation to gather feedback and engage with attendees. Meeting summaries are provided in Appendix E and F.

Focus Group Discussions

COVID-sensitive, online focus group discussions with external stakeholder were conducted to assess local needs and opportunities for enhancements and coordination. Stakeholders were selected based on their past or future interest and involvement in the recreation, park, sport or trail facilities. The group-based discussion sessions were conducted via Zoom and occurred between May and July 2022. Summary meeting notes from each focus group session are provided in Appendix G. The stakeholder focus groups sessions were organized by topic areas: trails, recreation programs, and arts and culture interests.



Event Tabling

There were scheduled a series of City staff led tabling events at community events, parks, local markets, and gathering areas. Tabling occurred between May and August to build awareness of the PARCC Plan and share information about the project. Tabling was held at the following venues:

- Cinco de Mayo
- Festival of Colors
- Derby Days
- European Deli & Produce
- Sammamish Trail
- Grasslawn Park
- Idylwood Park
- Downtown Park and Signals Art Installation
- Redmond Central Connector by Overlake Christian Church



Commission & Council Meetings

The Parks and Trails Commission provided feedback on the development of the PARCC Plan during eight regularly scheduled public sessions. The first session occurred on February 3rd, shortly after the planning project was initiated. The Commission discussed the overall planning process and provided their perspectives on a vision for the system, specific challenges, opportunities and ideas about parks, trails and programs. Subsequent sessions occurred throughout 2022 to solicit direction from the Commission on priorities and recommendations for the new PARCC Plan. Additionally, the City Council was kept abreast of the PARCC Plan through multiple study sessions, which led to the review and discussion of the final draft PARCC Plan in early 2023.

Other Outreach

In addition to the direct outreach opportunities described above, the Redmond community was informed about the planning process through a variety of media platforms. These methods included the city website, Let's Connect Redmond online platform, social media postings, utility bill insert and email blasts, among others.

The PARCC Plan provides recommendations on how to best accommodate future changes in Redmond and implement the priorities expressed by the community.

> **"May be it will be useful to add some kind of canopy/gazebo/ shelter to open space sites. It will protect from rain in winter and from too bright sun in summer. May be it is worth adding restrooms and drinking water fountain."**
>
> Survey respondent

> **"En caso de haber algún evento hacerle mas publicidad ya que generalmente nos enteramos solo si pasamos y vemos algo (Need more publicity for events. We generally only find out about events if we are passing by and notice something is going on.)"**
>
> Survey respondent

> **"More connections, more interim trails until final development funds available. More protected bike lanes and sidewalk. More diversity of amenities for adults and young adults. Clustered pickleball courts with lights. Shakespeare in the park and other free performances at parks."**
>
> Public meeting attendee

3 Where We Are Now

Redmond has a rich and robust system of parks, trails, and centers serving a growing and changing community. Understanding recreational trends and the interests of the public is key to assessing how the Redmond community is served by today's recreation infrastructure and the future demands placed on the park system.

This chapter provides a snapshot of levels of service and begins to frame some of the common interests from the public for future improvements. Detailed discussions for each of the Park and Recreation Department's major focus areas follow as separate chapters:

- 3A – Parks & Centers
- 3B – Recreation Programming
- 3C – Arts, Culture & Events
- 3D – Trails
- 3E – Conservation
- 3F – Operations & Maintenance







1,350+
ACRES OF PUBLIC PARKLAND

38%
TREE CANOPY COVERAGE

500/280
SUMMER CAMPS / ADULT SPORT TEAMS

50,000
ANNUAL ATTENDEES TO REDMOND EVENTS

20,000
ANNUAL HOURS OF PROGRAM USAGE



COMMON THEMES FROM COMMUNITY OUTREACH

Considering all of the community feedback from the survey, public meetings, and stakeholder focus group discussions, a couple core themes and interests emerged.

Continue to Build System & Expand Recreational Opportunities

- Build new parks on undeveloped, city-owned parkland to add capacity for additional recreation amenities.
- Maintenance of existing parks and open spaces remains a key priority.
- Improve recreation program access through the operation of the new Redmond Senior and Community Center, and continue to plan for renovated or new indoor facility space.
- Provide intergenerational activities and cultural events to bring the community together and display its diversity.
- Expand water access opportunities through shore launches for hand-carried watercraft, programming, and concessions.
- Continue investments in the expansion and maintenance of the City's trail system – both paved and soft-surface trails. This includes investments in pedestrian and bicyclist access and safety improvements (e.g., sidewalks, crossings, bike lanes, etc.), as well as mapping, wayfinding signage, and etiquette communications.
- Provide more recreational options in the park system that include facilities for pickleball, community gardens, off-leash dog areas, and sport-specific facilities, such as fields for cricket and rugby.
- Improve the diversity of playground experiences and install all-inclusive play options.
- Continue to provide and expand public art, performances, and community events.

Convenience & Support Amenities

- Upgrade and expand access to plaza seating, picnic areas, restrooms, flexible space, and parking.
- Improve the user experience and familiarity with the park and trail system through wayfinding, maps, and communication (e.g., social media, website, signage, etc.).



OPERATIONAL & SERVICE CHALLENGES DUE TO COVID-19

While each of the subsequent chapters addressing the Department's major focus areas include information about current trends in recreation, the COVID-19 pandemic created and highlighted unique challenges for municipal park and recreation agencies.

A statewide survey of 227 Washington park and recreation agencies was conducted in the second half of 2020, with a focus on service demand and operational challenges, both preceding and as a result of COVID-19. The project was a collaboration between the Washington Recreation & Park Association, the Washington State Association of Counties, the Association of Washington Cities, and Metro Parks Tacoma.

In a question that asked the agency about how stable its outlook is for 2020 pre- and during COVID-19, the percentage of agencies that stated their outlook as very strong and stable decreased by 25 points, with 27.8% indicating as very stable at the beginning of the year to 2.8% indicating as very stable by August 1, 2020. Similarly, agencies that felt moderately or significantly underfunded and unstable rose from 5.5% to 50% by August 1, 2020. Also, significant majorities of agencies indicated service delivery impacts due to the COVID-19 pandemic in the following ways:

- Reduced ability to manage, maintain, operate, and secure passive parks to safety standards and control access (87%).
- Cancellation of special events and tourism campaigns that support local employment and drives the local economy (87%).

- Inability to operate critical community programs, pools, attractions and facilities, including services for vulnerable populations (81%).
- Lack of ability to hire/maintain seasonal employees & offer programs/services allowable under Safe Start (74%).
- Addressing public use and behaviors that put the community at risk, such as tearing down caution tape, using fields (85%).

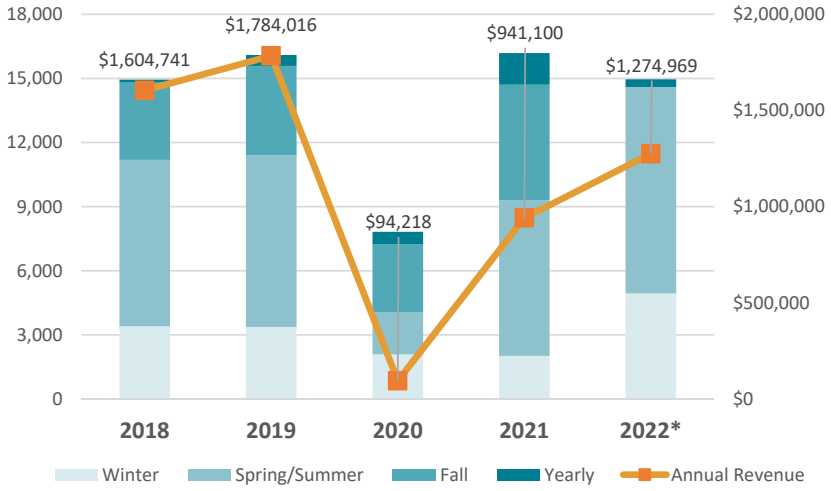
While many of the restrictions of the pandemic have been removed or lessened, the impacts of the pandemic are still being felt by park and recreation agencies in the form of staff shortages, reduced program revenues, and the need to balance and accommodate in-person and virtual program experiences.

Returning to Normal: Nearly 11,000 hours of sport fields were rented in 2022 (through July), which exceeds 2019 pre-pandemic data.



Figure 4. Annual Program Registrations by Season

Even with partial year data for 2022, the City has returned to pre-pandemic participation in recreation programs, with an improving program revenue outlook.



LEVELS OF SERVICE SNAPSHOT

Many jurisdictions are developing guidelines that are customized to their community and its unique and often changing park and recreation demands, rather than solely applying the historic National Recreation and Park Association's (NRPA) published park guidelines that primarily focused on parkland acreage per capita. The use and application of standards continues to evolve and develop diverse approaches. This Plan evaluates the City's current parkland level of service through a variety of characteristics, including acreage per capita, as a snapshot in time and as a means to describe the performance of the park system.

The NRPA conducts annual surveys to generate a Park Metrics database that reflects the current levels of service of park agencies across the country based on a variety of factors, such as population size, population density, number of full-time equivalent employees, number of park facilities, acres of parkland, and more. The Park Metrics survey data are used to compare different park and recreation providers in widely different communities across the country; however, the Park Metrics database relies on self-reporting by municipalities. Some agencies only include developed, active-use parks, while others include natural lands with

limited or no improvements, amenities, or access. The comparative standards in the table below should be viewed with this variability in mind.

A few highlights from the NRPA agency comparison provide perspectives on Redmond's park system. Figure 6 compares jurisdictional populations served by park and recreation agencies against certain performance metrics. The number of residents per park and acres of parkland per 1,000 residents implicate the potential wear and tear on park facilities. Compared with similar population sizes, Redmond provides considerably more parkland acreage (18.4 acres, including open space) per 1,000 residents. Comparing just developed park properties, the City has 15.9 acres per 1,000 residents. Looking at the numbers of residents per playground, Redmond has fewer playgrounds (at 5,685 residents per playground) than similar-sized jurisdictions (at 3,807 residents per playground).

Figure 5. Existing & Projected Levels of Service by Park Classification

Type	Current Inventory	Existing Level of Service (2022)	Projected Level of Service (2040)
Community Parks	256.1 acres	3.5 ac./1000	**2.5** ac./1000
Neighborhood Parks	103.1 acres	1.4 ac./1000	**1.0** ac./1000
Urban Parks	12.4 acres	0.2 ac./1000	**0.1** ac./1000
Plazas & Pocket Parks	0.6 acres	0.0 ac./1000	**0.0** ac./1000
Natural Resource Parks	913.6 acres	12.4 ac./1000	**9.0** ac./1000
	1,285.8 acres	**17.4 ac./1000**	**12.7 ac./1000**

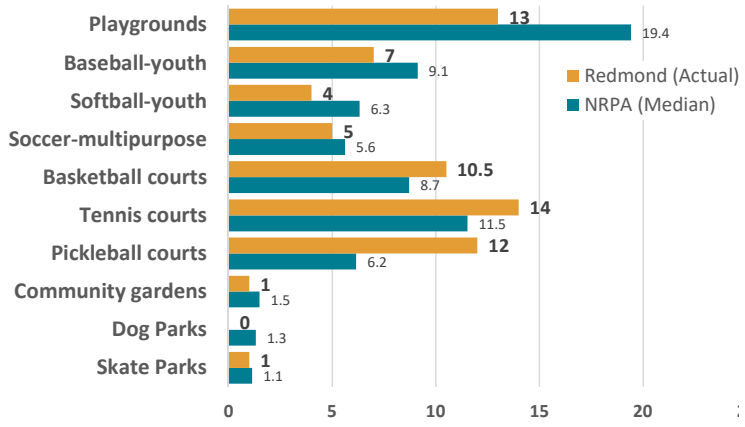
Figure 6. Service Levels Comparing Park Metric (NRPA) Data

	Median Value		
Metric	**All Agencies**	**Pop. Range** 50,000- 99,999	**Redmond** (pop = 73,910)
Residents per Park	2,323	2,516	**1,607**
Acres of Parkland per 1,000 population	10.4	9.2	**18.4**
Miles of Trails*	14	14	**39**
Number of Residents per Playground	3,750	3,807	**5,685**
Number of Residents per Recreation Center**	31,239	40,817	**49,273**

* Includes King County managed trails in Redmond

** Assumes 1.5 recreation centers, including RCC at Marymoor Village and half credit for Old Redmond Schoolhouse

Figure 7. Service Levels Comparing Park Metric (NRPA) Data to Redmond for Various Amenities



The chart to the left compares Redmond against national averages. In all, Redmond is tracking pretty well, but it is below the average for playgrounds, off-leash dog parks, and baseball/softball fields.

The use of numeric standards is a blunt and limited tool to assess how well the City is delivering park and recreation services, since the numeric values alone neglect any recognition for the quality of the facilities or their distribution (i.e., the ease to which residents have reasonable, proximate access to park sites). While public ownership of a broad range of recreation lands is crucial to the well-being of the City, the simple use of an overall acreage standard does not match with the citizen input received during this planning process. Residents were particularly interested in the availability of trails, parks, natural areas, and community centers within a reasonable distance from their homes.

The City's park system also was assessed using Washington Recreation and Conservation Office's (RCO) level of service metrics provided in their planning manual. In reviewing the park system as a whole, Figure 8 illustrates the current levels of service across different performance measurements. From the community survey results, public satisfaction of the facilities and amenities that Redmond provides ranked as the strongest indicator for the park system. Future development of several City parks (currently undeveloped) will further improve the distribution rating noted in the figure.

Figure 8. Levels of Service with RCO Metrics (System-wide)

Quality Criteria	
Public Satisfaction	
Satisfaction of City Parks (rated as Very or Somewhat Satisfied)	90.1%
LOS Grade	A
Satisfaction of City Trails (rated as Very or Somewhat Satisfied)	90.5%
LOS Grade	A
Public Sentiment on Condition	
Condition of City Parks (rated as Excellent or Good)	72.4%
LOS Grade	B
Condition of Natural Resource Parks (rated as Excellent or Good)	63.2%
LOS Grade	C
Condition of Trails in Parks (rated as Excellent or Good)	76.5%
LOS Grade	B
Agency-based Assessment	
Condition Assessment Rating of Existing Parks (3-point scale)	1.20
LOS Grade	B
Distribution Criteria	
Parkland Access (within 1/2-mile travelshed)	
Percent Service Area with Access to Developed Park	54.0%
LOS Grade	C
Parkland Access (within 1/2-mile travelshed)	
Percent Service Area with Access to Developed & Future Park	64.0%
LOS Grade	B
Trail System Access (within 1/2-mile travelshed)	
Percent Service Area with Access to Recreational Trails	70.0%
LOS Grade	B
Usage / Visitation Criteria	
Frequency of Park or Trail Usage	
Percent Visiting Parks at Least Multiple Times per Month	88.1%
LOS Grade	A

SCALE: Excellent | Good | Fair | Limited | Poor

* Note: The percentage of land area covered by service area walksheds is a proxy for the population within the residential portion of the City.

Assessing physical conditions within each park facility, mapping distribution of existing parks, measurements of park acreage, and comparing park amenity provision represent four methods for assessing the park system. To refine the access and equity of a park system even further, a look at the types and quantities of outdoor recreation offerings generates additional considerations. Comparing size and amenities in each park helps weigh the need for enhancing existing park sites, in addition to adding new parks. Each existing park offers a variety of recreational amenities and does not offer equal values in outdoor recreation. Parks with less land and fewer amenities should be considered as targets for expansion through adjacent land acquisition or, at least, enhancement with additional amenities.

The City also should consider other factors for serving the current and future population of Redmond, such as park pressure, or the potential user demand on a park. Acknowledging that residents are most likely to use the park closest to their home. The concept of park pressure uses GIS analysis to assess the population density of City neighborhoods compared to existing parkland. Areas with lower levels of service are more likely to be underserved by parkland and to see higher degrees of use and wear and tear on park amenities.

Utilizing the transportation analysis zone (TAZ) data compiled for Redmond 2050, the existing and projected population density by Redmond neighborhood was

calculated, then divided by the existing parkland acreage per neighborhood. Figure 9 shows that Downtown and Overlake will experience significant increases in population density by 2050, which will also increase the pressure on existing parks in those neighborhoods. Also, North Redmond currently has a high level of population density per park acre, which is borne out in the geographic distribution analysis noted in Chapter 3A. These three neighborhoods, in particular, will require special attention for acquisitions and partnerships into the future.

> **"As we live in Southeast of Redmond, it would be nice to have a park/playground here as well or at least kid and stroller friendly paths connecting the existing parks and trails (connection with Perrigo park, stroller friendly street crossing to Lk Sammamish trail)."**
>
> *-Survey respondent*

Figure 9. Park Pressure by Neighborhood (2018 & 2050)

Neighborhood	Area (sq.mi.)	Parkland (ac.)	Population Density (Households) 2018	Population Density (Households) 2050	Population Density per Park Acre 2018	Population Density per Park Acre 2050
Bear Creek / SE Redmond	3.2	89.4	1352.0	2894.9	15.1	32.4
Downtown	1.0	91.7	5305.5	8991.6	57.9	98.0
Education Hill	2.2	66.6	2051.7	2624.7	30.8	39.4
Grass Lawn	1.4	33.1	2681.6	3057.8	80.9	92.3
Idylwood	1.3	33.6	2127.6	2127.6	63.4	63.4
North Redmond	1.5	9.9	1205.1	1219.4	121.2	122.6
Overlake	2.3	32.4	1672.4	4442.2	51.6	137.1
Sammamish Valley / Willows / Rose Hill	2.9	68.1	786.1	1727.0	11.5	25.4
Citywide	**15.8**	**424.8**	**1811.0**	**3039.4**	**4.3**	**7.2**



Figure 10. Travelshed Analysis for City Parks

54%

HOUSEHOLDS WITHIN ½-MILE OF DEVELOPED CITY PARK

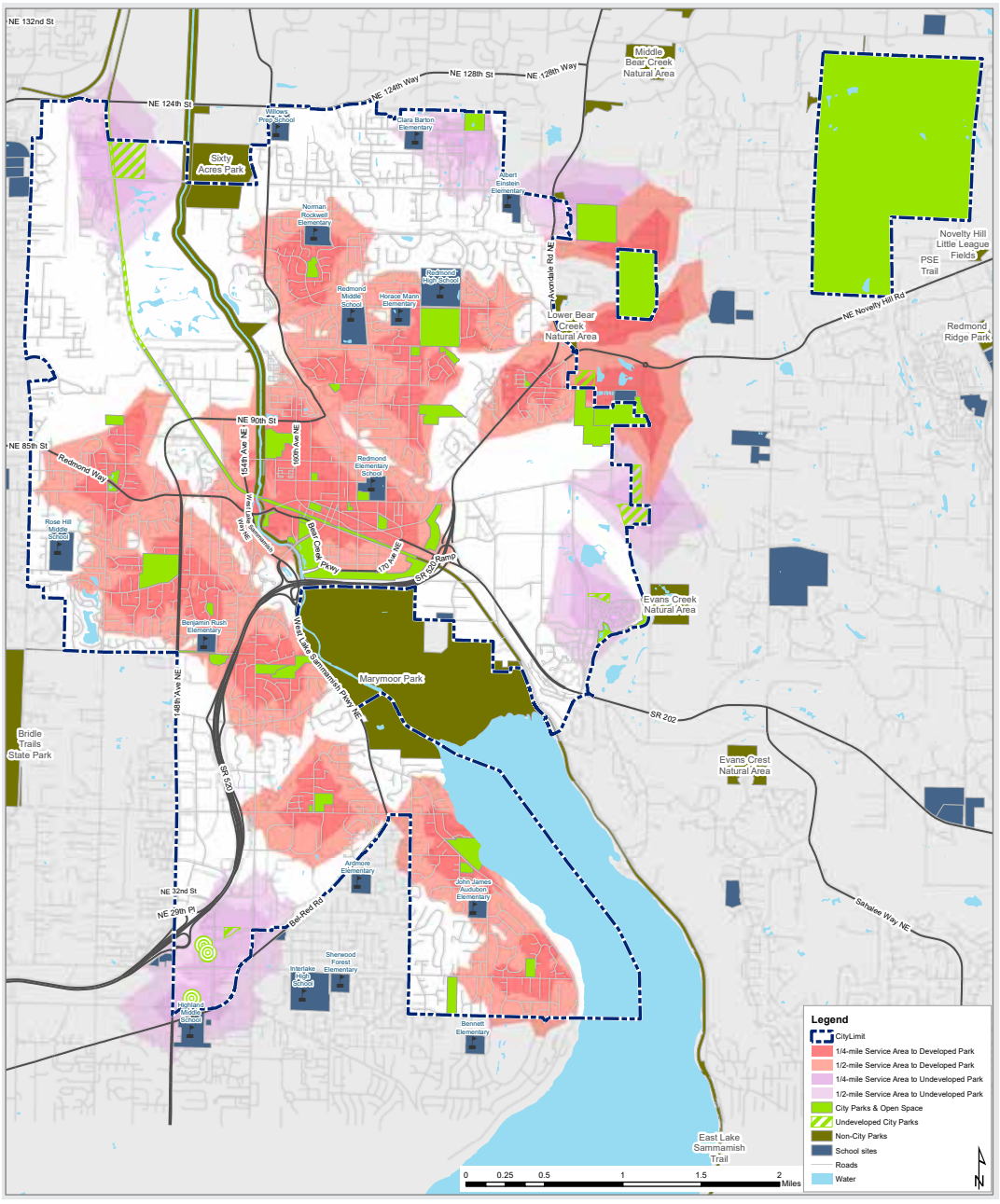




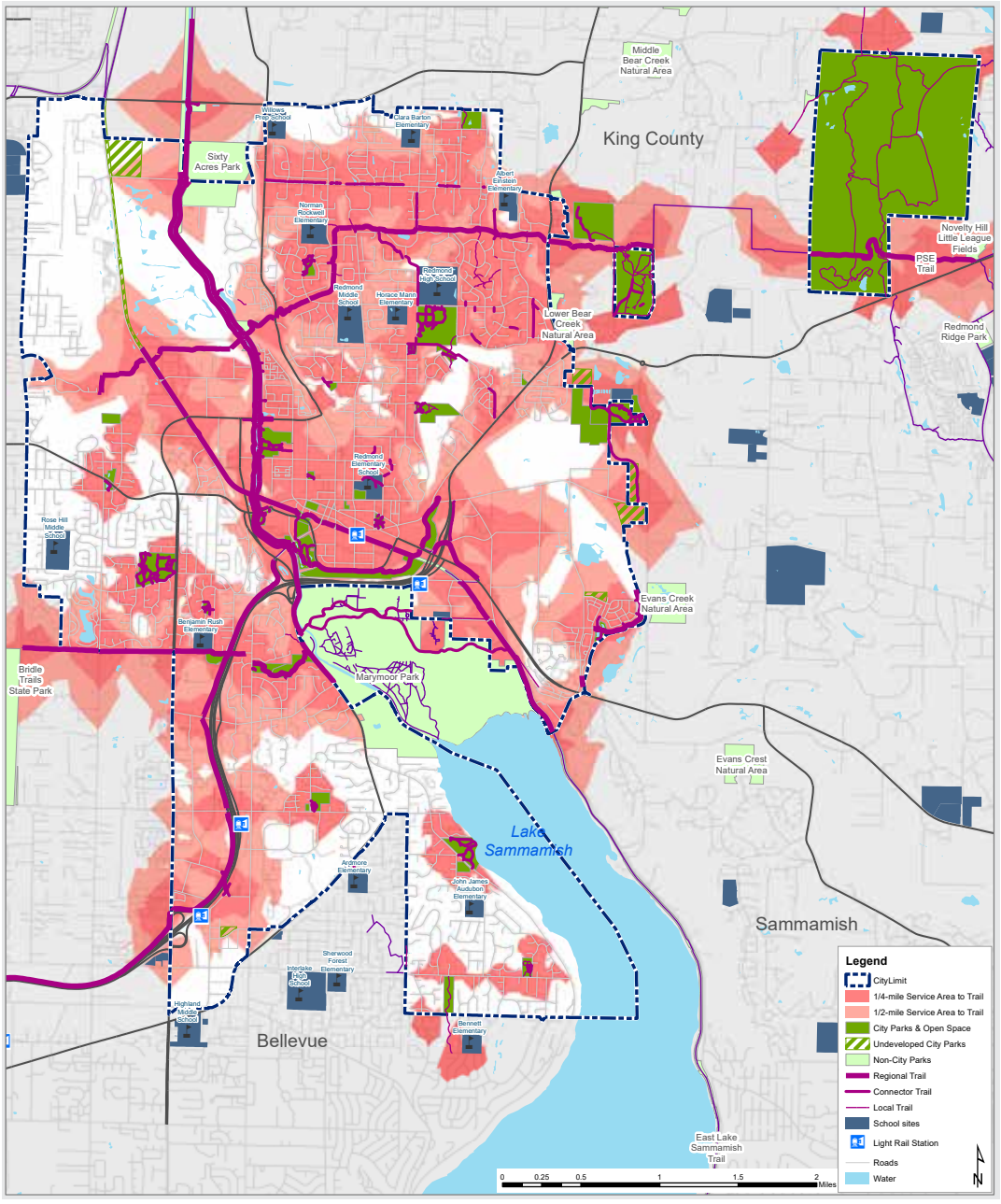


Figure 11. Travelshed Analysis for City Trails

70%

HOUSEHOLDS WITHIN ½-MILE OF TRAIL ACCESS

As with roadway system and transportation planning, planning for recreational trails should be geared toward connectivity, rather than mileage. Applying a mileage standard for trails within the Redmond park system would provide only an isolated and inadequate assessment of need for the community and its plans for better connectivity. As such, this Plan recommends a connectivity goal that re-states and reinforces the desire to improve overall connections across the City and enhance off-street linkages between parks and major destinations, as feasible.









3A Parks & Community Centers

The PARCC Plan process assesses recreational needs and priorities for park facilities, active use areas, and trails in Redmond. The assessment includes a discussion of specific local needs, and public input and information on park inventory conditions were heavily relied upon in the planning process. By considering the location, size, and the number of park facilities by type and use, along with community interests and priorities, the PARCC Plan evaluates the existing and future demand for park and recreation amenities and provides recommendations for future initiatives. The six-year Capital Improvements Plan, which identifies and prioritizes crucial upgrades, improvements, and expansions, is based on the needs assessment and the recreational interests expressed by residents.

The recreational interests of the Redmond community were captured in the survey and compared to regional, state and national trend data. Local support for and interest in trails for walking and biking, recreation programs and facilities, water access opportunities, and cultural arts align with recreation participation data from multiple sources.

Recreational Trends

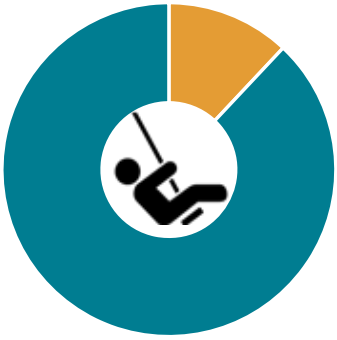
Various resources have been review and summarized to provide an overview of current trends, market demands, and agency comparisons in the provision of parks and recreation services. This information is helpful when balanced with local insights and feedback from the community in guiding future initiatives.

The following national and state data highlights some of the current park use trends and may frame future considerations for Redmond's park system. Additional trend data and summaries are provided in Appendix I.

- Nationwide, 90% of U.S. adults believe that parks and recreation is an important service provided by their local governments according to the American Engagement with Parks Survey from 2022. (1)
- 84% of U.S. adults seek high-quality parks and recreation when choosing a place to live. (1)
- Running, jogging, and trail running are the most popular outdoor activities across the nation, based on levels of participation, followed by hiking, fishing, biking, and camping. (2)
- Walking ranked as the top activity by participation rate (94%) in Washington State. (3)
- In 2021, there were more things to do as outdoor activities thrived, fitness at home became more popular, and team sports started back up after the COVID-19 hiatus. Sports that made great strides in the last several years include pickleball, indoor climbing, kayaking, trail running, and day hiking. (4)

Sources:

(1) 2022 American Engagement with Parks Survey
(2) 2022 Outdoor Participation Report
(3) 2018-2022 Recreation and Conservation Plan for Washington State
(4) 2022 Sports, Fitness, and Leisure Activities Topline Participation Report



88%

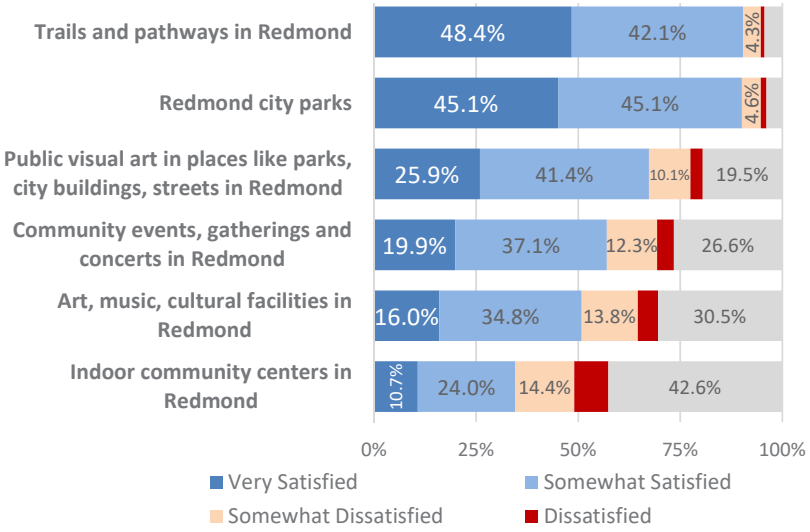
VISIT PARKS AND OPEN SPACE AT LEAST A FEW TIMES PER MONTH

Community Insights

Local recreation demands and needs were explored through various community engagements (Chapter 2) to gather feedback on the strengths and limitations of existing parks and community centers available to Redmond residents. The community survey confirmed that local parks, recreation options, and open space opportunities are important or essential to the quality of life in Redmond. Respondents tend to visit frequently, with more than 88% of respondents visiting parks and open space at least a few times per month and more than two in three visit at least once a week (70%).

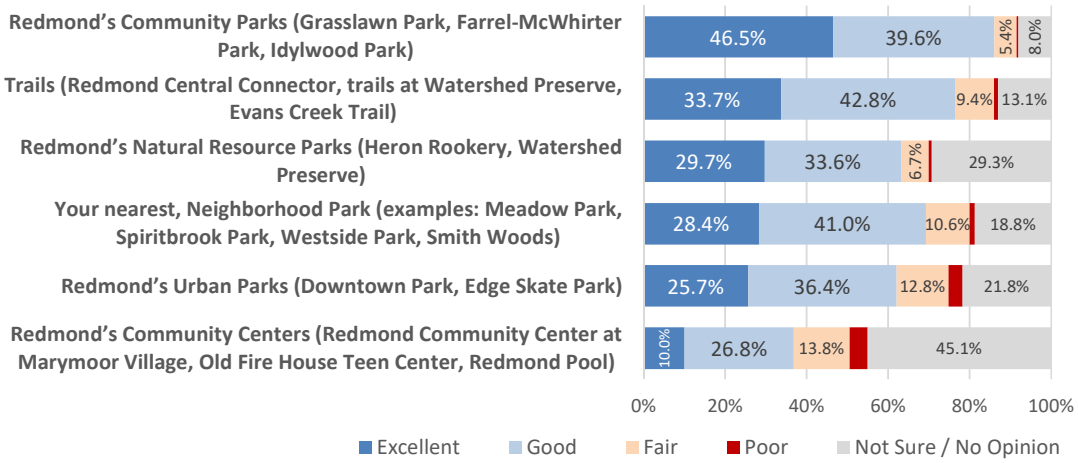
Respondents were asked to rate their satisfaction with a variety of park and recreation facility types on a scale from very satisfied to dissatisfied. A large majority of respondents indicated that they are very or somewhat satisfied with the City's parks (90%) and its trails and pathways (90.5%). Indoor community centers received the lowest ratings, with 23% of respondents rating satisfaction as either somewhat dissatisfied or dissatisfied. Approximately 43% of respondents did not rate satisfaction toward indoor community centers.

Figure 12. Satisfaction with City Park and Recreation Facilities



Respondents also were asked to rate the condition of a variety of park and recreation facilities. Respondents gave overwhelming high marks to the condition of Redmond's community parks (86%). Strong majorities of respondents also rated the condition of many other facility types as either excellent or good: trails (77%), their nearest neighborhood park (69%), natural resource parks (63%), and urban parks (62%).

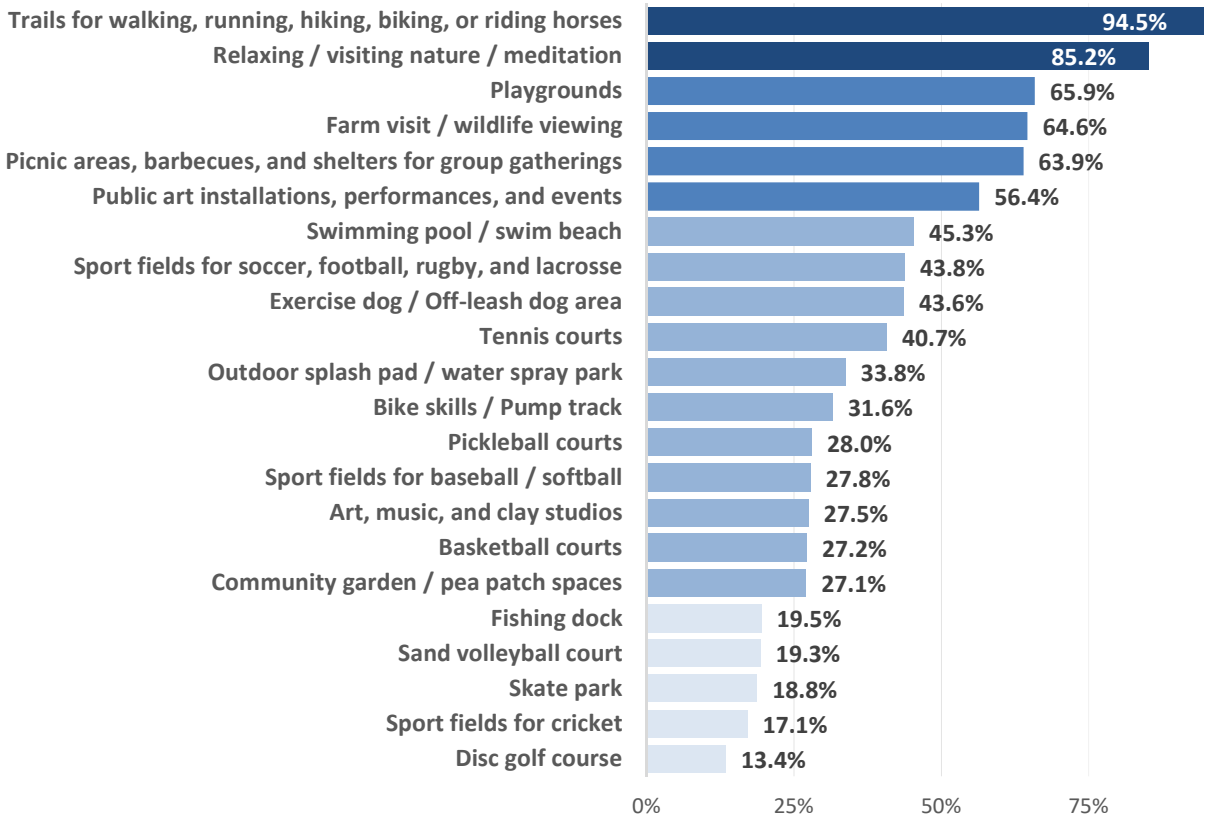
Figure 13. Sentiment of Condition of Park & Recreation Facilities



As with the question on overall satisfaction about recreation facilities, respondents also rated the condition of the City's community centers more poorly than other facility types, with 37% rating community centers as excellent or good. Approximately 45% of respondents did not rate community centers and indicated a response of 'not sure' or 'no opinion'.

Respondents visit local parks and recreation facilities for a variety of reasons. The most popular amenities used during visits are trails for walking, running, hiking, biking or riding horses (95%), followed by relaxation, visiting nature and meditation (85%). Majorities of respondents visit park and open space for playgrounds (66%), the farm or wildlife viewing (65%), picnic areas (64%) and public art installations, performances or events (56%). Approximately one in three respondents visited for swimming (45%), sport fields (44%), exercising a dog (44%), tennis courts (34%), and splash pad (32%). Relating to statewide and national trend statistics, the popularity of walking and running have consistently ranked as top outdoor activities – in alignment with Redmond's survey responses.

Figure 14. Main Reasons For Visiting Local Parks and Recreation Facilities

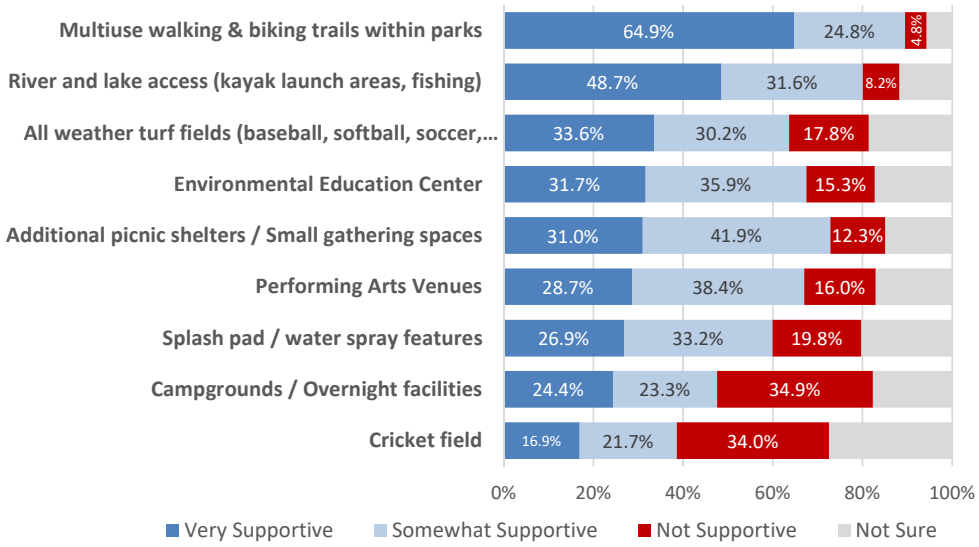


The survey asked residents a pair of questions regarding their level of support for a variety of amenities and facilities that could be added to the park system, with listed options segmented between those that represent higher cost improvements and those that represent lower cost improvements.

When presented higher-cost potential improvements, respondents were most supportive of adding multi-use walking and biking trails and river and lake access opportunities. Respondents were less supportive of adding campgrounds or cricket fields.

When given a list of potential low cost park amenities the City could consider adding to the park system, majorities of respondents were supportive of all options listed. They were most supportive of rewilding natural areas, tables and chairs in plazas and all-inclusive playgrounds.

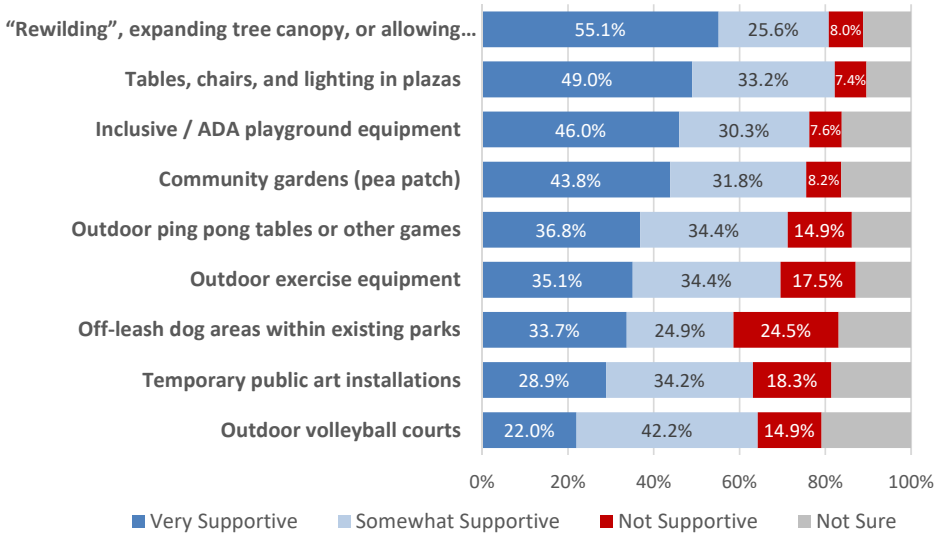
Figure 15. Priority Parks and Recreation Facilities (Higher Cost Amenities)



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-Survey respondent

Figure 16. Priority Parks and Recreation Facilities (Lower Cost Amenities)

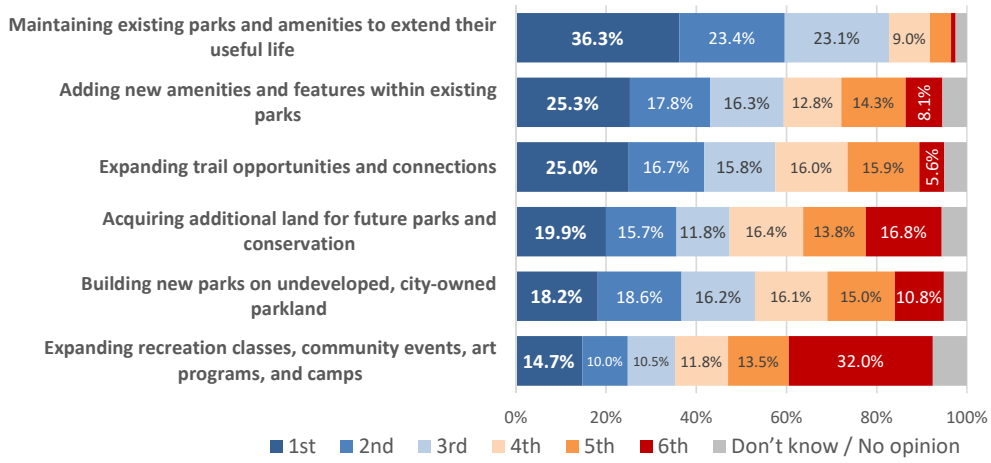




Respondents were asked to rank a list of potential recreation, park and open space investments. Respondents to both the mail and online survey ranked maintaining existing parks and amenities to extend their useful life as the top priority. Also, respondents to both the mail and online survey ranked the same items as their top three priorities: maintaining existing parks, expanding trail opportunities, adding new amenities at existing parks. Mail survey respondents were more strongly supportive of maintaining existing parks, by approximately eight percentage points.

> **"Would like to see some covered facilities (temporary coverings) - so some activities can be enjoyed year round."**
>
> *-Survey respondent*

Figure 17. Priority Ranking of Selection of Potential Investments









Park Classifications & Inventory

Parkland is classified to assist in planning for the community's recreational needs. The classifications also reflect standards that inform development decisions during site planning, in addition to operations and maintenance expectations for the level of developed facilities or natural lands. The Redmond park system is composed of a hierarchy of various park types, each offering recreational opportunities and natural environmental functions. Collectively, the park system is intended to serve the full range of community needs.

Each park classification defines the site's function and expected amenities and recreational uses. The classification characteristics serve as general guidelines addressing the size and use of each park type. The following eight classifications are used in Redmond's park system:

- Community Parks
- Neighborhood Parks
- Natural Resource Parks
- Urban Parks
- Plazas & Pocket Parks
- Trail Corridors
- Privately Owned Public Spaces (POPS
- Community Centers

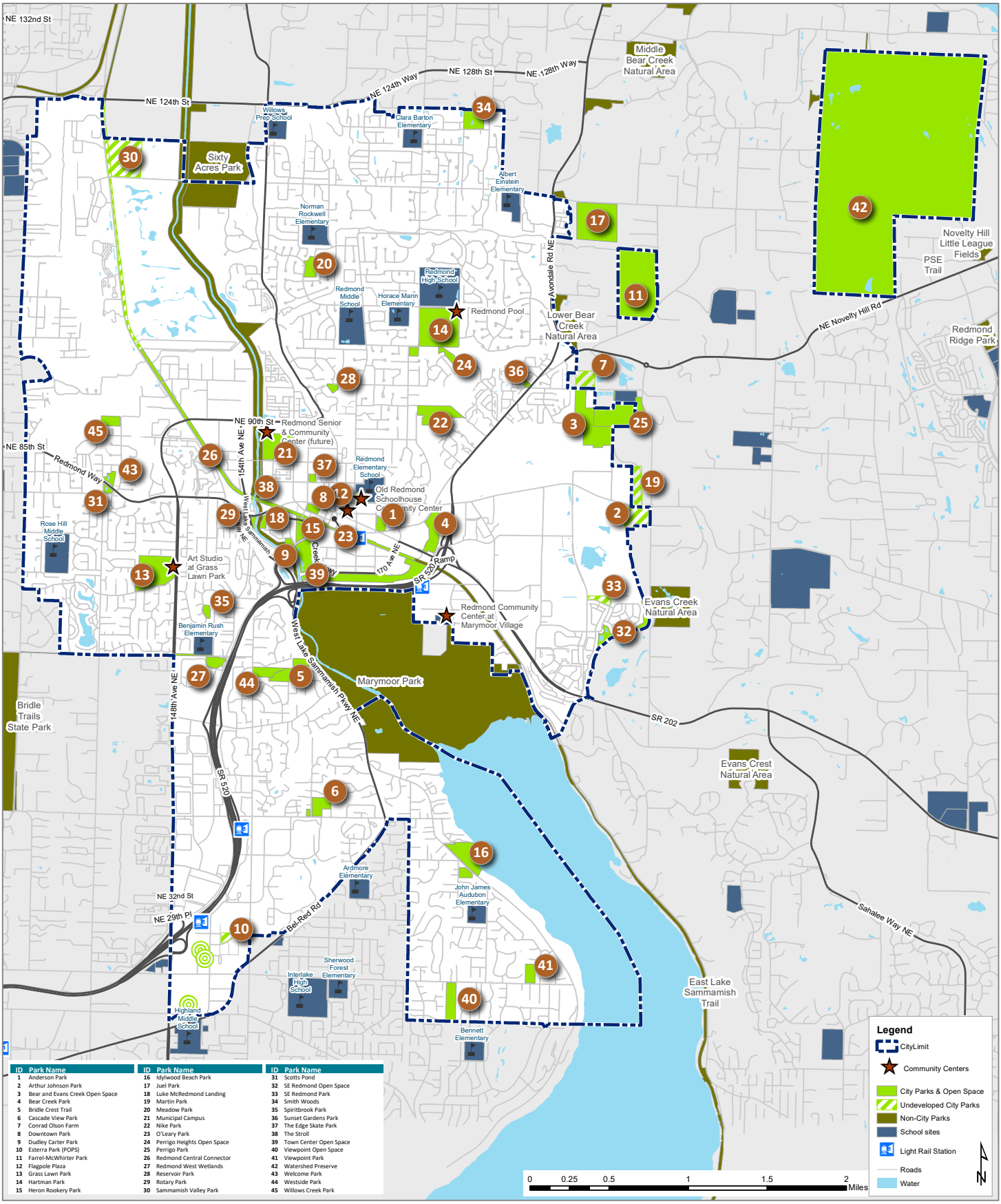
For each park classification, the following pages include a general description of the classification, a typical size range, and a list of appropriate amenities for that type of park or recreation facility. The list of amenities is not meant to be prescriptive or exhaustive. The appropriate amenities for any individual park should be determined through a regular master planning process that involves the community it is meant to serve.

ZONING CODE OPEN SPACE TYPES

The term "open space" is a used in a variety of ways in the Redmond Zoning Code (21.36 Types of Open Space) and provides a hierarchy and definitions for different types of open space recognized by the City, which are:

- Conservation Open Space: Resource areas where plants, animals, water, air and soil have been left in an undisturbed state or areas of historical value. Such open space may consist of, but is not limited to, wetlands, watercourses, rivers, lakes, ponds, flood zones, ravines, steep slopes, wooded areas and wildlife areas.
- Amenity Open Space: Undeveloped land and natural features worthy of preservation primarily for their scenic or aesthetic value and landscape areas. Such open space may consist of, but is not limited to, wooded areas, agricultural land, open valley floors, pastures and fields, parks, landscaped right-of-way, buffer areas, and all manner of landscape areas, such as courtyards, gardens, lawn, and shrub areas.
- Recreation Open Space: Recreation areas and facilities that meet recreation needs of City residents. Such open space may provide for active or passive open space uses and may consist of, but shall not be limited to, parks, walkways, bikeways, trails, sitting areas, para-courses, golf courses, tot-lots, recreation buildings, and outdoor activity areas, such as tennis, basketball and sport courts, and swimming pools.

While the majority of the City park lands and facilities discussed in this plan fall under the Recreation Open Space type, City parks can contain one or all three of these three types of open space as defined by the zoning code. In this plan, the term "open space" may be used interchangeably with the term park or natural area. For the most part, parklands will be referred to by their classification and status as outlined in this section.



ID	Park Name	ID	Park Name	ID	Park Name
1	Anderson Park	16	Idylwood Beach Park	31	Scotts Pond
2	Arthur Johnson Park	17	Juel Park	32	SE Redmond Open Space
3	Bear and Evans Creek Open Space	18	Luke McRedmond Landing	33	SE Redmond Park
4	Bear Creek Park	19	Martin Park	34	Smith Woods
5	Bridle Crest Trail	20	Meadow Park	35	Spiritbrook Park
6	Cascade View Park	21	Municipal Campus	36	Sunset Gardens Park
7	Conrad Olson Farm	22	Nike Park	37	The Edge Skate Park
8	Downtown Park	23	O'Leary Park	38	The Stroll
9	Dudley Carter Park	24	Perrigo Heights Open Space	39	Town Center Open Space
10	Esterra Park (POPS)	25	Perrigo Park	40	Viewpoint Open Space
11	Farrel-McWhirter Park	26	Redmond Central Connector	41	Viewpoint Park
12	Flagpole Plaza	27	Redmond West Wetlands	42	Watershed Preserve
13	Grass Lawn Park	28	Reservoir Park	43	Welcome Park
14	Hartman Park	29	Rotary Park	44	Westside Park
15	Heron Rookery Park	30	Sammamish Valley Park	45	Willows Creek Park

Map 1: Existing Parks & Open Spaces

COMMUNITY PARKS



SIZE

20 to 40 acres

DEVELOPED PARKS

- Farrel-McWhirter Park
- Grass Lawn Park
- Hartman Park
- Idylwood Beach Park
- Perrigo Park

FUTURE PARKS

- Juel Park
- Sammamish Valley Park

Community parks provide diverse active recreation opportunities with some passive recreation uses. Community parks generally range in size from 20 acres to 40 acres and support a more regional draw than neighborhood parks. Community parks typically include a variety of active amenities that use more than half of the park for amenities such as sport fields, sport courts, playgrounds, picnic shelters, beach facilities, equestrian facilities, educational programs, and community gardens. The remainder of the park also may contain natural habitat and trails. Support facilities typically include parking, restrooms, and lighting. Effort should be made to connect community parks with public transportation and non-motorized connections.

TYPICAL AMENITIES

Passive Recreation

- ☑ Seating
- ☑ Casual Use Spaces
- ☑ Community Gardens
- ☑ Internal Walking Trails
- ☑ Beach / Water Access
- ☑ Unique Landscape Features
- ☑ Natural Spaces

Active Recreation

- ☑ Biking Trails
- ☑ Outdoor Fitness / Exercise Facilities
- ☑ Creative Play Attractions
- ☑ Playgrounds
- ☑ Rectangular Fields
- ☑ Diamond Fields
- ☑ Basketball Courts
- ☑ Tennis / Pickleball Courts
- ☑ Volleyball Courts
- ☑ Water Play

Facilities

- ☑ Individual Picnic / Sitting Areas
- ☑ Group Picnic Areas
- ☑ Park Shelters
- ☑ Skateparks / Bike Skills
- ☑ Splash Pads / Spray Parks
- ☑ Watercraft Launch / Docks
- ☑ Outdoor Event Spaces
- ☑ Off-leash Areas
- ☑ Restrooms
- ☑ Parking

NEIGHBORHOOD PARKS



Neighborhood parks provide space for active and/or passive recreation. These parks are accessible to nearby residents and business people primarily by walking and bicycling. Neighborhood parks are the smallest parks and vary in size up to parks that are 20 acres. They typically have fewer park amenities and organized activities than community parks. The unique character of each site helps determine appropriate features, which may include playgrounds, small-scale active recreation amenities, open fields, trails, environmental preservation areas, picnic areas, urban plazas, passive areas for reflection and gathering, and other small structures. Neighborhood parks should be easily accessible via non-motorized connections.

SIZE

<1 acre & up to 20 acres

DEVELOPED PARKS

- Anderson Park
- Cascade View Park
- Luke McRedmond Landing
- Meadow Park
- Nike Park
- Reservoir Park
- Spiritbrook Park
- Sunset Gardens Park
- The Edge Skate Park
- Viewpoint Park
- Westside Park
- Willows Creek Park

FUTURE PARKS

- Arthur Johnson Park
- Conrad Olson Farm
- Dudley Carter Park
- Martin Park
- SE Redmond Park
- Smith Woods

TYPICAL AMENITIES

Passive Recreation

- ☑ Seating
- ☑ Casual Use Spaces
- ☑ Community Gardens
- ☑ Internal Walking Trails
- ☑ Beach / Water Access
- ☐ Unique Landscape Features
- ☑ Natural Spaces

Active Recreation

- ☐ Biking Trails
- ☑ Outdoor Fitness / Exercise Facilities
- ☑ Creative Play Attractions
- ☑ Playgrounds
- ☑ Rectangular Fields
- ☑ Diamond Fields
- ☑ Basketball Courts
- ☑ Tennis/Pickleball Courts
- ☑ Volleyball Courts
- ☑ Water Play

Facilities

- ☑ Individual Picnic / Sitting Areas
- ☑ Group Picnic Areas
- ☑ Park Shelters
- ☑ Skateparks / Bike Skills
- ☑ Splash Pads / Spray Parks
- ☑ Watercraft Launch / Docks
- ☐ Outdoor Event Spaces
- ☐ Off-leash Areas
- ☑ Restrooms
- ☐ Parking

NATURAL RESOURCE PARKS



SIZE

Acreage varies

EXISTING PARKS

- Bear and Evans Creek Open Space
- Bear Creek Park
- Heron Rookery Park
- Perrigo Heights Open Space
- Redmond West Wetlands
- Rotary Park
- Scotts Pond
- Town Center Open Space
- Viewpoint Open Space
- Watershed Preserve
- Welcome Park

Natural resource parks include natural areas in City ownership that will not be developed for active recreation use. Development is typically limited to trails and interpretive and educational opportunities. Resource parks include natural attributes that may support wildlife habitat and/or environmentally critical areas that the City intends to preserve and sometimes enhance. Resource Parks can be used for temporary art installations or other low impact activations to provide connections with residents and visitors with the natural space.

TYPICAL AMENITIES

Passive Recreation

- ☑ Seating
- ☑ Casual Use Spaces
- ☑ Community Gardens
- ☑ Internal Walking Trails
- ☑ Beach / Water Access
- ☑ Unique Landscape Features
- ☑ Natural Spaces

Active Recreation

- ☑ Biking Trails
- ☑ Outdoor Fitness / Exercise Facilities
- ☑ Creative Play Attractions
- ☐ Playgrounds
- ☐ Rectangular Fields
- ☐ Diamond Fields
- ☐ Basketball Courts
- ☐ Tennis / Pickleball Courts
- ☐ Volleyball Courts
- ☐ Water Play

Facilities

- ☑ Individual Picnic / Sitting Areas
- ☑ Group Picnic Areas
- ☑ Park Shelters
- ☑ Skateparks / Bike Skills
- ☐ Splash Pads / Spray Parks
- ☐ Watercraft Launch / Docks
- ☐ Outdoor Event Spaces
- ☐ Off-leash Areas
- ☑ Restrooms
- ☑ Parking

URBAN PARKS



SIZE

2 to 10 acres

DEVELOPED PARKS

- Downtown Park
- Municipal Campus

FUTURE PARKS

-

Urban parks are designed to both host community events and provide day-to-day recreation opportunities for nearby residents and businesses. Urban parks are closer in size to neighborhood parks, two acres or more in size, have significant infrastructure, and are generally built of high-quality materials that respond to more intense and frequent uses. A significant amount of consideration is taken for the design and construction of these parks compared to others due to their multi-faceted nature. Urban parks are planned and constructed in Redmond's urban centers (Downtown, Overlake, and Marymoor Village) where the population is most concentrated. They have the capacity to host events of up to 10,000 people. Events can be accommodated on a single site or a combination of several smaller sites within close proximity to one another.

TYPICAL AMENITIES

Passive Recreation

- ☑ Seating
- ☑ Casual Use Spaces
- ☐ Community Gardens
- ☐ Internal Walking Trails
- ☐ Beach / Water Access
- ☐ Unique Landscape Features
- ☐ Natural Spaces

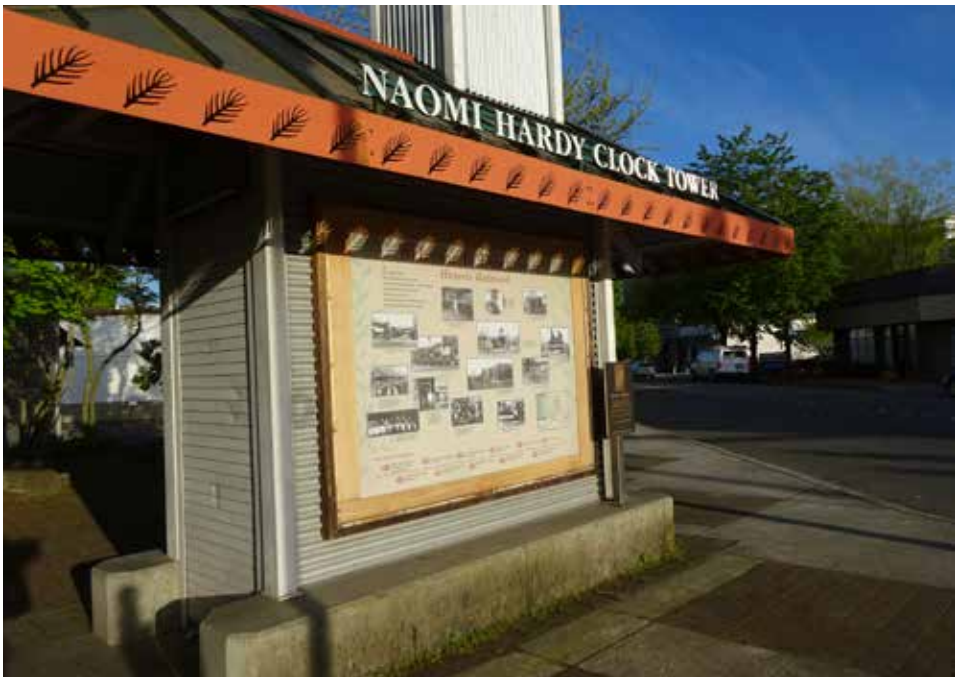
Active Recreation

- ☐ Biking Trails
- ☑ Outdoor Fitness / Exercise Facilities
- ☑ Creative Play Attractions
- ☑ Playgrounds
- ☐ Rectangular Fields
- ☐ Diamond Fields
- ☐ Basketball Courts
- ☐ Tennis/Pickleball Courts
- ☐ Volleyball Courts
- ☑ Water Play

Facilities

- ☑ Individual Picnic / Sitting Areas
- ☐ Group Picnic Areas
- ☑ Park Shelters
- ☐ Skateparks / Bike Skills
- ☑ Splash Pads / Spray Parks
- ☐ Watercraft Launch / Docks
- ☑ Outdoor Event Spaces
- ☐ Off-leash Areas
- ☑ Restrooms
- ☐ Parking

PLAZAS & POCKET PARKS



SIZE

< 1 acre

DEVELOPED PARKS

- Flag Pole Plaza
- O'Leary Park
- The Stroll

FUTURE PARKS

- RCC Station Areas

Plazas and pocket parks are smaller spaces that provide outdoor recreation opportunities and respite within higher density areas. They are typically one acre or smaller in size. Plazas are centers of activity throughout the year and should be designed for four season programming and use. Plazas may have a lot of pedestrian traffic and should include places to sit or relax and may be primarily paved, but feature plantings and landscaping appropriate to the urban environment. They should also be well lit in order to extend their use and provide safe comfortable spaces at night. Plazas and pocket parks can be developed by the private sector, ownership may vary between public and private, and nonetheless, they are open to the public per an agreement between the City and owner.

TYPICAL AMENITIES

Passive Recreation

- ☑ Seating
- ☑ Casual Use Spaces
- ☑ Community Gardens
- ☑ Internal Walking Trails
- ☐ Beach / Water Access
- ☐ Unique Landscape Features
- ☐ Natural Spaces

Active Recreation

- ☐ Biking Trails
- ☑ Outdoor Fitness / Exercise Facilities
- ☑ Creative Play Attractions
- ☑ Playgrounds
- ☐ Rectangular Fields
- ☐ Diamond Fields
- ☐ Basketball Courts
- ☐ Tennis / Pickleball Courts
- ☐ Volleyball Courts
- ☑ Water Play

Facilities

- ☑ Individual Picnic / Sitting Areas
- ☐ Group Picnic Areas
- ☑ Park Shelters
- ☐ Skateparks / Bike Skills
- ☑ Splash Pads / Spray Parks
- ☐ Watercraft Launch / Docks
- ☑ Outdoor Event Spaces
- ☐ Off-leash Areas
- ☐ Restrooms
- ☐ Parking

TRAIL CORRIDORS



SIZE

Acreage varies

DEVELOPED CORRIDORS

- Bridle Crest Trail
- Redmond Central Connector
- SE Redmond Open Space

FUTURE CORRIDORS

- Redmond Central Connector, Phase 3 (under construction)

Trail corridors are city-owned properties in which the primary feature is a developed, public trail. These properties typically are linear in shape and relatively narrow when compared to other park properties. Trail Corridors can contain other park-like features that support the trail, such as waysides for seating, public art, and interpretive signage. In the case of the Redmond Central Connector, a portion of the Trail Corridor, referred to as "The Station," was purposefully developed as a community gathering space and includes a plaza, public art, seating options, and extensive landscaping.

TYPICAL AMENITIES

Passive Recreation

- ☑ Seating
- ☑ Casual Use Spaces
- ☐ Community Gardens
- ☑ Internal Walking Trails
- ☑ Beach / Water Access
- ☐ Unique Landscape Features
- ☑ Natural Spaces

Active Recreation

- ☑ Biking Trails
- ☑ Outdoor Fitness / Exercise Facilities
- ☑ Creative Play Attractions
- ☐ Playgrounds
- ☐ Rectangular Fields
- ☐ Diamond Fields
- ☐ Basketball Courts
- ☐ Tennis/Pickleball Courts
- ☐ Volleyball Courts
- ☐ Water Play

Facilities

- ☑ Individual Picnic / Sitting Areas
- ☑ Group Picnic Areas
- ☑ Park Shelters
- ☐ Skateparks / Bike Skills
- ☐ Splash Pads / Spray Parks
- ☐ Watercraft Launch / Docks
- ☐ Outdoor Event Spaces
- ☐ Off-leash Areas
- ☑ Restrooms
- ☐ Parking

PRIVATELY OWNED PUBLIC SPACES (POPS)



SIZE

Acreage varies

DEVELOPED PARKS

- Esterra Park

FUTURE PARKS

- Seritage Parks (DaVinci Park, Gateway Park)
- LMC Marymoor
- LMC South Park/Quartera

Some parks may be owned and developed by the private sector, but once completed are open to the public per an agreement between the City and owner. POPS allow for more public spaces and park amenities to be added for the enjoyment and activation of the city, usually in exchange for development incentives or as an alternative to Park Impact Fees. These spaces operate like a City of Redmond park, despite not being owned or operated by the City. Site master plans and design would be developed with input from the City and community. The City may require standards for the site, such as signage requirements, operational agreements, use agreements; permanent easement agreements, and maintenance standards.

TYPICAL AMENITIES

Passive Recreation

- ☑ Seating
- ☑ Casual Use Spaces
- ☑ Community Gardens
- ☑ Internal Walking Trails
- ☐ Beach / Water Access
- ☑ Unique Landscape Features
- ☑ Natural Spaces

Active Recreation

- ☑ Biking Trails
- ☑ Outdoor Fitness / Exercise Facilities
- ☑ Creative Play Attractions
- ☑ Playgrounds
- ☐ Rectangular Fields
- ☐ Diamond Fields
- ☐ Basketball Courts
- ☐ Tennis / Pickleball Courts
- ☐ Volleyball Courts
- ☑ Water Play

Facilities

- ☑ Individual Picnic / Sitting Areas
- ☑ Group Picnic Areas
- ☑ Park Shelters
- ☑ Skateparks / Bike Skills
- ☑ Splash Pads / Spray Parks
- ☐ Watercraft Launch / Docks
- ☐ Outdoor Event Spaces
- ☐ Off-leash Areas
- ☑ Restrooms
- ☑ Parking

COMMUNITY CENTERS



SIZE

Acreage varies

DEVELOPED CENTERS

- Old Firehouse Teen Center
- Old Redmond Schoolhouse
- Redmond Community Center at Marymoor Village
- Redmond Pool

FUTURE CENTERS

- Redmond Senior and Community Center

Community Center Properties are those that support public community centers and other recreation buildings. Typically these include little to no outdoor recreation opportunities. For this plan, the acreage for these properties has been counted separately from other parks.

TYPICAL AMENITIES

Passive Recreation

- ☑ Seating
- ☑ Casual Use Spaces
- ☑ Community Gardens
- ☑ Internal Walking Trails
- ☐ Beach / Water Access
- ☐ Unique Landscape Features
- ☐ Natural Spaces

Active Recreation

- ☐ Biking Trails
- ☑ Outdoor Fitness / Exercise Facilities
- ☑ Creative Play Attractions
- ☑ Playgrounds
- ☐ Rectangular Fields
- ☐ Diamond Fields
- ☑ Basketball Courts
- ☑ Tennis / Pickleball Courts
- ☑ Volleyball Courts
- ☑ Water Play

Facilities

- ☑ Individual Picnic / Sitting Areas
- ☑ Group Picnic Areas
- ☑ Park Shelters
- ☐ Skateparks / Bike Skills
- ☐ Splash Pads / Spray Parks
- ☐ Watercraft Launch / Docks
- ☑ Outdoor Event Spaces
- ☐ Off-leash Areas
- ☑ Restrooms
- ☑ Parking

Figure 18. Summary of Typical Amenities of City-Owned Parks by Classification

AMENITIES	COMMUNITY PARKS	NEIGHBORHOOD PARKS	RESOURCE PARKS	URBAN PARKS	PLAZA & POCKET PARKS	TRAIL CORRIDORS
Passive Recreation						
Seating	✓	✓	✓	✓	✓	✓
Casual Use Spaces	✓	✓	✓	✓	✓	✓
Community Gardens	✓	✓	✓		✓	
Internal Walking Trails	✓	✓	✓		✓	✓
Beach / Water Access	✓	✓	✓			✓
Unique Landscape Features	✓		✓			
Natural Spaces	✓	✓	✓			✓
Active Recreation						
Biking Trails	✓		✓			✓
Outdoor Fitness / Exercise Facilities	✓	✓	✓	✓	✓	✓
Creative Play Attractions	✓	✓	✓	✓	✓	✓
Playgrounds	✓	✓		✓	✓	
Rectangular Fields	✓	✓				
Diamond Fields	✓	✓				
Basketball Courts	✓	✓				
Tennis / Pickleball Courts	✓	✓				
Volleyball Courts	✓	✓				
Water Play	✓	✓		✓	✓	
Facilities						
Individual Picnic / Sitting Areas	✓	✓	✓	✓	✓	✓
Group Picnic Areas	✓	✓	✓			✓
Park Shelters	✓	✓	✓	✓	✓	✓
Skateparks / Bike Skills	✓	✓	✓			
Splash Pads / Spray Parks	✓	✓		✓	✓	
Watercraft Launch / Docks	✓	✓				
Outdoor Event Spaces	✓			✓	✓	
Off-leash Areas	✓					
Restrooms	✓	✓	✓	✓		✓
Parking	✓		✓			

The following inventory identifies the recreational assets within Redmond. The City provides over 1,350 acres of public parkland distributed among 52 parks, centers and natural area properties.

Figure 19. City-owned Parks & Natural Areas by Classification

Name	Classification	Status	Neighborhood	Acreage
Farrel-McWhirter Park	Community	Developed	N/A - King County	67.7
Grass Lawn Park	Community	Developed	Grass Lawn	28.4
Hartman Park	Community	Developed	Education Hill	41.6
Idylwood Beach Park	Community	Developed	Idylwood	19.2
Juel Park	Community	Interim Use	N/A - King County	38.3
Perrigo Park	Community	Developed	Bear Creek	29.8
Sammamish Valley Park	Community	Undeveloped	Sammamish Valley	31.0
			Subtotal	**256.1**
Anderson Park	Neighborhood	Developed	Downtown	3.0
Arthur Johnson Park	Neighborhood	Undeveloped	Southeast Redmond	15.4
Cascade View Park	Neighborhood	Developed	Overlake	8.0
Conrad Olson Farm	Neighborhood	Undeveloped	N/A - King County	8.4
Dudley Carter Park	Neighborhood	Interim Use	Downtown	1.2
The Edge Skate Park	Neighborhood	Developed	Downtown	1.5
Luke McRedmond Landing	Neighborhood	Developed	Downtown	2.1
Martin Park	Neighborhood	Developed	N/A - King County	10.0
Meadow Park	Neighborhood	Developed	Education Hill	5.0
Nike Park	Neighborhood	Developed	Education Hill	14.9
Reservoir Park	Neighborhood	Developed	Education Hill	1.9
SE Redmond Park	Neighborhood	Interim Use	Southeast Redmond	3.2
Smith Woods	Neighborhood	Interim Use	North Redmond	9.9
Spiritbrook Park	Neighborhood	Developed	Grass Lawn	2.0
Sunset Gardens Park	Neighborhood	Developed	Bear Creek	1.0
Viewpoint Park	Neighborhood	Developed	Idylwood	4.8
Westside Park	Neighborhood	Developed	Overlake	6.4
Willows Creek Park	Neighborhood	Developed	Willows/Rose Hill	4.7
			Subtotal	**103.1**
Downtown Park	Urban	Developed	Downtown	2.1
Esterra Park (POPS)	Urban	Undeveloped	Overlake	2.7
Municipal Campus	Urban	Developed	Downtown	7.6
			Subtotal	**12.4**
Bear and Evans Creek Open Space	Resource	Developed	Bear Creek	29.2
Bear Creek Park	Resource	Developed	Downtown	11.1
Heron Rookery Park	Resource	Developed	Downtown	4.6
Perrigo Heights Open Space	Resource	Developed	Education Hill	3.3
Redmond West Wetlands	Resource	Developed	Overlake	4.4
Rotary Park	Resource	Undeveloped	Downtown	1.0
Scotts Pond	Resource	Developed	Grass Lawn	1.4
Town Center Open Space	Resource	Developed	Downtown	40.9
Viewpoint Open Space	Resource	Developed	Idylwood	9.6
Watershed Preserve	Resource	Developed	N/A - King County	805.5
Welcome Park	Resource	Developed	Willows/Rose Hill	2.6
			Subtotal	**913.6**
Flagpole Plaza	Plaza & Pocket Park	Developed	Downtown	0.1
O'Leary Park	Plaza & Pocket Park	Developed	Downtown	0.1
The Stroll	Plaza & Pocket Park	Developed	Downtown	0.4
			Subtotal	**0.6**
Old Firehouse Teen Center	Community Center	Developed	Downtown	0.9
Old Redmond Schoolhouse Community Center	Community Center	Developed	Downtown	2.8
Redmond Community Center at Marymoor Village	Community Center	Developed	Marymoor	3.3
Redmond Pool	Community Center	Developed	Education Hill	-
Redmond Senior and Community Center	Community Center	Under Construction	Downtown	-
			Subtotal	**6.9**
Bridle Crest Trail	Trail Corridor	Developed	Grass Lawn	1.3
Bridle Crest Trail	Trail Corridor	Developed	Overlake	10.9
Redmond Central Connector	Trail Corridor	Developed	Downtown	12.5
Redmond Central Connector	Trail Corridor	Undeveloped	Sammamish Valley	29.9
SE Redmond Open Space	Trail Corridor	Developed	Southeast Redmond	10.9
			Subtotal	**65.4**
			TOTAL PARKS & GREENSPACE	**1,358.0**

Park System Conditions Assessment

The overall condition of park infrastructure and amenities is one measure of park adequacy and assurance of public safety. Proper stewardship of park infrastructure requires developing a long-term maintenance and capital plan to ensure the safety of park users that aligns with community needs and allocates limited funding resources properly.

The current conditions of the Redmond park system were assessed to identify existing site maintenance issues and opportunities for future capital improvements. The assessment included walkways, parking lots, park furniture, drainage and irrigation, lighting systems, vegetation, and other amenities. The following conditions assessment matrix (Figure 20) summarizes the results of these assessments. These inform the PARCC Plan, including developing the project prioritization strategy for park improvements, identifying funding strategies, and updating the six-year Capital Improvements Plan.

Park infrastructure and amenities were rated based on the following scale:

1 – Good Condition: Generally, amenities in good condition offer full functionality and do not need repairs. Good facilities have playable sports surfaces and equipment, working fixtures, and fully intact safety features (railings, fences, etc.). Good facilities may have minor cosmetic defects and encourage area residents to use the park.

2 – Fair: In general, amenities in fair condition are mainly functional, but need minor or moderate repairs. Play surfaces, equipment, fixtures, and safety features that are operational and allow play, but have deficiencies or periods where they are unusable. Fair facilities remain essential amenities for the community but may slightly discourage the use of the park by residents given the current condition.

3 – Poor: In general, amenities in poor condition are largely or completely unusable. They need significant repairs to be functional. Some examples include athletic fields that are too uneven for ball games, irreparably broken features, buildings that need structural retrofitting, etc. Poor facilities discourage residents from using the park and may present safety issues if left open or operational.

In general, good conditions should be the goal for the management and stewardship of park facilities. Where infrastructure or amenities are rated as "fair," strategies should be developed for repair or restoration. Park features, structures, amenities, or landscapes rated as "poor" should receive immediate attention and be prioritized for near-term maintenance, capital repairs, or a new capital project. Facilities in "poor" condition should also be evaluated and taken out of operation if they are deemed unsafe. Based on this assessment, the City's sport courts and ADA compliance are in the greatest need of attention.

Detailed information for each park site and enhancement recommendations are noted in Appendix A for the parks visited.

> **"Get things that are more cultural diverse and include everyone. Also, swings and play structures should be in each park for kids."**
>
> *-Survey respondent*

> **"More and improved indoor bathrooms on trails and in parks."**
>
> *-Survey respondent*

> **"Redmond needs more locations with multiple pickleball courts and one location with 12 dedicated pickleball courts."**
>
> *-Survey respondent*

> **"Open more cricket fields given the overwhelming interest in the sport!"**
>
> *-Survey respondent*

Figure 20. Conditions Assessment Matrix (Detailed)

Park/Site Name*	Park Site Average	Sports Amenities					Other Recreation Amenities								Site Amenities					Park Structures				Vegetation			ADA
		Basketball	Tennis	Pickleball	Volleyball	Soccer Fields	Ball Fields	Playgrounds	Pathways/Trails	Skate Park	Spray Pad	Horseshoe Pits	Off-Leash Area	Waterfront/Beach/Docks	Other Rec Element	Site Furnishings	Lighting (Y/N)	Signage	Parking Areas	Public Art	Restrooms	Picnic Shelters	Amphitheater/Stage	Boat Dock/Ramp	Concession Building	Turf	Park Trees	Landscaped Beds	Natural Areas*	Compliance*
Anderson Park	1.0	-	-	-	-	-	-	1	1	-	-	-	-	-	-	1	Y	1	-	-	1	1	-	-	-	1	1	1	-	1
Arthur Johnson Park (undeveloped)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
Bear and Evans Creek Open Space	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	1	-
Bear Creek Park	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	N	1	-	-	-	-	-	-	-	1	1	-	1	1
Bridal Crest Trail	1.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	1	-	-	-	-	-	-	-	-	-	-	1	2
Cascade View Park	1.3	1	-	-	-	-	2	1	1	-	-	-	-	-	-	1	N	1	-	-	-	-	-	-	-	2	1	1	1	2
Conrad Olson Farm (undeveloped)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
Downtown Park	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	Y	1	-	1	1	-	1	-	-	1	1	1	-	1
Dudley Carter Park (undeveloped)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
Edge Skate Park	1.0	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	Y	1	-	1	-	1	-	-	-	1	1	1	-	1
Esterra Park (undeveloped)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Farrel-McWhirter Park	1.1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	Y	1	1	-	1	1	-	-	-	1	1	1	1	2
Flagpole Plaza	1.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	1	-	1	-	-	-	-	-	1	1	1	1	2
Grass Lawn Park	1.1	1	1	-	-	1	1	1	1	-	1	-	-	-	1	1	Y	1	1	1	1	-	-	-	-	1	1	1	1	2
Hartman Park	1.1	1	1	-	-	1	1	2	1	-	-	-	-	-	1	1	Y	1	1	-	1	-	-	-	-	1	1	1	1	1
Heron Rookery Park	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	1	2
Idylwood Beach Park	1.1	-	-	-	1	-	-	1	1	-	-	-	-	1	-	1	N	1	1	-	1	-	-	-	-	1	2	1	1	1
Juel Park (undeveloped)	1.6	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	N	1	1	-	1	-	-	-	-	2	2	-	1	3
Luke McRedmond Landing	1.0	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	N	1	1	-	1	-	1	-	-	1	1	1	-	1
Martin Park	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	1	-	-	-	-	-	-	-	-	-	-	-	-
Meadow Park	1.3	2	-	3	-	-	-	1	1	-	-	-	-	-	-	1	N	1	-	-	1	-	-	-	-	1	1	1	-	1
Municipal Campus	1.1	-	-	2	-	-	-	-	-	-	-	-	-	-	1	1	Y	1	-	1	1	-	-	-	-	1	1	1	1	1
Nike Park	1.2	2	-	2	-	-	-	1	1	-	-	-	-	-	-	1	N	1	-	-	1	-	-	-	-	1	1	1	-	1
O'Leary Park	1.2	-	-	-	-	-	-	-	2	-	-	-	-	-	-	1	N	-	-	1	-	-	-	-	-	-	-	-	-	1
Perrigo Heights Open Space	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	1	3
Perrigo Park	1.1	1	1	-	1	1	1	1	1	-	-	-	-	-	-	1	Y	1	1	-	1	1	-	-	1	1	1	1	1	2
Redmond Central Connector	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	N	-	-	1	-	-	-	-	-	1	1	-	-	1
Redmond West Wetlands	1.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	1	-	-	-	-	-	-	-	-	-	1	-	3
Reservoir Park	1.4	-	3	-	-	-	-	-	-	-	-	-	-	-	-	1	N	1	1	-	-	-	-	-	-	1	-	-	-	2
Rotary Park	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	1	-	-	-	-	-	-	-	-	-	-	-	3
Sammamish Valley Park (undeveloped)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
Scotts Pond	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	1	-	2
SE Redmond Open Space (undeveloped)	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	1	-	1
SE Redmond Park (undeveloped)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
Smith Woods (undeveloped)	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	1	-	1	-	-
Spiritbrook Park	1.0	1	-	1	-	-	-	1	1	-	-	-	-	-	-	1	N	1	-	-	1	-	-	-	-	1	1	1	-	1
Sunset Gardens Park	1.0	1	-	-	-	-	-	1	1	-	-	-	-	-	-	1	N	1	-	-	1	-	-	-	-	1	1	1	-	1
The Stroll	1.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	N	-	-	-	-	-	-	-	-	-	-	1	-	2
Town Center Open Space	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	N	1	-	1	-	-	-	-	-	-	-	-	1	1
Viewpoint Open Space	1.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	1	-	-	-	-	-	-	-	-	-	-	1	3
Viewpoint Park	1.3	2	-	2	-	-	-	1	1	-	-	-	-	-	-	1	N	2	1	-	-	-	-	-	-	1	1	1	1	2
Watershed Preserve	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	N	1	1	-	1	-	-	-	-	1	1	-	1	1
Welcome Pond (undeveloped)	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	1	-
Westside Park	1.1	1	-	1	-	-	-	1	1	-	-	-	-	-	-	1	N	1	1	-	1	-	-	-	-	1	2	1	1	2
Willows Creek Park	1.3	2	-	-	-	-	-	2	1	-	-	-	-	-	-	1	N	1	-	-	-	-	-	-	-	1	1	-	1	2
Average	1.21	1.36	1.50	1.83	1.00	1.00	1.25	1.15	1.07	1.00	1.00	-	-	1.00	1.00	1.00		1.03	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.08	1.12	1.00	1.63

*Park list does not include Community Centers

Figure 21. Conditions Assessment Matrix by Classification (Summarized)

Park Name	Neighborhood	Park Site Average	Sports Amenities	Other Recreation Amenities	Site Amenities	Park Structures	Vegetation	ADA
Community Park								
Farrel-McWhirter Park	N/A - King County	1.1	-	1.0	1.0	1.0	1.0	2.0
Grass Lawn Park	Grass Lawn	1.1	1.0	1.0	1.0	1.0	1.0	2.0
Hartman Park	Education Hill	1.1	1.0	1.3	1.0	1.0	1.0	1.0
Idylwood Beach Park	Idylwood	1.1	1.0	1.0	1.0	1.0	1.3	1.0
Juel Park (undeveloped)	N/A - King County	1.6	-	1.0	1.0	-	1.7	3.0
Perrigo Park	Bear Creek	1.1	1.0	1.0	1.0	1.0	1.0	2.0
Sammamish Valley Park (undeveloped)	Sammamish Valley	-	-	-	-	-	-	-
Neighborhood Park								
Anderson Park	Downtown	1.0	-	1.0	1.0	1.0	1.0	1.0
Arthur Johnson Park (undeveloped)	Southeast Redmond	-	-	-	-	-	-	-
Cascade View Park	Overlake	1.3	1.5	1.0	1.0	-	1.3	2.0
Conrad Olson Farm (undeveloped)	N/A - King County	-	-	-	-	-	-	-
Dudley Carter Park (undeveloped)	Downtown	-	-	-	-	-	-	-
Edge Skate Park	Downtown	1.0	-	1.0	1.0	-	1.0	1.0
Luke McRedmond Landing	Downtown	1.0	-	1.0	1.0	1.0	1.0	1.0
Martin Park (undeveloped)	N/A - King County	1.0	-	-	1.0	-	-	-
Meadow Park	Education Hill	1.3	2.5	1.0	1.0	-	1.0	1.0
Nike Park	Education Hill	1.2	2.0	1.0	1.0	-	1.0	1.0
Reservoir Park	Education Hill	1.4	3.0	-	1.0	-	1.0	2.0
SE Redmond Park (undeveloped)	Southeast Redmond	-	-	-	-	-	-	-
Smith Woods (undeveloped)	North Redmond	1.0	-	-	-	-	1.0	-
Spiritbrook Park	Grass Lawn	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Sunset Gardens Park	Bear Creek	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Viewpoint Park	Idylwood	1.3	2.0	1.0	1.3	-	1.0	2.0
Westside Park	Overlake	1.1	1.0	1.0	1.0	1.0	1.3	1.0
Willows Creek Park	Willows/Rose Hill	1.3	2.0	1.5	1.0	-	1.0	2.0
Resource Park								
Bear and Evans Creek Open Space	Bear Creek	1.0	-	-	-	-	1.0	-
Bear Creek Park	Downtown	1.0	-	-	1.0	-	1.0	1.0
Heron Rookery Park	Downtown	1.5	-	-	-	-	1.0	2.0
Perrigo Heights Open Space	Education Hill	2.0	-	-	-	-	1.0	3.0
Redmond West Wetlands	Overlake	1.7	-	-	1.0	-	1.0	3.0
Rotary Park	Downtown	2.0	-	-	1.0	-	-	3.0
Scotts Pond	Grass Lawn	1.5	-	-	-	-	1.0	2.0
Town Center Open Space	Downtown	1.0	-	-	1.0	-	1.0	1.0
Viewpoint Open Space	Idylwood	1.7	-	-	1.0	-	1.0	3.0
Watershed Preserve	N/A - King County	1.0	-	-	1.0	1.0	1.0	1.0
Welcome Pond (undeveloped)	Willows/Rose Hill	1.0	-	-	-	-	1.0	-
Trail Corridor								
Bridal Crest Trail	Grass Lawn - Overlake	1.3	-	-	1.0	-	1.0	2.0
Redmond Central Connector	Downtown - Sammamish Valley	1.0	-	-	1.0	-	1.0	1.0
SE Redmond Open Space (undeveloped)	Southeast Redmond	1.0	-	-	-	-	1.0	1.0
Plazas & Pocket Parks								
Flagpole Plaza	Downtown	1.2	-	-	1.0	-	1.0	2.0
O'Leary Park	Downtown	1.2	-	2.0	1.0	-	1.0	1.0
The Stroll	Downtown	1.3	-	-	1.0	-	1.0	2.0
Urban Park								
Downtown Park	Downtown	1.0	-	-	1.0	1.0	1.0	1.0
Esterra Park (undeveloped, POPS)	Overlake	-	-	-	-	-	-	-
Municipal Campus	Downtown	1.1	2.0	1.0	1.0	-	1.0	1.0

AMENITIES

Play Equipment

Play equipment in parks was installed over many years, and some equipment parts are showing signs of wear, while other structures are brand new. The need for replacements should be based on existing conditions, as well as predicted by charting out past installation dates and planning for complete replacements when the assets have reached their expected lifespan. Play equipment was visually noted if there was a transfer platform allowing ADA access, however, this assessment was not equivalent to an equipment inspection. Play structures are scheduled for regular inspection to track safety and capture any repair needs.

Access to playground areas was not always barrier-free. Several play areas contained curbing or edging (to contain the safety surfacing) that created ADA barriers from the pathway pavement to the lower safety surfacing of the playground. These drop-off edges varied and exceeded the maximum half-inch tolerance. Additional information on the ADA accessibility of park amenities is detailed in the City's ADA Transition Plan.

Play Area Safety Surfacing

Many playground areas were surfaced in hog fuel. Periodically, an evaluation should be conducted to assess the depth of the play area safety surfacing to ensure adequate depths for the wood fiber or hog fuel. The rubber tiles at Cascade View Park have separated and shifted where they are intended to provide an accessible route to the play equipment. These tiles should be reset or replaced. Transitioning to more accessible play surfacing will create more universal opportunities for park users. Poured-in-place surfacing avoids the development of cracks and creates smooth surfaces for wheelchairs, strollers, and walkers.

Sport Fields & Courts

As noted in the pavement section, several pickleball and basketball courts have perimeter concrete pavement that has cracked apart from the asphalt court pavement. At Nike Park and Viewpoint Park, the cracks are widening and should be repaired to avoid tripping hazards or ADA access barriers.

The Reservoir Park tennis courts and Meadow Park pickleball courts are scheduled to be repaired, resurfaced, or replaced to extend playable conditions in the 2023/24 Biennium. Reservoir Park could be modified to provide for pickleball options to increase the amount of use for that neighborhood park. The new pickleball court at Westside Park is in excellent conditions and was being well-used.

Site Furnishings

Benches, picnic tables, drinking fountains, bike racks, and trash and recycling receptacles are common site furnishings provided in public parks. In Redmond's park system, there is a variation in these site furnishings that is visually diverse, not always ADA compliant, and can create a challenge for maintenance when the need occurs to repair these amenities. At least one-half of the benches and picnic tables in each park should be ADA-compliant, requiring benches with backs and armrests and along locations on accessible routes. Picnic tables should provide room for wheelchair seating and be on accessible routes, as well.

Public Art Installations

Redmond's parks and trails have a number of diverse and interesting art installations that add character and uniqueness to public spaces. Public art should continue to be incorporated into new and existing parks and trails to help with creative place-making, evoking historical events, fostering local identity, and engaging interest. See Chapter 3C for more information on Redmond's Public Art.

Specialty Amenities

Redmond's park system includes several unique or specialty amenities that expand the offerings of traditional parks. The Edge Skate Park includes ramps and rails for skateboarding, biking, and scooters and hosts a graffiti wall that is open to local artist. The Redmond Bike Park has three dirt-jump trails and pump tracks for BMX and mountain bike riders of all skill levels. Juel Park has a popular 18-hole disc golf course for beginner and intermediate players. Additional, unique amenities should be considered in development or renovation of other parks to provide a diversity of amenities to meet community interests.

INFRASTRUCTURE

Pathways, Trails & Pavement

Redmond's parks have a variety of walking opportunities on different types of trail and pathways. Additional opportunities exist to expand pathways through parks to more effectively connect existing park amenities and offer users more options for exercise and enjoyment. In some parks, paved pathways could be added to connect to picnic tables isolated in lawn areas to provide ADA-compatible access routes.

In situations where pavement types changes around the perimeter of sports courts, some uneven settling has create a tripping hazard. These gaps can create barriers to smooth wheelchair access. Remedies to repair these uneven surface changes should be implemented. Additional information on trail system needs is provided in Chapter 3D.

Footbridges

Footbridges and boardwalks appear in good condition. Regular inspection of these park infrastructure elements should be scheduled. Attention also is recommended where pavement types change between wood decking and pathways pavement.

Park Structures

Community buildings, former residences, storage sheds, historic houses and cabins, concession buildings, picnic shelters, and restrooms comprise the array of the park structures situated in Redmond's developed and undeveloped parks. A thorough review of the conditions of these structures is not part of this PARCC Plan effort. However, some of these buildings are older and may warrant significant renovation (or replacement) in the near future. Park structures should be regularly inspected to evaluate the need for repairs and, eventually, to plan for future replacement.

At Juel Park, currently in an interim use, the two houses are both vacant. Conrad Olson Farm has a house, barn, and numerous outbuildings. Martin Park, currently undeveloped, has an existing barn and numerous outbuildings. If no future adaptive re-use is instituted for these structures, demolition may need to be considered in the future, in conjunction with or immediately following a master plan for the development of these parks.









Restrooms & Portable Toilets

Existing restrooms at community parks appeared in good condition. As structures age and plumbing systems require more frequent repairs, upgrades and potential replacements should be considered, particularly in community parks that host large team sports facilities and host heavier use.

Restroom design in new parks and at trailheads should consider the need for equity and inclusion by incorporating unisex restrooms, particularly for smaller facilities that don't include "family" stall options. Trailhead restrooms should be gender neutral to allow for more flexible access and use by trail users.

Parking

Vehicle parking areas were generally in good condition. Some parks' parking areas have handicapped stalls, but lacked painted travel aisles or the designated spaces are not the closest ones to the park's entrances as recommended in ADA guidelines. Paint and pavement management should be ongoing to ensure optimal conditions for vehicle and pedestrian use. Parking for bicycles and scooters should be evaluated and implemented to support multimodal transportation options.

Signage & Wayfinding

The Redmond park system contains a wide variety of signs, markers, and monuments to identify sites and amenities, mark specific locations and directions, and honor memorials and dedications. The City should consider how to integrate the signage style used along the Redmond Central Connector as the trail system expands and connects to additional non-motorized travel opportunities.

Most sites have park identification signs at their main entries, but signs are not always present at side access points or trail entries. Larger parks with multiple secondary entrances should be improved with additional park identification signs (e.g., smaller size with coordinated signage). With a graphic style plan that creates a unified sign and wayfinding system, aging or damaged signs should be replaced with an intentional new standard that helps park and trail users know where they are and what to expect from their experience. A coordinated hierarchy of sign types that applies consistent graphics would be a benefit across the overall park system.

LANDSCAPE/ENVIRONMENT

Stream Corridors

Redmond has demonstrated clear efforts in protecting and restoring its woodlands and riparian corridors through the partnership with Forterra. The Green Redmond Partnership had a number of active restoration planting projects in parks and resource lands. Sections of Bear Creek have natural streambanks, where feasible, and naturalized plantings cover much of the creek edges. Signage conveys the areas where restoration planting is occurring and helps inform the community about the intention of the riparian plantings. More native, canopy trees are recommended for areas along stream corridors, especially where the stream is near paved surfaces or collects urban runoff. Additional information on stream corridors is provided in Chapter 3F.

Forest Canopy & Park Trees

In general, the ornamental and native trees in the park system appeared in very good condition. In a few park locations, additional attention may be warranted for shade or ornamental trees located in mown grass areas. Ensuring that park trees do not have grass growing at the base of their trunks can help to protect tree trunks and roots from unintentional mower or string trimmer damage. Trees in the open grass areas of Idylwood Park were exhibiting damage on their lower trunks from string trimmers and mowers. This type of damage can girdle the tree and lead to tree death. Removing grass from the base of trees and adding a circle of wood chips can eliminate the need for string trimmers and mowers to be close to tree trunks. As any tree ages, dies, and is removed, the predominant use of Pacific Northwest native tree species is recommended as a replacement to support local wildlife habitat and promote long-term tree canopy environmental benefits. Additional information on tree canopy located is provided in Chapter 3F.

Natural Turf grass

Natural turf grass management appears adequately managed to maintain sport fields and open mown grass areas within parks. Grass fields for organized sports require a higher level of maintenance and expected quality to ensure safe and continual team play during the baseball, softball, soccer, and lacrosse seasons. Typically, athletic fields with natural grass must be fertilized and mown more often than typical open grass areas in public parks. Field areas with sand-based

turf grass (like the softball fields at Hartman Park) may require even more nitrogen-based fertilization frequencies since sand does not retain nitrogen particles for root uptake.

Maintenance standards can be established that specifically identify the tolerance for weed growth within natural grass sport fields and the approved methods for weed control in the public arena. Timing and notification methods should also be incorporated into adopted park standards to ensure safe application and public use.

Mown grass areas in parks are often valued for supporting open, non-programmed play. However, mown grass requires considerable maintenance and management costs to sustain effective ground cover for active use. Mown grass is not considered an environmentally sustainable landscape condition, and, as such, its use should be more intentional that a traditionally expansive groundcover in parks. The City could begin a process of assessing each park site for areas where mown grass is not needed to support recreational uses and could be 'rewilded' and converting to meadow or tall grass areas. This conversion to a more natural habitat would reduce carbon emissions and irrigation needs and could provide much-needed habitat for pollinators and other wildlife.

Water Access

Park users can access public shorelines for water-based recreation at Idylwood Park through its Lake Sammamish beachfront areas and to the Sammamish River via the shore launch at Luke McRedmond Park. Both sites provide opportunities to hand-carry watercraft to the shoreline. Luke McRedmond provides a concrete ramp and riverfront landing for ingress and egress from the River. Idylwood Park's beach allows for gradual entry into the Lake. In both parks, the distance from parking to shore launch is considerable for hand carrying a canoe, kayak, or paddleboard and may limit the feasibility for many paddlers to use those launch sites. Even combined with King County's Marymoor Park's riverfront access, Redmond could benefit from additional opportunities for water access.

Community Gardens

Redmond offers community gardens or pea-patch space at Juel Park, Old Firehouse Teen Center, and are planned for the future Redmond Senior and Community Center. At Juel Park there are 40 plots, fruit trees, and a tool shed available for the residents who rent these plots. The plots at the Old Fire House were placed in 2020 with the closure of the Redmond Senior Center. They are now a part of a multigenerational project between the teens and seniors. All garden plots the city manages have seen high demand and additional plots should be added at Juel Park and other locations across the city. Consideration should be given to expanding plots in urban centers, at the community centers, and in underutilized park areas that have good solar access and water for irrigation.

ADA COMPLIANCE

As with many older parks, some architectural barriers were present in the park system. Updating and providing ADA accessibility and compliance with federal guidelines are part of Redmond's regular capital repair schedule to ensure the reasonable access on older pavements, parking, playgrounds, picnic amenities, restrooms, and recreational elements. The Redmond park system has a few ADA compliance issues with park access at parking areas, insufficient travel aisles from handicapped parking spaces, missing tactile warning strips, and barriers to access into playground areas, as well as non-complaint benches and picnic tables lacking accessible routes.

Standards for park furnishing such as benches, picnic tables, drinking fountains, bike racks, trash receptacles, and other common amenities used throughout the park system can be instrumental in assuring consistent ADA compliance and streamlined maintenance and repairs. The City should continue to implement its ADA Transition Program to address these deficiencies and continue to bring all City parks into compliance in accordance with the adopted ADA Transition Plan.

SAFETY CONSIDERATIONS

Many of the park layouts and landscapes appeared to meet the basic crime prevention through environmental design (CPTED) principles of good visibility and overall positive perceptions of public safety. CPTED principles are based on the theory that the built environment influences the behavior of people. Public park design and management should consider how these principles: natural access control, natural surveillance, territoriality, activity support and maintenance affect perceptions of public safety and potential crime prevention. For example, park landscapes in active and heavily-used areas should avoid use of hedges and dense shrubby vegetation that obscures views or creates blind corners along trails. In general, fenced enclosures should have

multiple gates. Night lighting should be adequate for supporting evening programming. Playgrounds have their own set of safety considerations and require specific safety surfacing, inspections and lifecycle planning for any aging equipment. Maintenance is crucial to manage public perception that parks are safe and well-cared for. In Redmond, park safety conditions were generally good throughout the park system.

MASTER PLANNING, SITE DEVELOPMENT & ENHANCEMENTS

Conceptual master planning for Conrad Olson Farm, Arthur Johnson Park, Juel Park, Martin Park, and Farrel-McWhirter Park was conducted in 2009 as part of the East Redmond Corridor Master Plan. The parks were assigned roles along the Corridor relative to historic context, trail connectivity, and environmental engagement. Since 2009, the City's 2020 Environmental Sustainability Action Plan has recognized the importance for more proactive implementation of its tree canopy preservation. The five parks cited within the East Redmond Corridor Master Plan would benefit from more detailed master planning to revise their roles in providing climate resilience and expanding outdoor recreation opportunities.

A master plan for Sammamish Valley Park also was adopted in 2009 prior to the Sustainability Action Plan and the identification of the need for more tree canopy. Some modification or update to this master plan should be conducted to increase the potential for this park to contribute more toward the overall tree canopy coverage target. The northern area of Redmond also has been identified as lacking in playground amenities. An update to Sammamish Valley Park master plan should increase the outdoor play opportunities provided at the park.

Other conceptual plans for Smith Woods, Cascade View Park (including the western portion) and Dudley Carter Park have been prepared. Updating these concepts is warranted to align with current recreational needs and environmental targets. Rotary Park, with its challenging access issues, should be assessed for passive tree canopy expansion along the Sammamish River.

SE Redmond Park has received funding for a Master Plan in the 2023/24 biennium. This process will help determine the best role for providing greater recreation value to the park system.

Hartman Park is one of the city's most popular and visited parks that is operating without a Master Plan. A plan should be developed to guide enhancements and renovations to the park's playgrounds, fields, concessions, community pool, and natural areas.

The City should maximize the provision and variety of outdoor recreation options within its public spaces to take full advantage of existing parklands. A complete list of existing park master plans by year is provided in Appendix B.







Gap Analysis

Understanding the known gaps in the park system and evaluating the City's existing levels of service for parks (i.e., snapshot in time of how well the City is meeting its adopted standards) will provide a foundation for strategic planning as a basis for a balanced distribution of parks, trails and recreation amenities in the future.

To better understand the distribution of existing recreation amenities and where acquisition efforts should be considered, a gap analysis of the park system was conducted to examine and assess the community's current access to various recreation opportunities across the City. The analysis reviewed the locations and types of existing facilities, land use classifications, transportation/access barriers and other factors. The analysis also used transportation analysis zone (TAZ) data, which is the unit of geography used in transportation planning models and includes current and projected population forecasts by household and employee counts.

Given the mix of park classifications in Redmond, the analysis used travelsheds for each active-use park classification and calculated travel distances along the road network starting from known and accessible access points at each park:

- For neighborhood parks, travelsheds were set to capture the City's 10-minute walk goal, whish is roughly equivalent to a ½-mile distance. The travelsheds were derived using a ¼-mile primary and ½-mile secondary service area with travel distances calculated along the road network starting from known and accessible access points at each park.
- For urban parks, travelsheds were derived using ¼-mile, ½-mile, and 1-mile travel distances.
- For community parks, travelsheds were derived using ¼-mile, ½-mile, 1-mile and 2-mile travel distances to acknowledge that these park types (including athletic fields) serve a wider array of users and driving to such sites is typical.
- Composite maps of all three park classifications illustrate the entirety of active-use parks to the 10-minute (½-mile) travelshed.

Maps 2 through 5 illustrate the application of the distribution criteria from existing parks. Areas in white do not have a public park within reasonable distance of their home (½-mile). The illustrated 'travelshed' for each existing Redmond park highlights that certain areas within the city do not have the desired proximity to a local park. Gaps between these service areas constitute "unserved" neighborhoods.

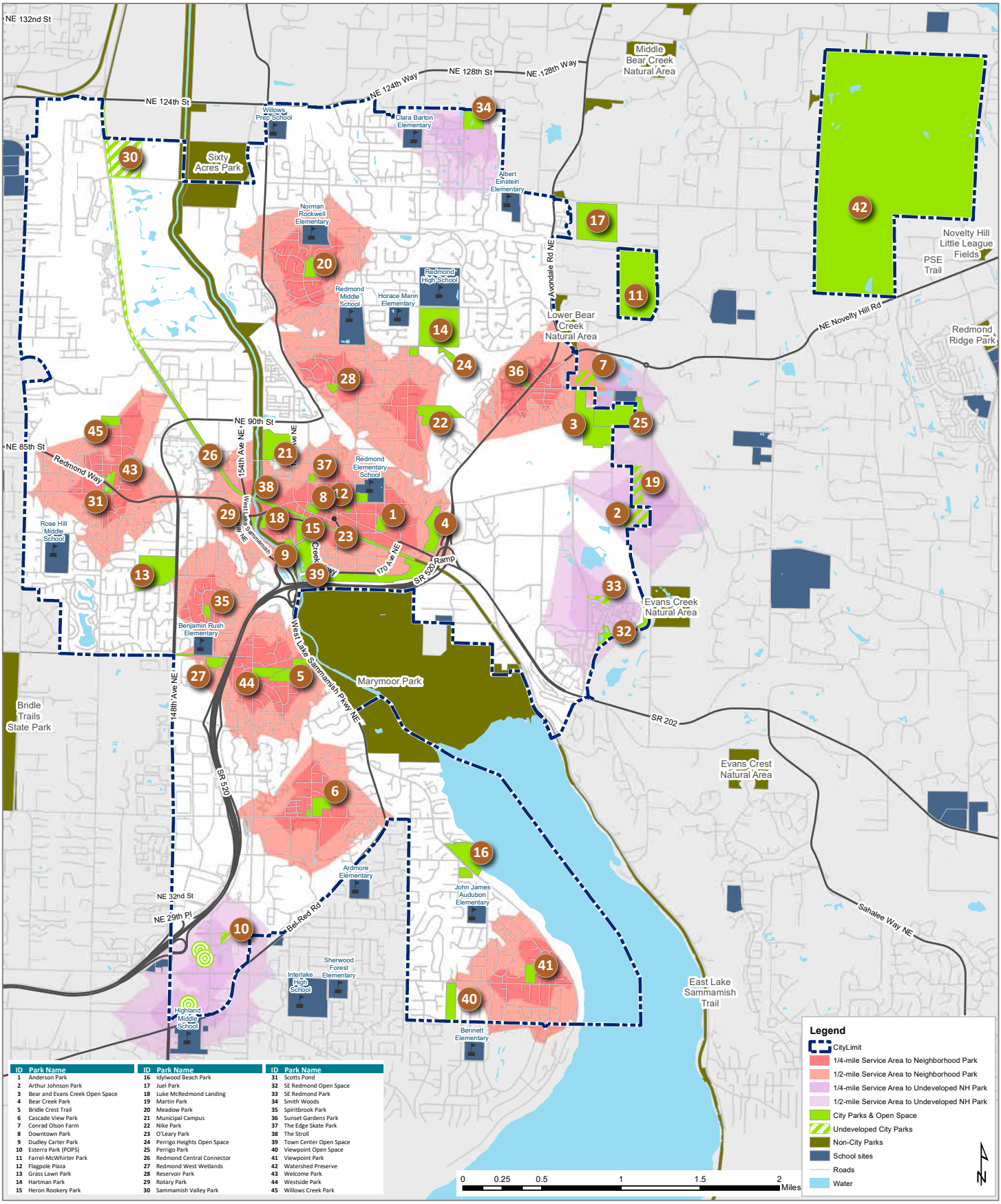
Gap analysis modeling also assessed the distribution of various recreation amenities, including playgrounds, sport fields, sport courts, and trails. Maps __ through __ illustrate the geographic distribution of these amenities, and this information is helpful in future park planning to improve access to the variety of recreation options desired by the community.

Striving to provide a neighborhood park within a reasonable distance (e.g., ½-mile) may require acquiring new park properties in currently under-served locations or improving multi-modal transportation connections to allow local residents to safely and conveniently reach their local park. As Redmond continues to develop and become more dense, acquisition opportunities will quickly diminish, and the City should consider rapidly taking advantage of acquisition opportunities in strategic locations as funding allows to fill remaining gaps. In concert with the search for developable park land, the City should continue to coordinate with proposed residential land development projects to consider when and how a public park, plaza, or trail connection could be incorporated into the planning of newly developed residential areas.

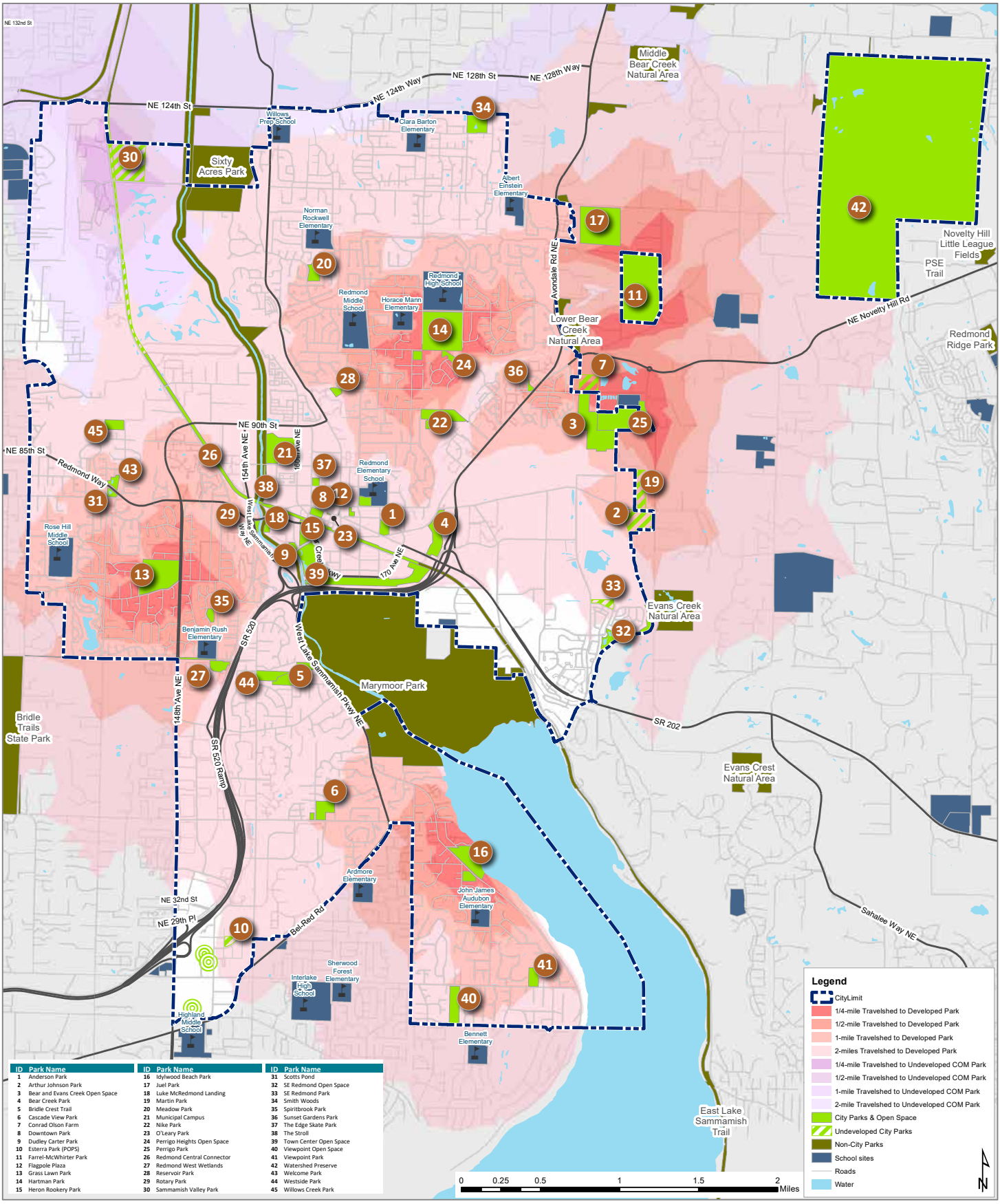
The mapping of park distribution and 'travelsheds' helps to illustrate the underserved parts of Redmond. Areas of northwest, north, southeast Redmond have limited access to public parks or open space as indicated by white areas on Map 6. These areas of the City should be targeted for future acquisitions to help create more equitable access for all residents and are noted in the Capital Planning chapter of this Plan.

While the targeted acquisition areas do not identify a specific parcel(s) for consideration, the area encompasses a broader region in which an acquisition would be ideally suited. These acquisition targets represent a long-term vision for improving parkland distribution in Redmond.

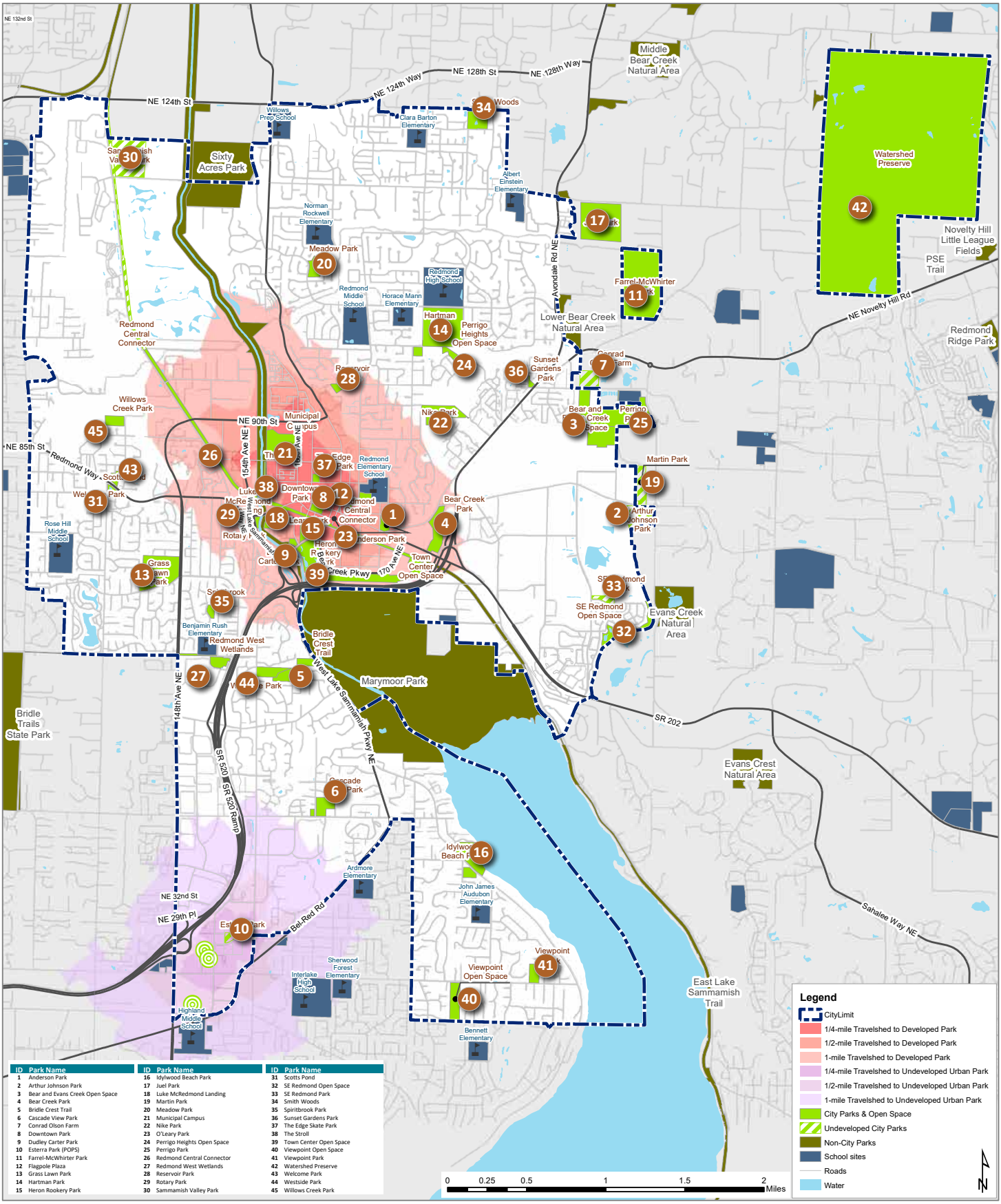
It should also be noted that the City owns several properties that are intended to serve as neighborhood parks, but are undeveloped. The future planning and development of these eight sites will further improve the overall distribution of parks for the Redmond community, and these sites have been accounted for in the gap analysis.



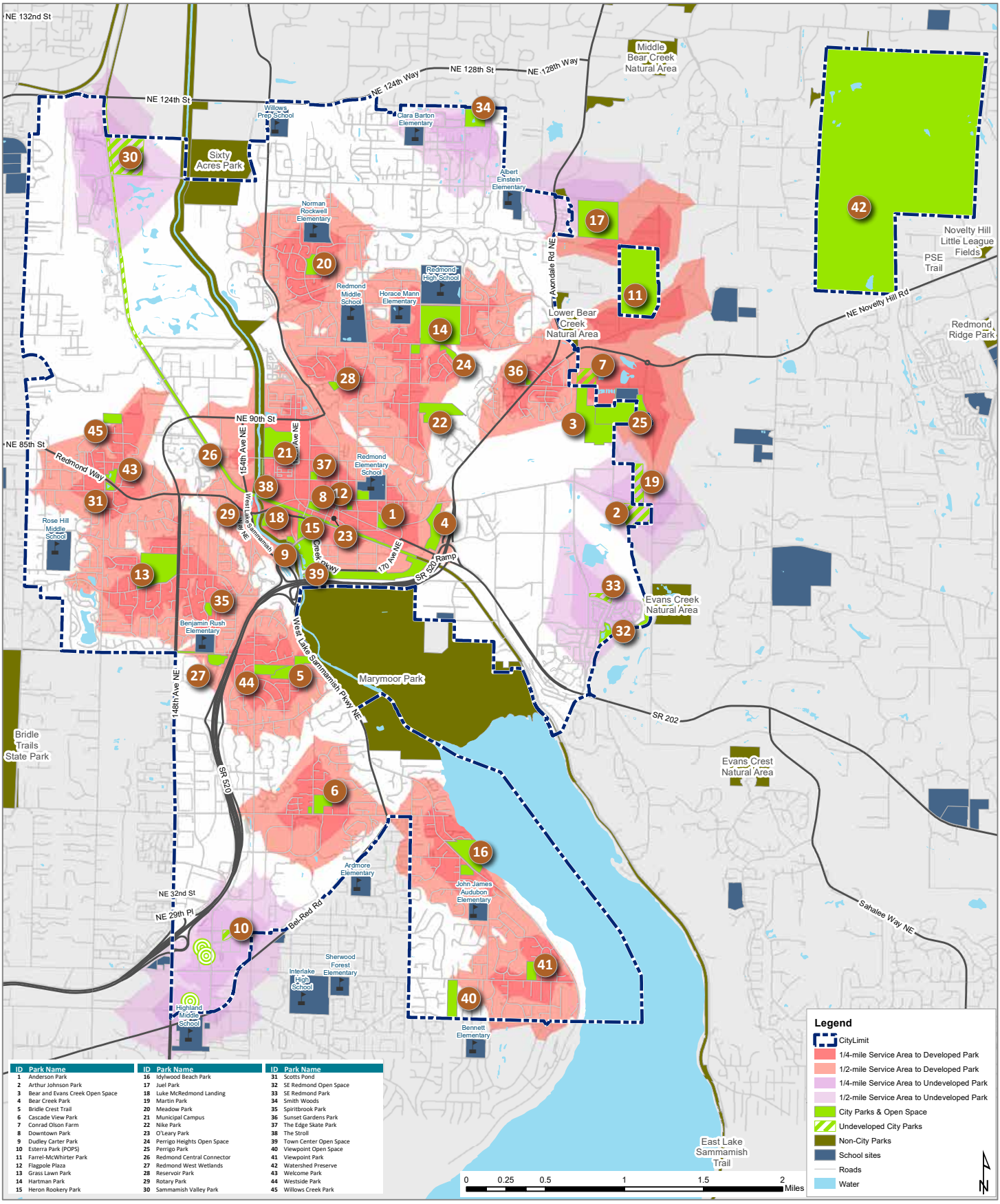
Map 2: Travelsheds for All Neighborhood Parks (to ½-mile)



Map 3: Travelsheds for All Community Parks (to 2-miles)

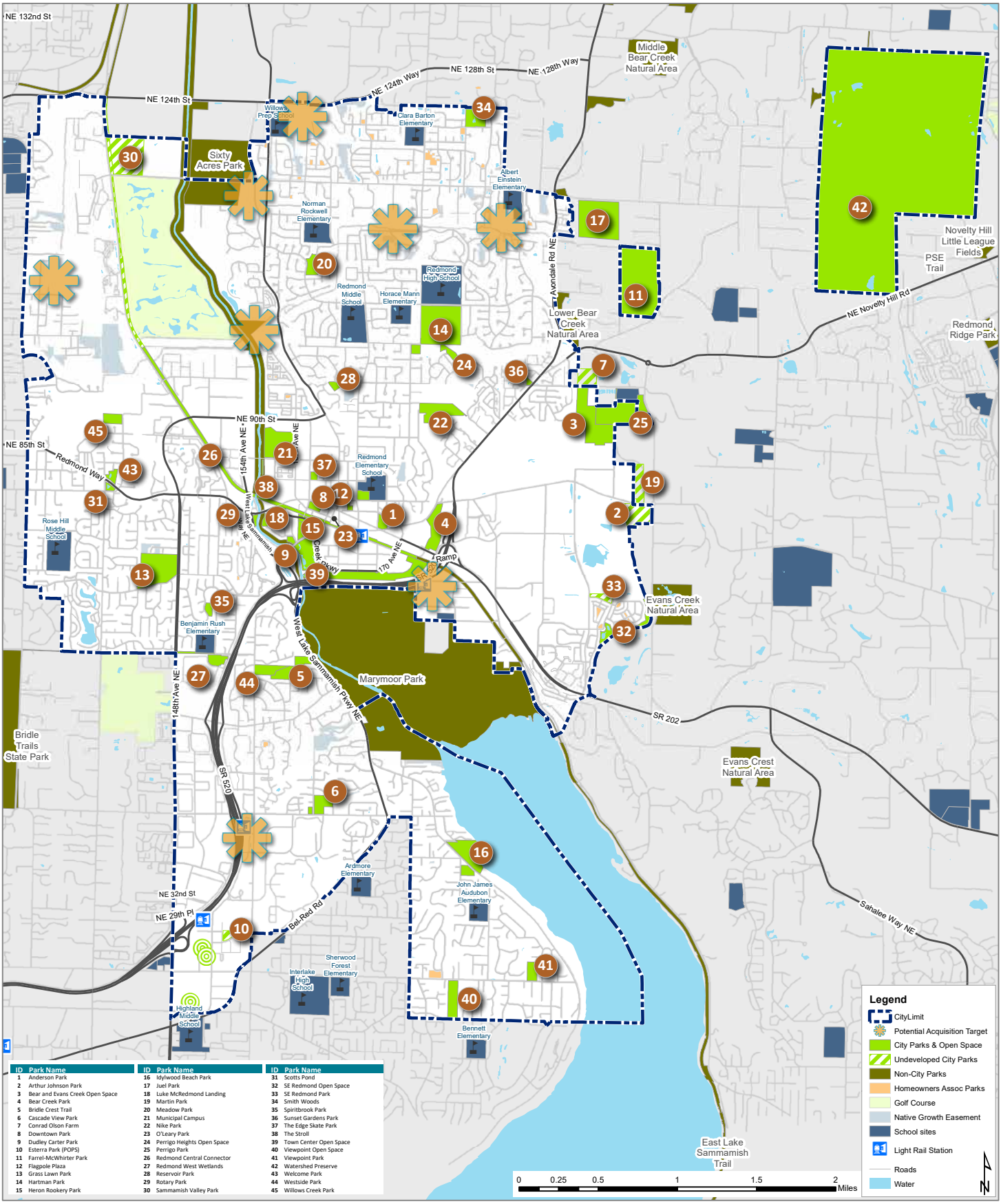


Map 4: Travelsheds for All Urban Parks (to 1-mile)



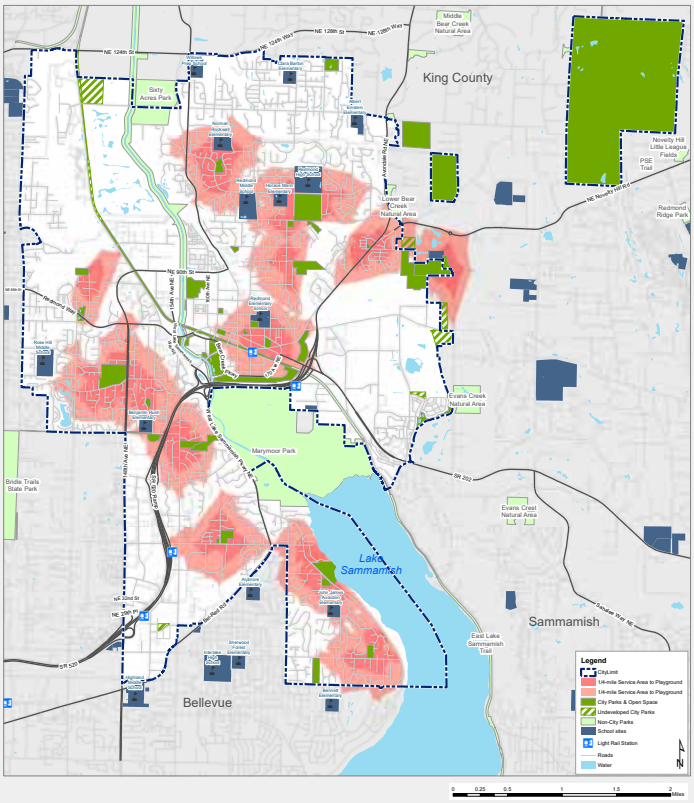
ID	Park Name	ID	Park Name	ID	Park Name
1	Anderson Park	16	Idylwood Beach Park	31	Scotts Pond
2	Arthur Johnson Park	17	Juel Park	32	SE Redmond Open Space
3	Bear and Evans Creek Open Space	18	Luke McRedmond Landing	33	SE Redmond Park
4	Bear Creek Park	19	Martin Park	34	Smith Woods
5	Bridle Crest Trail	20	Meadow Park	35	Spiritbrook Park
6	Cascade View Park	21	Municipal Campus	36	Sunset Gardens Park
7	Conrad Olson Farm	22	Nike Park	37	The Edge Skate Park
8	Downtown Park	23	O'Leary Park	38	The Stroll
9	Dudley Carter Park	24	Perrigo Heights Open Space	39	Town Center Open Space
10	Esterra Park (POPS)	25	Perrigo Park	40	Viewpoint Open Space
11	Farrel-McWhirter Park	26	Redmond Central Connector	41	Viewpoint Park
12	Flagpole Plaza	27	Redmond West Wetlands	42	Watershed Preserve
13	Grass Lawn Park	28	Reservoir Park	43	Welcome Park
14	Hartman Park	29	Rotary Park	44	Westside Park
15	Heron Rookery Park	30	Sammamish Valley Park	45	Willows Creek Park

Map 5: Travelshed Composite - Developed & Undeveloped Parks (to ½-mile)

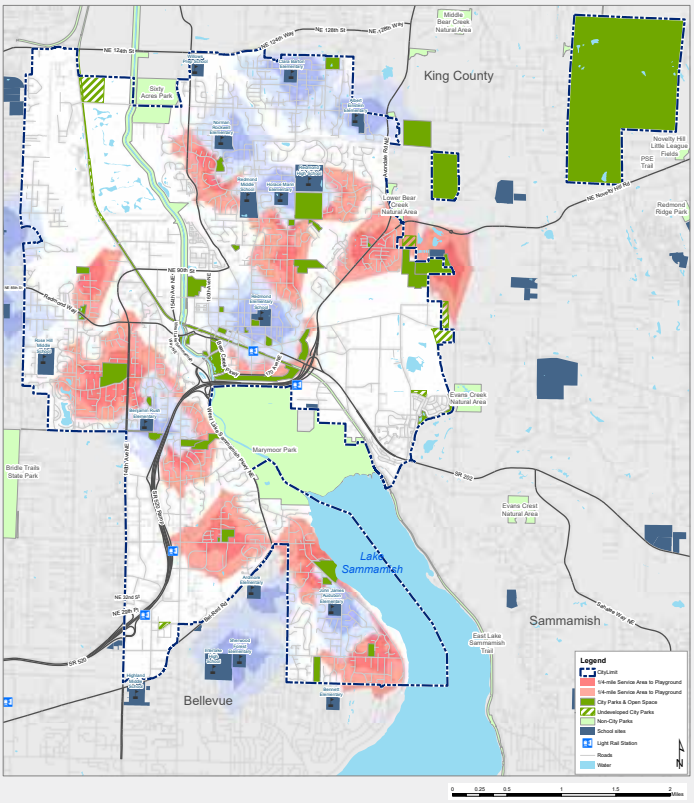


Map 6: Potential Acquisition Target Areas

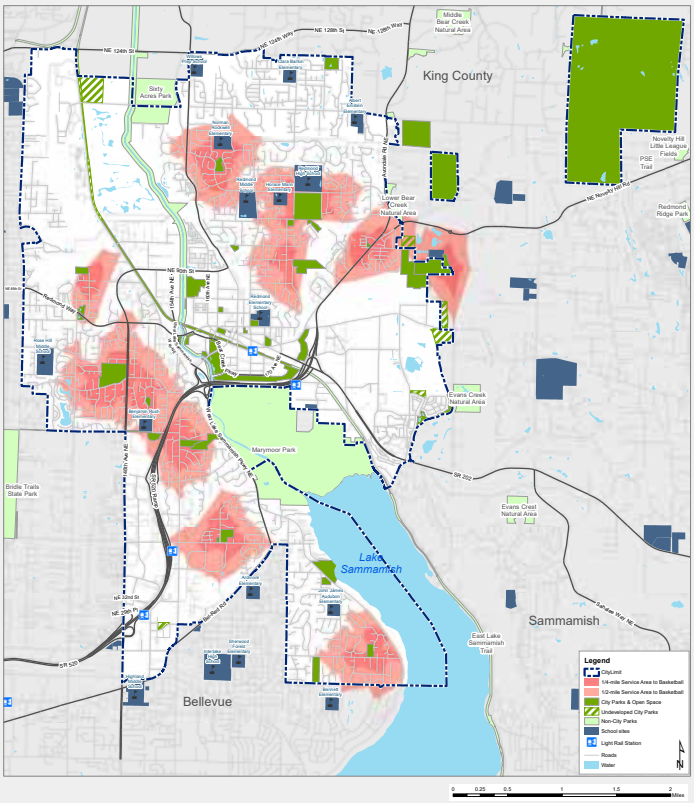
Travelsheds: Playgrounds



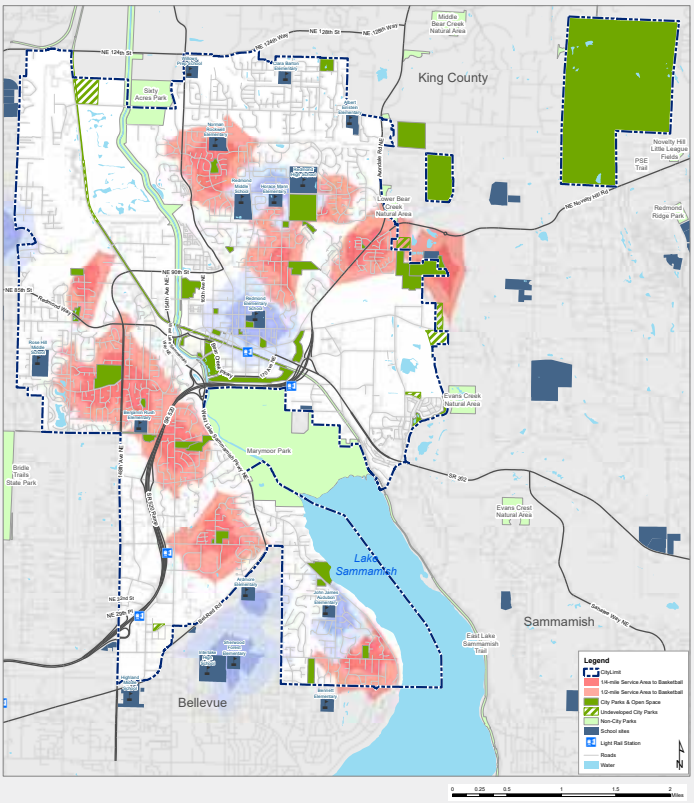
Travelsheds: Playgrounds & Schools



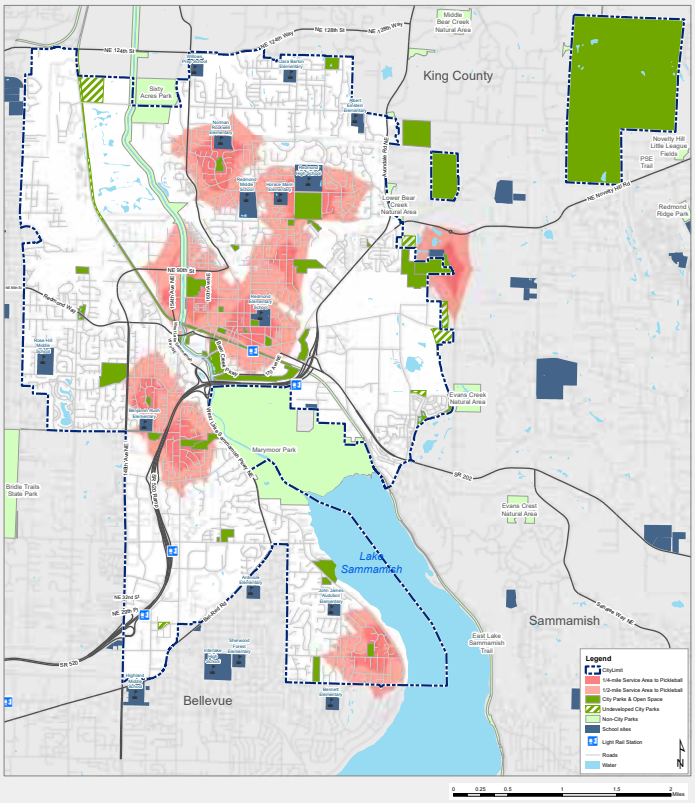
Travelsheds: Basketball Courts



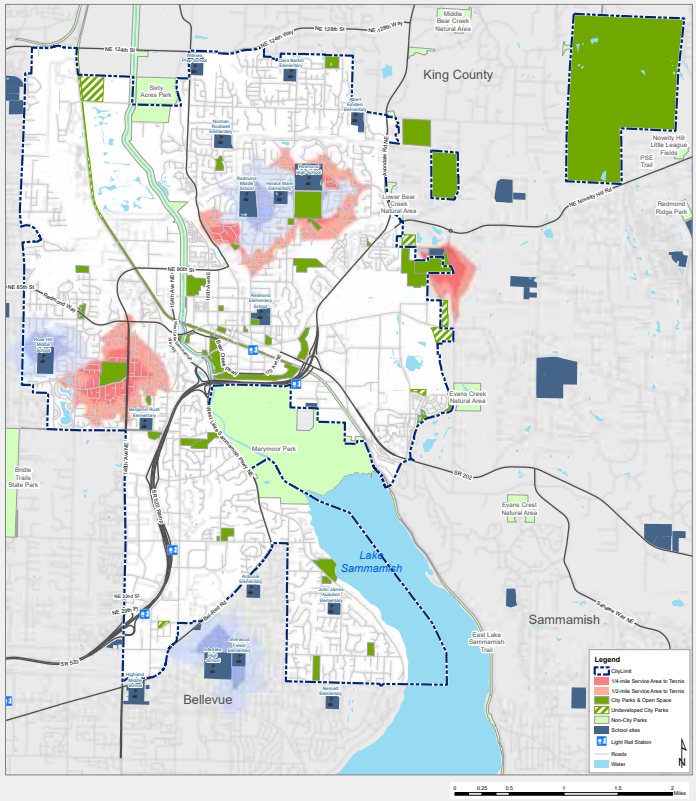
Travelsheds: Basketball with Schools



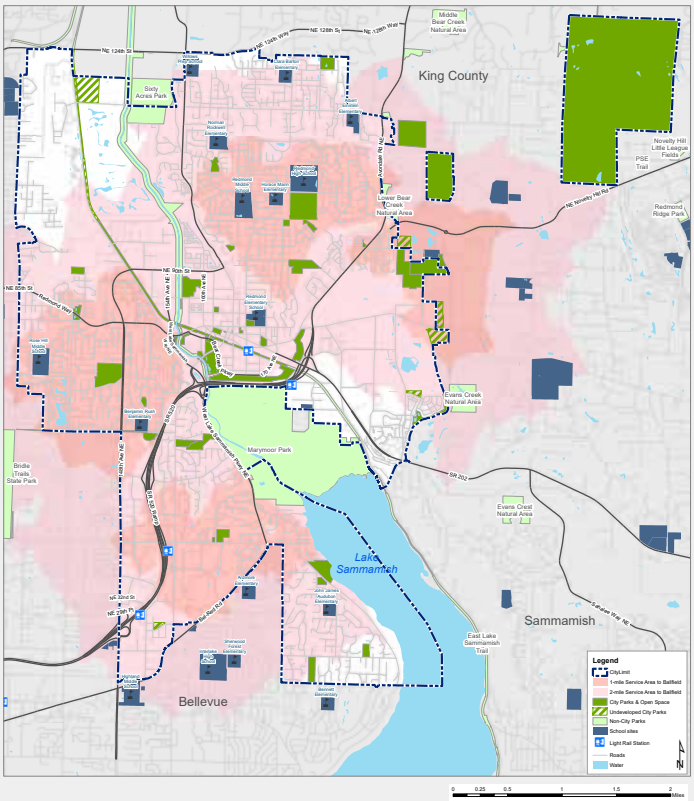
Travelsheds: Pickleball



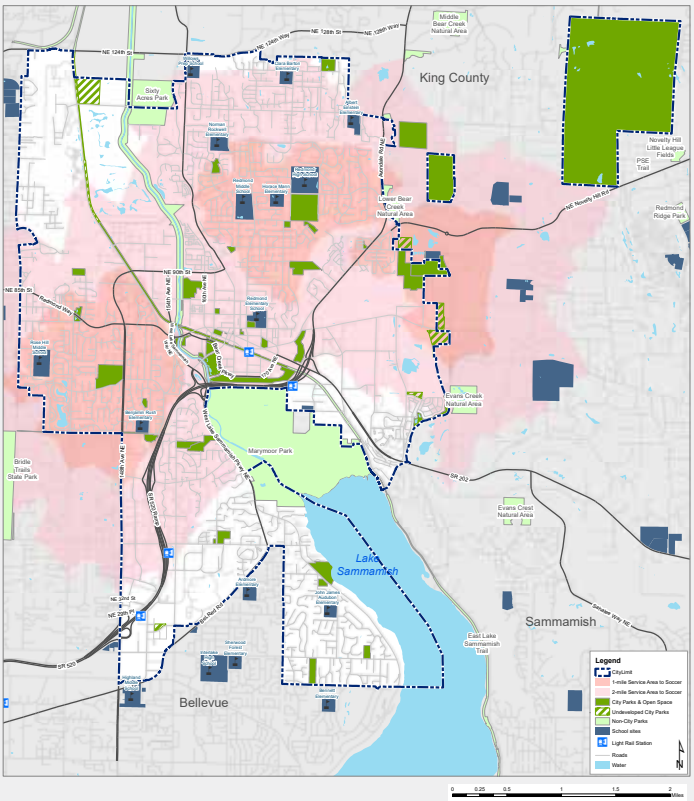
Travelsheds: Tennis with Schools



Travelsheds: Baseball Fields



Travelsheds: Soccer Fields



Park System Recommendations

Park system recommendations are based on the community insights, conditions assessments, and professional planning conducted for maintaining and improving Redmond's park and recreation provision for the next six to ten years. These recommendations are based on cumulative information gathered from multiple sources to help direct the investments for the future growth of the City and its recreational resources. These recommendations align with the goals and actions in Chapter 4, as well as the capital projects and programs listed in Chapter 5.

LIFECYCLE PLANNING

Asset management programs help to protect a park system's investment in facilities and capital assets to achieve high levels of cost-effectiveness. These assets have a finite lifespan. From shelters to signs and play equipment to site furnishings, eventual needs for replacement can be planned to avoid both gaps in service and potential safety risks. Tracking installation dates for play equipment and park structures can help predict the future need for replacement and manage expectations for capital facilities planning.

The foundation of a holistic asset management program is a comprehensive inventory and assessment of existing facilities and unmet needs. The City should continue to maintain standardized and systematic inventory documentation of park system infrastructure, including quantity, location and condition. By tracking installation and the expected useful life of assets, Redmond can plan for proactive maintenance and replacement of assets in the future. This lifecycle planning should be further supplemented by on-going condition assessments of assets – particularly those with a high consequence of failure. The City does this regularly with playground equipment inspections, and this practice can be replicated across the other site amenities and improvements. The CIP reflects some of the needs for replacements and renovations based on the information that comes from lifecycle planning.

ACQUISITIONS FOR A COMPLETE PARK SYSTEM

Redmond's park system has been expanding as the City grows and the need for more facilities triggers additions of both parkland and recreational amenities. The City is expected to continue its growth as a desirable place to live and, thus, must press forward to acquire more parkland and develop more amenities within existing parklands. Acquiring parkland requires a proactive approach and may need to look beyond undeveloped or partially developed properties, taking advantage of acquisition opportunities in strategic locations as funding allows will help fill remaining gaps. In addition to fee-simple purchases, the City should continue to work and coordinate with local residential developers to include public parks in new subdivisions and utilize tools, such as park impact fee credits, to facilitate the process. Also, the City should explore use agreements with Puget Sound Energy to utilize select segments of the powerline corridor to install neighborhood-scale parks where no other alternative land options exist and to fill existing, known gaps in the ½-mile service area goal.





> **"There is going to be a need for more parks do to the increase in population from all the apartments being built."**
>
> *-Survey respondent*







PARK DESIGN & DEVELOPMENT PROJECTS

Several existing, undeveloped sites acquired as future parks provide substantial latent capacity to expand recreational offerings in Redmond. The preparation of new or updated site master will be beneficial to guide future decision-making and development of these parks. Once master plans have been adopted, phased park development should be initiated as part of the Capital Improvement Program, as described in Chapter 5 of this PARCC Plan. Park site master plans should be prepared or updated for the following:

- Arthur Johnson Park master plan (update previous plan)
- Conrad Olson Park master plan
- Hartman Park master plan
- Juel Park master plan
- Martin Park master plan (update previous plan)
- Rotary Park master plan
- Sammamish Valley Park master plan (update previous plan)
- SE Redmond Neighborhood Park master plan (budgeted for 2023/24)

PRIVATELY OWNED PUBLIC SPACES (POPS) EXPANSION

As Redmond urbanizes, there may be opportunities to partner with developers to create privately owned, public spaces (POPS). POPS would function like City parks, but they would be developed and maintained by a private entity. The Parks and Recreation Department should work with the Planning Department to formalize this model and to provide guidance when park space is developed as an incentive. POPS would have a public easement in perpetuity, and the developer would work with the City and Parks and Trails Commission on site master planning and development. Signage, park rules, maintenance, and access standards should align with the City's adopted policies. Esterra Park, which will open in 2023, will provide 2+ acres of parkland in Overlake, and additional public spaces are planned.



EXPANDING RECREATION OPTIONS & VARIETY

With approximately 80 acres of undeveloped parkland and the need to prepare or update site master plans for the eight parks noted above, the following amenities should be considered for future site planning. These amenities are supported by the community feedback captured during the planning process and noted in Chapter 2.

All-Inclusive Playgrounds

Upgrading play areas for ADA-accessibility will be necessary to ensure compliance and universal access; however, providing for ADA-accessibility should not be the City's only goal. As new parks or playground replacements are planned, Redmond should consider opportunities for fully-accessible, all-inclusive play areas to provide for users of all abilities. These could include elements built into the landform, such as hillside slides, and amenities for users of all ages, such as fitness or body-weight exercise stations. Transitioning to more accessible play surfacing will create more universal opportunities for park users. Poured-in-place surfacing avoids the development of cracks and creates smooth surfaces for wheelchairs, strollers, and walkers. Smaller renovations could include adding inclusive elements, such as accessible swings, with a goal of having a portions of all playground features be ADA accessible. Inclusive playgrounds support the Parks and Recreation goal of expanding access to all.

Splash Pads & Spray Parks

Spray parks are water play features that are very popular and provide a means of integrating aquatics into parks at a relatively low cost. Redmond currently has splash pads at Grass Lawn Park and at Downtown Park. The City should consider at least two additional spray parks geographically spread in the City to serve residents as an option for summertime water play that doesn't require lifeguarding. This special use amenity typically is supported by parking and restrooms, since it draws users from a wider area and would be most appropriate for Community or Urban Parks. Any spray park facility should be designed to recycle water, if practical.

Sport Courts

Tennis courts, volleyball courts, basketball courts, and pickleball courts are provided at multiple City parks. However, the demand for and growth in pickleball warrants additional dedicated or multi-use courts. Pickleball continues to rank as one of the fastest -growing sports and has seen significant jumps in participation over the past decade, attracting a wide range of age groups. As an interim step, the City should plan to convert some courts to multi-sport courts through striping and then pursue the development of a small pickleball complex (e.g., 8-16 courts) to include seating, shelter, and restrooms to support small tournament play and accentuate the sport's social aspects for mixing players and times.





Off-Leash Dog Area

Redmond has no designated off-leashed areas (OLA) for dogs. However, King County's Marymoor Park located in the City has an extensive off-leash area with trails along the Sammamish River before it enters Lake Sammamish. Walking with a dog is a very popular recreational activity, and off-leash areas have become desired amenities for dog owners living in urban environments who may otherwise have limited opportunities to exercise their pets. Recreational trends and community input indicate an existing need for an off-leash area in Redmond.. To provide off-leash space for residents in multifamily housing, the City will pilot an off leash dog area in the Downtown Neighborhood in the 2023/24 Biennium. Redmond will follow the example from the City of Bothell and Kirkland with the creation of a temporary, pop-up dog park to test the community's interest and support for this amenity, as well test different locations.

Appropriate sites should be safe, not isolated, and noise impacts on neighbors should be considered. Ideally, a dog park would be a component to a larger (future) park where infrastructure (e.g., parking, restrooms, and garbage collection) exists and supports multiple activities. The development of a dog park may require code revisions, the development of rules and policies, and community support for self-policing for behavioral issues and waste pick-up. Communities throughout the Northwest have relied on grassroots or non-profit organizations for the ongoing operations and maintenance of such facilities

Potential future venues outside of the Downtown could include Hartman Park, Grass Lawn Park, Martin Park, and Cascade View Park. The City should consider installing an OLA in the northern portion of Redmond to provide an additional dog park option for residents. One of the undeveloped parks in the East Redmond corridor also may be an option for a suitable dog park that would expand geographic equity of this type of facility.

Bike Skills, Pump Tracks & Parkour Elements

Engaging older youth, teens, and adults in more intense physical activity within parks requires amenities that support challenging active movement. The City should plan for a pump track and connecting flow track (distinct from single track trails) in a visible location that can accommodate parking and can enable a synergy with other park uses. These features would add new challenges for riders and add to the range of outdoor recreational opportunities across older youth and teens, and support Redmond's identity as the Bicycle Capital of the Northwest. Alternatively, parkour features in parks can offer a unique and inviting fitness spaces for all ages.

Community Gardens

Community gardens provide common space for residents to grow fruits, vegetables, and flowers, and they were strongly favored by respondents to the community survey. Community gardens have become popular park amenities in urban environments where residents may have limited outdoor space. Gardens





are also popular with a diverse range of residents, and they have been shown to increase healthy food consumption, while providing opportunities for active living, social interactions and lifelong learning. Additional gardens could be sited in community or neighborhood parks, at community centers, or in stand-alone locations with access to water. An expansion of the Juel Park Community Gardens is planned for the 2023/24 biennium.

Seasonal or Interim Activation

Activating undeveloped parks or other park space for seasonal or interim uses could provide expanded recreation opportunities or provide testing grounds for pilot projects. Examples could include seasonal celebrations or covered picnic or seating areas. Another option is to install a seasonal ice skating rink during the colder months, which could be especially beneficial for activating urban plazas in the City's urban centers, such as the rapidly growing Overlake urban center.

WATER-ORIENTED RECREATION

Redmond's location on Lake Sammamish and the Sammamish River provides substantial opportunities for water-based recreation, including both motorized and non-motorized boating, fishing, paddle sports, wildlife watching, and beach activities. The City has made investments in water-oriented infrastructure, such as the watercraft launch at Luke McRedmond Landing, and the City should explore additional sites for non-motorized ramps and other water access amenities in support of the Lakes-To-Locks Water Trail. In addition, the City should coordinate and partner with local businesses to run classes that provide an introduction to these outdoor sports and broaden the outreach to new participants.

ADA COMPLIANCE

Minor improvements to access, such as providing ramped entrances, for site furnishings are necessary to conform to the Americans with Disabilities Act (ADA) and ensure universal accessibility. The City should continue to implement the ADA Transition Plan and continue to make improvements to existing parks as needed to ensure proper maintenance, usability and quality of park features and grounds. The Capital Improvement Plan includes line items for covering small upgrades and improvements to remove barriers and improve universal access.

USER CONVENIENCES

Picnic Areas, Shade & Shelters

Improving access to existing picnic areas and shelters for ADA compliance should be a core focus. Additionally, the City should assess and consider installation of new picnic shelters in existing parks and distributed across Redmond. Site master plans should guide the future decisions about the need and location of picnic areas and shelter facilities. Picnic shelter rentals are in high demand, and additional facilities could address that demand and support cost recovery efforts.

Wayfinding

The City of Redmond can benefit from enhanced wayfinding and signage supporting its overall park and trail system. Opportunities exist to help visitors navigate and inform them about the public spaces they are entering. A good wayfinding system can provide a consistent identity and display valuable and accessible information to orient the user. This guidance system ensures efficient use of the trail, park, or other public space and conveys safety to the user by translating the environment into a known geography. Signs, symbols, mapping, color, and standardized site amenities combined with good design of the physical environment (i.e., trail or park) help the user navigate the space and stay comfortably oriented.

DONATION & CONTRIBUTION CONSIDERATIONS

The Parks and Recreation Department has an existing donations policy that outlines the expectations for contributions of site furnishings and trees in the park system. Picnic tables, benches, trees, and the addition of a bronze plaque are cited with a price list and application form. The City should expand this donation policy to promote larger, more significant donations that contribute to the development of park facilities and amenities. Researching the development of a Parks Foundation and creating resources on donating land could provide additional resources to the system.

Community Centers

Recreation Facilities

The City currently owns or leases and operates four recreation facilities. A fifth facility, the Redmond Senior & Community Center, is currently under construction. Additional information on the programming and operation of these facilities follows in the next chapter.

Old Redmond Schoolhouse

In 2021, the Old Redmond School House was converted from a community center to a Lake Washington School District preschool. The City continues to lease 9,785 square feet of the facility from the LWSD. This includes the gymnasium, clay studio, and two flexible spaces. One flexible space is sub-leased by the City to the Redmond Historical Society. The spaces operated by the City are accessible to the public through the Northwest entrance of the building.

Old Firehouse Teen Center (OFH)

The OFH, an 8,600 square foot building, was constructed in 1952, purportedly by volunteer labor for the volunteer fire department. It later served as City Hall and a police department. The building was converted to a teen center with an arts and music focus in 1994. A limited renovation and seismic upgrade was completed in 2004. Although the Teen Center is well-liked by users, it is not purpose-built. Its configuration does not adequately support its program and impedes supervision, and the facility's live music programming may not be compatible with future development in the surrounding neighborhood.

Redmond Community Center at Marymoor Village

Opened in January 2018, the City leases this 20,000-square-foot building from the Lake Washington Institute of Technology. The facility includes a 1,700 square-foot drop-in fitness studio with cardio and strength equipment, two multi-purpose rooms, tiered lecture classroom, and EyePlay, a virtual indoor playground available for family nights, birthdays, and activities. Many recreation activities and services are hosted from this facility, although the building lacks a gymnasium.



Redmond Pool

The Redmond Pool was built in 1972 by King County and transferred to the City in 2010. The Pool was recently closed for a two-phase renovation and reopened in April 2021. The City of Redmond currently contracts with WAVE Aquatics to offer swim lessons, classes and open swim - hosting 95,000 visitors per year, including local high school swim teams, cultural groups, seniors, and community organizations.

Redmond Senior and Community Center

A fifth facility, the Redmond Senior and Community Center, is currently under construction and replaces and expands upon the older Senior Center which was demolished in December 2020 due to structural integrity issues. The new community center is slated to open in 2024. The new center will include senior-dedicated spaces including a lounge and library, a large multi-purpose community room and commercial kitchen, active recreation areas including flexible gym space, group exercise studio, an elevated indoor walk/jog track, classroom spaces for art, music, games, and meeting rooms for community use.

Community Center Gap Analysis

The City of Redmond has prepared, or been part of, several plans since 2016 that illustrate the existing conditions of its community centers and document the need for indoor recreation space. These include Citywide Strategic Facilities Plan, Facilities Strategic Management Plan, Regional Aquatics Report, and the Community Centers Report. The construction of the new Redmond Senior and Community Center will provide a significant boost in programmable indoor recreation space for the City, but aging facilities and a growing population suggest that the demand for additional space will remain strong.

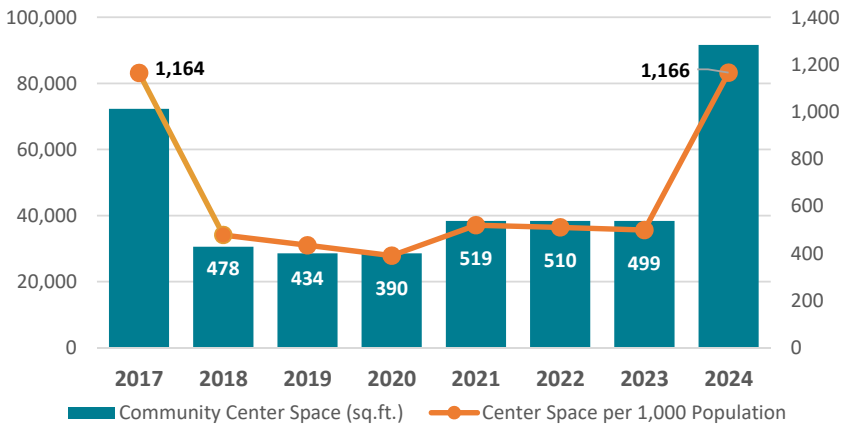
Through the findings of past studies and the outreach conducted as part of this PARCC Plan update, a need exists for more community center space in Redmond, especially acknowledging the anticipated growth over the coming decades. The Future of Redmond's Community Centers Report, completed in 2017, identified a need for additional community space in Redmond. Between 2000-2017, the City of Redmond operated 72,300 square feet of community center space through the Old Redmond Schoolhouse, Old Firehouse Teen Center, and Redmond Senior Center. By 2021, this has decreased to about 38,300 square feet, due to the closure of the Redmond Senior Center and a reduction in leased space at the Old Redmond Schoolhouse. The construction of the new Redmond Senior and Community Center will add 53,248 sf and provide needed indoor programming space – bringing the overall community center square feet per 1,000 people back to 2017 levels.

Figure 22. Changes in Community Center Space & Amenities (2017-2024)

	2000-2017	2018-2019	2020	2021-2023	2024
Centers included	ORSCC, OFHTC, RSC	RCCMV, RSC, OFHTC	RCCMV, OFHTC	RCCMV, OFHTC, ORSCC	RCCMV, OFHTC, ORSCC, RSCC
Total Square Feet	**72,300**	**50,600**	**28,600**	**38,300**	**91,600**
Small Meeting / Program Space (1-15 people)	**9**	**5**	**1**	**1**	**2**
Medium Meeting / Program Space (16-34 people)	**9**	**8**	**4**	**4**	**6**
Large Meeting / Program Space (35-70 people)	**6**	**4**	**2**	**2**	**3**
Commercial Kitchen	**2**	**2**	**-**	**1**	**2**
Dance Studio	**1**	**-**	**-**	**1**	**1**
Gymnasium	**1**	**-**	**-**	**1**	**2**
Notes	ORSCC closed Dec. 2017	RSC closed Sept. 2019	ORSCC reopens with smaller space Dec. 2020		RSCC opens 2024 (anticipated)

ORSCC - Old Redmond Schoolhouse Community Center
OFHTC - Old Firehouse Teen Center
RSC - Redmond Senior Center
RCCMV -Redmond Community Center at Marymoor Village
RSCC - Redmond Senior and Community Center

Figure 23. Community Center Square Feet per 1,000 People



"I think that the teen center can use a little love. Expanding it or making it like a stem center / maker space, might bring more people. Also offering more community classes there would be awesome!"

-Survey respondent

Figure 24. Comparing Redmond Community Center Space to National Medians

Facility Type	NRPA Median as Ratio to Redmond Population	Redmond Centers (#)	Notes
	Pop. Range 50,000- 99,999		
Recreation Centes (incl. gymnsaiums)	1.8	**0.25**	Discounted ORSCC for limited access
Community Centers	1.7	**1.0**	
Senior Centers	1.0	**0.5**	Discounted for temporary accommodations until RSCC completed
Aquatics centers	1.2	**1.0**	
Teen Centers	1.3	**1.0**	

Also, the only City-controlled gymnasium is located at the Old Redmond Schoolhouse (ORSCC). The gymnasium is 6,588 square feet. It has one full-sized court, two half-courts, and two volleyball nets. The gymnasium has a curtain divider, which allows for two activities to occur simultaneously. This gymnasium is used nearly 100% of the time during peak hours. The gymnasium is used for athletics such as basketball, volleyball, gymnastics, yoga, aerobics, and martial arts classes. The gymnasium is also available for rent to community groups. Due to the gym's heavy use, there is little time for drop-in activities, other than limited hours set aside for volleyball and basketball.

The City has a contract with the Lake Washington School District to use many of the Redmond school gymnasiums for programming. The City uses these school gymnasiums to the maximum extent possible; however, the hours available for City programming at the school gymnasiums are less than half of the hours available in the ORSCC gym, due to school operations and after-school activities. The new Redmond Senior and Community Center will add an additional, flexible gymnasium, but based on the demand for programs, the City needs more gymnasium space.



Community Center Recommendations

RENOVATING EXISTING FACILITIES

Redmond Pool

The Redmond Pool improvement project was identified in the 2019 Facilities Strategic Management Plan. The renovation improved essential pool and building mechanical systems, building performance, and customer service conveniences. Recent renovations completed between summer 2020 and spring 2021 have extended the operating life span for the pool by 25 to 30 years and include:

- New mechanical systems
- New air handling units
- New boiler systems
- Improved circulation
- New electrical, roof and windows
- Improved ADA access
- Locker room and lobby enhancements
- New pool decking
- Plumbing upgrades

Old Fire House Teen Center

The Old Fire House Teen Center is located on a 0.9-acre site near the historic core of downtown. Built in 1952, it is the oldest City facility still in service. As described in the Facilities Strategic Management Plan, the existing facility has many functional issues and is difficult to modernize due to its structural system configuration.

Previous plans have explored the options of renovating the facility or replacing the building. One scenario for rebuilding the Teen Center is as part of a co-located, higher-density civic facility, such as a combined Fire Station 11, new Teen Center, boutique hotel, and community meeting space. The property extends through the block and has two street frontages, which is a configuration that would serve well a new fire station.

If a co-located, joint facility is not advanced and no replacement facility is identified for the Teen Center, the City should renovate and replace systems to extend the existing facility's service life and seismically retrofit the hose tower. A number of potential capital improvements have been suggested for the building including improved HVAC systems and insulation, improved office conditions, exterior stucco repair, replacement of windows, repair of leaks in the hose drying tower, additional restrooms facilities, and expansion of the kitchen and computer room along with ADA accommodations.

DEVELOPING NEW FACILITIES

The City has developed multiple facility and community center studies since 2014. These plans provide more detailed information on the community and should be updated to assist decision making around the development of new facilities. With a goal of having a community center in each the City's urban centers and space for cultural art, future facilities could include the following.

Community Center Space in Marymoor Village

Since the Marymoor Village Community Center is leased and not owned, the City is limited in the improvements that can be made to the building to meet the Department's needs. The City should pursue opportunities to purchase community center space in Marymoor Village to meet the needs of the whole community, including servicing this growing neighborhood.

Overlake Community & Recreation Center

The Overlake urban center is located in southwest Redmond and is far from Downtown, which makes use of Downtown centers unlikely for this planned pedestrian-oriented community. 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 a gymnasium, fitness rooms, community meeting rooms, a general social living room area, and other amenities.

Regional Pool

In 2019, King County partnered with Cities of Bellevue, Kirkland, and Redmond to explore the development of aquatics facilities for the greater Eastside and compiled the Regional Aquatics Report. Over the past 10+ years, each of the three cities have conducted studies to evaluate the market, need, public interests, and scope of potential future aquatics facilities, but no new aquatic facilities have been built. The Regional Aquatics Report explored operating, funding, and location options, in addition to joint goals for a regional aquatics facility. Redmond's Facilities Strategic Management Plan reiterated the potential to explore a regional aquatics facility and indicated that the City should identify regional partners to share the high costs of building and operating a new pool facility. Currently Bellevue and Kirkland are conducting feasibility analysis around aquatics for their community.

Explore Partnerships for Community Center Space

Outside of ownership of stand-alone community center facilities, the City should be flexible and creative in it's approach to provide indoor recreation space that is open to the public. Development incentives for new mixed used buildings to provide indoor meeting space, black box theaters, or other recreation space that is open to the public should be pursued. This could be included as part of the development of a Privately Owned Public Spaces (POPS) program for both indoor and outdoor spaces.











3B Recreation Programs

The recreation facilities and services available within Redmond are a major community asset and support the physical, mental, and social health of community members. The City currently offers or promotes programming, including fitness, education and general interest classes, outdoor recreation, day camps, and special events to reflect the wide ranging diversity of the Redmond community.

The City of Redmond owns or operates four major community facilities. The Old Redmond Schoolhouse Community Center, Redmond Community Center at Marymoor Village, Old Firehouse Teen Center, and the Redmond Pool, are all heavily used for drop-in and programs. A fifth facility, the Redmond Senior and Community Center, is currently under construction and is anticipated to open in 2024. Recreational programming is also done within Redmond Parks. For example, Farrel McWhirter Farm Park is host to numerous seasonal recreational programs, classes, and events. Conversations with community members that took place in 2022 during this Plan update suggest a strong interest in expanding or having access to additional recreation facilities and program offerings, especially for youth, teens, and active adults.



Building community through people, parks, arts, recreation, and conservation.

Programming Trends

The following national and state data highlights some of the current trends in recreation and may frame future considerations in Redmond's recreation programs. Additional trend data are provided in Appendix I.

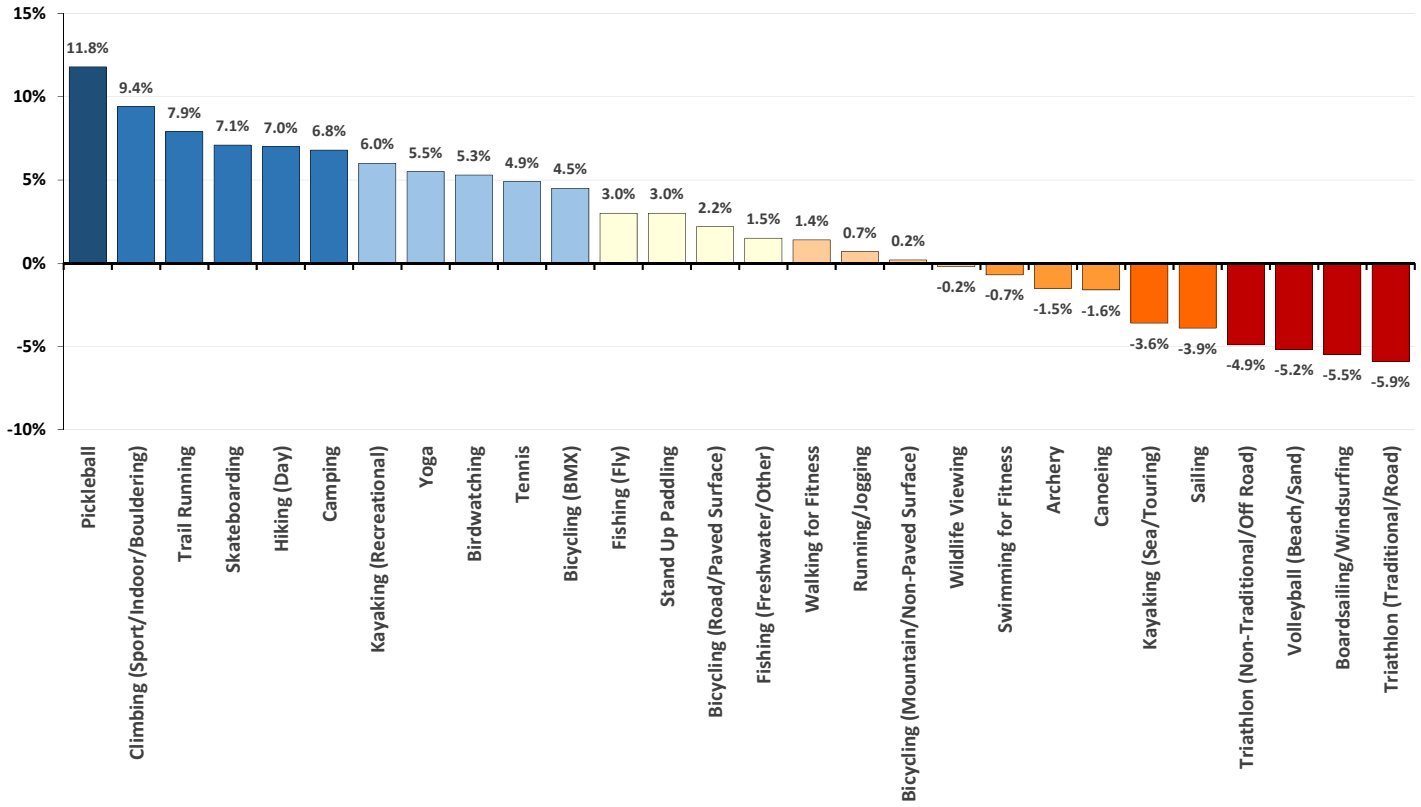
- Eighty-four percent of U.S. adults seek high-quality parks and recreation when choosing a place to live. (1)
- Nine out of ten people agree that parks and recreation is an important service provided by their local government. (1)
- More than eight in ten agencies provide themed special events (90% of agencies), team sports (87%), social recreation events (88%), youth summer camps (83%), fitness enhancement classes (82%), and health and wellness education (80%). (2)
- America's children are spending more time outdoors over the past decade, and the COVID pandemic accelerated that trend. Overall, the percentage of America's kids participating in outdoor recreation was high in 2021, at just over 70%. (3)
- Over the past two years, participation rates are up across the board for America's youth, with strong growth in participation by girls (4.9% higher for girls ages 6 to 12, and 5.3% higher for girls 13 to 17). (3)
- Yoga continued to have one of the largest gains in fitness activities. (4)
- Activities with the highest 5-year increase in participation include indoor climbing (13%) and pickleball (12%). (4)

Sources:

(1) American Engagement with Parks Survey
(2) 2022 NRPA Agency Performance Review
(3) 2022 Outdoor Participation Report
(4) 2022 Sport & Fitness Industry Association Sports, Fitness, And Leisure Activities Topline Participation Report

According to the 2022 Outdoor Participation Report, published by the Outdoor Foundation, just over half (54%) of Americans ages 6 and older participated in outdoor recreation at least once in 2021. The outdoor participant base has increased 6.9% since the COVID pandemic began in early 2020.

Figure 25. 5-Year Change in Outdoor Recreation Participation by Major Activity (2022 Outdoor Participation Report)



Recreation Management magazine's 2022 Report on the State of the Managed Recreation Industry summarizes information provided by a wide range of professionals working in the recreation, sports, and fitness industry. Regarding program options, respondents from community centers, park departments and health clubs reported that they plan to add programs over the next few years. The ten most commonly planned program additions were:

1. Mind-body balance programs
2. Fitness programs
3. Group exercise programs
4. Educational programs
5. Arts and crafts programs
6. Teen programs
7. Functional fitness programs
8. Performing arts programs
9. Environmental education
10. Holidays and other special events

Addressing the COVID-19 pandemic required many respondents to either put programs or services on hold (82%) or cut programs or services entirely (34%). Additionally, many respondents have had to rethink their programming portfolios. Two-thirds of respondents (67%) had added online fitness and wellness programming as of May 2020, 39% were involved in programs to address food insecurity, and one in four was involved in programs to provide educational support to out-of-school children.

Community Insights

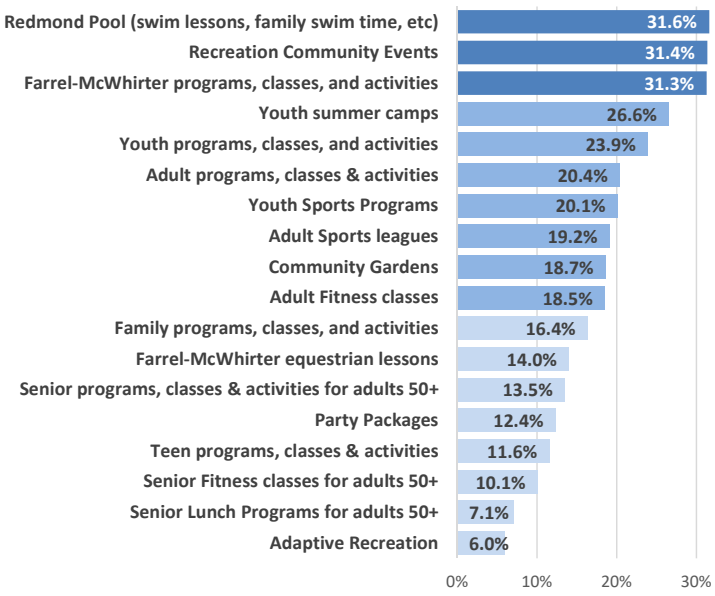
Local recreation demands and needs were explored through a variety of public engagement to gather feedback on strengths and limitations of existing recreation programs and resources available to Redmond residents. Public outreach included a community survey and two public meetings to explore priorities and opportunities to enhance recreation programming.

The survey asked a pair of questions regarding their participation in, and sense of adequacy about, a variety of available recreation program options. Overall, less than one in five respondents (18.5%) have participated in the City's recreation programs. Of the listed activities, the greatest number of respondents had participated in classes and programs at Redmond Pool (31%), community events (31%), and Farrel-McWhirter programs (31%).

The survey asked respondents which types of recreation programs, classes, and activities they would like to see more of. Notably, approximately more than half of respondents (59%) responded that they were not sure or had no opinion whether current offerings are adequate or not. Of those respondents who expressed an opinion, more than half felt the City needed more of the following recreation program types:

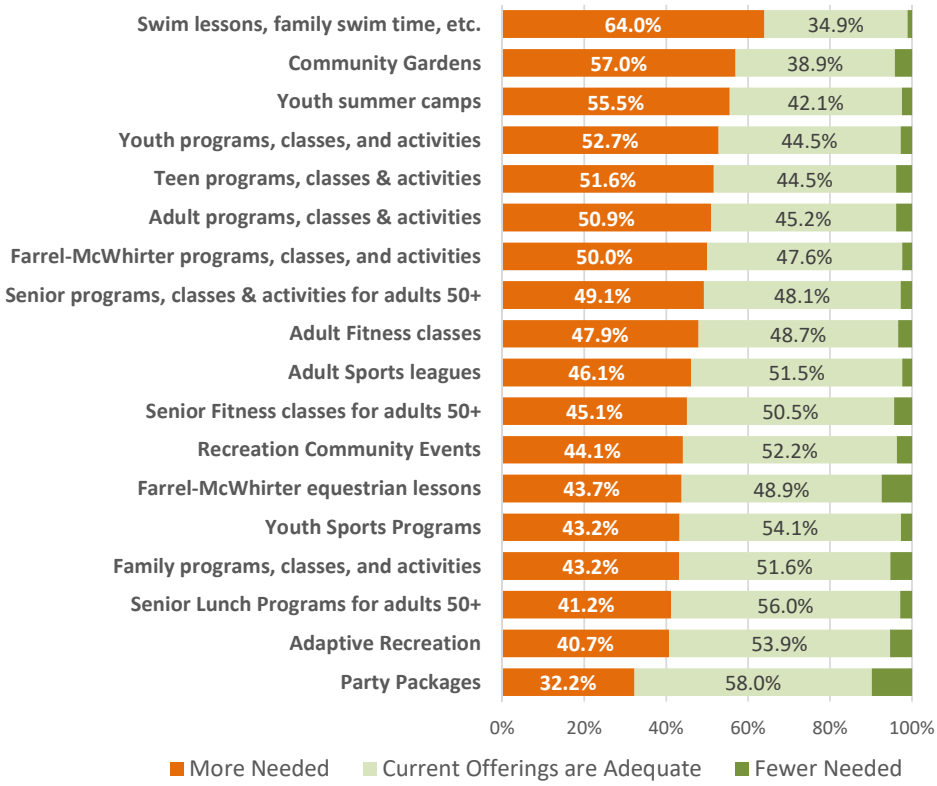
- Redmond Pool (swim lessons, family swim time, etc.)
- Community Gardens
- Youth summer camps (Farm & Pony, Nature Vision, sports, Cartoonaversity)
- Youth programs, classes, and activities (arts, crafts, music, etc.)
- Teen programs, classes & activities (life skills classes, art, music, etc.)
- Adult programs, classes & activities (arts, crafts, music, etc.)
- Farrel-McWhirter programs, classes, and activities (farm, nature, outdoor)

Figure 26. Participation in Recreation Programs by Type



> **"Bring an X-Games exhibition to Derby Days including skateboard giant half pipe, BMX big air, and similar activities."**
>
> *-Survey respondent*

Figure 27. Sentiment Toward the Adequacy of Recreation Program Options





> **"Recreation programs: add softball classes for adults (not leagues); add affordable ($10/class) ballroom/social dance classes for adults (swing, rock 'n roll; Latin dances, etc.)"**
>
> *-Survey respondent*

Respondents were also asked why they do not participate in recreation or sports programs offered by Redmond. More than one-half (52%) responded that they were not aware of program offerings, suggesting a significant opportunity for the City to improve information and outreach. Others cited programs held at inconvenient times (18%), not having programs or activities of interest (21%), classes being full (21%), or having health and safety concerns (24%) as the reasons they do not participate.

As part of the first virtual public meeting in June, attendees were asked a series of polling questions to capture current sentiment and interests. Regarding programming at community centers, the top three program types of interest were the following:

- Hobby, music, and art space
- Community events and entertainment performances
- Drop-in times for games or sports

Consistent with the community survey, the strongest response (43%) for types of events to be pursued was adding more small, neighborhood-focused events such as concerts in local/neighborhood parks.











Recreation Facilities

CENTERS & INDOOR FACILITIES

As highlighted in the previous chapter, the City of Redmond hosts recreation and arts and culture programs in several municipal buildings. The day-to-day management, ongoing maintenance, and long-term reinvestment in City facilities are crucial to the success of Redmond's recreation programs. Additionally, efficient scheduling and use of the facilities ensures that cost recovery, diversity, equity and inclusion, program vitality, and other goals are met.

- **Old Redmond Schoolhouse** - This facility includes a gymnasium, clay studio, and two flexible spaces. One flexible space is sub-leased by the City to the Redmond Historical Society.
- **Old Firehouse Teen Center** - The Teen Center is a community hub for Redmond youth and teens with indoor and outdoor space for activities, socializing, and music.
- **Redmond Community Center at Marymoor Village** - This 20,000 square foot building provides space for most of the City's recreation activities, programs, and rental events.
- **Redmond Pool** - The City contracts with WAVE Aquatics to operate the pool and offer swim lessons, classes, and open swim times.
- **Redmond Senior and Community Center** - The new building will be completed in 2024 and will substantially expand the City's facility space and capacity to offer recreation programs, services, and events.
- **Art Studio at Grass Lawn Park** - The Studio provides year-round and seasonal activities, classes, and workshops.
- **Farrel-McWhirter Park** - This 67-acre community park includes the Barnyard pens for farm animals as a central feature for camps, classes, and activities. The park accommodates a variety of farm-related activities including environmental education, ponies/horses, trail rides, and more.

Also, the City has an interlocal agreement with the Lake Washington School District which allows the city to have priority in school gymnasiums for programming. The new Redmond Senior and Community Center will add an additional gymnasium, but based on the demand for programs, the City will need to plan for more gymnasium space.

ATHLETIC FIELDS

The City has all-weather turf fields that are designed for multi-use sports, including soccer, softball, cricket, lacrosse and baseball. Athletic fields are located at several parks (Grass Lawn Park, Hartman Park, Perrigo Park) and Lake Washington School District fields in Redmond through a use agreement with the District.

> **"Estaría bien que haya más actividades gratis (o a precio accesibles) indoor, sobre todo para otoño e invierno que hay lluvia. (It would be great if there were more free indoor activities (or at affordable prices), especially in the fall and winter when it rains.)"**
>
> *-Survey respondent*

Recreation Programs

PROGRAM AREA CATEGORIES

The categories below represent the major areas of focus for current Redmond recreation programs. Program lists are based on a review of program offerings for 2018-2022, that were provided by the Department.

Figure 28. Existing City Programs by Classification

Area	Focus	Programs
Sports	Youth Sports	Sports Camps, Soccer, Basketball, Golf, Rowing, Hockey
	Adult Sports	Tennis Lessons, Softball, Baseball, Basketball, Volleyball, Soccer, Golf
Fitness	Youth	Martial Arts, Zumba, Gymnastics,
	Adult	Fitness Classes, Yoga, Tai Chi, Free Weights, Cylcing, Zumba, Outdoor fitness
Cultural Arts	Youth	Family Time Music Class, Preschool Music Class, Kindermusik, Clayful Kids, Adventures in Art, Art & Science STEAM Spring Break Camp
	Adult	Ballroom Dance, Tap Dance, Belly Dance, Driftwood Sculpture, Clay, Painting, Woodturning, Gardening & Flowers, Printmaking, Sketching
Aquatics	Youth	Swim Lessons, Swim Team, Family Swim
	Adult	Swim Lessons, Swim Team, Family Swim, Water Fitness
Education	Youth	Snapology PreSchool, Nature Vision PreSchool, Farm & Nature PreSchool, Spring Break Science Camp, DaVinci Academy Before/After School Enrichment
	Adult	Dog Training
Specialty / General Interest	Youth	Birthday Parties at FMP, Healthy Hands Cooking, Summer & School Break Camps
	Adult	Dog Training, Movie & Brews Date Night
Adaptive		Adaptive Recreation Trips, Bridge Academy, Game Nights, Movie Nights, Farm Classes, Martial Arts, Dances
Special Events		Derby Days, Redmond Lights, Rockin' on the River, Bea the Bunny 5K, Earth Day, Family Movie Nights, Daddy Daughter Dance
Outdoor Recreation	Youth	Scavenger Hunts, Family Farm Tour, Creative Play, All About programs, Pony & Equestrian Rides, Farm & Forest Bio Tour
	Adult	Blue Sky Outdoor Fitness, Soccer, Baseball, Softball
Seniors		SAIL Balance & Strenght, Senior Cardio, Senior Strength Basic, Line Dance Skills Practice, Yoga, Senior Interest Groups, Driftwood Sculpture, Living Well Workshops
Teens		Teen Center Drop-in, Internships, Martial Arts, RYPAC, Swim Lessons, Dance, Fitness, Music, Arts, Gaming Tournaments
Self-Directed	Youth	Family Swim, Teen Center Drop-In
	Adult	Family Swim, Lap Swim, Facility Rentals, Cardio Equipment
Social Services		Senior Lunch, Parents Night Out

Programs Available by Age Groups

Below is listed the basic program categories that are available for different age groups.

Figure 29. Segmentation of City Programs by Age Group

Program Category	Mixed Age	Preschool	Youth	Teen	Adult	Senior
Sports		●	●	●	●	●
Fitness	●		●	●	●	●
Cultural Arts	●	●	●	●	●	●
Aquatics	●	●	●	●	●	●
Education		●	●	●	●	●
Specialty / General Interest			●	●	●	●
Adaptive	●		●	●	●	
Special Events	●	●	●	●	●	●
Outdoor Recreation	●	●	●	●	●	●
Self-Directed	●			●	●	●
Social Services						●

> **"I hope there can be more recreation or sports programs for youth, like skate boarding, rock climbing, natural classes, youth basketball etc."**
>
> *-Survey respondent*

Program Area Definitions (generalized):

- **Sports** – Team and individual sports including camps, clinics, and tournaments. Also includes adventure/non-traditional sports.
- **Fitness** – Group fitness classes, personal training, education, and nutrition.
- **Cultural Arts** – Performing arts classes, visual arts classes, literary arts, music/video production and arts events.
- **Aquatics** – Swim lessons, aqua exercise classes, swim team, and other programs and special events (synchro, water polo, etc.).
- **Education** – Language programs, tutoring, science (STEM) classes, computer, and financial planning. Also included is CPR/AED/First Aid.
- **Specialty / General Interest** – Personal development classes and dog training classes.
- **Adaptive** – Inclusive and adaptive programs for the physically and mentally impaired.
- **Special Events** – City wide special events that are conducted throughout the year.
- **Outdoor Education** – Environmental education, hiking, camping, kayaking, farm activities, and other activities.
- **Seniors** – Programs and services that are dedicated to serving the needs of seniors, identified in Redmond as 50+. This can include all of the activity areas noted above plus social service functions.
- **Individual / Self-Directed** – This includes the opportunities for individuals to recreate on their own. This can include activities such as drop-ins, open gym, use of weight/cardio space, and lap/recreational swimming. Although not an organized program, time and space must be allocated for this purpose.
- **Human Services** – This can include nutrition and meal programs, job training, life skills training, childcare, and other activities such as health screenings.



PROGRAM CLASSIFICATIONS

The following are the projected programming classifications for the City. It is important to realize that while certain program areas may be a focus for growth in programs and services, the Department's role in providing the actual service may be different as indicated below.

Classification Definitions

- **Core Programs** are those programs that are a primary responsibility of the Parks and Recreation Department to provide as City-based activities.
- **Secondary Programs** are those programs that are a lower priority to be provided directly by the Department, but may be offered by other organizations through contract with the City.
- **Support Programs** are programs that are not a priority for the Department to be providing directly to the community, but where the City may provide support through facilities, program coordination, and promotion of activities for other organizations.

The following chart identifies and summarizes recommended future core programs, secondary programs and support program areas for the Department.

Figure 30. Recommended Future Program Types by Focus

Core Programs	Secondary Programs	Support Programs
Aquatics	Adaptive	Education
Cultural Arts	Adult Sports	General Interest
Fitness/Wellness	Outdoor Recreation	Social Services
Outdoor Recreation	Self-Directed	
Seniors	Special Events	
Teens	Youth Sports	
Youth		

Program Affordability

The City strives to make recreational opportunities available to all Redmond residents regardless of income. A Fee Assistance Program is available to eligible city residents who provide proof of residency and income. Applicants who meet eligibility requirements are awarded up to a maximum of $350 per person per year, not to exceed $1,500 per household. Funds are valid for activities fees, and applications are available annually online in Spanish and English.











PROGRAM GAPS & CONSIDERATIONS

The City's recreation programs serve all of the major age groups. As noted in the community survey, the Redmond community considers pool programs, youth camps, youth and teen recreation programs, and Farrel-McWhirter programs as of the highest interest for City recreation services.

The future availability in, and programming of, the Redmond Senior and Community Center will help accommodate some of the community's interest for drop-in options for fitness and gymnasium space, especially for basketball and indoor pickleball; however and as stated in the previous chapter, the demand for indoor recreation space is projected to remain strong. The planning and development for an Overlake community center is a crucial next step to address facility space needs.

Acknowledging the reduction in services due to the COVID pandemic, the City has consistently maintained approximately 15,000 to 16,000 program registrations annually. Figure _ illustrates the seasonal variation in program registration and annual program revenues. Note that 2022 represents only the first 60% of the calendar year. Even with partial year data for 2022, the City has returned to pre-pandemic participation in recreation programs and with an improving program revenue outlook. Figure 32 illustrates program revenue by major program types for 2019, which was the most recent "typical" year due to the pandemic with clay studios open.

Figure 31. Annual Program Registrations by Season

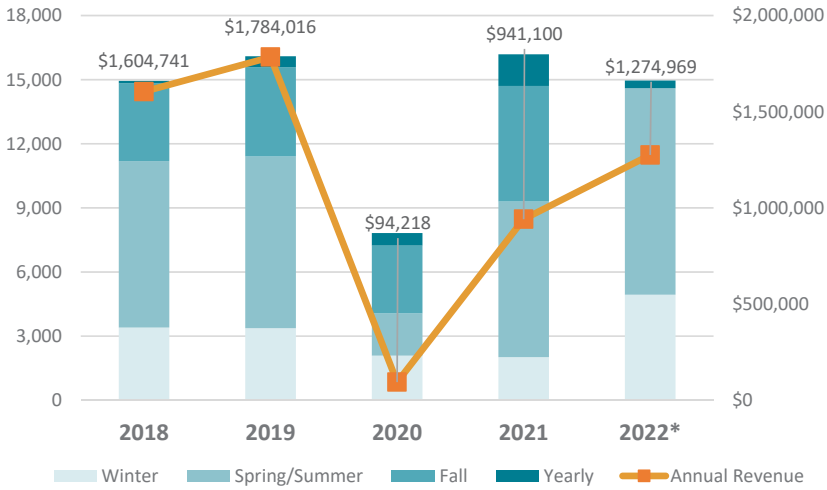
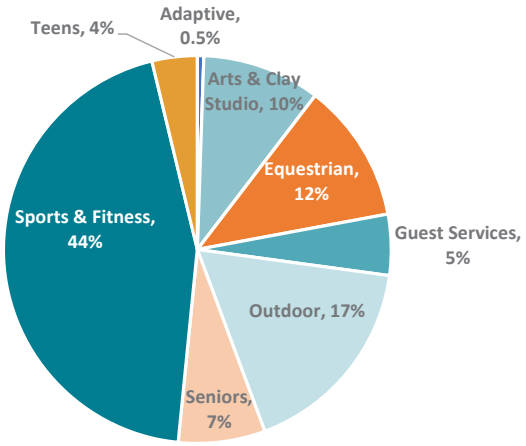


Figure 32. Percent of Revenue by Program Type (2019)

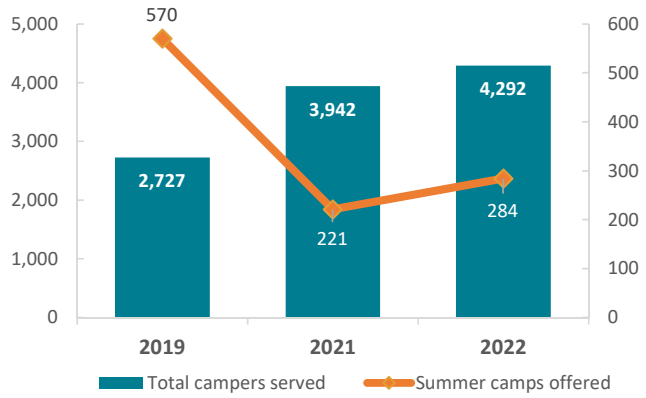


Classes & Camps

The City should continue to stay abreast of its program offerings and recreation trends, as well as re-evaluate programs based on participation rates and cost recovery targets. Other recreational offerings could include intergenerational programs or ethnic-based programs that are appropriate for the cultural orientation of the area. The Department also should consider bringing more programming out to the parks and activating the City's parks with programs and outdoor classes, and this can be enhanced through the development of additional picnic shelters and covered outdoor spaces for rainy season programming. This will help to cross-pollinate recreation customers with the offerings of park facilities and improve overall community awareness of recreational opportunities within Redmond.

Summer camps are a major source of revenue for the Department. As the City continues to emerge from the pandemic, indoor and outdoor summer camps both were offered in 2022 – serving more campers, whereas summer 2021 accommodated only outdoor camps. In 2022, the City hosted a total of 284 camps facilitated by 21 providers and two internally-run camps. Figure __ illustrates the number of camp participants and camp programs offered between 2019 and 2022. As staff capacity and facility space allow, the City should seek ways to expand summer and youth camps, since public comments collected during this planning process highlighted strong demand and capacity limitations for these camps.

Figure 33. Annual Count of Summer Camps & Campers



> **"Redmond Pool - needs more kids swim lessons and family open swim times! It is a great resource and the limited swim lessons have been booked for months with not even a waitlist, family swim times are very limited and fill up quickly."**
>
> *-Survey respondent*

Aquatics

The City is not a direct provider of swim lessons or aquatics and has made arrangements for the operation and programming of Redmond Pool to be managed by WAVE Aquatics. The pool has a conventional design with a competitive orientation; as a result, the past focus has been toward lessons and swim team use. The pool is used for training (WAVE Aquatics, Redmond and East Lake High Schools), water exercise classes, swim instruction, lap swimming, and as a venue for occasional films; however, the pool is open for lap swims and family swims.

There has been strong community interest is additional swim classes and swim times, and the City should continue to coordinate with WAVE Aquatics to adjust the program schedule to accommodate family and casual (non-competitive) usage. The building lacks a party room, space for dryland training or team meetings,



or other amenities to make the pool a bigger success. The City should continue coordination with the County and nearby cities to explore options for an additional, regional aquatic facility. With additional facility space, aquatics program options could be expanded to include lifeguarding classes, CPR/AED/First Aid, first responder training, and paddleboard/kayak classes, among others.

Idylwood Beach Park also offers the opportunity for swimming at the beach during summer months. The swimming area has a long pier and a large dock with good shallow areas for children. Prior to the pandemic, the beach was lifeguarded, but that service has been eliminated. Amenities at this high-use park, such as the per, beach, and restrooms/changing facilities, should be maintained and improved to continue to support this popular recreational activity.

Athletic Fields

As noted above, the City owns and manages several multi-use sport fields and utilizes school district fields through a use agreement. Sport field reservations remain very strong and have returned to pre-pandemic levels. Figure 34 shows the annual hours reserved for sport fields by park between 2019 and 2022, segmented between hours reserved by internal (City) programs and external (non-city run) sports.

One area of particularly strong demand is for cricket. Figure 35 illustrates the number of hours and reservations for cricket for the full year of 2021. The annual hours reserved for cricket in 2021 represent 10% of the City's total sport fields reservations. Analysis on the City of Redmond's rental data shows that approximately half of all field rentals at Perrigo Park, a third of Grass Lawn Park field rentals, and a little more than 10% of Hartman Park field rentals in 2021 were for cricket teams. This equates to nearly 2,000 hours reserved for cricket play, with peak demand July through October.

In 2022, the City initiated dialogue with other regional field providers to explore the potential of a jointly developed cricket pitch to meet the regional demand for dedicated field space. With the rapid pace of urbanization in Redmond, limitations on existing undeveloped sites related to environmental or siting constraints, and the diminishing potential to secure new land adequately sized for cricket, the City should continue to pursue a regional partnership and joint development approach to address cricket field needs.

Senior & Social Services

Aside from the Senior Lunch programs, the provision of social services is not a core service of the Department; however, the City does provide funding support to local non-profit organizations to help ensure that Redmond residents can access assistance from various programs. The Parks and Recreation Department also provides support for human service efforts through the distribution of items, such free meals, healthy snacks, and hygiene kits, and by offering counseling services at the Old Firehouse Teen Center. The Department should continue to coordinate with the Housing, Homelessness and Human Services Division of the Planning Department to consider how social services overlap and integrate with broader recreational offerings.

Figure 34. Sport Field Reservation by Park

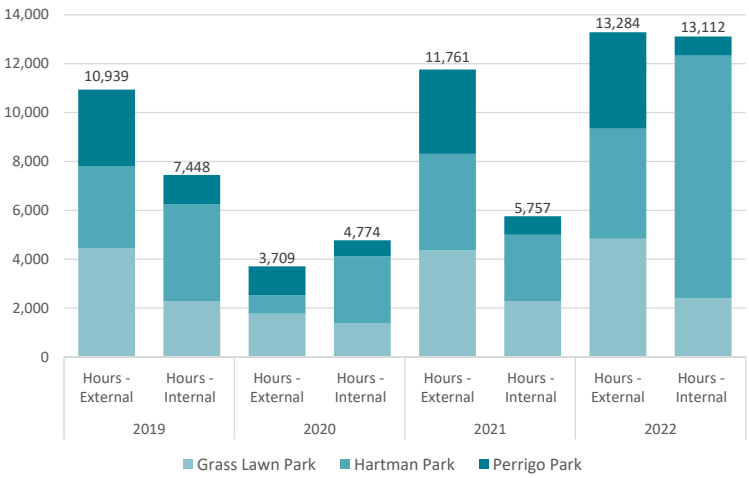
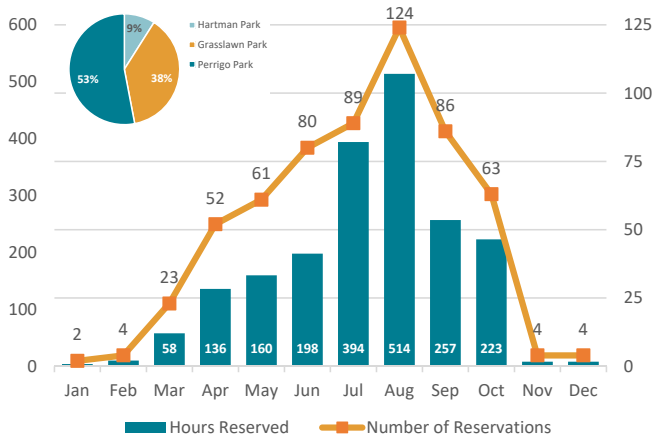


Figure 35. Cricket Field Reservations by Month (2021)



Programming Recommendations

Based on the information in the previous sections, the following are future directions and recommendations for the City of Redmond in the delivery of recreation programs and services. These recommendations align with the goals and actions in Chapter 4, as well as the capital projects and programs listed in Chapter 5.

The Parks and Recreation Department has demonstrated its commitment to excellence and continuous improvement. The Recreation division has strong record keeping regarding recreation programs and registration and attendance numbers, and it has a solid track record of collecting data from program users and the general public to both evaluate existing offerings and explore the potential of new programs. Staff should periodically review data from the following sources to determine community needs for programs and services:

- Historical registration trends/success of current programs and services
- Surveys and questionnaires
- Focus groups
- Washington Statewide Comprehensive Outdoor Recreation Plan
- Suggestions provided by current instructors and current employees
- Suggestions submitted by prospective instructors/employees

Staff should continue to evaluate and assess the City's program offerings and prioritize future programs based on a mix of criteria that include:

- Current or potential importance for community-wide or broad individual benefit,
- Community needs or deficiencies,
- Potential for increased participation,
- Revenue potential, affordability, and accessibility, and
- Cost of service policy.

Enhance Visibility of Recreation Programs

- Enhance awareness of recreation programs offered by the Department and partners by continuing to promote centers and programs.
- Improve outreach to communicate offerings through expanded social media, ads, and other outlets.

Develop Operational Recreation Program Plan

- Create an internal Recreation Program Plan prior to the completion of the new Redmond Senior and Community Center to organize and realign program offerings as necessary to meet the needs of the community and optimize facility usage.
- Explore options to expand summer camps to address the strong demands for programs.
- Utilize the City's aggregate collection of sport fields and courts to host tournaments and expand offerings to include adaptive program league nights and tournaments.
- Continue to track actual costs and revenues generated by major program areas and special events offered by the City. Continue to determine total number of attendees when possible.
-
- Update the program plan periodically (e.g., major reassessments on a 5-year basis) identify the priorities for program development and the required resources for each major program area.

Implement and Refine Cost Recovery Plan

- Monitor the cost recovery plan and update cost recovery targets by major program area linked to periodic fee adjustments.

Launch New Online Registration System

- With a new registration recreation program software launch pending for the first part of 2024, prepare a strong campaign to encourage and promote the new software and the full suite of programs, classes, camps and centers.



Expand Partnerships in Recreational Programs and Spaces

- Continue to coordinate with partners to offer additional classes, camps, enrichment activities, and general recreational offerings.
- Work with the Redmond Pool contractor to refine the mix of pool programs and classes to offer more classes, family swim, and lap swim times that are in high demand in the community.
- Partner with the Parks Planning staff and City Planning Department as community spaces come online through development incentives and Privately Owned Public Spaces to assist in programming and planning for their operation.
- Act as a "clearinghouse" for recreation programs and services provided by others and collaborate with non-profits and other recreation service providers, which may involve promotion of their activities, coordinating of some programs, and scheduling of facilities.

Enhance Regional Recreational Amenities

- Continue to pursue a regional partnership and joint development approach to address cricket field needs.
- Continue to coordinate with the County and nearby cities to explore options for an additional, regional aquatic facility.
- Maintain a sinking fund to annually set aside reserves for future turf field replacement.











3C Arts, Culture & Events

Known as a national center for technological invention, Redmond recognizes that innovation in the arts and creative expressions will nurture and sustain community.

The Redmond Arts and Culture Program provides public art, educational opportunities, arts programming and events and supports local artists and cultural arts organizations to continue building a community that is inspired by and connected through arts and culture. The vibrant, local arts culture brings the residents together through events, festivals, exhibits and programs, while enriching lives and adding economic value to the community.

The discussion and recommendations noted in this chapter provide a high-level view of the arts and cultural activities within and influencing the Redmond community. It offers a summary of existing plans that guide the City's arts and cultural planning and highlights future needs to expand the availability of arts and cultural offerings for Redmond.









Arts, Culture & Events in Redmond

The Parks and Recreation Department provides arts and cultural programming through the Engagement Division, with support from the Redmond Arts and Culture Commission. Arts programming is interwoven into the City's special events, as well as through partnerships with local arts, culture, and historical organizations. A variety of art classes are offered annually through recreation registrations and include visual arts, music lessons, dance classes, and summer camps. Arts work spaces and performance stages are provided at several locations across Redmond, including the Old Redmond Schoolhouse Community Center, Old Firehouse Teen Center, and Art Studio at Grass Lawn Park. The new Redmond Senior and Community Center that will be completed in 2024 will provide a large multipurpose Community Room featuring flexible layouts to accommodate events, banquets, lectures, cultural events, performances, and other cultural activities.

The Parks and Recreation Department also produces two major, annual community events that are intended to connect and inspire people, activate the City's urban centers, and catalyze local businesses. Derby Days is a free summer event, that since 1939 has celebrated the Redmond community, originally as a bike race, but through the years evolved into showcasing live performances, a carnival, a parade, craft markets, and a drone show. Redmond Lights is a winter celebration of light and art, featuring music, performance, and visual art. From 2014-2019, the City produced the arts-focused So Bazaar summer festival and night market. Although this specific event is no longer produced, the City continues to present arts-focused programming like the upcoming Downtown Redmond Art Walk and Poet Laureate public programs. This division also oversees the permitting of external community events that supports the expansion of cultural activities across the City's parks. Including special events like Ananda Mela, Cinco de Mayo, and the OneRedmond International Winter Market. Other programming and events vary annually based on unique opportunities, partnerships, special event requests, or themes proposed by the Arts and Culture Commission.

Visual Art includes:

- Sculpture
- Drawings and paintings
- Mosaics and murals
- Fine art crafts
- Mixed media
- Multimedia and digital works
- Photography
- Earthworks & environmental artworks
- Monuments
- Decorative, ornamental, or functional elements designed by an artist

Art Platforms includes:

- Signature commissioned art
- Art in the pedestrian experience
- Artist-in-Residence
- Temporary/Ephemeral
- Process/Performance-based
- Interactive Technology

Culture can include:

- Heritage
- Ethnic diversity
- Values shared by society
- Intellectual and artistic activity
- And more…



ARTS & CULTURAL EVENTS PLANNING

From live concerts in the 1990s at the Old Firehouse Teen Center where 'young people go to experience and create music on their own terms', to the more recent Lucia Neare So Bazaar Night Market that transformed Redmond's 'urban spaces into free, participatory dreamscapes', Redmond has long been a leader in Cultural Arts and Events. Building on this history, innovative programs continue being offered and are being expanded through investments in community centers and events programming. New indoor arts spaces are currently under construction at the Redmond Senior and Community Center. The community center will include classroom space for art and music and events space for performances that will support emerging artists and help write the next chapter of Redmond's Cultural Arts History.

Planning for arts and culture programs, events, and installations is led by staff and guided by the Redmond Arts and Culture Commission (RACC). The RACC advises the City on arts policies and programming and supports





programs in tandem with the Redmond Parks and Recreation Department and community organizations.

Through Redmond's steady growth, the City has welcomed a diversifying global workforce attracted by robust technology businesses and has garnered a reputation for innovation in digital arts, large-scale outdoor cultural festivals, and a high quality of life. Over the past ten years, the City has produced several plans to guide the planning, coordination and growth of the Arts and Culture Program.

- The 2013 **Downtown Cultural Corridor Master Plan** guided the development of the Cleveland Streetscape and Couplet Conversion to include art experiences as key elements. Cleveland Street was designed as the "main street" for Downtown Redmond, and the City developed a concept of "great streets" as an important strategy to achieve this vision. This strategy includes Downtown streets that contribute to and reinforce the Couplet Corridor as a destination and the heart of Downtown by creating economically vibrant and pedestrian supportive streets. The larger purpose of this plan was to advance the notion of a "cultural corridor" to strengthen Redmond's reputation as an inventive and diverse community through ongoing opportunities in the cultural arts.
- The **Cultural Facilities Feasibility Study** prepared in 2015 explored the conditions to support the development of a cultural center in Redmond. The study included a needs assessment, market analysis and outlined building program, site analysis considerations and funding needs. The report proposed a flexible space of about 25,000 square feet for cultural arts performances, programs, classes, and exhibits that could be located in Downtown, Marymoor Subarea, or Overlake Village.
- The **Redmond Public Art Plan**, adopted in 2017, articulated a vision and plan for public art centered around four overarching themes for artistic exploration that focus on the built and natural environment, cultural diversity of the Redmond community, technology, and the power of placemaking.
- A report called, **Community Priorities for the Future of Redmond's Community Centers**, was prepared in 2017 to summarize an engagement process to discuss the challenges and opportunities facing Redmond's community centers. In addition to the needs for indoor facility space for recreational programs and classes, the report reiterated prior community conversations and needs for a cultural center. Arts enthusiasts in the community conversations expressing a desire for a separation between cultural arts events and classroom space from fitness and aquatics facilities with the hope that art spaces would have a higher quality of design and a different location to separate such different uses with competing needs related to sound, storage, and use.
- In an effort to prioritize major capital facility investments across multiple City departments, the **Facilities Strategic Management Plan** was prepared in 2019 to identify strategies, programs, procedures, and projects to guide future facility needs. The plan included and carried forward the idea for a cultural center, which had been identified in past plan and community feedback over the past decade.

PUBLIC REVIEW DRAFT

Additionally, the City has elevated the arts and incorporated temporary or permanent public art into park, trail or other municipal capital projects. Examples include permanent signature artworks, such as The Erratic along the Redmond Connector Corridor, and other permanent and temporary installations at Downtown Park, the Municipal Campus, and the pending Redmond Senior and Community Center, among others. A listing of permanent art work by location is provided in Appendix C.

Arts, Culture & Events Trends

NATIONAL STATISTICS

The following national data highlights some of the current trends and benefits of arts programs and may frame future considerations in program and activity development.

- Research from the US Bureau of Economic Analysis shows that arts and culture drive 4.2% of the US gross domestic product (GDP), generating $ 876.7 billion in 2020. In Washington State, this sector beats the national GDP, providing 9.4% of the State's GDP. Both in Washington and nationally, arts and culture surpass construction and education services in contribution to GDP. (2)
- Nonprofit arts organizations and their audiences today generate $135 billion of economic activity that supports 4.1 million arts and non-arts jobs throughout their communities. (1)
- The pandemic disproportionately impacted the cultural sector. It will be among the last sectors to fully reopen, in part due to social distancing requirements. (4)
- 53% of Local Arts Agencies (LAAs) said the general public's perceived value of the arts has increased since the onset of the pandemic. (3)
- After eight consecutive years of increases, the average size of the LAAs budget (income/revenue) declined 10.0% in 2020 and is anticipated to decline another 10.6% in 2021. (5)
- People who say their neighborhood has easy access to quality arts and cultural activities tend to be more satisfied, identify more with local lifestyle and culture, and invest more time and resources in their communities. (6)
- Arts activities increase residents' interest in getting involved in local issues and projects. 86% of civic engagement participants want to be involved in future projects. After their involvement, people living where projects occurred were more than twice as likely to be civically engaged as those whose blocks did not have projects. (7)

ECONOMIC BENEFITS

Numerous case studies, economic assessments and government estimates have demonstrated that arts and culture related industries positively contribute to the economy. The U.S. Bureau of Economic Analysis and the National Endowment for the Arts partnered to create a program called the Arts and Cultural Production Satellite Account (ACPSA) to quantify the impact of and provide in-depth analysis of the arts and cultural sector's contributions to current-dollar gross domestic product. According to the most recent ACPSA estimates released in May 2022, $876 billion (4.2%) of current-dollar GDP in 2020 was attributable to arts and culture. In 2020, the value added in arts and cultural industries decreased in every state except Washington, where the percent change in value added in arts and cultural industries increased by 9.4%. Additionally, the Arts and Economic Prosperity (AEP) national study compiled by Americans for the Arts found the following:

- The arts drive commerce to local businesses. The arts, unlike most industries, leverage significant amounts of event-related spending by their audiences. In 2017, arts attendees spent $31.47 per person, per event, beyond the cost of admission on items such as meals, parking, and lodging—vital income for local businesses. (1)

Sources:

(1) https://www.americansforthearts.org/by-program/reports-and-data/research-studies-publications/arts-economic-prosperity-6
(2) US Bureau of Economic Analysis, 2022
(3) AFTA 2020 LAA Profile http://surveys.americansforthearts.org/r/391676_60549cd4741a42.54488835
(4) ArtsWA https://www.arts.wa.gov/wa-covid-recovery-survey/
(5) AFTA LAA COVID-19 Impacts https://www.americansforthearts.org/sites/default/files/2Pager_ImpactOfCOVIDPandemicOnLAAs_WithBudgetHistory.pdf
(6) Knight Foundation Community Ties survey Community-Ties-Final-pg.pdf (knightfoundation.org). Builds off Soul of Community Longitudinal Study (2008-2010) conducted by the Knight Foundation found key drivers of community attachment to be social offerings, openness, and aesthetics. https://knightfoundation.org/sotc/overall-findings/
(7) Nicodemus, A., Engh, R., & Mascaro, C. (2016). Adding it Up: 52 Projects by 30+ Artists in 4 Neighborhoods. Metris Arts

- Small investments. Big returns. In 2017, the combined $5 billion in direct arts funding by local, state, and federal governments yielded $27.5 billion in government revenue. (1)

Community Insights

SURVEY & OUTREACH FEEDBACK

The PARCC Plan survey provided additional insights from the community regarding the range of public art and cultural opportunities in Redmond. Respondents were asked to rate their satisfaction with a variety of facilities types on a scale from very satisfied to dissatisfied. Majorities of respondents indicated satisfaction with the City's public visual art (67%), community events (57%), and art, music and culture events (51%) in Redmond.

The survey asked residents a pair of questions regarding their use of, and sense of adequacy about, common park and recreation facilities. Specific to arts and cultural opportunities, pluralities of respondents believe that there are not enough of public art installations, performances, and events (45%) or art, music, and clay studios (42%). Additionally, respondents felt the City needed more of the following recreation program types related to arts and culture:

- Youth summer camps (Farm & Pony, Nature Vision, sports, Cartoonaversity)
- Youth programs, classes, and activities (arts, crafts, music, etc.)
- Teen programs, classes & activities (life skills classes, art, music, etc.)
- Adult programs, classes & activities (arts, crafts, music, etc.)

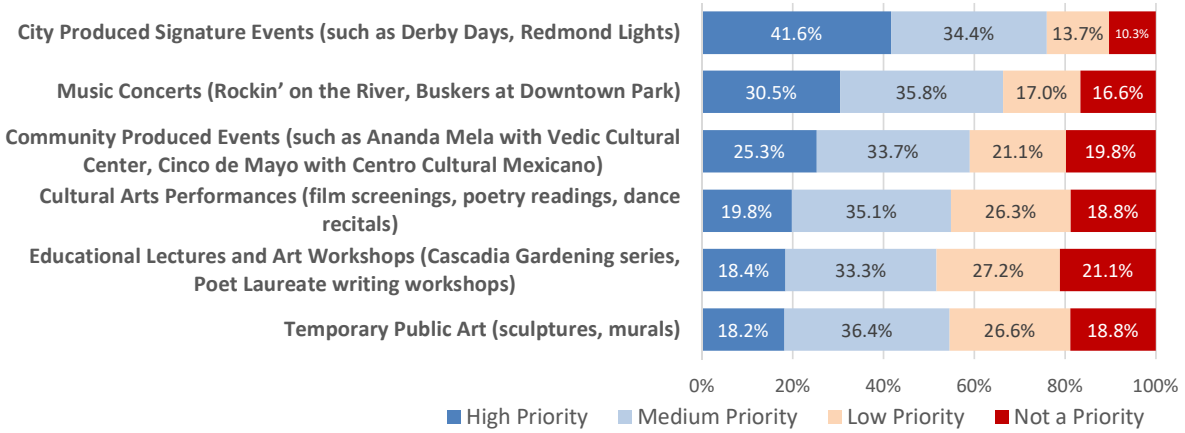
As with recreation programs and park amenities, the survey asked a pair of questions regarding attendance to, and priority for, a range of community event types. A plurality of respondents (42%) felt that City-produced signature events were the highest priority of the options provided and the highest overall attendance (72%). Music concerts and community-produced events were also strong priorities. Temporary public art and educational lectures were noted as the lowest priorities for community events, even though respondents noted strong attendance to temporary public art (46%).

The survey asked residents a pair of questions regarding their level of support for a variety of amenities and facilities that could added to the park and recreation system, with listed options segmented between those that represent higher cost improvements and those that represent lower cost improvements. Related to arts and cultural opportunities, a majority were supportive of having a performing arts venues (29% very supportive and 38% somewhat supportive) and more temporary public art installations (29% very supportive and 34% somewhat supportive).

Other feedback from open house meetings, focus group discussions and pop-up tabling events included interest in the following:

- Additional events that provide a regional draw (vs. primarily residential audience)
- Additional public art and public art displays
- More multi-cultural representation in art pieces, displays, and exhibits
- Mobile stages in parks
- On-going, sustainable city grants to arts organizations
- Cultural Event Series over a season
- Support emerging, local artists

Figure 36: Priority for Community Event Types from Survey



EXISTING INVENTORY & ASSETS

The inventory of the arts program includes the public art collection, performing arts spaces, gallery and visual art display spaces, and areas specifically designated for art making.

Public Art Collection

Redmond's public art includes permanent art owned by the City including two-dimensional portable art and integrated permanent sculpture. The collection contributes to Redmond's cultural identity, character and aesthetics while providing points of community gathering and dialogue. The collection includes a wide variety of media and is located within City parks and along trail corridors, as well as inside and outside of municipal buildings. Much of the collection has been purchased and commissioned through the Percent for Arts Program, which is associated with the renovation and construction of City buildings and facilities. The City also maintains a public art mobile app, called STQRY, for Redmond's permanently-installed outdoor art collection.

Temporary Art

In addition to the permanent collection, the City has distinguished artworks on temporary loan for varying lengths of time. Temporary works have been commissioned through various City programs and events, from the artist-in-residence program, Redmond Lights, to one-off civic engagement projects. These artworks have enabled the City to create engaging social practice projects in addition to placing ephemeral works throughout the City and its natural landscape. Temporary art commissions also help local emerging artists break into the public art field.

Visual Art Display Spaces

There are several City facilities that house or host visual art exhibitions. These exhibition spaces are located in the Old Redmond Schoolhouse Community Center, Redmond Community Center at Marymoor Village, City Hall, and the Public Safety Building. Future art display spaces will be at the Redmond Senior and Community Center when it opens, scheduled for 2024. Exhibitions rotate at each location and are presented each year depending on interest and capacity. Additionally, outdoor art can be displayed on Municipal Campus, City parks, trails, rights-of-way, and sometimes in other public areas owned by King County or private owners with permission.

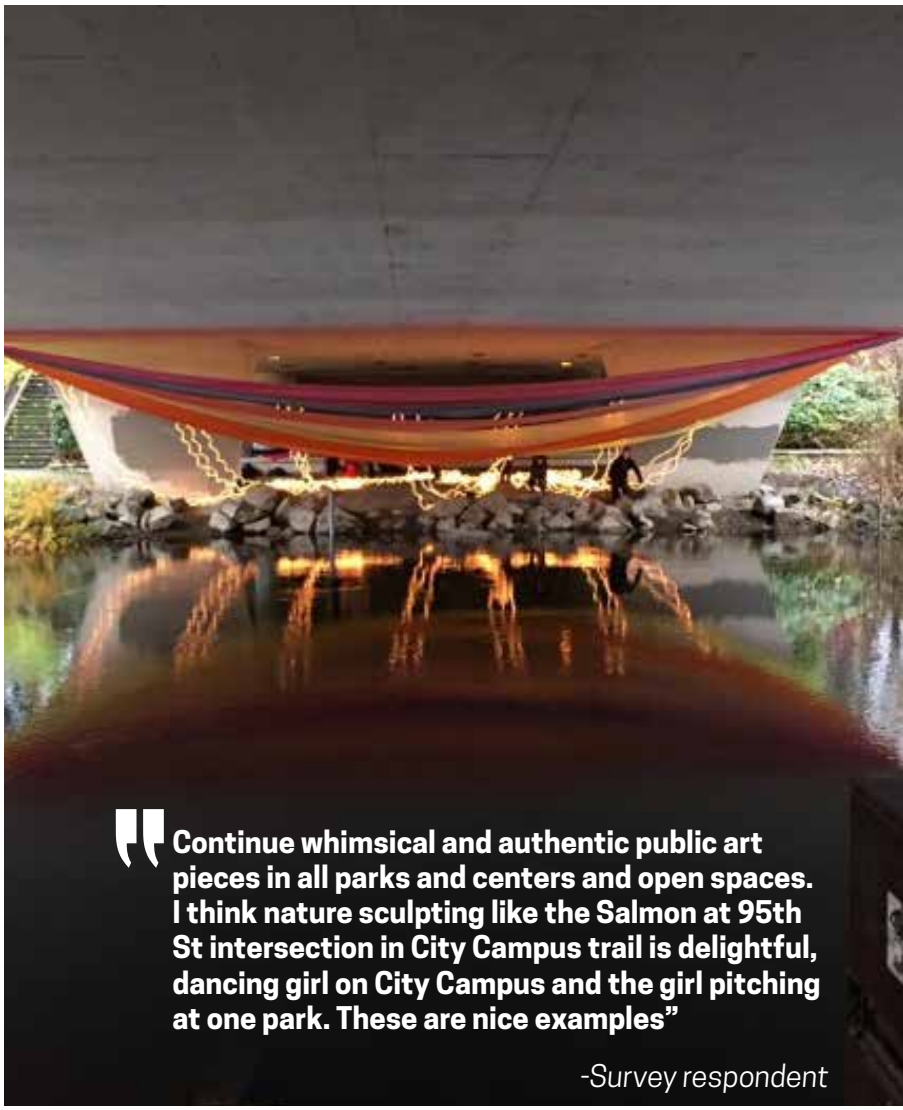








THE GRAFFITTI WALL AT THE SKATE PARK IS WORLD FAMOUS AND FREQUENTLY HAS WELL KNOWN ARTISTS PAINT MURALS THERE.



"Continue whimsical and authentic public art pieces in all parks and centers and open spaces. I think nature sculpting like the Salmon at 95th St intersection in City Campus trail is delightful, dancing girl on City Campus and the girl pitching at one park. These are nice examples"

-Survey respondent

Workshop & Classroom Spaces

Workshop areas for arts education classes are located in the Old Redmond Schoolhouse Community Center, Art Studio at Grass Lawn Park, and the Old Fire House Teen Center. Classes are offered throughout the year to explore photography, music, dance, and ceramics, among others. Other classroom space at community centers also is used for art classes, primarily for seniors and adults. In the future Redmond Senior and Community Center, additional classroom and event space to accommodate arts programming is planned.

Performing Art Spaces

A number of performance venues currently are used for cultural arts programming including indoor stages and auditoriums and informal areas of parks and trails. The Old Fire House Teen Center provides space for music and performances, and the new Redmond Senior and Community Center under construction will accommodate space for outdoor events and performances. In addition, the future Senior and Community Space will include an indoor performance space with a raised stage and seating for up to 400. This flexible space will allow for layout options that can accommodate lectures, performances, concerts, and more. The City also owns and operates the "Moving Arts Center" which can be used for parks and events activations. Several private performance venues also operate within Redmond and provide space for arts, theater, and performances. Figure 37 identifies the City's performing art spaces.

In addition to the physical spaces and media for community public art, the City also supports and sponsors artists and arts programming.

Figure 37: Redmond's Performing Art Spaces

Location	Description
Old Fire House Teen Center Stage	Indoor stage includes lighting and sound for music or theatrical performances. Room capacity: Additional, smaller outdoor stage is used in the summer for live music performances.
Redmond Senior and Community Center (Future)	The indoor multipurpose room will include a raised stage that can be used for events, banquets, lectures, cultural events, and performances. Special acoustics and technology accommodation and seating for up to 400.
Esterra Park Amphitheater	Outdoor amphitheater in the Overlake Urban Center provides built in bench seating that overlooks the plaza for performance space. Park has electricity to support sound and lights.
Buoyant Pavilion at Downtown Park	Outdoor covered stage that can host commissioned light shows, performances, and videos. Electricity for performances is provided, flexible seating in the plaza.
Moving Arts Center	The Moving Arts Center provides a unique performance stage that can be brought to different locations across the city. This trailer moves to different sites around Redmond and is used for curated public performances.



Residencies

The City of Redmond Residencies include the Poet Laureate program and the Artist-in-Residence Program.* Established in 2008, the Poet Laureate program produces a variety of programming, projects, and community engagement opportunities for Redmond residents and visitors. The Redmond Poet Laureate Program builds a more literate and understanding community through poetry and the literary arts by broadening awareness of poetry and expressing the spirit of Redmond culture through poetry. The Artist-in-Residence program was used to stimulate cultural vibrancy and promote placemaking in Downtown parks. Residency programs can spur civic engagement, advocacy, and build community. Their integration into City agencies can help highlight everyday infrastructure and provide innovative alternatives and additions to projects through art. Resulting projects span artistic disciplines and can look like performances in a City park for a certain duration to utilization of a vacant storefront. The goal is for there to be a sense of unbounded creative infusions into the character and experience of the City.

Individual Artist Support

The City has provided support to individual artists over the years. One of the most successful models has been through the Public Art Intensive Eastside, a workshop sponsored by the City of Redmond was open to visual artists who have an interest in exploring the presentation of their work in public settings, community-building or enhancing the built environment. Building on the interest and momentum of the program, the Cultural Arts Program will provide additional professional development classes for artists throughout the year.

Arts Integration

Cross-departmental arts integration can lead to collaborations that provide solutions that go beyond beautification. In 2020, three local artists were chosen to provide artwork for utility box wraps requested by Public Works as a means to mitigate vandalism of public property. While delayed due to the COVID-19 Pandemic, these utility box wraps are now installed in the Downtown Core. Future projects with Public Works include art crosswalks, which have been shown to increase pedestrian safety and reduce accidents at the intersections they occupy. Continued collaboration and future artist-in-residences will help to highlight additional arts integration opportunities.

Activations

Arts Programming is a vital component of the activation of public space. The Poet Laureate program, Moving Art Center, and temporary public art installations, all play a role is bringing art into the community and creating vibrant spaces. They can be used to activate un-developed park spaces or provide interim uses before permanent facilities are developed.

* The Artist-In-Resident Program was eliminated from the City of Redmond's 2023/24 budget.





Park Permitting

Park Permitting is essential to the community's access to the diverse arts and culture found in Redmond. Through Special Events and Miscellaneous-Use Permitting, the City provides access to the use of public space for various culturally-rich community programs such as Ananda Mele, Cinco de Mayo, Festival of Color, etc. Included in permitting is the Busker Program, established in 2021 to provide local and regional street performers an opportunity to perform at Redmond's Downtown Park. This program is intended to provide a low-barrier opportunity for local and regional artists of all experience levels to share their work with the community. Buskers participating in the program are permitted to promote and sell their work or solicit donations from the public during their performance timeslots.

Signature Events

The Engagement Division produces two annual community events that are intended to connect and inspire people, activate the City's urban centers, and catalyze local businesses. Derby Days is a traditional summer event founded in 1939 as a community bicycle race that raised funds for charity. Today it includes two days of local performances, an arts and crafts market, dozens of local organizations and businesses' participations, and a parade in addition to bicycle races. Redmond Lights celebrates winter through multiple nights of music and performances, as wells as a month-long installation of light and art in Downtown Park.

Arts & Cultural Recreation Classes

The Redmond Recreation Program offers access to arts and cultural programming, ranging from painting, music, dance, ceramics, and more.

Lodging Tax Advisory Committee (LTAC)

While not managed by Parks and Recreation, the Lodging Tax Advisory Committee is responsible for supporting tourism activities in Redmond which includes grants for special events. These special events help further Arts and Cultural Events that are available in the community.

1% for the Arts Funding

The City of Redmond recognizes the importance and benefit of providing opportunities for art experiences at public facilities. It is the City's intention to create a variety of cultural opportunities for its citizens and to enhance the cultural environment in the community by encouraging and promoting the creation and placement of public art. To accomplish these goals, Ordinance 1640 was established to pool 1% for the arts from qualifying capital improvement projects to be used for works of art at certain public places that expand citizen's access to public visual art. Current ongoing efforts strive to provide additional transparency in the budget for identifying and funding public art projects, while also increasing the amount of money earned from this project in order to achieve the goals of the Comprehensive Plan and Public Art Plan.

Grants

Since 1990, the City of Redmond has supported artists and arts organizations with an annual grant program. Currently, funding is offered through the Operating Support Grant Program which offers unrestricted support to eligible non-profits in Redmond whose missions serve the community through access to arts, arts education, and cultural heritage experiences. This program is intended to assist with the attraction and retention of arts and culture organizations and programming and support the creative economy.

> **"Estaría muy bien que haya más eventos musicales en el Downtown o en los parques de Redmond (It would be great if there were more music events in Downtown or at the Redmond parks)"**
>
> *-Survey respondent*





Arts & Cultural Events Recommendations

Redmond has a vibrant arts and culture community that has the potential for expansion and to fulfill a demand for broader opportunities in pursuit of creative engagement. To more fully reach its potential, the arts community will need the support of leadership in Redmond, including the mayor and City Council. While building a richer and more visible arts and culture environment in Redmond will require private sector funding, it should be recognized that public funding support also will be crucial to advancing the goals and implementation of expanded facilities, accommodations, and events. This investment in the future should be expected to both enrich the lives of Redmond residents and also add to the economic vitality of the City.

The Parks and Recreation Department and the RACC will continue to advance the goals and strategies in this PARCC Plan and the Public Art Master Plan. These plans will serve to guide initiatives and provide a preliminary framework to allow the energy, dedication, and passion of the City and the community to foster and expand arts and culture in the coming years. The Parks and Recreation Department and the Redmond Arts & Culture Commission will continue to support the efforts of local artists, arts organizations, and arts projects and programs that strive to represent all of Redmond's diverse community.

Enhancing Buskers Program

- Expand the Buskers Program outside of the Downtown Park to other neighborhoods and parks. Initial expansion of the Buskers Program could be replicated at Esterra Park in the Overlake neighborhood, which is built with the intention to host events and performances at its outdoor amphitheater. Other parks and plazas located in urban centers should be evaluated and proposed based on the City code.

Streamline Special Events Permitting

- Improve the special event permit process and communications.

Enhance Events Infrastructure

- The Municipal Campus park land was not intended as a site for large scale events and lacks adequate infrastructure to support the signature events it currently hosts. As renovations occur or are budgeted, take into consideration the

needs of signature events, such as Derby Days, and those from the Engagement Division.

Expand Artistic Residencies

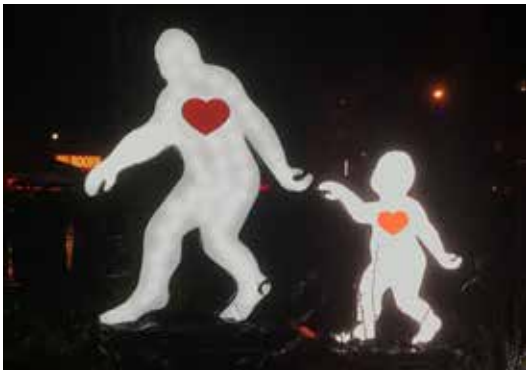
- The Artist-in-Residence program was used to stimulate cultural vibrancy and promote placemaking in Downtown parks, but it was eliminated in the 2023/24 budget. Explore ways to bring this program back through integration into City departments and projects.

Explore New Partnerships

- Look to partner with private/public, local, and regional entities to enhance, resurrect, or add cultural events and infrastructure into the future.
- Work with staff developing policies and proposals around Privately Owned Public Spaces to provide for arts spaces like those identified by community demand.
- Continue to partner and coordinate with external event hosts to expand the range and diversity of community events.



> **"More concerts, better publicized. Better publicity for events downtown. More food/arts/street events. Music! Music! more music!"**
>
> *-Survey respondent*



3D Trails



Trails and paths provide people with valuable links between neighborhoods, parks, schools, transit, business centers, and other destinations. This chapter provides an overview of the trails system in Redmond, including an assessment and recommendations on continuing initiatives.

Completing and expanding trail system connections was identified as one of the highest capital project priorities during the community engagement process, and walking was the top activity for Redmond residents. Continuing to manage and invest in the trail system, while also improving trail access to transit options is essential to maintaining a healthy and livable community and promoting alternatives to vehicle use.

Trail Trends

Walking and hiking continue to be the most popular recreational activities nationally and regionally. Furthermore, national recreation studies have consistently ranked walking and hiking as the most popular forms of outdoor recreation over the last ten years, and summaries of recreation trends are provided in Appendix I.

The 2018-2022 Recreation and Conservation Plan for Washington State confirmed that outdoor recreation is an integral part of life for most Washington residents, with strong participation in the most popular category of activities, which includes walking (94%) and hiking (61%). Considerable increases in participation rates in outdoor recreation activities since 2006 indicate the importance of State and local communities continuing to invest in parks, trails, and open space infrastructure.

The COVID-19 pandemic significantly impacted outdoor recreation activities, including trail use. Indoor facilities and in-person programming were shut down and then only partially restarted in 2020. Local and regional park and recreation agencies that managed trail systems were pressed to adapt to heavy usage and crowded trailhead parking, as many people shifted their daily exercise routines to outdoor activities, such as walking and bicycling.



An August 2020 report from the Outdoor Industries Association revealed that Americans took up new activities in significant numbers with the biggest gains in running, cycling, and hiking. Walking, running, and hiking were widely considered the safest activities during pandemic shutdowns. Participation rates for day hiking rose more than any other activity.



The 2022 Outdoor Participation Report confirms the increase in outdoor recreation participants into 2021. Participation retained its momentum indicating that once someone begins to participate, they are likely to continue to participate. Hiking and running were the top two outdoor activities, a trend that has continued to build in recent years.

Notably, this 2022 report shares that the number of seniors, ages 65 and older, participating in outdoor activities grew by 16.8% (an astounding 2.5 million) since 2019. Participation in outdoor recreation starts close to home; local neighborhood parks, playgrounds, and city parks are the most popular venues for outdoor outings. Interacting with the natural environment, going to neighborhood parks, and traveling through natural environments are favorite aspects of outdoor recreation activities for participants. Trails and pathways are essential infrastructure to support outdoor recreation.

Community Insights

As noted in previous chapters, feedback from the community surveys and two public meetings provided a wealth of local insights on current usage and interests in various recreation amenities, including trails. The most popular amenities used during visits are trails for walking, running, hiking, biking or riding horses (95%). While respondents generally feel that the City already provides many amenities in its park system, a plurality of respondents indicated the greatest need for trails (42%), representing the strongest demand from a list of over 20 amenities.

Respondents were asked to rank a list of potential recreation, park and open space investments, with listed options segmented between those that represent higher cost improvements and those that represent lower cost improvements. When presented higher-cost potential improvements, nine in ten respondents were supportive of adding multi-use walking and biking trails (65% very supportive and 25% somewhat supportive). Overall, expanding trail opportunities was among the top three priorities for improvements within the City's park and recreation system.

Survey respondents also voiced interest for continued investment in the expansion and maintenance of the city's trail system – both paved and soft-surface trails. Several respondents also asked for investments in pedestrian and bicyclist access and safety improvements (sidewalks, crossings, bike lanes, etc.), as well as mapping, wayfinding signage, and etiquette communications.

Considering all of the community feedback from the survey, online open house, stakeholder interviews, and stakeholder focus group discussions, a number of core themes and interests emerged.

- Trail connectivity is important. Complete loops and circuits, and focus on trail connectivity (connecting trail gaps).
- Enhanced linkages between residential neighborhoods and downtown via pedestrian- and bicycle-friendly routes are an important focus area.
- COVID has accelerated the trends toward higher trail usage, which include more users on trails and a wider age distribution of off-road bike riders.
- There is broad interest for the potential of expanded trail connections such as Redmond Central Corridor, Phase 3.

95%

TRAILS FOR WALKING, RUNNING, HIKING, BIKING OR RIDING HORSES AS MOST POPULAR AMENITY

These community needs are already informing future investments. The City's Budget for 2023-2024 (and related 2023-2028 CIP) proposes to invest in a transportation system that supports multimodal movement of people and goods. The top objective is to use the City's Transportation Master Plan, PARCC Plan, Utilities Strategic Plan, and Facilities Master Plan to guide investments for ongoing development and maintenance of the City's infrastructure and public facilities. Another objective seeks to promote the use of alternative modes of transportation and invest in transportation infrastructure and programming that supports a variety of modes and choices. For example, the Redmond Central Connector (Phase 3) is included for the design and construction of a 1.6-mile regional trail along the former railroad corridor parallel to Willows Road from the 9900 block to NE 124th Street. This third and final phase of the RCC would have design completed in 2024 with construction completed by 2025. Once completed, it would connect to the larger Eastrail regional trail which connects 42 miles of trails between numerous eastside cities.

Planning the Future Vision

The City of Redmond is moving forward with its vision of vibrant urban centers in Downtown, Overlake, and Marymoor Village, and connected neighborhoods through its policies, capital projects, and investment strategies. Trails for pedestrians and cyclists are a critical component of the infrastructure needed to achieve this vision. Several past city-wide plans articulate the benefits of, and improvements to, Redmond's recreational and commuter trail system.

The City of Redmond Community Strategic Plan that was adopted in 2021 has a strategy of creating healthy, walkable, and equitable transit-oriented communities. Council is directing staff to develop strategies, programs, and projects that promote livability and cultivate "10-minute neighborhoods." These neighborhoods are where shopping, services, amenities, schools, recreation, and transit are within a 10-minute walk of where people live. Trails and connections support this strategy.

The previous Parks, Arts, Recreation, Culture & Conservation Plan emphasized that "trails in Redmond provide recreation, transportation, and support healthy, active lifestyles in urban, suburban, and rural settings." An important component of Redmond's character is its pedestrian and bicycle system that facilitates healthy lifestyles. Colloquially, Redmond is known as the "Bicycle Capital of the Northwest" and a robust trail network supports this identity.

Walkable communities allow for individuals to engage in physical activity independently as well as provide social experiences. Know that each person and/or organization may define "walkability" differently, but an overarching concept is that the space is accessible and can be pleasantly and independently used.

Community members, including older adults, individuals with and without disability, families, youth, and more, utilize the town's physical environment to get from point A to point B. Within the community, are you walking somewhere? Biking? Pushing? Using an assistive device? A walkable community is designed to support public activity, and it provides an affordable form of travel.

https://www.nchpad.org/1712/6831/What~is~Walkability~



Redmond's Environmental Sustainability Action Plan (ESAP) proposes significant reductions in passenger vehicle miles traveled (VMT) to reduce transportation emissions and enhance community mobility. Providing safe, convenient bike and walking alternatives can contribute to reaching that VMT goal. A key strategy in the ESAP for transportation and land use is to "increase the equitable use of non-SOV (single occupancy vehicles) modes of transportation, such as biking, walking, and public transit through programmatic and infrastructure interventions."

The City's Transportation Master Plan (TMP) proposed a suite of travel choices to provide an efficient, effective transportation system that accommodates planned growth and supports light rail ridership. Pedestrian and bicycle facilities are interwoven into the network of multimodal environments. Within the urban centers (Downtown, Overlake, and Marymoor Village), walking will become the most significant mode of travel as a percentage of daily travel. A walkable Redmond will act as the catalyst to improve all travel choices and overall mobility, as well as enhance equity in our transportation network. Based on the TMP, walking will be an attractive mode of travel by providing a pedestrian system with a dense network of sidewalks and trails that connect directly to destinations. The walking environment will be useful, safe, comfortable, and interesting, and will also enhance community character by activating the urban centers and tying neighborhoods together to create a walkable Redmond. Redmond's extensive network of trails will be improved for pedestrian connectivity, changing over time from having very few access points to having a high number of access points. This effort will dramatically increase the transportation value of the trail network by supporting short trip lengths and creating loops and variety. Bicycle ridership will also be supported by access improvements, including bicycle parking, bicycle-sharing programs, and bicycle education and encouragement. The Bicycle System Plan Map in the TMP locates the existing and proposed alignments for bike boulevards, shared-use paths, cycle tracks, and "sharrows".

Trail Classifications

The City of Redmond Parks and Recreation Department has designated four types of trails that inform the way trails are planned, developed, and maintained:

- Regional Trails
- Connector Trails
- Local Trails
- Blue Trails

Regional Trails

Regional trails are typically planned and designed with active transportation and high volume recreation use as their primary purpose. Regional trails are paved and follow the design standards for Shared Use Paths as specified in the City of Redmond's Bicycle Facilities Design Manual Guidelines (2016 or latest version). In general, regional trails are completely separated from roads by distance or barriers, and at-grade crossings of roadways are minimized to avoid conflicts. Regional trails should be a minimum of 12 feet wide under most conditions, with a minimum two-foot wide graded area on both sides that should be flush with the trail. These trails are intended to be long-distance routes that connect to other trails and extend to other cities. Coordination with adjacent jurisdictions, community development programs, and transportation planning is central to developing a complete system of regional trails.

Connector Trails

Connector trails are the key linkages between regional trails and other major areas. These trails can be paved or soft surface trails, but these are typically narrower than regional trails, due to more limited use and possible land access issues. These trails are designed for recreation and transportation uses. Connector trails should meet the City's sidewalk standards as a minimum and have a width of six feet to eight feet. Connector trails are in high demand by the community as key infrastructure to make walking and bicycling more convenient modes of travel within Redmond.

Local Trails

Local trails are typically soft surface trails that can range from one foot to five feet wide. These trails are typically designed for recreational uses such as neighborhood links, park trails, and hiking, off-road bicycling, and equestrian trails. These trails can also meet special interest activities, such as BMX and

Figure 38. Regional Trail Cross Section (typ.)

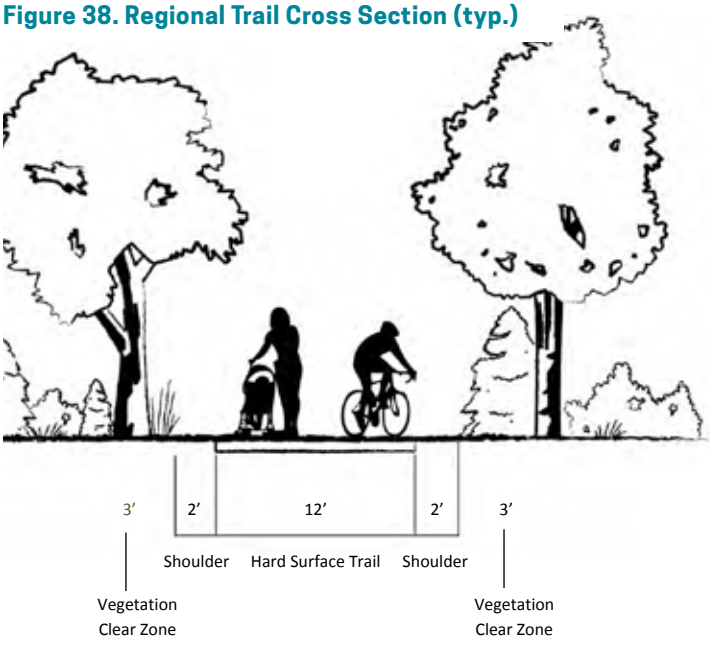


Figure 39. Connector Trail Cross Section (typ.)

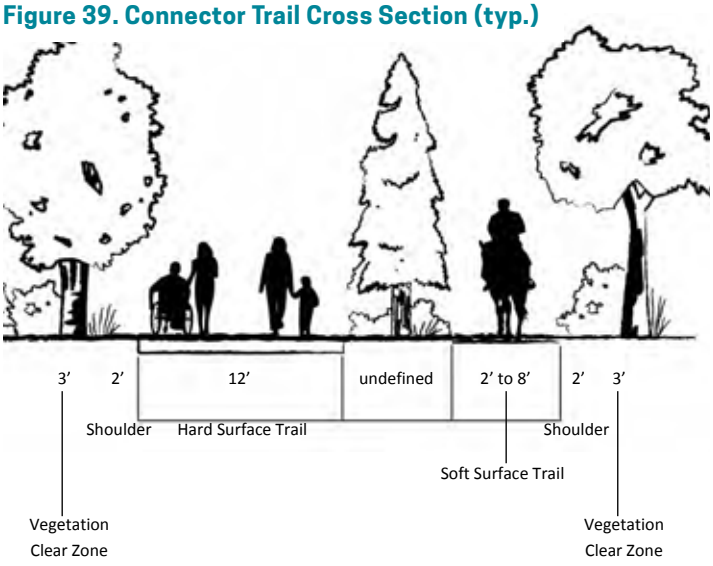
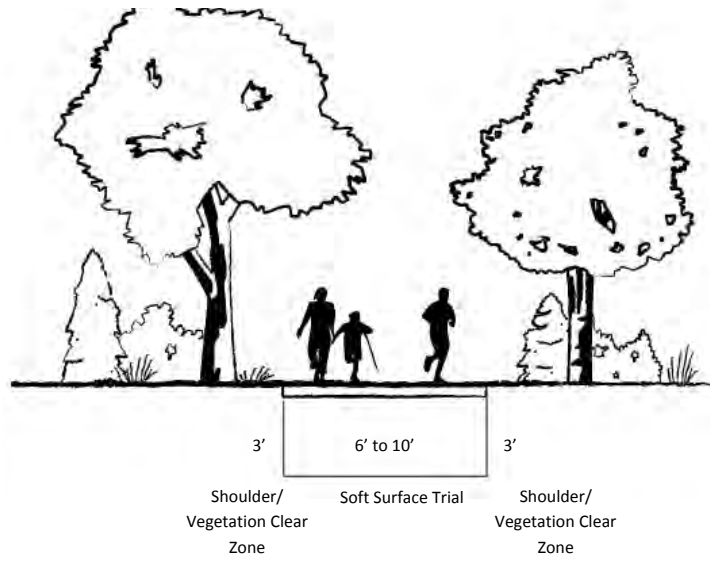


Figure 40. Local Trail Cross Section (typ.)



mountain biking. Local trails are typically constructed with native soil from the site or with a surface of gravel or wood chip material if additional reinforcement is required. Trail surfaces are graded slightly to reduce the potential for erosion.

Blue Trails

Blue trails are water trails along navigable waters within the City, such as the Sammamish River and Lake Sammamish. The primary design criteria for blue trails includes providing frequent access points to the water where personal watercraft can be safely and easily transported from parking areas and providing adequate signage and route finding materials. Redmond is part of the Lakes to Locks Trail, a system of blue trails that connects the Sammamish River in Redmond to Lake Washington and beyond.

Trail System Inventory

In addition to paved pathways and natural surfaced trails within individual parks and open spaces, Redmond has 13 stand-alone trails providing outdoor recreation opportunities and connections across the City. These trails, which include a combination of regional, connector, and local trail types, offer a variety of surface types and accommodate pedestrians, cyclists, and equestrians. These City-owned trails provide 15.26 miles of off-road travel.

In addition to its own trail network, Redmond has several county-owned connector trails and one regional trail that links the community to other locations. Over 12 miles of trails are owned and managed by King County within the Redmond city limits, including the Puget Sound Energy (PSE) Powerline Trail.

"Having more trails that are separated from the road - the river trail ends up being extremely crowded on nicer days showing how much demand there is for green spaces that are separated from cars."

-Survey respondent

Figure 41. City-Owned Stand-alone Trails

Trail Name	Trail Classification	Surface Type	Use Type			Miles
			Pedestrian	Bicycle	Horse	
172nd Street Trail	Connector	Soft	Yes	Yes	Yes	0.81
Ashford Trail	Connector	Soft	Yes	Yes	Yes	0.61
Bear & Evans Creek Trail	Connector	Paved	Yes	Yes	Yes	1.70
Bridle Crest Trail	Regional	Soft	Yes	Yes	Yes	1.96
Hidden Ridge Trail	Connector	Paved	Yes	Yes	Yes	0.61
PSE Powerline Trail	Connector	Soft	Yes	No	No	5.98
Redmond Central Connector	Connector	Paved	Yes	Yes	Yes	2.35
Trail at Ardmore	Local	Paved	Yes	Yes	Yes	0.14
65th Street Trail	Local	Paved	Yes	Yes	Yes	0.28
Cobblestone Trail (PSE spur)	Connector	Soft	Yes	Yes	Yes	0.16
Microsoft Connector Trail 36th to 31st Street	Connector	Paved	Yes	Yes	Yes	0.43
NE 100th Trail	Connector	Paved	Yes	Yes	Yes	0.04
Trail at Old School	Connector	Paved	Yes	Yes	Yes	0.19
					Total Miles (City)	**15.26**

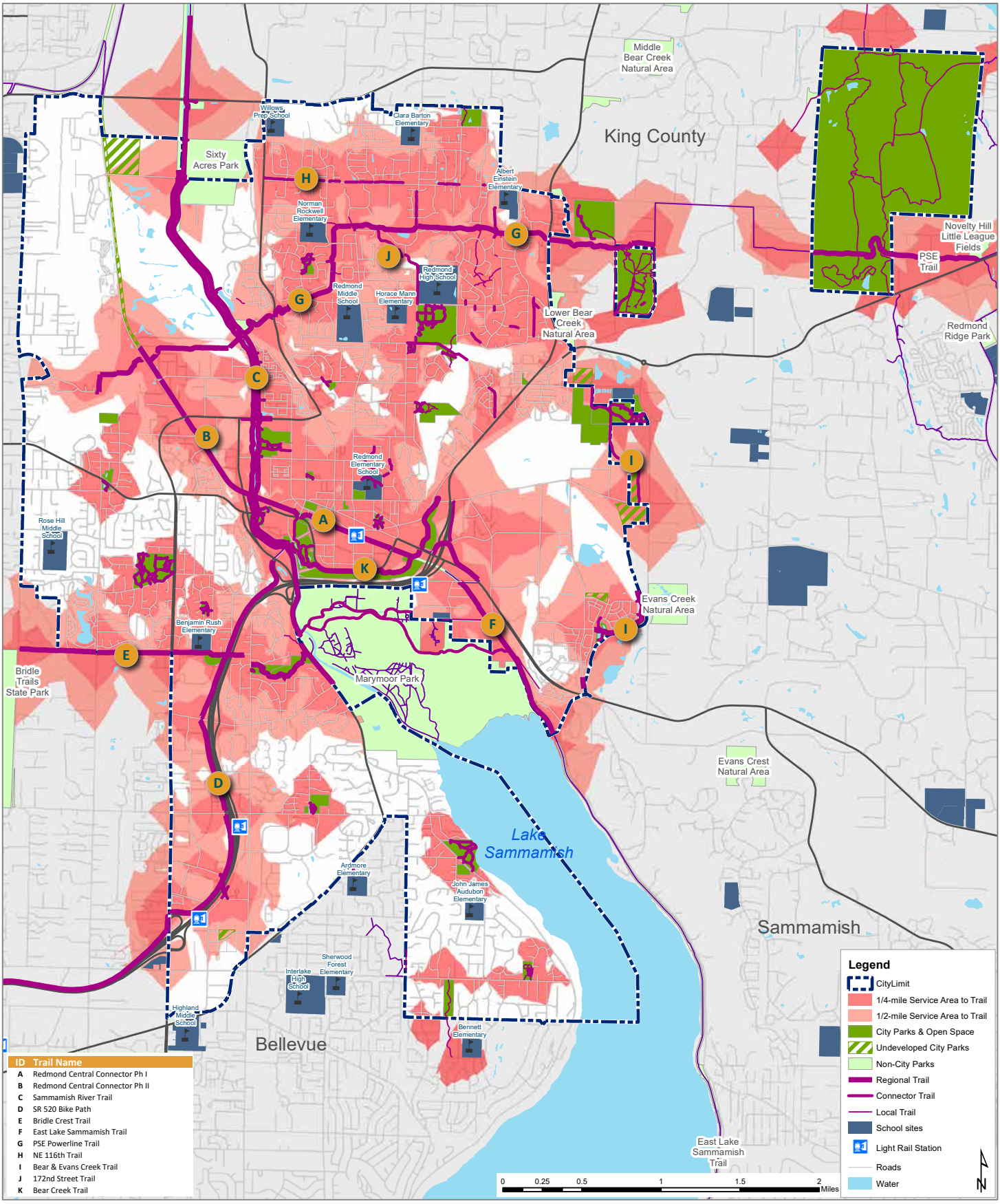
Figure 42. County-owned Regional Trails

Trail Name	Trail Classification	Surface Type	Use Type			Miles
			Ped	Bicycle	Horse	
Sammamish River Trail	Connector	Paved	Yes	Yes	Yes	5.78
West of Sammamish River	Connector	Paved	Yes	Yes	Yes	2.82
East Lake Sammamish Trail	Regional	Paved	Yes	Yes	Yes	1.13
Marymoor Connector Trail	Connector	Paved	Yes	Yes	Yes	1.50
Par Course	Connector	Paved	Yes	Yes	Yes	0.88
					Total Miles (County)	**12.11**

Trail System Gap Analysis

A gap analysis was conducted to examine and assess the accessibility of existing recreational trails. As with the parkland analysis, travel distances were calculated along the road network starting from each existing trail segment's known access points. Local trails within parks were also depicted. "Travelsheds" were calculated with ¼-mile, ½-mile and 1-mile distances for major trails (e.g., Redmond Central Connector, Bear & Evans Creek Trail, Sammamish River Trail) and ¼-mile and ½ mile "travelsheds" for the remainder. Figure __ illustrates the citywide distribution of recreational trails and the relative access to these corridors within reasonable travel walksheds. Approximately 70% of the City has access to regional and recreational trails, including park trails and the Sammamish River Trail within a half mile of their home or work.

Similar to transportation planning, recreational trail planning should be geared toward connectivity as a system performance metric, rather than mileage. Only considering a mileage standard for paths within the Redmond park system will result in an isolated and inadequate assessment of community needs with little consideration for better trail connectivity. This Plan recommends a connectivity goal that re-states and reinforces the desire to improve overall connections across the City in support of "10-minute neighborhood" goals and enhance off-street linkages between parks, schools and major destinations, as feasible. Expanding trail connections was identified as a top priority throughout the community engagement process and also should include connections to public transit when possible. Additionally, the trail system must be ready for new modes of mobility, given the growing presence of e-bikes and e-scooters in Redmond and surrounding cities.



Map 15: Travelsheds - All Existing Recreational Trails Routes (¼- & ½-mile)

With the rapid increase in electric-assist mobility and the potential for user conflicts due to increased speeds, Redmond will want to determine the best approach for ensuring safety for all trail users and how best to promote trail etiquette on shared-use pathways. Revised bike parking amenities to accommodate the range of e-bikes and other electric powered scooters, boards, etc. with charging stations; posted speed limits, "rules of the road", and other adaptations for a successful multi-modal system are needed to ease the transition from strictly muscle-powered trail users to the new emerging electric-assist trend.

Trail Amenities

ALIGNMENTS & CONNECTIONS.

Growing the trail network should continue to prioritize trail alignments and locations that are optimal from multiple perspectives: trail user, trail experience, and trail connectivity. Cost, regulatory, and site suitability factors are typically incorporated into implementation timing. New trail alignments should strive to accommodate different trail use types (i.e., commuter vs. recreational/destination oriented) and utilize interim solutions, such as widening sidewalks and utilizing existing or planned utility corridors as opportunities for trail improvements. Integration of trail projects with other pedestrian infrastructure projects and other transportation projects implemented by the City is essential for expanding the reach of trail opportunities. Trail alignments for local, neighborhood, and park trails should serve as connections to regional, shared-used trails to provide access and reduce the sole reliance on trailheads for providing access to the trail network. New developments should provide for connections to nearby trails and pathways whenever feasible.

AREAS OF RESPITE

Beyond trailheads that can provide access to the trail with parking, restrooms, drinking water, benches, etc., rest areas along trail segments can enhance the trail user's experience to enjoy the natural settings and/or urban dynamics of the trail's environment. Areas of respite are usually available within developed parks connected to the trail system but longer sections of trails between trailheads and parks could offer places to rest, stop and chat, enjoy wildlife viewing, reconnoiter, meet-up with fellow trail users, etc. Differentiated from trailheads, these 'rest stops' can simply offer pull-offs with benches or picnic tables, observation or viewing platforms, or interpretive signs. These sites should also be included in the emergency response system with an identifying code to provide locator information.

ACCESS & TRAILHEADS

Safe, convenient entryways to the trail network expands access for users and are a necessary component of a robust and successful system. A trailhead typically includes parking, kiosks, and signage and may consist of site furnishings, such as trash receptacles, benches, restrooms, drinking fountains, bike repair stations, and bike racks. More recent trailhead installations are adding electric bike charging stations to continue to expand alternative modes of transportation. Trailheads may be within public parks and open space or provided via interagency agreements with partner organizations (e.g., King County, Lake Washington School District, WSDOT, etc.) to increase use and reduce unnecessary duplication of support facilities. Specific trailhead designs and layouts should be created as part of planning and design development for individual projects and consider the intended user groups and unique site conditions.

TRAIL DEVELOPMENT OPPORTUNITIES

Opportunities to develop additional trails and connections may be limited in areas with existing dense urban development. One underlying tenet of the recreational trail system is to enable the placement of trails within or close to natural features to provide access to the City's unique landscapes and accommodate outdoor recreational access to creeks, hillsides, and waterfront. Bear and Evans Creek Trail and the Sammamish River Trail exemplify the value of trail alignments along waterways.

The future planning and design of trail routes through natural areas should be based on sensitive and low-impact design solutions that offer controlled access to protect the resource, while providing for a positive experience for all modes of trail user. The determination of future trail alignments should prioritize natural resource and natural hazards planning and protections, in part to meet local land use policies and Washington State requirements.

TRAIL SIGNS & WAYFINDING

Coordinated signage plays an important role in facilitating a successful trail system. A comprehensive and consistent signage system, implemented according to the type, scale, and site of the trail setting, is a critical component of the trail network. It is necessary to inform, orient, and educate users about the trail system itself, as well as appropriate trail etiquette. Such a signage system should include trail identification information, orientation markers, safety and regulatory messages, and a unifying design identity for branding. The following signage types should be considered and implemented as appropriate throughout the trail network:

- Directional and regulatory signage
- Trail user etiquette and hierarchy signage
- Continuous route signage for route identification and wayfinding
- Distance markers or periodic information regarding distance to areas of interest
- Warning signs to caution users of upcoming trail transitions or potential conflicts with motor vehicles
- Interpretive information regarding ecological, historical, and cultural features found along and in proximity to the trail
- QR codes should be considered for access to online trail maps and additional information

The installation of kiosks at regional trailheads is a practice that could add value. Kiosks provide important trail information in addition to community news, while reinforcing the visual brand of the Redmond trail experience.

> **"Need trails to make more connections. Make trails go from Marymoor and Idylwood Park finish to 124th street and connect down to Redmond Way and businesses along there. Mid-block trails need some street crossings downtown and on 85th, plus a connection between the two main trails going East and West and North and South."**
>
> *-Open House Participant*

Trail Recommendations

Redmond's future trail initiatives will continue to build a safe, accessible, multi-modal trail system linking the community to destinations throughout Redmond and beyond, including the following:

Trail Connections

Implementing Redmond's network of trails will expand access for all community members and support sustainability goals around reducing vehicle dependence. The trail network serves as foundational infrastructure for an interconnected system of outdoor recreation facilities. The arrival of light rail to Overlake and Downtown would be enhanced by providing multimodal access in the form of trail connections. Connecting trails into and through urban centers will allow for alternative modes of accessing goods and services, as well as link to public transit.

The City is on track to complete the Redmond Central Connector Phase 3 by 2025, which will provide an important link between transit, businesses, and residents along the Willows Road corridor improve level of service metrics.

Other gaps and loop trails should be pursued, particularly along the Bear and Evans Creek Trail, or east/west PSE Powerline Trail within city limits. As parks are developed or renovated, opportunities to connect to other trail and transportation networks should be encouraged. The development of SE Redmond Park may be an opportunity to connect with the East Redmond Corridor. The city should also aggressively pursue right-of-way and trail corridor easements to fill essential system gaps as identified in the Level of Service maps and Transportation Master Plan.

Coordinate with Partners on Development & Acquisition

Redmond is expected to grow rapidly, particularly in the urban centers. Parks and Recreation should support the work of the Planning Department on requiring development connections to existing and future trail networks. The City should also continue to coordinate with the implementation of the pedestrian and bicycle facility improvements from the Transportation Management Plan, including Safe Routes to Schools and Safe Routes to Parks, that is managed by the Transportation Planning & Engineering Division.



Trail Safety

With increasing use and the potential for increased travel speeds, the risk for user conflict will increase. Trail management will need to adapt to accommodate new rules and guidance on trail user etiquette. Posted travel speeds, reminders of when to give warning when passing, yield hierarchies, upcoming road crossings, surface type changes, risks of flooding, etc. should be part of a comprehensive wayfinding and signage plan. Bollards, stop signs, pavement warning strips and other safety measures should continue to be incorporated into new trail connections. Street crossings, especially any mid-block crossings will warrant specific signage to alert trail users of their responsibility to avoid risks with vehicular conflicts. Landscape (vegetation) management should be cognizant of any visual blind spots created by overgrown vegetation or plantings growing too close to corners or trail turns.

An emergency response system, incorporated into the wayfinding signage program and emergency services locator program should be coordinated across the trail system. A comprehensive review of existing EMS approaches to locator identification and current regional trail EMS locator programs should be considered in designing an integrated trail emergency management system. Trails signs at destinations, trailheads, and other 'nodes' along the trails should include the emergency locator ID number to help emergency response teams find and address any emergencies.

Trail Amenities & Enhancements

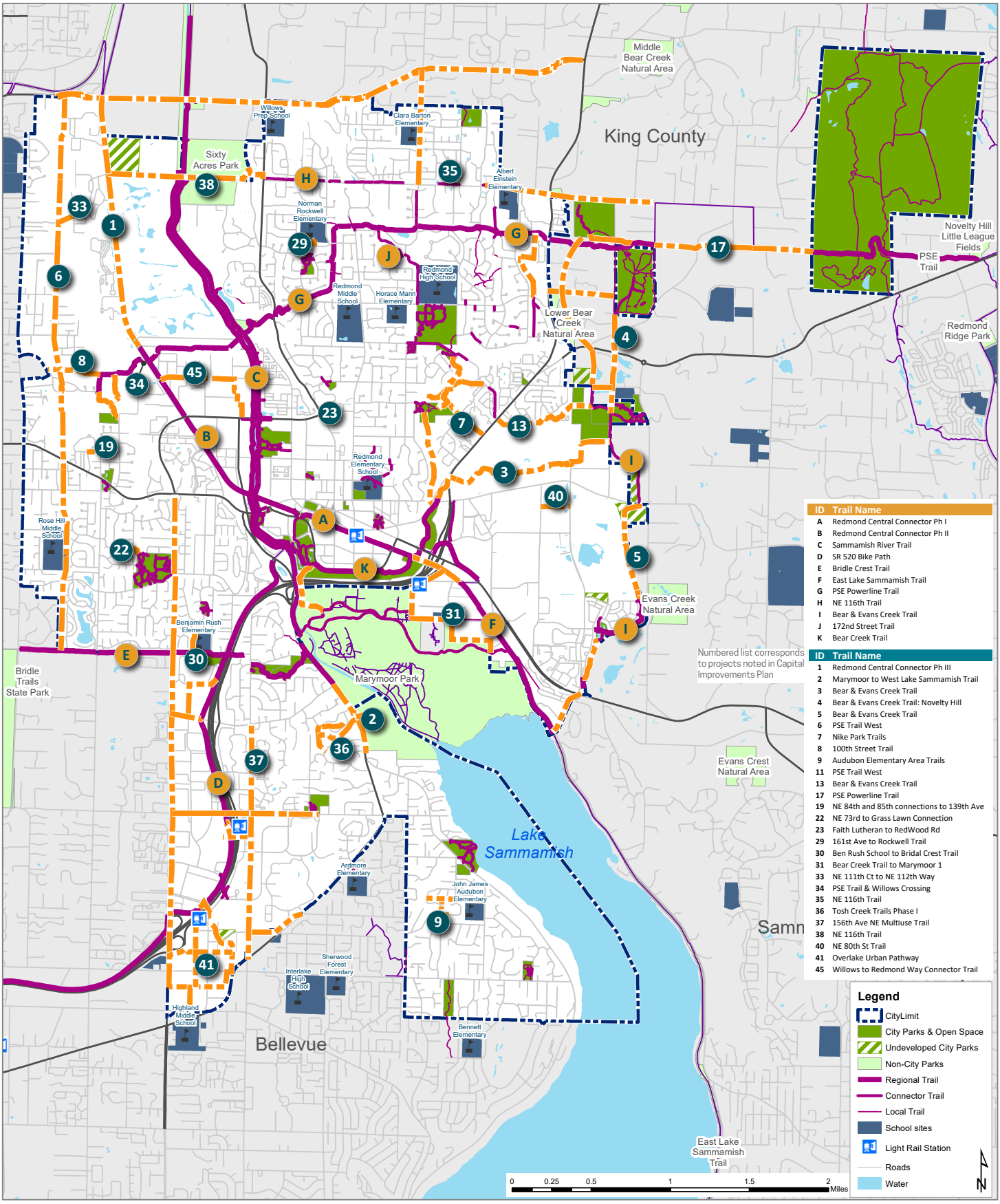
With the broad popularity and high usage of Redmond's trails among the public, trail amenities would enhance the user experience. Exercise stations, waystations, bike repair stands, distance markers, and rest areas could expand usage and provide amenities that were requested from the community feedback. Providing places for rest along trail natural areas or view corridors would enhance connections to nature and could provide opportunities for educational signage.

Prepare for the Future

With the increased public adoption of electric-assist bicycles and other wheeled mobility devices, the City should plan for future shared mobility pilots (such as shareable e-bikes and e-scooters). This may involve bike loaner or rental sites and charging stations. The increased use of electric-assisted mobility devices such as scooters, e-bikes, and one-wheel should be assessed for updates to trail rules around speed and to clarify what is meant by 'non-motorized' vehicles.

Trail Signs & Wayfinding

Wayfinding, mapping, and trail signs were brought up by the community as potential areas for improvement. The City should work to continue to improve trail and trailhead signage and wayfinding, enhance online trail maps, and explore ways to indicate connections to bus and rail transit.



ID	Trail Name
A	Redmond Central Connector Ph I
B	Redmond Central Connector Ph II
C	Sammamish River Trail
D	SR 520 Bike Path
E	Bridle Crest Trail
F	East Lake Sammamish Trail
G	PSE Powerline Trail
H	NE 116th Trail
I	Bear & Evans Creek Trail
J	172nd Street Trail
K	Bear Creek Trail

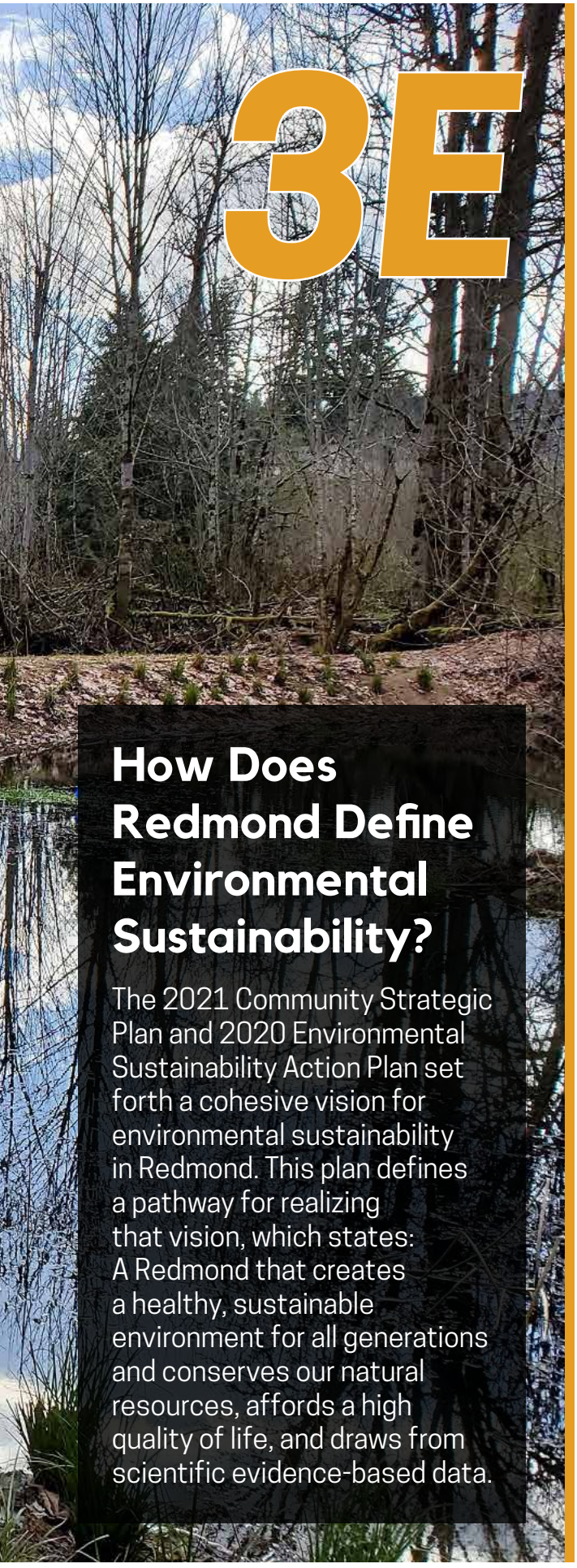
ID	Trail Name
1	Redmond Central Connector Ph III
2	Marymoor to West Lake Sammamish Trail
3	Bear & Evans Creek Trail
4	Bear & Evans Creek Trail: Novelty Hill
5	Bear & Evans Creek Trail
6	PSE Trail West
7	Nike Park Trails
8	100th Street Trail
9	Audubon Elementary Area Trails
11	PSE Trail West
13	Bear & 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

- CityLimit
- City Parks & Open Space
- Undeveloped City Parks
- Non-City Parks
- Regional Trail
- Connector Trail
- Local Trail
- School sites
- Light Rail Station
- Roads
- Water

Map 16: Existing & Proposed Recreational Trails





3E

Conservation

How Does Redmond Define Environmental Sustainability?

The 2021 Community Strategic Plan and 2020 Environmental Sustainability Action Plan set forth a cohesive vision for environmental sustainability in Redmond. This plan defines a pathway for realizing that vision, which states: A Redmond that creates a healthy, sustainable environment for all generations and conserves our natural resources, affords a high quality of life, and draws from scientific evidence-based data.

The Parks, Arts, Recreation, Culture and Conservation Plan continues to advance Redmond's vision for the future by seeking to protect and enhance sensitive environmental areas and wildlife habitat, preserve significant historical and cultural places, and develop parks using smart growth principles. Protecting and enhancing these natural areas and cultural features are values that are strongly held by the Redmond community and are a key component of the City's future plans.

Redmond has a wealth of natural resources, historic properties, and structures that contribute to the City's unique identity, and conservation in Redmond encompasses the care and management of these resources that characterize the landscape of the city and the Sammamish Valley. A future vision for Redmond's natural environment, community character and historic preservation was described in the prior Comprehensive Plan:

> *"Redmond in 2030 has maintained a very green character. The city is framed within a beautiful natural setting, with open spaces and an abundance of trees continuing to define Redmond's physical appearance, including forested hillsides that flank the Sammamish Valley, Lake Sammamish and Bear Creek. An interconnected system of open spaces provides habitat for a variety of wildlife. Public access to shorelines has been enhanced while protecting the natural environment and property owners' rights."*

The City of Redmond recognizes that increased urbanization paired with climate change will continue to threaten Redmond's natural systems by impacting their ability to provide water, stormwater treatment, recreation, wildlife habitat and carbon sequestration. Sustainability priorities within Redmond's natural systems include protection and enhancement of native habitats and tree canopy and improvements to water quality, natural drainage systems, habitat quality, and greenspaces.

The management of different conservation techniques for the City's natural resources falls within the jurisdiction of several departments. The Public Works Department oversees water resources. The Planning Department regulates natural, historic and cultural resources. The Parks and Recreation Department manages City properties that contain significant natural resources.

Stewardship Planning

The City of Redmond is responsible for managing city-owned public land, as well as guiding development on private properties. There are multiple conservation efforts occurring across Redmond that protect a significant percentage of land within the city's boundaries. This happens through a variety of mechanisms including the overarching framework policy guidance of the Comprehensive Plan, natural resources related policies in several elements within the Comprehensive Plan, functional plans prepared by different departments within the city, tactical plans such as the Tree Canopy Strategic Plan and Environmental Sustainability Action Plan (ESAP), protective easements, and critical area policies and legislation. Each of these also influences the way that parkland is managed for conservation.

Conservation efforts also require a multi-faceted approach for effective environmental stewardship and historic preservation through collaboration between city departments, programming through partnerships, and the application of smart growth planning principles. Conservation objectives continued to be implemented through the goals adopted in the Comprehensive Plan and the more specific conservation-related planning documents. In light of this shared stewardship framework, consideration of other planning documents is helpful. Those most relevant to conservation include:

- Climate Vulnerability Assessment (2022)
- Environmental Sustainability Action Plan (2020)
- Tree Canopy Strategic Plan (2019)
- Community Strategic Plan (2019, 2021)
- Water Resources Strategic Plan (2015-2020) and 3-Year Action Plan (2015-2017)
- Watershed Management Plan (2013)
- 20-Year Forest Management Plan (2009)
- Stormwater Comprehensive Plan (2006)
- Redmond's Historic Core Plan
- Cultural Resources Management Plan (2019)

The on-going update to the Comprehensive Plan (Redmond 2050) will incorporate refinements to environmental conditions, concerns and objectives and new knowledge about environmental planning (climate change, resilience, etc.). These updates are required to consider Washington State, Puget Sound Regional Council, and King County environmental planning policies. The Redmond 2050 Comprehensive Plan will incorporate the 2023 PARCC Plan to provide the content and direction for the natural resource related policies in the other Elements of the Plan.

Additionally, the Environmental Sustainability Action Plan (ESAP) focuses on creating a more resilient Redmond in the face of climate change and includes adopted goals for Natural Systems to "enhance green space, tree canopy, habitat quality and natural drainage systems." These goals are directly tied to conservation of existing parkland and open space. Other proposed strategies and actions in the ESAP within Water and Climate Change include actions that are directly or associated with parkland planning and management. Figure 43 extracts those specific strategies and actions that should be incorporated into park and facility planning, management and operations.



Figure 43. Environmental Sustainability Action Plan Goals

Strategy N1. Protect and enhance native habitats and open space and support local agriculture	
Action	**Description**
N1.2 Watershed approach for restoration	Use watershed approach to restoration planning
N1.3 Urban agriculture expansion	Use Partners to expand urban agriculture activities
N1.5 Community education and outreach	Program information-sharing on importance of native habitats
N1.6 Urban forestry staff	Hire additional staff to implement tree canopy plan

Strategy N2: Enhance resilience of natural areas and systems to climate change	
Action	**Description**
N2.1 Implement Forest Management Plan	Continue progress and update 20-yr plan
N2.2 Drought & Heat-tolerant plantings	Use native & adaptable plant species
N2.4 Green space access	Implement PARCC plan in areas with poor access

Strategy N3: Expand green infrastructure and associated services	
Action	**Description**
N3.1 IPM Plan for City-owned properties	Use integrated pest management practices
N3.10 Drainage System resilience	Prepare natural drainage systems for changes in rainfall
N3.13 City ROW tree health assessments	Assess health for parks' natural systems & city street trees

Strategy N4: Increase citywide tree canopy	
Action	**Description**
N4.1 Planting in open space parkland	Increase tree canopy cover on City property
N4.3 Tree canopy LIDAR update	Acquire updated LiDAR dataset to measure canopy
N4.4 Tree matching grants	Encourage Neighborhood Matching Grants for tree plantings
N4.6 Targeted forest parcel acquisitions	Evaluate potential forest parcesl for urban canopy cover
N4.7 Tree canopy dashboard	Develop public dashboard for tree canopy performance
N4.8 Neighborhood tree canopy plans	Work with neighborhoods to increase canopy & forest health

Strategy W2: Conesrve community water resources	
Action	**Description**
W2.2 Water-efficient landscaping	Continue to practice water efficiency in park landscapes

Strategy W3: Protect quality and quantity of drinking water resources	
Action	**Description**
W3.7 Irrigation water efficiency	Pursue greater water efficiency with equipment upgrades
W3.9 Landscaping & irrigation standards	Use drought-tolerant planting & efficient irrigation on new projects

Strategy C1: Ensure all City services & infrastructure are resilient to climate change impacts	
Action	**Description**
C1.2 Reevaluate BMPs & design standards	For all City projects, design for climate resilience
C1.5 Wildfire mitigation planning	Find permanent funding to reduce wildfire risk

Conservation Trends

Parks and natural areas significantly contribute to Redmond's green infrastructure and provide value to flood mitigation, wildlife habitat, climate resilience, and more. As the NRPA states, "Parks and public lands serve an essential role in preserving natural resources and wildlife habitats, protecting clean water and clean air, and providing open space for current and future generations." As key contributors to ensuring the health of our environment, park providers should consider how the following trends can be integrated proactively into their management and practices.

- **Green Infrastructure** – Parks will continue to serve important roles in addressing stormwater management and serving as natural water-quality treatment for runoff. Sustainable landscapes can cleanse air and water, replenish aquifers and reduce surplus runoff, while providing wildlife habitat.
- **Community Forestry** – Trees provide the major structure to park landscapes and help "green" urban areas as extensions of public park and greenspaces. As essential contributors to water quality, heat island reduction, and habitat value, the management of the community's tree canopy continues to build value into the future. As more park systems take a proactive approach to urban or community forestry programs, the value of canopy trees as capital assets will continue to grow.
- **Microclimate Modification** – Urban heat islands created by buildings and pavement can be mitigated through extending shade with tree canopy. The use of trees and native plantings can help cool surfaces and the associated rainwater runoff. Tree canopies have long been valued for helping save energy use in buildings and moderate summer temperatures for outdoor activities. Parks and greenspaces are proving to be among the most effective tools to combat the effects of urban heat islands. Cities are looking to maximize these benefits of the urban forest and park systems to combat urban heat island effects.
- **Native Wildlife** – Recent studies in conservation news have been revealing an ongoing global biodiversity crisis. This news occurs in tandem with the climate change emergency that also threatens biodiversity and increased rates of species extinctions. Parks play an important role in preserving and restoring native plant species and native wildlife communities by intentionally focusing on planting and replanting green landscapes with native plant species that provide critical roles in the rest of the local ecosystem and its biodiversity.
- **"Rewilding"** – An ecological strategy that helps rebuild wildlife populations by restoring wildlife habitats goes beyond planting native plant species in park landscapes. Rewilding, with its tactics like pollinator gardens, urges a new kind of urban ethic to conserve and protect nature, while reducing the urban ecological footprint. Parks and natural areas can accommodate rewilding areas within their footprints by converting the more traditional landscapes of mown lawn and trees into more natural plant communities without losing outdoor recreational values and function.
- **Climate Resiliency** – Canopy trees, native landscapes, green infrastructure and other applications of ecological landscape tactics may contribute to mitigating some of the negative impacts of climate change. Parks can play a role in promoting climate resiliency if planned to accommodate for the future with limited disruption to the park system's functions.
- **Conservation Staffing** – Conservation organizations, along with national, state, and local park agencies, are struggling to fill their staffing needs for stewardship and restoration. This trend is particularly evident with the recruitment and retention of a seasonal work force. Market forces are pushing up wages, and many park and recreation agencies are struggling to fill staffing needs.
- **Technology** – Drones are being used for tasks beyond surveillance, including horticultural and arboricultural practices such as pesticides applications, invasive weed monitoring, seeding operations, and even building inspections. Drones can economically reach areas in parks or natural areas that are inaccessible to other vehicles. Mowing operations may be shifting to newer technologies that include fully automated mowers, fully electric mowers, and zero emission mowers that are projected to require less maintenance and lower operating costs.

Community Insights

The community survey indicated strong support for conservation–related aspects of Redmond's park system. More than 80% of respondents indicated support for additional multi-use walking and biking trails; river and lake access (kayak launch areas, fishing); "Rewilding", expanding tree canopy, or allowing select areas to be naturalized. When presented a list of potential low cost amenities the City could consider adding to the park system, respondents were most supportive of rewilding natural areas (55% very supportive; 81% very or somewhat supportive).

Also, survey respondents visit local parks for a variety of reasons, and the second most popular reason is for relaxation, visiting nature and meditation (85%). A majority of survey respondents (63%) rated the condition of natural resource parks as either excellent or good.

Additionally, survey respondents offered several write-in comments related to conservation, and the following represents a short selection of those comments:

- "Add more natural parks"
- "More wooded space"
- "Watershed needs to be left natural so animals can survive and people can see natural landscapes."
- "More efforts to protect healthy forests from invasive species and development. Support expanding tree canopy. "
- "Where possible always add greenery like trees, shrubs, bulb flowers, and other things that bring bees and other strained insects and animals back."
- "Add more native trees and native plants to all the parks for people, climate, and for birds!"







Inventory & Status

Redmond continuously has been certified by the Arbor Day Foundation as a Tree City USA for the past 23 years. The City has some parks sites certified as wildlife-friendly spaces (Wildlife Habitat Certification). Local stream restoration efforts to prevent flooding, enhance stream and riparian corridor habitat are ongoing. Collaborative restoration projects in parklands continue with both the Green Redmond Partnership and the Environmental & Utility Services division (EUSD).

LAND WITH CONSERVATION VALUE

Three categories of properties contain the majority of the highest quality natural areas in the city. They are notable for the different types of protective mechanisms that enable them to maintain their conservation value. The three categories of land with conservation value include city-owned properties, public properties, and properties with permanent protection.

Figure 44 . Conservation Land categories

Property Category	Description
City-Owned	
Resource Parks	Resource Parks are natural areas that may be lightly developed with features like trails and interpretive activities or signs. Typically they are not developed for active recreation uses. Neighborhood and Community Parks may also have areas with conservation value.
Trail Corridors	Trail Corridors are select linear corridors that contain a developed trail usually adjacent to a stream, river, utility or other linear feature. The space surrounding the trail may have canopy and habitat value.
Stormwater Tracts	Stormwater Tracts are created and designated as part of a land division specifically for management of stormwater. These may be public or private properties; an example of a public property is Scott's Pond, which is co-located with a park. Utility Properties are City-owned properties with facilities such as wells or water towers.
Building Sites	Building Sites include City-owned properties with buildings and associated land with conservation value. Fire Station #17 is an example of such a site.
Other Public Lands	
King County Parks	King County Parks owns several parks and trails in or near Redmond that are not developed for active recreation, or that exhibit habitat or conservation value, such as the Sammamish River Trail.
Lake Washington School District	Lake Washington School District has several properties with conservation value in Redmond, including Einstein Elementary that has an extensive area of wetland.
Properties w/ Permanent Protection	
Critical Areas	Critical Areas are protected through regulations that safeguard their intrinsic environmental value and/or provide for the public health and safety. The City of Redmond recognizes five broad types of critical areas: Geologically Hazardous Areas, Wetlands, Frequently Flooded Areas, Fish and Wildlife Habitat Conservation Areas, and Critical Aquifer Recharge Areas.
Native Growth Protection Areas	Native Growth Protection Areas (NGPAs) are in separate tracts typically owned in common by a Home Owners Association (HOA). These are used to protect critical areas during development and are required by the Critical Areas Ordinance.
TDR Sites	TDR Sites (Transfer of Development Rights)—A TDR program seeks to preserve landowners' asset value by moving the right to build from a location where development is prohibited (e.g., for environmental reasons) to a location where development is encouraged.
Private Parks	Private Parks are created in a residential development and are usually small neighborhood parks or native growth protection areas. The land is private property and is often managed by a homeowners' association. These parks serve a portion of the population or protect sensitive habitat, similar to the role of a public park.

NATURAL RESOURCES

Redmond's landscape is largely determined by the unique Northwest climate, which influences the creation of the region's hills, valleys, water bodies, and lush vegetation. The City experiences relatively mild, maritime weather conditions with most precipitation occurring in the cool, winter months. The high volume of rainfall received during the winter months is the primary water source for recharging groundwater supplies, which in turn replenish stream flows with cool, clean water during the warmer summer months. These stream flows are vital to the region's ecology, and most notably the salmon that are found in almost all streams in Redmond. Kokanee are a native, landlocked sockeye salmon that live in Lake Sammamish and spawn in tributaries, such as Idylwood Creek. They are an important traditional food source, and the forests that shelter these streams are equally vital to the health of the entire ecosystem.

Waterways

The most significant water bodies in Redmond include Lake Sammamish, the Sammamish River, Bear Creek, Evans Creek, and sixteen smaller creeks and tributaries. Only a small portion of Lake Sammamish is within the Redmond city limits, but the rivers and streams which supply it have a major impact on shaping the layout of the city, as well as its parks and trails system.

Redmond's public access to waterways offer a diversity of outdoor recreation opportunities and settings from the edge of Sammamish Lake at Idylwood Park to the Sammamish River shore launch at Luke McRedmond Landing to the many streams that flow along trails and through parks and open spaces.

Any opportunities to expand public access to these various waterfronts should be explored, while continuing to work on restoration and stewardship of the riparian corridors and shorelines.

Redmond's ongoing coordination with Forterra in the Green Redmond program is clear evidence of the community's commitment to conserve and protect its water resources. Clean air, clear lakes, and streams are critical to preserving Redmond's natural resources and maintaining a high quality of life. Redmond remains active in regional efforts to improve habitat for Lake Sammamish kokanee salmon and to address shared resources around the lake. On-going stream improvement projects are crucial to improve conditions for fish, wildlife habitat, and water quality.

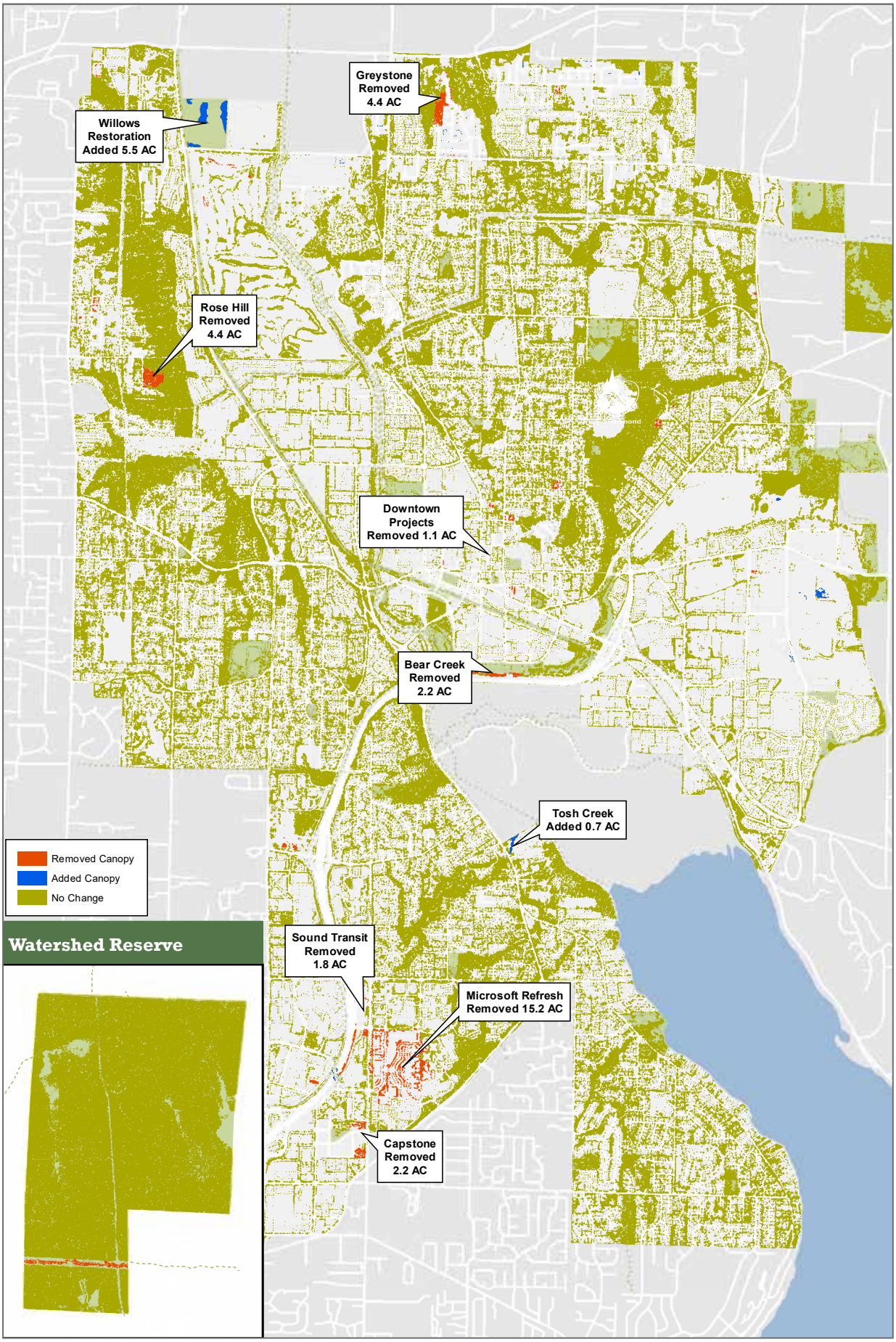


Urban Forest & Tree Canopy

Redmond's forested lands add character to its parks and natural areas, but urban growth pressures have been changing the nature and health of those forests. Declining tree canopy, invasive species, and a shift from coniferous evergreen trees to more deciduous trees are signals of reduced forest health. Compared with the region's historic native forest composition, deciduous trees in Redmond make up a higher proportion than is typical in a healthy Northwest forest. Native conifer regeneration is limited, as conifers do not regenerate as quickly as deciduous trees. Additionally, the landscape-scale loss of trees due to cutting and development for residential and commercial purposes has left a reduced seed source for native trees. Healthy and resilient forest lands are crucial for the protection of Redmond's water quality and future resilience in the face of climate changes. While Redmond is fortunate to have its Watershed Preserve and the East Redmond Corridor parklands, active monitoring and management of public forest lands will continue to be an important investment in the City's future.

More proactive approaches will be needed to protect Redmond's forests and tree canopy coverage in the future. The 2019 Tree Canopy Strategic Plan outlines a goal of 40% canopy coverage by 2049, up from 38.1% in 2019 along with the goals and actions needed to retain the existing values of Redmond's forested lands and mitigate for the ongoing tree canopy loss due to continued development and urban pressures. To ensure an adequate level of citywide tree canopy coverage, protection and restoration of forest lands on private lands would provide a more holistic solution to the continued urban growth that the City is facing.

Figure 45. Tree Canopy Changes (2017-2019)



HISTORIC & CULTURAL PROPERTIES

The City's park system includes a number of properties that reflect the history and culture of Redmond. These irreplaceable cultural resources – significant artifacts, buildings, structures, sites, objects, and places of significance – are assets for current and future generations of residents. These facilities help tell the story of Redmond and the unique character of the city. Historic resources, such as buildings and places, also create a tangible sense of place and provide civic pride and community spirit.

The City's Landmark Commission and the Redmond Historical Society have worked together over the years to develop policies to identify and protect historic resources. The Redmond Heritage Resource Register, adopted by City Council, recognizes 16 properties designated as historic landmarks. Five landmark properties are managed by the Parks and Recreation Department, along with several older buildings and farmsteads on park properties that have intrinsic historic value.



Figure 46. Inventory of Historic Properties

Park Site	Established	Historic Feature or Listing
Anderson Park (aka Redmond City Park)	1938	Washington Heritage Register and the National Register of Historic Places
Conrad Olsen Park	1905	Conrad & Anna Olsen's farm
Dudley Carter Park		Haida House Studio
Farrel-McWhirter Park		Hutcheson Homestead
Old Redmond Schoolhouse	1922	Owned by LWSD, used as community center

ARCHAEOLOGICAL RESOURCES

Archaeological resources provide tangible evidence of past human activity and/or cultures. In the United States, archaeological sites typically are characterized as pre-contact (before the arrival of Europeans) or historic. Redmond has a strong archaeological history, and the location and identity of sites are confidential and governed by the Washington State Archaeology and Historic Preservation Office. The City has adopted a Cultural Resources Management Plan that helps plan for, protect, and manage archaeological and historic resources.

The 2019 Cultural Resource Management Plan (CRMP) provides the framework designed to support the City's long-term planning goals and protect and maintain its cultural resources. Combined with the Comprehensive Plan and zoning code, the CRMP provides a critical tool for preserving cultural resources. The CRMP includes procedures for cultural resource management and coordination and communications with affected tribal entities. Through policy, code, and operational protocols, the CRMP addresses all aspects of ground disturbing activities including:

- Private development and land management;
- Capital improvement and other public projects; and
- Standard operations such as forest, park, and stream management.

Some City-owned properties include known cultural resources. Parks Maintenance and Operations staff consider cultural resources as part of their daily work in the field with park and facility management. Based

on the location, staff operate in a similar manner to a functional lead and project manager for capital improvements. Staff also maintain a high degree of training that helps them respond to inadvertent discoveries. The Natural Resources division staff plans and implements management plans specific to each location or resource and maintains communication with agencies and affected Indian tribes as part of that management.

The City works very closely with the Snoqualmie Tribe, Muckleshoot Indian Tribe, Tulalip Tribes, and the Stillaguamish Tribe of Indians. These federally-recognized tribes have documented habitation and a long history of use in the area. Redmond also coordinates with the Yakama Indian Nation and the Suquamish Tribe and will consult at their request. Additionally, the City maintains contact with the non-federally-recognized Duwamish tribal organization regarding cultural and historical resources.

Conservation Gaps & Considerations

TREE CANOPY

As Redmond continues to grow, trees and the benefits they provide will enhance the livability of all Redmond's neighborhoods. A healthy tree canopy increases carbon sequestration potential, encourages local biodiversity, and enhances overall environmental resilience by reducing heat island effects and offering cooler, shaded air. Trees help increase rainwater infiltration and cool the ground reducing stream temperature increase from heated stormwater runoff.

The Urban Forestry division focuses on land stewardship through its work restoring habitat along stream corridors and managing nearly 8,000 street trees, guided by a comprehensive street tree inventory which is regularly updated to reflect current conditions and maintenance activities.

Cost estimates to maintain an acre of city-led plantings, whether in a park, restoration area or other site average $900 an acre per year. These costs range widely depending on site, access to water and other factors. Most of the maintenance in restoration and canopy projects is in the first five years when watering and pruning have the largest effect on the survival rate during the tree establishment phase.

Partnership Spotlight:

GREEN REDMOND PARTNERSHIP

Green Redmond Partnership formed for engaging the community in the restoration of urban green spaces and urban forests within the City of Redmond. Forterra is a non-profit conservation organization that seeks land-based solutions to address the climate crisis and support equitable, green and prosperous communities. As part of their Green City Partnership Program, Forterra works in partnership with Redmond to develop achievable goals, shared visions, long-term plans and community-based stewardship programs to care for the valuable forests and natural areas in our urban environments. Since 2009, over 12,730 Green Redmond Partnership volunteers have dedicated over 34,580 hours to plant 13,195 trees and 24,800 shrubs and small plants throughout 20 different Redmond parks. The Green Redmond Partnership seeks to build a sustainable network of healthy urban green space by bringing 1,035 acres of Redmond's forested parkland into active management over the next 20 years.

The City also organizes Green Redmond Day in October as the biggest single planting day of the year. Since its inception, over 11,000 volunteers have cumulatively contributed over 33,000 hours of service. This event has resulted in almost 12,000 trees and 23,550 shrubs and small plants planted across 15 parks. On Saturday, October 30, 2022, Green Redmond Day had planting events at Smith Woods and Farrel-McWhirter Park.

Green Redmond Partnership:
Restoration & Tree Canopy Projects

Year	Trees Planted	Active Acres - Restoration	Volunteeer Hours
2017	729	386	3,526
2018	1,182	407	4,235
2019	740	408	3,648
2020	509	578	1,446
2021	212	579	2,164
5-Year Total	**3,372**	**2,358**	**15,019**

Redmond's street trees are inventoried on a 5-year cycle. Regular maintenance practices on trees include leaf removal, removing damaged or dead trees and pruning for both health, visibility for signs, signals and safety.

Between 2009 and 2017, Redmond experienced a net loss of approximately 135 acres of canopy, the pace of decline occurred at a consistent rate of roughly 17 acres per year, with replanting, the net loss is approximately 12-13 acres per year. Reaching the City's goal of 40% tree canopy coverage by 2048 will require multiple strategies of education, tree planting programs, tree preservation, funding, volunteer partnerships, and regulatory techniques across the city. The acquisition of forested parcels to conserve existing canopy and the acquisition of non-forested parcels to be re-planted or serve as tree mitigation banks for private development must be considered.

Redmond's forested lands face the pressures and problems as other urban forests, including fragmentation of greenspaces, an invasive-dominated understory that inhibits native species from regenerating, a declining tree canopy, and inadequate resources for natural area management and restoration. These pressures diminish the benefits provided by the urban forest, such as reduced stormwater runoff, improved water and air quality, attractive communities, increased property values, greenhouse gas reduction, habitat for native wildlife, and improved quality of life. Passive management often is inadequate to maintain a high quality of environmental health. The Tree Canopy Strategic Plan and the 2009 20-year Forest Management Plan advocate for more proactive restoration and replanting to mitigate for canopy loss and sustain a forest for future generations.

Upon review of the many factors affecting environmental conditions, visual quality and quality of life and health in Redmond, it is evident that loss of native forested lands contributes to almost every critical concern identified—from increased stormwater runoff to climate change. Reversing the trend of declining tree canopy is vital to achieving many of the City's objectives for a livable, sustainable environment.

Trees in forested natural areas or as part of restoration projects are usually managed less intensively. Current programs such as the Green Redmond Partnership help to remove invasive species and improve forest health with thousands of hours of volunteer labor and over 400 acres currently under active management. Between 2013 and 2018, the annual number of volunteer hours performed for stewardship efforts increased 37% to 3,932 hours.



According to the Redmond Climate Vulnerability Index, in the 2030s, Redmond is projected to experience an average of +17 more days above 88°F on the humidex scale compared to historical data.

The estimated cost to achieve the 40% tree canopy goal is approximately $80,000 per acre. Over 30 years, the total costs are estimated to be between $16,000,000 to $42,000,000 or approximately $600,000 to $1,400,000 per year (in 2018 dollars). Funding for tree planting programs can be sought from the General Fund, Tree Fund, Stormwater Utility Fund, grants, partnerships, and capital projects involving new or replacement tree plantings. Using a General Fund surplus, the current proposed budget (2023-2024 biennial) provides $425,000 in Street Tree Management to conduct a comprehensive tree health and risk assessment on city-owned properties and rights-of-way to identify (and remove) hazardous trees and identify replanting and design to reduce long-term risk from hazard trees.

The City's preliminary 2023-2024 Budget supported the Green Redmond Partnership program for improving tree canopy through $50,000 support. In 2021, the goal of acres enrolled in active management for restoration was 425 acres. The target restoration acreage for 2022 was 436 acres. The current preliminary budget funds active management of forested parkland and volunteer recruitment as well as progress toward citywide tree canopy goals. In addition, the preliminary budget provides $66,000 in funding for three EarthCorps volunteer plantings events per year to support leveraging volunteer contributions and the Tree Canopy Plan goal.

The return on investment from protecting open space for public benefit for ecosystem services of water filtration, climate change protection, and other conservation is estimated to be 100 to 1, according to a study by the Gund Institute for Ecological Economies at the University of Vermont.

The control of invasive species is a critical element of the restoration process and essential in maintaining a healthy natural landscape. Many invasive and non-native species exhibit strong adaptability to Pacific Northwest environments and displace native species, especially within the disturbed landscapes proximate to urban development. While removal efforts may be ongoing, those sites cleared of invasive plants will require continual monitoring and intervention to reduce or limit the re-establishment of the invasive plants. Through proper management of public open spaces and natural areas, the City and its partners can maintain and enhance its open space areas and the critical ecosystem and community benefits they provide..

LAND ACQUISITION

Conservation may also take the form of acquiring important lands that contribute to the ecological health of Redmond's forests, wetlands, and watercourses. The distribution of existing parklands across the city leaves some areas without access to parks, open spaces or trails within walking distance of their homes. While new parklands are needed to fill the gaps in providing public outdoor recreation, land acquisition can also provide opportunities to conserve existing natural resources and particularly existing tree canopy coverage. Examples of acquisitions include preservation of existing forested areas, wildlife corridors, and properties providing trail connections and critical area restoration opportunities.

Future land acquisition is dependent on parcel availability and purchase price. With increasing development pressures, Redmond will need to continue to pursue acquisition and easements to complete future park and trail projects. Acquisitions are currently pursued through the CIP project list, and additional "opportunity" funds should be identified to complete key trail corridors and parcel acquisition.

PARK DEVELOPMENT

Currently, Redmond possesses a number of undeveloped parklands. Some of these sites are being enjoyed with interim uses; others lie in wait of resources to support design and development. Undeveloped lands or sections of existing properties are often restricted in their potential development by steep slopes, wetlands, or critical areas. These features are often highly valued for habitat conservation. The more developable areas within unused parklands can help fill any deficits for outdoor recreation amenity needs and address more consistent park and trail equity and access for the community. As master planning and design development are engaged for these un- or underdeveloped parks, integrating the need for more extensive native tree canopy coverage should remain a major target.

These parklands also extend existing natural areas or serve as essential habitat corridors between other open space lands. Conservation easements and public access easements are tools that could be applied to increase habitat benefits and connect access across the parks and open space system.

GREEN INFRASTRUCTURE

Using parks and open space areas to capture stormwater runoff has become an integral part of Redmond's stormwater management practices. Public green spaces offer permeable soils to encourage infiltration of rainwater, prevent excessive streambed erosion, and reduce sedimentation in major waterways. Green infrastructure can easily become part of a park's natural landscape, while providing water quality protection and reducing the impacts of urban growth on aquatic ecosystems

PARK MAINTENANCE

The management of landscapes in Redmond's parklands, whether formal plantings in developed parks or diverse forest ecosystems in open space areas, requires continual attention and an investment of significant resources to properly steward and maintain the living landscape. Regardless of the use of these landscapes, the desired outcomes are the same – to sustain healthy, thriving plants and contribute to the overall ecosystem value of the park system.

Past practices and traditional horticultural methods to achieve this goal have become less reliable in recent years. Changes to the Pacific Northwest climate have increased summer heat and drought, causing more stress for mature and establishing plants. This change has been accompanied by a shift toward more sustainable landscape maintenance practices, reducing potential impacts on the surrounding environment and its inhabitants.

Despite the rainy winters, water is not an unlimited resource in the Sammamish Valley, and summers are expected to get even hotter and drier as climate change intensifies. Water conservation measures, whether voluntary or mandatory, are recommended to preserve water supplies for the most critical uses, such as domestic consumption. Supplemental irrigation for park landscapes is changing as the need to control costs and conserve water use will drive the amount of water and frequency of irrigation applied to selected park areas.

As this need to shift irrigation coverage and overall use continues, the practice of plant selection towards more drought-tolerant native species and the reduction of intentional grass lawn areas should be implemented.

Plant selection for tree replacements or renovations that consider the anticipated climate in 10-50 years will be more likely to create resilient, mature landscapes that can better transition to warmer, drier conditions. The City will be studying the appropriate vegetation for Redmond in the face of climate change during the 2023/24 biennium in order to update it's planting lists. In addition to considering the climate in the selection of plants for developed parks, other factors must also be considered, including the mature size of the tree or shrub, any known pests or diseases that may affect the species, and how a fully developed root system will interact with nearby paved surfaces.

HISTORICAL RESOURCES

The City has a strong historic preservation program, a Landmark Commission that reviews development related activities at historic properties, and a Cultural Resources Management Plan. The City's parks help foster this connection and build community awareness of Redmond's history through the rehabilitation and reuse of historic buildings and structures and associated interpretive elements and programs.

The Redmond Heritage Resource Register, adopted by the City Council, recognizes sixteen properties designated as historic landmarks, four of which are within Redmond Parks. Additionally, the Bear Creek Archeological Site is on the National Register of Historic Places. Efforts should be made to focus on education around pre-settler history, including archeological resources.

Figure 47. Inventory of Historic Properties

Location	Description
Anderson Park	Developed in 1938 as part of the federal Works Progress Administration
Conrad Olson Farmstead	Conrad and Anna Olsen's farm established in 1905
Haida House Studio	Dudley Carter studio was built elsewhere in the region and reassembled it on this site after he moved here in 1988
Hutcheson Homestead	Charles and Sally Hutcheson homestead. The McWhirters purchased the property in 1936 and Elise McWhirter donated it to the City of Redmond for a park in 1971
Bear Creek Site	Archaeological investigations found stone and bone tools and other artifacts dating to over 12,000 years ago



Conservation Recommendations

Conservation recommendations are guided by cumulative information gathered from multiple sources to help direct the investments for the future stewardship of the City's natural and cultural resources.

Implement and Update Forest Management Plan

- Continue to implement the 20-year Forest Management Plan developed by the Green Redmond Partnership to restore and enhance natural areas.
- Update the Green Redmond 20-year Forest Management Plan (timeline = 2023-2024).

Identify Locations for Tree Canopy Expansion

- Conduct GIS modeling to identify additional locations for tree plantings and increase City-led tree planting efforts.
- Sites for tree off-site tree replacement for developers and fee-in-lieu funding
- Conduct comprehensive tree health and risk assessment
- Replacement of street trees that fail due to health or damage
- Ongoing funding for street tree replacement

Incorporate Green Infrastructure Opportunities in Parks Planning

- Prepare a master plan the future park use for Conrad Olson Farm and determine the feasibility and potential for preservation and adaptive reuse(s) for its primary historic structures.
- Prepare a master plan for Dudley Carter Park to enhance its role in providing outdoor recreation value while considering the feasible programming for the historic structure.
- Prepare a master plan for Juel Park to increase its conservation value, outdoor recreation amenities and potential re-uses for any existing buildings to remain.
- Rotary Park evaluation for canopy along River corridor
- Adopt park development policies that ensure optimum tree canopy coverage to contribute to the City's future canopy coverage goals.
- Seek to acquire future needed parkland to help contribute to the protection of natural resources



and provision of tree canopy coverage while offering much-needed outdoor recreation access.

- As master planning and design development are engaged for these un- or underdeveloped parks, integrating the need for more extensive native tree canopy coverage should remain a major target.
- Conservation easements and public access easements are tools that could be applied to increase habitat benefits and connect access across the parks and open space system

Adopt Climate Resiliency Policies, Plans, and Operations

- Integrate park development practices that emphasize predominant use of native Pacific Northwest plant species for use in park landscapes.
- Continue to adapt park maintenance practices to shift irrigation applications and timing to approach sustainable water use balanced with park asset value and tree canopy management.
- Promote plantings and pockets of open space to break up blocks of paving and mitigate the urban heat island effect as well as provide habitat for pollinating species.
- Assessment and planning of vegetation management citywide

Enhance Residential Engagement and Programming to Increase Tree Canopy and Pollinators on Private Property

- Promote public information reflecting the importance of parks and open spaces and their contribution to a more sustainable and resilience community.
- Tree giveaway program for private land that enhances citywide tree canopy
- Bioblitz and pollinator friendly garden pilot projects

Support ESAP Efforts & Climate Emergency

- Provide ongoing green space maintenance that incorporates irrigation and other best management practices as needed to support tree health.
- Consider drought-tolerance and irrigation needs when selecting plant species to install in green spaces and urban forest land.

Demonstration Gardens/Projects

- Ethnobotany/tribal history, water conservation, native species
- Signage and education of pollinator gardens

Salmon Habitat Restoration

- Continue to support the work of the Kokanee Recovery Interlocal Agreement.
- Expand education and awareness at City-owned sites along Lake Sammamish, including signage in multiple languages.
- Support restoration work of shorelines and tributaries that improves the habitat of this native species.

Expand Volunteer Opportunities and Projects with Partners

- Support for volunteer planting events and invasive plant species removal
- Funding for Green Redmond Partnership
- Fund four weeks of Washington Conservation Corps invasive plant removal
- Fund three EarthCorps planting events per year

3F Operations & Maintenance

The Parks and Recreation Department has a Park Operations division and a Facilities division. The Park Operations division is responsible for maintaining and operating the City's parks, trails, urban forests, and open spaces. The Operations division also provides support for recreation programming, events, arts, volunteers, and emergency/disaster response. In 2019, the maintenance and operations responsibilities of the 26 major City buildings including City Hall, Public Safety Building, community centers, fire stations, and Redmond Pool were moved to the Parks and Recreation Department from the Public Works Department (Facilities division). The Facilities division roles, responsibilities, priorities, and projects are described in a separate functional plan (Facilities Strategic Management Plan – 2019).







Overview

The Park Operations division employs full-time staff trained and educated in natural resources, recreation, land management, construction methods, sustainability, cultural resources, and ecology, who complete maintenance activities to support park use, along with seasonal staff members and contractors with technical expertise. Maintenance and operations practices fulfill goals related to resource protection through tree and landscape planting and maintenance and invasive weed removal. Park maintenance encompasses diverse topic areas including landscape, buildings, small repairs, water management, urban forestry, and sports fields. The work of the maintenance and operations team contributes to overall resiliency of our system by ensuring the longevity of facilities, the ability of plant materials to successfully mature, and consistent user experiences. As new parks and facilities are added to the park system and the demands on parks grow with population increases, these operational programs are assigned increased responsibilities. Based on existing roles and workloads, these new assignments may be somewhat flexible and shift across operational groups as staffing and infrastructure change from year to year.

The park operations and maintenance activities within different staff program areas is influenced by the resources needed at each individual park and facility. Busier parks require more resources to meet routine maintenance needs to address ongoing tasks and emerging issues (such as graffiti, broken facilities, or downed trees) and to ensure longevity of park assets. Different levels of services may be defined as comprehensive, proactive, managed, or reactive based on the degree of maintenance resources needed to accomplish the tasks.

Figure 48. Maintenance Level of Service Approach

Comprehensive	Proactive	Managed	Reactive	None
Integrated approach across multiple business lines to achieve broader City objectives (e.g., asset management plan)	Strategic approach with focus on infrastructure protection and prevention of deterioration, safety, liability & customer service (e.g., hard surface repairs)	Use of a planned approach to meeting defined service levels (e.g., mowing intervals)	Service issues are addressed only as they arise (e.g., graffiti removal)	Service is not provided

STAFFING & OPERATIONS

Each operational program area has an assigned lead staff person, several maintenance technicians, and seasonal staff to cover the growing season and busier park use seasons. Temporary staff are typically engaged from April into September.

Park operations and maintenance provides in-house small capital repairs that are assigned annually and typically completed in the winter months. Most projects are categorized into hardscape or infrastructure projects within the capital improvement plan. Projects are prioritized by giving consideration to the following criteria:

- Safety and liability
- Asset preservation
- Increased efficiencies
- Customer service





Operational Program Areas

Park Operations staffing is versatile and experienced in many realms of park maintenance practices and facility care and also coordinates with Public Works projects and programs where warranted. The park operations division supports a range of park and recreation programs, art and community events, and other citywide events. Park operations staffing also manage contract administration for on-going contracts (such as right-of-way maintenance, security, and pest control) and for small park improvements or large-scale maintenance or renovation projects. These park improvement projects could include synthetic turf replacement, lighting upgrades, installation of site furnishings and playground equipment, trail construction or building renovation.

At a high level, park operations and maintenance work are grouped by the following program areas:

- **Turf Maintenance**: Responsibilities for this programmatic group include mowing, edging, trim maintenance, turf repairs, fertilizing, dethatching, over-seeding, aeration, sodding and topdressing.
- **Community Park Management**: Community parks require additional attention due to the extent of special programmed facilities including athletic fields, synthetic turf, picnic shelter rentals, in addition to heavier public activity. Staff members work closely with Recreation programming staff and user groups to facilitate a positive experience for park users.
- **Trail Maintenance**: Park Operations manage at least 39 of the 59 miles of trails in the City for access, safety, and enjoyment. Tasks include trail construction, bridge and culvert maintenance, brush control, signage repairs, and hazard tree mitigation.
- **Horticulture**: The horticultural staff manage the specialized landscape maintenance for parks, streetscapes, and other municipal properties. Maintenance activities include designing, installing, pruning, mulching, fertilizing, watering, and adding soil amendments. This work group also performs landscape construction and renovation.
- **Water Management**: This working group specializes in maintaining and managing the irrigation systems in parks, rights-of-ways landscapes, and other municipal properties. Maintenance activities include irrigation systems activations in the spring, programming and troubleshooting, repairing, and winterizing systems.
- **Urban Forestry**: Staff in this program area are responsible for maintaining and managing designated street trees, park trees, and forested parklands. Maintenance activities include installing, pruning, watering, and mitigating hazardous trees. In addition to managing Redmond's street trees and public forested lands, the urban forestry group collaborates with Forterra (conservation and stewardship organization)to conduct the Green Redmond Partnership program. Staff also coordinate with the Planning and Development Services Department to review street tree plans for public and private developments.
- **Preventative Maintenance**: Staff in this program perform a wide range of maintenance and small repair tasks including cleaning

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roofs and gutters, maintaining drinking fountains and water features, parking areas painting and stenciling, playground maintenance and monthly safety inspections, and small repairs or park improvement projects.

- **Facilities Support**: Routine maintenance includes restrooms, shelters, sport courts, and park furnishings. Regular activities involve trash removal, pressure-washing, graffiti removal, pavement/hard surface cleaning, maintaining sport court markings and nets.
- **Facilities Repair**: This staffing group works on system-wide repairs and replacements, new projects and construction in addition to their focused role on Farrel-McWhirter maintenance projects. Small-scale improvements may also be completed involving play equipment upgrades, site furnishing replacements, fencing installations, hard surface repairs, and lighting upgrades.

Tracking program tasks and staff hours across parks operations indicates where labor is more intensive or time-consuming and offers a comparison for the various activities involved with park facility maintenance. Seasonal mowing consumes the most time among the horticultural tasks requiring over 9.8% of total annual labor hours. Facilities support (16.2%) and facilities repairs (8.6%) together consume almost one-quarter of the total labor hours expended by the Parks and Facilities division. In general, the built infrastructure elements in the park system require more time than the green infrastructure.

Community Insights

Park maintenance and operations are critical to keeping parks safe, in good condition and user-friendly. The community survey found that Redmond residents were very satisfied with parks and trails. Survey respondents gave overwhelmingly high marks to the condition of Redmond's community parks (86%). Strong majorities of respondents also rated the condition of many other facility types as either excellent or good: trails (77%), their nearest neighborhood park (69%), natural resource parks (63%), and urban parks (62%). These key findings indicate the current effectiveness of Park Operations and Maintenance staff. While residents prioritize maintaining existing parks and facilities, they are generally supportive of improving the City's park and recreation system as well. Based on the survey, future priorities should focus on maintaining existing park facilities to extend their useful life, while also expanding trail opportunities and adding new amenities within existing parks.

In the 2021-2022 Adopted Budget, the City approved Parks maintenance reductions that included reduced irrigation to lawns in parks, decreased right-of-way landscape maintenance, and decreased funding for seasonal maintenance staff. Feedback from the community at that time was not supportive of the outcomes of this reduced maintenance. The funding for these programs was restored in the third quarter of 2021 utilizing one-time funding. The 2023-2024 Adopted Budget includes restoration funding for the items described above utilizing one-time funding.

Figure 49. Distribution of Program Hours: 5-year Averages

Green/Horticultural Infrastructure	
Mowing / Trim Maintenance	9.2%
Shrub Bed Maintenance	6.9%
Tree Maintenance	5.0%
Irrigation Maint. / Water Mgmt.	4.9%
Athletic Field Maintenance	3.1%
Turf Maintenance	3.0%
Flower Maintenance	0.3%
Subtotal	**32.4%**

Built Infrastructure	
Facilities Support	15.9%
Facilities Repair / Replacement	8.5%
Equipment Maintenance	2.5%
Facilities Construction	2.5%
Hard Surface Maintenance	2.5%
Trail Maintenance - Routine	2.2%
Playground Maintenance	1.0%
Splash Pad	0.3%
Subtotal	**35.5%**

Volunteer/Partnerships	
Green Redmond	1.2%
Volunteer Coordination/Support	0.1%
Subtotal	**1.3%**

800+

ANNUAL STAFF HOURS RELATED TO VOLUNTEER COORDINATION AND GREEN REDMOND PARTNERSHIP



86%

SATISFIED WITH CONDITION OF REDMOND'S COMMUNITY PARKS

> **"More efforts to protect healthy forests from invasive species and development. Support expanding tree canopy. Reduce greenhouse gas emission from facilities/ park vehicles to help prevent climate change."**
>
> *-Survey respondent*

39+

MILES OF TRAILS MANAGED FOR ACCESS, SAFETY, AND ENJOYMENT

Status of Parks Maintenance & Operations

AGENCY PERFORMANCE

The 2022 NRPA Agency Performance Review and NRPA Park Metrics comprise the most comprehensive park and recreation-related data, benchmarks and insights that inform park and recreation agency professionals, stakeholders and the public about the state of the park and recreation industry. The 2022 NRPA Agency Performance Review presents data from more than 1,000 park and recreation agencies across the United States as reported between 2019 and 2021.

The NRPA Agency Performance Review also provides comparatives on park and recreation staffing responsibilities across the nation. The NRPA data reports that, while operations and maintenance are the primary work responsibility of park and recreation professionals, staff also devote their energies to other areas. On average, an agency's full-time staff dedicate their time to the following general activities:

- Operations/Maintenance (45%)
- Programming (31%)
- Administration (17%)
- Capital development (3%)
- Other (4%)

The typical park and recreation agency dedicates 45% of its annual operating budget to managing and maintaining parks and open spaces. Redmond's park operations (without facilities assignments) represents 23 % of the Department's biennial operating budget.

Looking across the metrics for all agencies surveyed by NRPA and those with comparable population sizes offers general comparisons for Redmond's park system.

Figure 50. NRPA Agency Performance Metrics Comparisons

Metric	All Agencies	Pop. Size 50K-99K	Redmond	Redmond (w/o Watershed Preserve)
Number of Parks	-	-	**47**	**46**
Park Acres	-	-	**1,355**	**549**
Residents per Park	2,323	2,516	**1,487**	**1,520**
Acres Parkland/1,000 Residents	10.4	9.2	**19.4**	**7.9**
Miles of Trails	14	14	**39**	**39**

Redmond currently provides 19.4 acres per 1,000 residents, which is higher than the median of all communities reporting to NRPA and more than the median of jurisdictions of a similar population size.

Another notably different metric involves operating expenditures per parkland acre. Other agencies within similar population ranges spend approximately $9,642 per parkland acre, while Redmond currently spends $6,488 per acre. This lower value may be, in part, due to the undeveloped and natural area parklands in Redmond's park system. When the 806-acre Watershed Preserve is removed from the inventory, the City of Redmond

spends $16,009 per acre. This difference also may be influenced by the budgetary decisions to reduce the Park Operations budget in 2020 – 2021 as a result of the COVID-19 pandemic. As stated earlier, maintenance funding was restored in late 2021 to pre-pandemic levels.

Figure 51. Budget Performance Measures

Metric	All Agencies	Pop. Size 50K-99K	Redmond	Redmond (w/o Watershed Preserve)
Park & Rec FTEs	49.4	64.1	**70**	**70**
P&R FTEs/10,000 Residents	8.9	9.6	**10.0**	**10.0**
Annual Operating Expenditures	$5,079,256	$7,330,336	**$8,789,153**	**$8,789,153**
Operating Expenditures/Capita	$93.01	$104.38	**$125.74**	**$125.74**
Operating Expenditures/Parkland Acre	$7,823	$9,642	**$6,488**	**$16,009**
Operating Expenditures/FTE	$102,530	$103,272	**$125,559**	**$125,559**
5-Yr Capital Budget Spending	$8,000,000	$13,574,027	**$12,336,583**	**$12,336,583**

To explore this comparison further, an examination of other similar-sized park systems in western Washington was conducted.

WASHINGTON CITIES COMPARISONS

Park and recreation operations can be highly variable, particularly at different population sizes and residential densities. A more refined comparison of park metrics was prepared using several cities in western Washington with population sizes within range of the population size of Redmond (50-99,000 residents) used in the NRPA agency performance metrics. This comparison used budgetary and staffing numbers from 2021 to 2022.

The metric that compares expenditures per parkland acre likely is skewed by the size of Redmond's Watershed Preserve. Few cities have a similar extent of open space acreage within their parkland system that, for Redmond, comprises about 60% of the acreage without an equivalent additional requirement of high levels of maintenance time. Without the Watershed Preserve in the parkland calculation, the performance metric for expenditures per acre would still fall above the level of comparable Washington cities, but within range of NRPA averages.

Figure 52. Comparable Washington Cities' Park & Recreation Performance Measures

Metric	NRPA Median (All Agencies)	NRPA Median (50K-99K pop.)	Redmond	Redmond (w/o Watershed Preserve)	Sammamish	Kirkland	Federal Way	Bellingham	Olympia
Population - 2021	-	-	**76,354**	**76,354**	66,630	92,107	99,037	92,289	55,605
Land Area in square miles (2020)	-	-	**16.6**	**16.6**	20.4	17.8	22.3	28.1	18.2
Population per Sq. Mi. (2020)	-	-	**4,421.8**	**4,421.8**	3,302.9	5,176.6	4,531.5	3,250.8	3,051.7
Parkland Acreage	-	-	**1,354.7**	**549.2**	611	698	1,094	3,186	1,340
Park Facilities	-	-	**47.0**	**47.0**	14	72	32	83	45
Park & Rec FTEs (2022)	49.4	64.1	**62.72**	**62.72**	25.17	33.5	45.96	47.17	61.3
P&R FTEs/10,000 Residents	8.9	9.6	**8.2**	**8.2**	3.8	3.6	4.6	5.1	11.0
Annual Operating Expenditures	$5,079,256	$7,330,336	**$4,926,631**	**$4,926,631**	$5,487,000	$16,217,032	$11,253,926	$8,991,874	$11,683,737
Operating Expenditures/Capita	$93.01	$104.38	**$64.52**	**$64.52**	$82.35	$176.07	$113.63	$97.43	$210.12
Operating Expenditures/Parkland Acre	$7,823	$9,642	**$3,637**	**$8,971**	$8,980	$10,437	$10,287	$2,822	$8,719
Operating Expenditures/FTE	$102,530	$103,272	**$78,550**	**$78,550**	$217,998	$484,091	$244,863	$190,627	$190,599
5-Yr Capital Budget Spending	$8,000,000	$13,574,027	**$12,336,583**	**$12,336,583**	$43,005,000	$12,612,000	$1,400,000	$32,695,701	$24,328,309

Operational Gaps & Considerations

FUTURE STAFFING NEEDS

Redmond needs to develop its currently undeveloped parks and to acquire additional parkland and community center space to distribute facility access more equitably for its residents. In anticipation of these soon-to-be developed parks and new parkland acquisitions (requiring future master planning and development), the City should expect that additional park operations and maintenance staffing will be warranted and necessary to ensure that both existing and new facilities meet the maintenance expectations of the community.

Measurements from composite park staffing references may inform approximate future staffing needs. Compiled from a series of other park providers, the table below offers estimated labor needs for various park classifications.

Figure 53. Park Performance from Park & Recreation Providers

Annual Labor Expenditures	5-yr Average Hours per Acre	Capacity of 1 FTE
Open Space Lands	15	120 acres of OS/year
Neighborhood Parks (average 4 acres)	150	3-4 NH parks/year
Community Parks (average 20 acres)	110	0.75 COM parks/year
Special Use Parks (highly varied)	150	size dependent

Asset management tracking may be able to provide the most accurate predictions specific to labor needs for the Redmond's park system. Redmond tracks its work hours for operations and maintenance activities and can help predict a more accurate staffing need based on proposed levels of development for each future park addition. A look at 2019 (pre-COVID data) work hours by park reveals the time spent at each park facility. These investments of time vary with site size, number of improvements, and level of public use for each park.

One full-time employee could be expected to provide adequate maintenance services for four fully developed neighborhood parks, that average 4 acres (for 16 total acres of management). Work tasks would include litter control, mowing, landscape maintenance, playground inspections and would assume time for travelling to and from each park. Similarly, a single, newly added community park will require approximately 2.5 FTE's to perform the expected level of maintenance service for this park classification. A general summary for Redmond's developed community parks indicates an average of 4,169 hours per community park. The more intensively developed and used community parks including Hartman, Grass Lawn, Perrigo, and Farrel-McWhirter Parks required an average of 5,337 work hours annually.

The neighborhood parks that provide a typical range of recreational amenities averaged approximately 490 work hours of maintenance per year, and community parks average 4,500 hours of maintenance per year.







With this tracking data, predictive future staffing for Redmond's current eight undeveloped parks indicates an additional load of 12,000 work hours for the parks operations and maintenance programs.

Figure 54. Future Staffing Needs as Parks are Developed

Predicted Level of Service *	Work Hours	FTEs/Park
Juel Park	4,530	2.5
Sammamish Valley Park	4,530	2.5
Conrad Olson Farm	490	0.5
Arthur Johnson Park	490	0.5
Martin Park	490	0.5
SE Redmond Park	490	0.5
Smith Woods	490	0.5
Dudley Carter Park	490	0.5
Total future work hours	**12,000**	**8**

* Based on Redmond Ops Hrs/Park Data

Arthur Johnson & Conrad Olson are "resource parks" with sllightly more acreage than an NH park but intended to be less intensely developed, so their annual hours may be comparable.



Operations & Maintenance Recommendations

The park operations and maintenance activities within each work program are influenced by the resources needed at each park and facility. Recommendations are based on cumulative information gathered from community insights, conditions assessments, and professional planning to help direct the investments for the next six to ten years.

Asset Management, Safety, and Liability

- Identify and correct safety concerns to ensure parks, trails, and facilities are safe for public use.
- Address emerging issues such as interim uses, graffiti, damaged facilities, encampments, or downed trees.
- Continue to implement and support accessibility improvements laid out in the ADA Transition Plan.
- Proactively plan for the replacement and renovation of park amenities and green infrastructure based on condition ratings and age of amenities.

Environmental Sustainability

- Continue to seek options to reduce synthetic pesticide usage, expand the use of energy conservation equipment and practices, improve water conservation, and expand the usage of recycled/reclaimed materials.
- As noted in the Conservation chapter (3E), pursue opportunities to implement "rewilding" in underutilized turf areas, expand urban tree canopy, and update plant selections to be better equipped to adapt to climate change.

Partnerships and Volunteerism

- Continue to coordinate for and expand the usage of volunteers and partner organizations to provide additional support for Department efforts.

Funding for Future Needs

- Coordinate the six-year Capital Improvement Plan with the planning and budgeting of future staffing resources.
- Compile information related to the impacts of inflation on levy funding and recommend a levy lift to maintain standards of service.







4 Where We Are Going



The goals and objectives described in this chapter define the recreation and park services that Redmond aims to provide.



MAYOR'S VISION

A connected community that enhances livability and sustains the environment, and that places Redmond as a leader locally, regionally, and nationally.

Recreation opportunities will expand with the completion of the Redmond Senior and Community Center in 2024.



From youth basketball to STEM enrichment, City of Redmond Parks & Recreation offers a way to play for every child.

The goals and objectives described in this chapter define the recreation and park services that Redmond aims to provide. These goals and objectives were derived from input received throughout the planning process, from city staff, the Parks and Trails Commission and community members. The goals also are guided by the Department's vision and mission.

We build community through people, parks, arts, recreation, and conservation.

We are leaders in providing sustainable parks, innovative recreation services, unique art and cultural experiences that continue to build a high quality of life in Redmond.

The Growth Management Act (GMA) adopted by the Washington State Legislature in 1990 provided a foundation for land use planning, with the purpose to help communities manage efficiently with the challenges of growth to ensure their long-term sustainability and high quality of life. It identifies 14 planning goals to guide the development of comprehensive plans and development regulations. Four of these goals directly affect the development and implementation of this plan.

- "Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks." RCW 36.70A.020(9)
- "Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water." RCW 36.70A.020(10)
- "Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance." RCW 36.70A.020(13)
- "Carry-out the goals of the Shoreline Management Act with regards to shorelines and critical areas." RCW 36.70A.020(14)

Also, the Redmond Comprehensive Plan, the previous PARCC Plan, and other City planning policies provide a framework for this PROS Plan.

Relationship to Other City Plans

The 2023 PARCC Plan is the six-year, functional plan for the Parks and Recreation Department, serving as the blueprint for the management, enhancement and growth of the City of Redmond parks and recreation system and anticipates the programming and capital infrastructure investments necessary to meet the community's need for parks, recreation, natural areas, trails, and arts and culture. It assists in guiding decisions related to planning, developing and maintaining parks, open space and recreational facilities.

The PARCC Plan is intended to cover the open space and recreation properties, programs and initiatives owned, managed, coordinated by, or may become a direct asset of the City. The purview of the Plan is specific to the functional and administrative needs for the Parks and Recreation Department, in a manner similar to the guidance provided by the Stormwater Plan or Transportation Plan for the Public Works Department.

Overarching City policy continues to be directed by City Council and through the development and implementation of the City's Comprehensive Plan and other city-wide plan and policy documents, such as the Environmental Sustainability Action Plan and Tree Canopy Strategic Plan. Community-wide goals and a policy framework for the PARCC Plan follow from those set out by City Council and the Comprehensive Plan.

The following graphic illustrates where the PARCC Plan sits in relation to other city-wide plans and more focused operational or program plans.



THE POLICIES AND ACTION STATEMENTS OF THIS PARCC PLAN ARE FRAMED AROUND THE FOLLOWING CORE OBJECTIVES.



Expand Access for All

Diverse Opportunities
Level of Service
Equitable Access
Accessibility
Partnerships & Coordination
Communication
Culturally Relevant Services



Build Strong Communities

Arts, Cultural & Historic Resources.
Trails & Connections
Recreational Programs
Community Involvement



Innovate for the Future

System Investment
Asset Management
Funding
Strategic Planning
Urban Centers



Protect the Natural Environment

Habitat Preservation & Restoration
Shoreline & Water Access
Urban Tree Canopy
Community Stewardship
Climate Resiliency & Adaptation

DEFINING TERMS

- Objectives state the overarching outcome that the set of policies, actions, and projects are intended to achieve.
- Policies reflect long-term principles that will guide the actions and investments of the city/department.
- Actions include near-term measures to implement or advance stated policies.
- Project highlights include major capital projects and/or programmatic investments.

Framework Goal 1

EXPAND ACCESS FOR ALL

OBJECTIVE

Redmond provides a diversity of recreational opportunities that are equitably distributed, accessible to all users, and guided by an engaged public.

POLICIES

Policy 1.1 Diverse Opportunities. Develop distinctive parks and community centers that respond to the unique needs of the community it serves.

Actions

1.1.A Plan for sport fields, courts and specialized recreational facilities, such as cricket, pump tracks, off-leash dog areas and indoor facilities, with consideration of local needs, partner support/capacity, recreational trends, and availability of similar facilities within the City and region.

1.1.B Expand opportunities for exercise and enjoyment to expand the use of the park system throughout the year, including all-weather activities and spaces to support emerging recreation interests.

1.1.C Track and evaluate recreation trends, park use patterns, and park user needs.

1.1.D Identify appropriate locations within parks and public spaces for the installation of public art, interpretive signs or cultural displays, consistent with the Redmond Public Art Plan and the Downtown Cultural Corridor Master Plan, and collaborate with diverse groups to ensure incorporation of any art, history, and culture in parks and public spaces is done with a diversity, equity and inclusion lens.

Policy 1.2 Level of Service. Provide recreational opportunities for all residents through sufficient and equitably distributed parks, trails, and recreational facilities.

Actions

1.2.A Update and maintain level of service standards to monitor equitable access to recreational opportunities that improve quality of life and address current and past inequities.

1.2.B Improve the connectivity of Redmond's neighborhoods such that residents and workers have convenient access to parks and trails within a ½-mile (10-minute) distance of their home or work.

1.2.C Account for school properties and non-city parks, trails, and recreational amenities within or proximate to city limits as part of the level of service metrics.

1.2.D Prepare an acquisition strategy with potential funding sources to meet level of service goals for parks and trails.

1.2.E Develop standards for the development of privately owned public spaces (POPS) and methodology for incorporation into the Redmond park system.

Policy 1.3 Equitable Access. Prioritize park and recreation investments in underserved communities to improve equitable access to public amenities.

Actions

1.3.A Advance diversity, equity, inclusion in, and access to the City's system of parks, natural areas and programs through continued outreach, communications, and programming.
1.3.B Address accessibility barriers (such as but not limited to socio-economic, language, physical, geographic, historical, transportation) to parks and programs and allocate resources to address known gaps.
1.3.C Distribute parks, trails, and associated recreational amenities throughout Redmond to provide geographically equitable distribution and rectify historically underserved areas.
1.3.D Develop diversity, equity and inclusion metrics for park and facility capital planning and development, recreation and cultural programs, and department operations.
1.3.E Explore and pursue opportunities for alternative outreach and education to diverse groups, such as group walks and day hikes with minority communities, promotional materials through schools and faith groups, and youth mentorship or ambassador programs.

Policy 1.4 Accessibility. Design and renovate identified parks and recreational facilities in a manner that will, where feasible, provide safe and accessible use by all persons consistent with the ADA Transition Plans and Title 2 of the Americans with Disabilities Act.

Actions

1.4.A Implement upgrades to eliminate barriers at existing facilities and address goals identified in the ADA Transition Plan that fall within the PARCC's Plan planning horizon.
1.4.B Design, upgrade and maintain parks and facilities where feasible to offer universal design/accessibility for residents with physical, auditory, or visual disabilities, autism or neurodevelopmental and/or intellectual disabilities, or neuro-cognitive disorders that are inclusive and welcoming.
1.4.C Adopt accessibility standards for new and replacement site furnishings and amenities.

1.5 Partnerships & Coordination. Enhance parks and recreation opportunities through partnerships, joint ventures and coordination with public, private, and non-profit organizations.

Actions

1.5.A Leverage City resources by forming and maintaining partnerships with other public, non-profit and private recreation providers to deliver recreation services and secure access to existing facilities for community recreation.
1.5.B Partner with and encourage businesses and community organizations to provide programming and community events that expand recreation opportunities.
1.5.C Promote and support volunteerism from a variety of individuals, service clubs, steward groups, faith organizations, and businesses to enhance stewardship of parks, trails, and natural areas.

1.5.D Develop an interlocal agreement with King County to allow the City to provide permits for the development of City parks within unincorporated King County.

1.5.E Coordinate near-term and long-term plans to improve the park and recreation system with City departments, adjoining cites, King County, and the Lake Washington School District to align planned investments, maximize resources, develop joint facilities when appropriate, and avoid duplication of facilities and services.

1.5.F Explore innovative funding approaches and partnerships with public agencies and private entities, such as a Redmond Parks Foundation, for access, acquisition, development, and joint maintenance of parks, trails, open space, and the arts.

1.5.G Coordinate with the Planning Department to review preliminary development proposals that could accommodate privately owned public spaces (POPS) and negotiate with developers for publicly accessible improvements.

1.5.H Conduct periodic joint sessions between the Parks & Trails Commission, Redmond Arts & Culture Commission, Redmond Youth Partnership Advisory Committee, other standing City boards & commissions, and the City Council to improve coordination and discuss policy matters of mutual interest.

Policy 1.6 Communication. Ensure community members have access to information about Redmond's park and recreational opportunities.

Actions

1.6.A Maintain a consistent brand identity through marketing campaigns, social media presence, and other communication mediums, and adapt community outreach efforts to ensure a broad reach.

1.6.B Continue to promote and distribute information about parks, facilities, recreational activities, education programs, community services, events, and volunteer activities provided by the City, partner agencies, and organizations through print, digital, and in-person communications.

1.6.C Regularly update the City website and mobile interface to provide easy access to information about parks, trail routes, programs, events, maps, and registration along with ensuring the website follows best practices for accessibility and inclusion.

1.6.D Communicate the value of the City's investment in parks, natural areas, and recreational opportunities by highlighting benefits such as better human health, increased community interaction, favorable environmental conditions, and improved quality of life.

Policy 1.7 Culturally Relevant Services. Provide programming and services, as well as accompanying communications and marketing materials that reflect city goals around Diversity, Equity, and Inclusion.

Actions

1.7.A Develop a greater understanding of the cultural and linguistic diversity in the Redmond community.

1.7.B Work toward translating communication materials into the most frequently spoken languages and provide additional language translation upon request.

1.7.C Train communications, marketing, and customer service staff in the availability and use of resources for translation, interpretation, and accessible formats.

1.7.D Work toward implementing signage and information in multiple languages at parks and trails, and include information about amenities, etiquette, trail length, difficulty, material/accessibility.

Policy 1.8 Community Involvement. Encourage and support active and on-going participation by diverse community members in the planning and decision-making for parks and recreation.

Actions

1.8.A Actively engage community members in park and recreation facility planning, design, and recreation program development to solicit input, facilitate project understanding, and build public support. Conduct outreach to a wide variety of people through multiple avenues, languages, and identify facilities desired by those who live, work, and play in Redmond.
1.8.B Survey, review, and publish local park and recreation preferences, needs, and trends at least once every six years.
1.8.C Promote and support the Parks & Trails Commission as the forum for public discussion of parks and recreation issues.
1.8.D Provide training and resources to build parks and recreation knowledge base within Commission members.

Framework Goal 2

BUILD STRONG COMMUNITIES

OBJECTIVE

Redmond provides an interconnected system of recreation facilities and programs that offers a wide variety of year-round opportunities and experiences which support and enhance the City's cultural identity.

POLICIES

Policy 2.1 Arts, Cultural & Historic Resources. Expand and promote opportunities to experience and enjoy local art, culture, and history to help connect community members to their neighbors, community, and place.

Actions

2.1.A Support and utilize the Redmond Arts & Culture Commission as the forum for public discussion of arts and culture issues and implementation of Public Art Master Plan and Downtown Cultural Corridor Master Plan.
2.1.B Continue to support diverse special events, festivals, concerts and cultural programming to promote arts, health and wellness, community identity, tourism, the benefits of recreation, and to foster civic pride, while balancing between those activities for Redmond residents and those that draw from a wider area.
2.1.C Integrate public art and park design from the onset of facility planning to create dynamic and interesting public places that are informed by the themes and platforms identified in the Public Art Master Plan.
2.1.D Develop a program to work with public and private developers to integrate art and cultural spaces into new development using the process proposed in the Public Art Master Plan – Leading with Arts and Cultural Engagement (LACE).

2.1.E Foster partnerships and collaborations to incubate new cultural programs, activities and offerings.

2.1.F Encourage City and community investments in artists, non-profit organizations, creative businesses, and professional presenting arts institutions to strengthen Redmond's cultural and creative sectors.

2.1.G Support and partner for the development of cultural infrastructure and venues such as cultural centers, urban parks, festival streets, and plazas that accommodate diverse cultural activities and anticipate future community growth.

2.1.H Encourage accessible and inclusive learning environments for artists at all levels and ages throughout the City and actively fill gaps in public art education through programs and classes.

2.1.I Provide educational and hands-on recreational opportunities that explore the history of Redmond through historic parks, farms, structures, artifacts, natural environment, and cultural life.

2.1.J Support and enhance the historic resources within the park and recreation system, including Historic Landmarks, educational signage, and tribal acknowledgments.

Policy 2.2 Trails & Connections. Promote an interconnected community through the development of a safe, accessible, and convenient multimodal trail system that connects community members to neighborhoods, parks, and destinations throughout Redmond.

Actions

2.2.A Maintain and utilize a hierarchy of trails and trail design standards based on function.

2.2.B Encourage development of trails that are separated from traffic, with an emphasis on safety and minimizing conflicts between various trail users.

2.2.C Coordinate the planning of trails, bike lanes, safe walking routes, and public transit routes with City departments, surrounding jurisdictions, King County, state and federal agencies, and private organizations to reduce dependence on vehicles and provide missing connections.

2.2.D Connect trails to nearby sidewalk facilities wherever feasible to facilitate the use of the off-street trail systems for non-motorized transportation and recreation. Where sidewalks are an integrated component of a trail system, sidewalks may be needed and should be designed to accommodate multiple uses.

2.2.E Integrate the siting of proposed trail segments into the development review process.

2.2.F Increase use of trails by developing trailheads adjacent to regional or connector trails that can be easily accessed by vehicles or transit. Locate trailheads at or in conjunction with parks, schools, and other community facilities to increase local area access to the trail system and reduce duplication of supporting improvements.

2.2.G Furnish trail systems with appropriate supporting trailhead improvements that may include interpretive and directory signage systems, rest stops, drinking fountains, restrooms, parking and loading areas, water, and other services.

2.2.H Develop and implement a system of signs (e.g., trailhead, etiquette, directional, mile markers, emergency location markers, kiosks, etc.) to mark trails and non-motorized routes that coordinates with the City's streetscape and furniture standards in accordance with best practices.

2.2.I Partner with local utilities, public agencies and private landowners to secure trail easements and access to open space for trail connections.

2.2.J Create new maps and guides with a universal graphic style for parks, trails, recreation facilities, and natural areas.

2.2.K Periodically evaluate trail rules with user groups to ensure they are meeting changing community needs.

Policy 2.3 Recreational Programs. Foster a healthy community by providing comprehensive and quality recreation, arts, social enrichment, sports, and fitness programs that are enriching, affordable, suitable for all age groups, inclusive, community-focused, and offered at a variety of locations throughout the year.

2.3.A Provide a variety of recreational programs that meet the community's demands for swimming and aquatic activities, dance and movement, sports, and other activities.

2.3.B Expand the City's role as a key provider of recreation programs and services and increase programming, as facility space allows, to meet changing demographics and growing community needs.

2.3.C Provide and develop additional amenities, multi-purpose facilities, and centers that support and accommodate broad introductory and recreational usage.

2.3.D Monitor local and regional recreation trends to ensure community needs and interests are addressed by available programming.

2.3.E Strategically expand and enhance the diversity of recreation programs offered, considering programs that are in high demand, serve a wide range of users, and utilize the City's unique indoor and outdoor assets.

2.3.F Leverage City resources by forming and maintaining partnerships with other public, non-profit, and private organizations to deliver recreation services and secure access to existing facilities for community recreation.

2.3.G Maintain and enhance fee assistance programs and other mechanisms to support recreation access for low-income residents.

2.3.H Conduct periodic evaluations of program offerings and community center space needs in terms of topics like persons served, geographic distribution, access to programs and facilities, customer satisfaction, cost recovery, and availability of similar programs via other providers

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Framework Goal 3

INNOVATE FOR THE FUTURE

OBJECTIVE

Redmond is prepared for growth by proactively funding, building, and maintaining an accessible and resilient Parks & Recreation system that provides an essential public service and contributes to the City's vitality.

POLICIES

Policy 3.1 Strategic System Investments. Expand the City's park and recreation system through targeted investments to meet the needs of current and future residents.

Actions

3.1.A Consider local needs, recreational trends and availability of similar facilities within the City and region when planning for recreational facilities.

3.1.B Prioritize facility development based on demonstrated demand, population served, regional appeal, fiscal opportunity and revenue-generating potential to support operations.

3.1.C Plan for renovated or additional community center and facility space to meet needs for recreation, educational classes, community and cultural events, and meeting space.

3.1.D Proactively seek and prioritize the acquisition of parkland and trail corridors in areas with known service gaps, areas of high growth, or that are adjacent to or connect existing resources.

3.1.E Pursue use agreements, easements, fee simple purchases, or other arrangements to secure suitable locations for new parks and trails to serve existing and future residents.

3.1.F Design new and renovated facilities using appropriate technology, construction materials and maintenance procedures to gain cost efficiencies and conserve resources.

3.1.G Encourage property developers to develop and manage Privately Owned Public Spaces.

3.1.H Prepare six-year, ten-year, and 20-year Capital Improvement Plans for a parks and recreation system that serves those who live and work in Redmond and planned growth, is financially feasible, and can be funded at a level which allows for a reasonable implementation schedule.

3.1.I Regularly evaluate existing park and trail rules and policies to ensure they are reflecting changing community needs and interests.

3.1.J Invest in professional development opportunities that strengthen the core skills and commitment from staff, Commission members and key volunteers, to include trainings, materials and/or affiliation with relevant national and regional associations.

Policy 3.2 Asset Management. Proactively manage and maintain system park assets in a way that results in replacement or renovation in advance of need.

Actions

3.2.A Routinely assess and address needed repairs and provide timely response to emerging issues, such as damaged or inoperable facilities, safety concerns, failing utilities, or downed trees.

3.2.B Manage and maintain parks and trails through developed Best Management Practices which are guided by the principles of Integrated Pest Management (IPM), Low Impact Development (LID), current conservation principles for energy and water use, asset preservation, cultural resource protection, customer service, and industry safety standards.

3.2.C Schedule necessary resources to maintain existing City building facilities in a safe, clean, inviting, and usable condition.

3.2.D Continue to use part-time, seasonal, and contract employees for select functions to meet peak demands and respond to specialized or urgent needs.

3.2.E Assess and appropriately manage risk during the design of parks and recreation facilities.

3.2.F Maintain and update asset management plans for major assets to support improved stewardship, improve life-cycle planning, reduce costs, and increase maintenance and replacement efficiency.

3.2.G Utilize community centers in support of the City's emergency preparedness planning to serve as heating or cooling centers, distribution centers, and/or emergency gathering centers.

Policy 3.3 Funding. Adequately fund the cost-effective maintenance and planned enhancement of Redmond's park and recreation system through traditional and innovative funding sources.

Actions

3.3.A Develop and update long-term financial strategies that address the funding needs for future capital projects, acquisition, public art, facility improvement needs, and maintenance and operations.

3.3.B Pursue traditional and alternative funding sources for parks, facilities and programs to include private donations, partnerships, sponsorships, state and federal grant sources, dedicated local taxes, and voter-approved initiatives such as local bonds or levies to finance future acquisitions, programs, facilities, and maintenance.

3.3.C Periodically update financial goals, cost recovery targets, and a subsidy allocation model to inform recreation program decision making.

3.3.D Periodically review and update the fee policy for programs, indoor facility uses and rental rates that supports operational requirements.

3.3.E Periodically review and update the Park Impact Fee rates and methodology and utilize impact fees to accommodate growth through the expansion of the park and recreation system.

Policy 3.4 Strategic Planning. Expand the City's park and recreation system through targeted investments to meet the needs of current and future residents.

Actions

3.4.A Prepare six-year, ten-year and 20-year Capital Improvement Plans for a parks and recreation system that serves those who live and work in Redmond and planned growth, is financially feasible, and can be funded at a level which allows for a reasonable implementation schedule.

3.4.B Acquire parkland acquisition and/or development in areas that are experiencing or expected to have significant growth, such as the Downtown and Overlake urban centers, or areas identified as having a deficiency.

3.4.C Consider local needs, recreational trends and availability of similar facilities within the City and region when planning for specialized recreational facilities.

3.4.D Promote professional development opportunities that strengthen the core skills and commitment from staff, Commission members and key volunteers, to include trainings, materials and/or affiliation with relevant national and regional associations.

3.4.E Encourage property developers, sport organizations, and non-profits to develop and manage private park facilities to serve the larger community.

Policy 3.5 Urban Centers. Develop distinctive parks in Redmond's urban centers that serve local needs for neighborhood gathering places, recreation, public art, and to provide cultural programming and events to support the broader community's needs and support the city's economic vitality.

Actions

3.5.A Continue to support the development of a vibrant and sustainable Downtown Redmond through physical and experiential public art as described in the Master Plan for the Downtown Cultural Corridor.

3.5.B Encourage development of outdoor plazas and squares within public and private developments in the Downtown and Overlake urban centers for community events, visual and performance based public art opportunities, and to encourage community connections and economic vitality.

3.5.C Develop guidelines and standards for plazas and pocket parks and urban park amenities to guide future investments and support intensive uses in these high-density areas.

Framework Goal 4

PROTECT THE NATURAL ENVIRONMENT

OBJECTIVE

Redmond protects and enhances the natural beauty of the City by maintaining and promoting a vibrant system of parks, natural areas, and trails that are sustainably designed, preserving various types of native habitat, and engaging the community as partners in stewardship.

POLICIES

Policy 4.1 Habitat Preservation & Restoration. Conserve, enhance and provide access to natural resource lands for habitat conservation, recreation, and environmental education.

Actions

4.1.A Allow use of natural areas, open space corridors and sensitive habitats at a level that will not compromise the environmental integrity of the area.

4.1.B Facilitate the creation of open space corridors along Redmond's water resources, shorelines, and local streams to provide for passive recreation and wildlife habitat.

4.1.C Acquire property to provide access to shorelines and local streams, focusing on areas where current and anticipated development patterns are unlikely to provide access or where there are significant access needs.

4.1.D Actively work to maintain and improve the condition of City-owned parks, trails, and natural areas through invasive species removal, planting of native species, and restoration of urban forests, creeks, wetlands, and other habitat areas.

4.1.E Utilize, as appropriate, native and lower resource requiring vegetation for landscaping in parks and City-owned properties to minimize maintenance requirements, conserve water, reduce the need for fertilizer, and provide native habitat for wildlife.

4.1.F Work cooperatively with property owners and developers to preserve habitat and native vegetation, especially when these provide visual or physical linkages to publicly-owned natural resource lands.

Policy 4.2 Shoreline & Water Access. Preserve and pursue opportunities to expand public access and enjoyment of Redmond's shorelines.

Actions

4.2.A Develop a visual system for enhancing connections to and identifying shoreline areas, considering such elements as street graphics, landscaping, street furniture, or artwork, as a complement to the Citywide pedestrian pathway system.

4.2.B Increase connections and public access, including visual access, to shoreline and waterfront areas that complements the protection and restoration of native vegetation within shoreline areas.

4.2.C Promote the concept and use of the "Blue Trails" waterways by coordinating with jurisdictions and other organizations in the region.
4.2.D Improve existing publicly-owned water access sites to address safety and accessibility issues.
4.2.E Orient park and trail development along the Sammamish River toward the river to reinforce its identification as a community gathering place.

Policy 4.3 Urban Tree Canopy. Maintain a comprehensive urban forestry program focused on restoration and stewardship that enriches natural areas and the environmental health of the City and enhances the built environment.

Actions

4.3.A Implement the Tree Canopy Strategic Plan to improve tree canopy coverage.
4.3.B Implement the 20-year Forest Management Plan to restore and enhance natural areas and update the plan as needed.
4.3.C Develop a tree canopy plan for individual parks that accounts for tree replacement planting, identifies opportunities for native canopy shade trees in existing parks, and promote shade trees in developed or paved urban parks and plazas to reduce heat islands, increase resiliency, and cool stormwater run off while contributing to citywide tree canopy goals.
4.3.D Conduct a high-resolution tree canopy assessment citywide every two years to track canopy gains and losses and to inform future tree plantings and preservation opportunities.
4.3.E Update guidelines and protocols to determine planting locations and species selection to foster resilient plant communities that can recover from disturbances and adapt to climate change and its impacts, such as forest fire and drought.
4.3.F Pursue and coordinate for additional street tree plantings to maximize future tree canopy coverage, while considering infrastructure (i.e., utility) limitations.
4.3.G Develop approaches to protect larger tracts of privately held forest lands via conservation easements, acquisition, property tax reduction, or other means.
4.3.H Preserve and enhance natural areas within parks to help increase citywide tree canopy.

Policy 4.4 Community Stewardship. Promote community education and increase stewardship of Redmond's parks, natural areas, and environmental resources.

Actions

4.4.A Maintain and partner for the development of facilities and offerings to introduce and educate the public about the rich natural environment of Redmond. Facilities for environmental education and stewardship could include features like classroom or exhibit space, overlooks of natural features, and a citywide interpretative program for shorelines, streams, native growth protection areas, aquifers and other important natural systems.
4.4.B Promote and strengthen volunteerism through direct outreach and engagement with partner organizations.
4.4.C Provide environmental education opportunities in natural areas with creative and interactive interpretation strategies, such as hands-on displays, art, self-guided walks, and other engaging experiences.

4.4.D Host events and festivals to promote the benefits of trees, such as Arbor Day and Earth Day celebrations, and recognize community forestry advocates and volunteers.
4.4.E Coordinate with schools and other organizations to develop and/or promote youth education and outreach materials related to the City's unique natural resources and community stewardship.
4.4.F Provide education about the benefits of native plants, the negative effects of invasive species, and promote the concept of "Right Plant, Right Place" (e.g., site appropriate planting).
4.4.G Encourage tree planting and preservation on private property and partner with developers and property owners on project design and implementation.

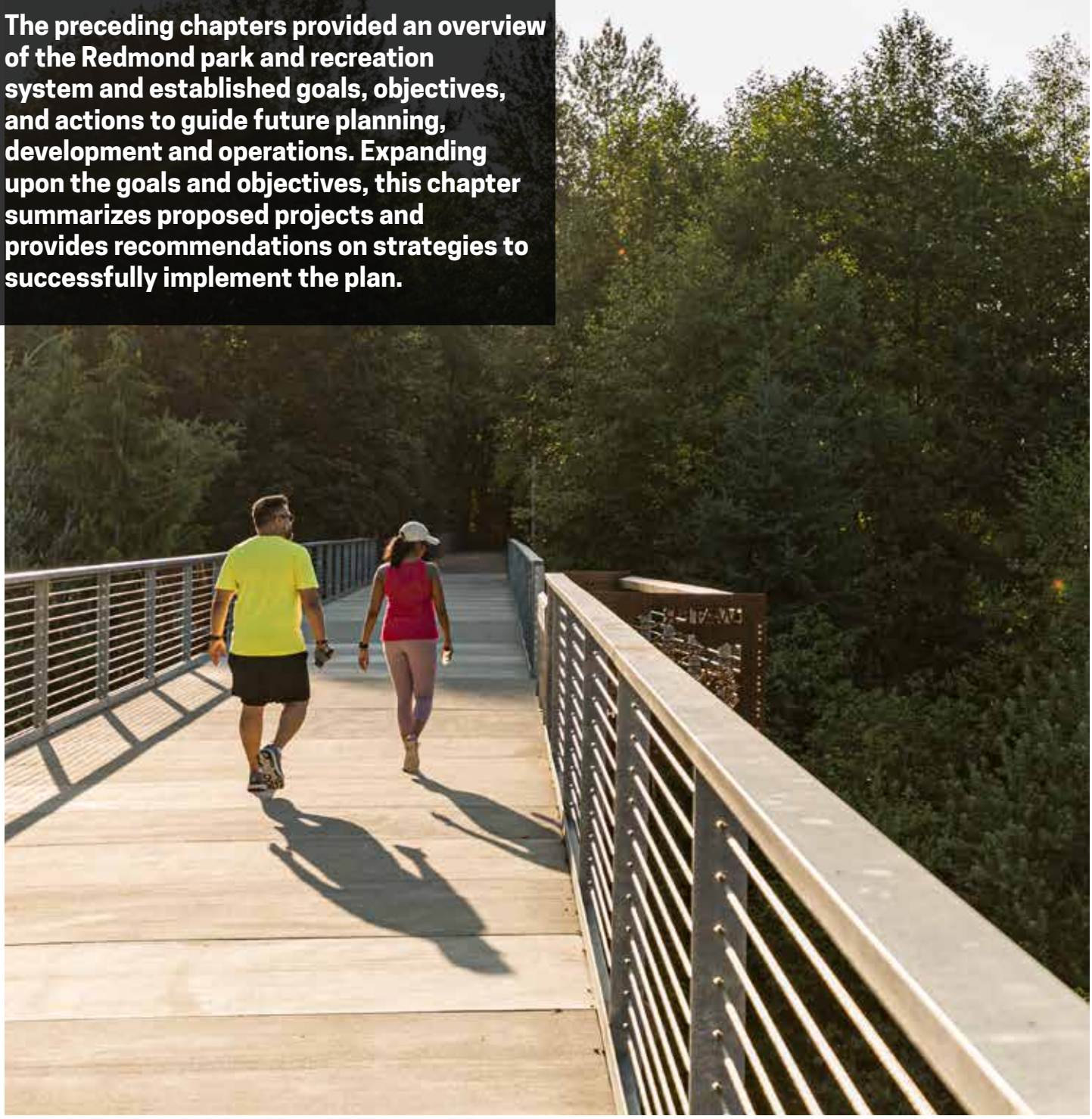
Actions

Policy 4.5 Climate Resiliency & Adaptation. Manage and enhance Redmond's parks and natural habitat in ways that will minimize and adapt to the impacts of a changing climate.

4.5.A Support the implementation of other applicable City plans that can be achieved through park and natural area management and operations, such as the Environmental Sustainability Action Plan, Tree Canopy Strategic Plan, and Watershed Management Plan, among others.
4.5.B Support the development of sustainability metrics related to climate change in coordination with the Environmental Sustainability Action Plan, which may include measurable data, such as carbon sequestration value, water conserved, and canopy coverage.
4.5.C Pursue more deliberate coordination between City departments to share resources and collaborate on efforts supporting joint or multiple values, such stormwater projects, endangered species habitat projects, and transportation enhancements.
4.5.D Systematically identify and pursue opportunities to reduce the carbon footprint of the park system through strategies such as energy-efficient lighting, heating, and appliances; alternative energy generation; energy-efficient fleet and equipment; encouraging alternative transportation; sustainable procurement; and waste reduction.
4.5.E Identify and pursue opportunities to develop climate resiliency demonstration projects in the park system.

5 How We Will Get There

The preceding chapters provided an overview of the Redmond park and recreation system and established goals, objectives, and actions to guide future planning, development and operations. Expanding upon the goals and objectives, this chapter summarizes proposed projects and provides recommendations on strategies to successfully implement the plan.





Capital Improvement Plan 2023-2030 & Beyond

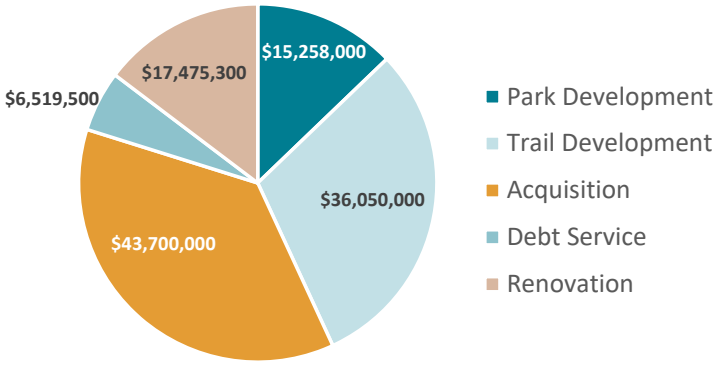
Projects listed in the PARCC Capital Improvement Plan (CIP) have been identified to advance the vision of sustaining and enhancing the Redmond park and trail system, while accommodated expected growth and future park infrastructure needs. The CIP provides a framework to improve opportunities to recreate, to advance more equitable park and trail facilities, to ensure safety and sustainability, and to support community vitality.

The City of Redmond defines a capital investment as costing $50,000 or more with a useful life of five years or longer. These PARCC Plan CIP projects are considered to be general capital investments. Proposed projects in the six-year list are considered to be achievable within the existing staffing capacity. However, estimated maintenance and operation costs for the more significant CIP projects have not been determined as part of this Plan.

Consistent with the City's longer-term outlook for financial planning, a 20-year capital investment strategy has been outlined for identified park projects that may not be feasibly accomplished within the next six years. By identifying long range projects, those projects may be eligible for grant funding, partnerships, or development agreements as future opportunities arise.

The following CIP identifies the park, trail and facility projects considered for the next six years and provides brief project descriptions for those projects to assist staff in preparing future capital budget requests. The majority of these projects entail the maintenance, acquisition and development of parks, recreational amenities and trails. The following table summarizes the aggregate capital estimates by park types for the next six years.

Figure 55. Six-Year Capital Improvements Plan Summary



ADDRESSING GAPS & GROWTH NEEDS

The mapping analyses outlined earlier in this Plan reveal an unequal distribution of park locations and outdoor recreation amenities. Large gap areas without public parkland exist in northwest and southeast Redmond. The acquisition of land to provide public space is an ongoing challenge, and the need will increase rapidly as the City grows. New park sites have been identified in eight locations. Securing at least two of these sites has been listed in the six-year CIP.

Undeveloped park properties are ready to be designed and constructed to add outdoor recreation value to the park system, as well as contribute to the City's

environmental sustainability goals. Several existing undeveloped park sites are proposed for near-term implementation. Other undeveloped parks may need to wait for annexation to clear a path for capital investment and future maintenance requirements.

Trail corridors and paved pathway connections also are designated on the CIP for both the near- and long-term. These projects include extending existing trails that connect to destinations such as parks, schools and across neighborhoods and providing more trailhead amenities.

The 23 park projects listed in the six-year CIP represent approximately $86 million in capital investments (excluding community centers) for the Redmond park system. The additional 20 projects listed in the 20-year CIP could be considered for more immediate implementation if conditions shift to accommodate additional capital work.

> **"We could definitely use more community garden space, like in Juel Park. Update playground equipment, add some on small neighborhood parks - not only equipment for youngers kids, but 8-12 year olds."**
>
> *-Survey respondent*

- Adair House Repairs
- Grass Lawn Parking Lot
- Hardscape Projects
- Infrastructure Replacement Projects
- Senior/Community Center Development
- Arthur Johnson Park Master Plan
- Arthur Johnson Park
- Hartman Park Master Plan
- Hartman Park playground replacement
- Hartman Park
- Meadow Park Sports Court renovation
- Perrigo Park - 2b development
- Reservoir Park - retrofit/upgrade
- Sammamish Valley Park
- SE Redmond Neighborhood Park Master Plan
- SE Redmond Neighborhood Park
- Smith Woods Park
- NW North Redmond Playground
- Willows / Rose Hill neighborhood park acquisition
- North Redmond neighborhood park acquisition

Trail projects were evaluated to discern priorities based on elements of connectivity, improved service delivery, public safety, potential partnerships, and other benefits. Fifty planned trail connections were measured and ranked to assist in selecting the more immediate trail projects to be implemented in the coming six years. These nine near-term trail projects focus on creating connections to expand the City's existing trail system. The other trail projects are included in the 20-year trail CIP to allow for implementation opportunities and plan for longer term proposed links.

- Redmond Central Connector Ph III
- NE 84th and 85th connections to 139th Ave
- Grass Lawn Non-motorized Connection
- 10201 Willow Crossing to RCC
- Audubon Elementary Area Trails
- West Sammamish River Trail
- Marymoor to West Lake Sammamish Trail
- 150th Ave NE Non-motorized Connection
- 148th Ave NE Multiuse Trail
- 185th Ave NE at 67/68th
- Bear & Evans Creek Trail (multiple segments)

Park Planning

Existing undeveloped parklands have been the subject of planning and conceptual designs since being acquired through donation, dedication or purchase. Several master plans have been completed and approved dating back to 2009 and 2010, including Sammamish Valley Community Park, Smith Woods Park, and the East Redmond Corridor Master Plan. Martin Park, Conrad Olson Park and Juel Park are not yet within the city boundaries, so their development may need to await annexation. The undeveloped SE Redmond Neighborhood Park has not yet been master planned. However, since 2010, the City of Redmond has developed new strategies for future growth and resilience that include actions to be met through its parklands. The existing master plans for the above undeveloped parks should be updated and re-evaluated based on projected community needs for recreational amenities and to accommodate environmental sustainability goals for energy conservation, tree canopy coverage contributions, and natural resource conservation practices.

Trail Planning

The City has a network of planned trails to help connect pedestrians and cyclists to destinations and provide safe modes of travel. While the list of trail projects guide the investments for the continuing implementation of the trail system, additional planning is warranted to incorporate and distribute amenities along trail corridors, such as restrooms, bike racks, electric bike charging stations, drinking fountains, shelters or shaded rest areas, picnic tables, benches, public art, lighting, wayfinding signage, emergency response management information, and signage.

Park Amenity Planning

Through a series of public outreach methods, surveys, online engagement, and staff inputs, a number of needed park amenities were identified as desired future improvements or additions to the park system. These amenities should be referenced and strongly considered as part of the proposed updates to park site master plans in an effort to expand the variety and distribution of recreational options available in Redmond.

Figure 56. Amenities to Consider with Future Park Site Master Plans

- Basketball (additional)
- BBQ pits (additional)
- Bike skills/pump track
- Community garden
- Covered play structures
- Cricket pitch/field
- Dog park / off-leash area
- Electric bicycle charging in parks & trailheads
- Electric vehicle charging at parks & trailheads
- Giant games (chess, checkers, etc.)
- Inclusive ADA playground
- Kayak launch sites
- Outdoor exercise equipment
- Parcour course
- Pickleball courts
- Ping Pong tables
- Playgrounds (in gap areas)
- Rugby field
- Shade structures for play areas
- Soccer field(s) (additional)
- Splash pad
- Sports court(s) lighting

> **"Add more trails and bike paths/lanes to make it easier and safer to go car-less. Add more river access for kayaks. Add more outside exercise equipment for adults (ex: pull-up and parallel bars)."**
>
> *-Survey respondent*

In the longer term, existing natural grass sport fields may warrant conversion to all-weather synthetic turf as the demand for additional sports infrastructure grows in the region. Partnerships with the school district, King County, Lake Washington Youth Soccer Association, or other sport organizations may create development opportunities for more versatile field surfacing that support longer seasonal play and remains playable in inclement weather.

NON-CAPITAL POLICIES & PLANNING

Art & Cultural Engagement

The LACE strategy (Leading with Art and Cultural Engagement) was developed as part of the Redmond Public Art Master Plan to integrate public art into capital projects. City parks and trails host temporary and ephemeral projects outside the downtown. Master planning and design development for underdeveloped parks and future trail projects should identify opportunities for integrating public art to enhance place-making and the creation of unique spaces within the park and trail system.

Universally Accessibility

In the continuation of the City's ADA transition process, new park standards should be adopted for basic site furnishings to gradually replace aging benches, tables, bollards, drinking fountains, and trash and recycling receptacles with fully ADA-compliant fixtures. An adopted standard could be applied to all developed parks where the mixture of site furnishings triggers non-compliance. All new parks should be designed to be universally accessible. Site furnishings could vary from the adopted standard if proven to be fully ADA-compliant and have easy to maintain characteristics for long term maintenance.

Playground Replacement

Future planning for play equipment replacement based on predictive equipment life cycles will be useful. While playground inspections help identify and address minor repairs and replacements, most equipment loses its useful value within approximately 20 years of active use. Mapping out all play equipment installation dates to plan for a predictive replacement cycle will assist capital facility improvement planning.

Urban Forestry

Expanding tree canopy coverage is an important element of the City's planning for sustainability and climate resilience. All public parkland and trail corridors should be planned to help maximize the percentage of tree canopy, integrating shade, microclimate, habitat, and aesthetics into park and trail spaces. The City's Environmental Sustainability Action Plan (ESAP) emphasizes the need for more tree canopy coverage and the importance of parklands as the primary target for planting trees.

Charging Stations

The ESAP also proposes the integration of energy saving practices. With the growing use of electric vehicles, charging stations should be included into parking lot designs for community parks and regional public spaces. Electric bikes continue to grow in use and are being adopted by bicycle commuters and local delivery services. Regional trails should include new trailhead installations with charging stations, especially at destination locations where parking a bike is likely or provided.

Wayfinding & Emergency Response

As Redmond's trail system expands, a coordinated emergency response system should be considered to identify trailhead locations, trail crossing locations, and other potential emergency access sites. The EMR locator numbers should be integrated into the wayfinding signage and mile marker designs.

Other Policies

Additional policy considerations include adopting gender-neutral or unisex restrooms as the standard for future parks to ensure gender equity and full accessibility extends into parks infrastructure. Also, a Dark Skies Initiative policy could be integrated with sports field lighting use and practices with the local Audubon chapter.

Figure 57. Non-Capital Policies Supporting System Improvements

Policy	Description
Park Demonstration Projects	Demonstrate water efficiency, electric operations, sensory gardens, inclusive play, interim use, etc.
Energy Efficient lighting	Gradual replacement of existing/ required for new projects
Standardized Site Furnishings (for ADA)	Adopt a standard design for new/Gradually replace old
Tree Canopy Maximization	Optimize tree plantings on all public lands
Emergency Response Locations	Plan for all trailheads & parks to be marked as EMR locations
Public Art Plan & Programming	Integrate more public art in all new & renovated park projects
Climate Resilience Action Plan	Targets within park planning for resilience demonstration?
Single Gender Restrooms - Equity & Inclusion	Incorporate uni-sex restrooms into park & trail standards
Tree Planting Program - Private Property	Grant or Volunteer Program to encourage tree plantings
Playground replacement program	Future planning for lifecycle of play equipment
Dark Skies Initiative	Partnership program with Audubon - integrate with sports field use
Performing Arts Infrastructure program	Enhancements for promoting local artists
Electric vehicle charging stations	Integrate more charging stations in park parking lots

Redmond 6-Year Proposed Parks CIP Project List

Tracking Number	Priority Weighting	Project Name	Type	Description - Notes	Cost Estimate	Estimate Source	PIF Eligible	Goal 1: Expand Access	Goal2: Build Strong Communities	Goal 3: Innovate for the Future	Goal 4: Protect the Natural Environment
21	E	ADA Improvements - Park restrooms	RN	In the City's most well-used parks, create accessible restrooms that are in compliance with the recommendations outlined in the 2019 ADA Parks Transition Plan. Restrooms are a key piece of making parks accessible. (Anderson Park, Grass Lawn, Farrel-McWhirter, Idylwood, Perrigo)	$1,115,000	23-24 Budget	No	X	X		
22	E	ADA Improvements- Parking Lots and Pathways	RN	Create ADA-compliant parking and accessible routes at high priority community parks throughout the system.	$1,072,000	23-24 Budget	No	X	X		
26	E	Redmond Senior and Community Center Debt Service	FD	Debt Service	$6,519,500	23-24 Budget	No		X		
47	E	Community Garden Expansion	D	Juel Park expansion and additional sites in urban centers.	$77,500	23-24 Budget	Yes	X	X		X
46	E	Demonstration Dog Park	D	Construction of a new off-leash dog park in the community ranked high during recent community outreach. This project will provide the construction and operation of an off-leash dog park in the Redmond community (6-month operation in 2023 and 2024).	$102,000	23-24 Budget	No	X		X	
8	E	SE Redmond Neighborhood Park Development	D	Design and construction of SE Redmond Park based on Master Plan.	$3,409,000	2023-2028 CIP	Yes	X		X	X
18	E	Meadow Park sports court resurfacing	RN	Replace sports court to address failing court surfacing and adjacent pathways, root eruptions, and functional layout	$636,000	23-24 Budget	No	X		X	
17	E	Reservoir Park sports court resurfacing	RN	Replace sports court to address failing court surfacing and adjacent pathways. Create a safe sports court and maintain our level of service for tennis/pickleball/active recreation in the neighborhood.	$1,417,000	23-24 Budget	No	X		X	
25	H	Hartman Park Sports Field Project, baseball infield	RN	Replacement of degraded synthetic turf playing surface that is at end of life in 2025.	$599,300	23-28 Budget	No	X	X	X	
64	H	Sports Field Project: Grass Lawn Multi Use Field 2	RN	Replacement of degraded synthetic turf playing surface that is at end of life in 2023. Initial plan will include cricket striping, in proposed budget.	$1,913,000	23-24 Budget	No	X		X	
65	H	Sports Field Project: Grass Lawn Softball Field 1	RN	Replacement of degraded synthetic turf playing surface that is at end of life in 2025.	$1,852,000	23-24 Budget	No	X		X	
	H	Willows / Rose Hill neighborhood park acquisition	A	Acquire NH Park (2-3 acres) west of golf course	$4,000,000	CT	Yes	X	X	X	X
48	H	Downtown Park Event Street Closures	D	Construct permanent infrastructure to close streets for events in and around Downtown Park. Ability to close streets for special events using permanent infrastructure to reduce staff time and rental costs and to improve safety.	$844,000	23-24 Budget	No		X	X	
9	H	Smith Woods Park Development	D	Development of this neighborhood park to serve surrounding area with update of concept plan if needed. Consideration for bridge, access improvements, and native plantings.	$3,000,000		Yes	X		X	X
29	H	Marymoor Village urban park or plaza acquisitions	A	Acquire or partner for one urban park or plaza near SE Redmond light rail station in the Marymoor Village neighborhood	$4,000,000		Yes	X	X	X	
30	H	Overlake urban park or plaza acquisitions	A	Acquire or partner for one or two urban parks or plazas in Overlake area	$7,000,000		Yes	X	X	X	
	H	Community Center in Marymoor Village or Overlake Urban Centers	A	Acquire property for the future development of a community center in Marymoor Village or Overlake Urban Center.	$25,000,000		No	X	X	X	
58	H	Anderson Park Retaining Wall	RN	The degrading historic Anderson Park rock wall needs to be addressed.	$135,000		No			X	
13	M	Anderson Park Adair House Repairs	RN	Replace roof & remodel kitchen & restroom to increase longevity & enhance use.	$550,000	2017 CIP	No		X	X	
15	M	Hardscape Project: Grass Lawn Park Parking Lot	RN	Renovation of 148th Avenue NE parking lot to address pavement failures, root eruptions, and ADA deficiencies.	$982,000	23-24 Budget	No		X		

Redmond 6-Year Proposed Parks CIP Project List

Tracking Number	Priority Weighting	Project Name	Type	Description - Notes	Cost Estimate	Estimate Source	PIF Eligible	Goal 1: Expand Access	Goal2: Build Strong Communities	Goal 3: Innovate for the Future	Goal 4: Protect the Natural Environment
14	M	Hardscape Projects: systemwide	RN	Ongoing paint and pavement management for parking lots, pathways & trails	$1,200,000	CT	No			X	
20	M	Infrastructure Replacement Projects 2023-24	RN	Annual ADA upgrades to site furnishings	$2,600,000	2017 CIP	No			X	
23	M	Hartman Park playground replacement	RN	As the current playground reaches the end of its useful life, a replacement would be installed, following the guidance of the Master Plan and taking into account equity & accessibility goals.	$730,000		No	X	X	X	
16	M	Idylwood Parking Lot Repairs	RN	Renovation of Idylwood main parking lot to address pavement failures, drainage issues, damaged curbing, and ADA deficiencies.	$724,000	23-24 Budget	No	X		X	
	M	Idylwood Park Restroom and Concession	D	Build a new Idylwood Park Restroom and Concession building to better serve the community.	$7,375,500	25-28 CIP	No	X		X	
19	M	Sports court resurfacing - multiple sites	RN	Repair, resurface and re-stripe courts at Municipal Campus, Nike Park & Viewpoint Park	$1,350,000	CT	No	X		X	
	M	Play feature in Urban Center	D	Evaluate urban center sites for the addition of children's play features. Pursue partnerships and creative play features.	$450,000			X		X	
				SUBTOTAL	**$78,652,800**						

Priority Scale

E	Essential Priority (18+)
H	High Priority (10-17)
M	Moderate Priority (<10)

Project Type

P	**Planning**
RN	**Renovation/Repair**
D	**Development**
A	**Acquisition**
FD	**Financial/Debt Service**

NOTES:

This list identifies planning-level cost estimates and does not assume the value of volunteer or other non-City contributions.
Detailed costing may be necessary for projects noted.
This list is not an official budget and intended as a guiding document for City staff in the preparation of departmental budgets.
CIP projects for Facilities are not detailed in the PARCC Plan or included in these estimates.
* Cost estimates derived from 2023-2024 Preliminary Budget (or otherwise noted).
** Annual inflation of 4% applied to 2017 estimates.

Redmond 20-Year Parks Project Vision

Reference number	Project Name	Type	Description	Cost Estimate	Estimate Source	PIF Eligible
East Redmond Corridor						
52,53,55	East Redmond Corridor Strategic Implementation Plan	P	Update the East Redmond Corridor Master Plan and provide strategic direction for implementing the vision of the corridor, including interim uses, acquisitions, and partnership opportunities.	$75,000		
39	Arthur Johnson Park Design & Development	D	Development of parking, natural retreat and native plants of Washington.	$4,000,000	2017 CIP	Yes
36	Conrad Olson Park Design & Development	D	Phase 1 development based on updated master plan	$3,250,000	2017	Yes
60	Farrel-McWhirter Renovation	RN		$18,800,000	2017	No
61	Farrel-McWhirter Hutchison Picnic Shelter	RN		$900,000	2017	No
62	Farrel-McWhirter Mackey Creek Playground	RN				No
37	Juel Park Design & Development	D	Phase 1 development based on updated master plan	$5,500,000	2017	Yes
7	Perrigo Park -2b Development	D	Inclusive playground, picnic shelters, stage area.	$2,990,000	2017 CIP	Yes
63	Perrigo Park Field Lighting Conversion	RN	Energy Efficiency Conversion	$952,000		No
40	Martin Park Design & Development	D	Phase 1 development based on updated master plan	$3,500,000	2017	Yes
Park Acquisitions						
	North Redmond infill linear park (development agreement)	A	PS&E corridor near Sammamish River Trail. Negotiate PSE agreement to use land for small neighborhood park.	TBD		Yes
	North Redmond infill linear park (development agreement)	A	PS&E corridor between Rockwell & Einstein Elementary Schools. Negotiate agreement for NH park on PSE land.	TBD		Yes
Urban Parks and Plazas						
31	Downtown linear park or plaza acquisition	A	Acquisition - Downtown Redmond light rail station & under elevated tracks	$3,000,000		Yes
49	Marymoor Village urban park or plaza Development	D	SE Redmond light rail station area	$6,000,000		Yes
50	Overlake urban park or plaza development	D	Two light rail station areas	$12,000,000		Yes
51	Downtown linear park or plaza development	D	Develop park @ Downtown Redmond light rail station & under elevated tracks	$5,000,000		Yes
33	Overlake Village Central Infiltration Vault	A, P, D	Develop a signature park over vault	$6,000,000		
Park Development & Enhancements						
44	Cascade View Park Expansion	D	Expansion into west section	$1,000,000		Yes
38	Dudley Carter Park Renovation	D	Renovation & development of existing park	$3,000,000		No
45	Luke McRedmond Park Renovation	D	Improvements - potential dog park area. Existing Master Plan from 1980.	$400,000		No
41	Multi-purpose Artificial Turf Sports Field	D	Partner with King Co. or LWSD for regional cricket field	$2,000,000		Yes
6	Municipal Campus Development Enhancements	D	Enhancements and development based on updated master plan	$2,000,000		No
3	North Redmond Park Development	D	Development of park in N Redmond once land is required	$750,000		Yes
43	Rose Hill Area Park Development	D	Development of park in Rose Hill once land is required	$2,500,000		Yes
56	Rotary Park Master or Conceptual Plan	P	Planning for expanded tree canopy coverage, possible public access	$60,000		No
42	Rotary Park Access Improvement and Development	D	Development based on master plan for resource park.	$200,000		Yes
5	Sammamish Valley Park Development	D	Phased development based on master plan update	$3,000,000		Yes
Community Centers						
	Old Firehouse Teen Center Renovation	RN	Renovate or replace Old Firehouse Teen Center	$40-$60 million		No
	Overlake Community Center	D	Development of Community Center in Overlake	$40-$60 million		No
	Marymoor Village Community Center	D	Development of Community Center in Marymoor Village	$40-$60 million		No

Project Type

- **P** Planning
- **RN** Renovation/Repair
- **D** Development
- **A** Acquisition
- **FD** Financial/Debt Service

NOTES:

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Redmond 6-Year Proposed Trails CIP Project List

2017 Plan Trail Number	Tracking Number	Priority Weighting	Trail Project Name	Project Type	Trail Type	Description	Cost Estimate	Estimate Source	PIF Eligible	Goal 1: Expand Access	Goal2: Build Strong Communities	Goal 3: Innovate for the Future	Goal 4: Protect the Natural Environment
15	4	H	**East Redmond Corridor:** Bear & Evans Creek Trail Acquisition and Development	A	Regional	As part of the East Redmond Corridor, acquire trail easements to provide connection between Farrel McWhirter Park and Conrad Olson Park (NE 95th Street).	$3,700,000	2017 CIP	Yes	X		X	X
26	5	E	**East Redmond Corridor:** SE Redmond Park trail to Arthur Johnson Park	D	Regional	As part of the East Redmond Corridor, connect the SE Redmond Park to Arthur Johnson Park and the Evans Creek Natural Area. Concurrent development of these parks would lend itself to project efficiencies.	$4,300,000	2017 CIP	Yes	X		X	
11	3	E	**East Redmond Corridor:** Bear & Evans Creek Trail 8	D	Regional	Leg of the Bear & Evans Creek Trail would connect the Bear Creek Trail at its north end near Avondale Road to Perrigo Park, traveling through the Keller Farm wetland. This project would close a significant gap in the regional trail system and improve safety for pedestrians and cyclists. Acquisition of trail corridor is required on two properties for the project. Would expand Level of Service metrics.	$9,000,000	2017 CIP	Yes	X		X	X
13	2	H	Marymoor to Idylwood Park on West Lake Sammamish Parkway	D	Regional	In coordination with partners, provide multimodal access between Idylwood Park and Marymoor Park along West Lake Sammamish Parkway. Would enhance Level of Service metrics and meet community demand for increased access to Idylwood Park.	$3,500,000	2017 CIP	Yes	X			X
1	8	H	**Neighborhood and School Connections**: 100th Street Trail	D	Local	Assess options to connect the Westside of the Redmond Central Connector Trail to Rose Hill.	$250,000	2017 CIP			X		
N/S 40	6	M	PSE Trail West	D	Local	On the western edge of Redmond, beneath the existing PSE Powerline that runs between Bridle Crest and NE 124th, on the west side of Redmond, obtain easements and develop trail for public use along corridor.	$10,200,000	2017 CIP	No	X			
10	1	E	Redmond Central Connector Ph III	D	Regional	Complete the final 1.6 miles of the Redmond Central Connector between the 9900 block of Willows Road to NE 124th Street.	$7,600,000	23-24 Budget	No	X	X	X	X
20	7	H	**Neighborhood Connections**: Nike Park Trails	R	Local	Develop and improve the network of local trails that would neighborhoods around Nike Park to Hartman Park and Avondale Road.	$600,000		No		X		
		M	Trailhead enhancements	D		Enhance trail user experience with amenities like shelters, tables, benches, bike racks, drinking fountains, restrooms, public art, as feasible	$1,200,000		No	X		X	

SUBTOTAL $40,350,000

Priority Scale

E	Essential Priority (18+)
H	High Priority (10-17)
M	Moderate Priority (<10)

Project Type

P	**Planning**
RN	**Renovation/Repair**
D	**Development**
A	**Acquisition**
FD	**Financial/Debt Service**

NOTES:

This list identifies planning-level cost estimates and does not assume the value of volunteer or other non-City contributions.
Detailed costing may be necessary for projects noted.
This list is not an official budget and intended as a guiding document for City staff in the preparation of departmental budgets.
CIP projects for Facilities are not detailed in the PARCC Plan or included in these estimates.
* Cost estimates derived from 2023-2024 Preliminary Budget (or otherwise noted).
** Annual inflation of 4% applied to 2017 estimates.

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Redmond 20-Year Trails Project Vision

2017 Plan Trail Number	Tracking Number	Trail Project Name	Project Type	Trail Type	Description	2023 Cost Estimates
19	37	156th Ave NE Multiuse Trail	D	Regional	Proposing to take all the way to Bridle Crest/Westside Park.	$9,500,000
21	13	Bear & Evans Creek Trail 10	D	Connector	North route through former Keller Farm site (Friendly Village)	$3,200,000
27	31	Bear Creek Trail to Marymoor 1	D		Crossing under 520 on east side of Samm. River. Requires bridge.	$2,700,000
32	33	NE 111th Ct to NE 112th Way	D	Connector	Neighborhood connection	$650,000
33	38	NE 116th Trail 1	D	Connector	116th, Redwood Rd to RCC III/Willows, transportation project.	$5,700,000
35	35	NE 116th Trail 4	D	Connector	Neighborhood Connection, 178th Ave NE to 179th Ave NE.	$200,000
36	40	NE 80th St Trail	D	Connector	SE Redmond neighborhood	$1,000,000
25	29	Neighborhood and School Connections: 161st Ave to Rockwell Trail		Connector	Local	$480,000
29	30	Neighborhood and School Connections: Ben Rush School to Bridal Crest		Local	Local	$480,000
34	23	Neighborhood and School Connections: Faith Lutheran to RedWood Rd		Connector	Connector Trail	$600,000
	14	Neighborhood and School Connections: Lakeside Trail		Local	Local in SE Redmond Trail OS	$600,000
38	22	Neighborhood and School Connections: NE 73rd to Grass Lawn	D	Local		$600,000
9	19	Neighborhood and School Connections: NE 84th and 85th connections to		Connector	Neighborhood connection, short segment connecting neighborhoods	$600,000
6	36	Neighborhood and School Connections: Tosh Creek Trails Phase I		Local		$350,000
37	41	Overlake Urban Pathway	D	Connector		$14,700,000
39	17	PSE Powerline Trail 6 - Connecting Parks	D	Regional	There is strong community interest in connecting Farrel McWhirter Park to Watershed Park. While the property connects two Redmond parks, the land is in King County and runs through private property so would require partnerships to develop.	$5,800,000
42	34	PSE Trail & Willows Crossing	D	Regional	Crossing at Willows Road, linkage	$525,000
96	49	Redmond Way Trail 2	D	Regional	180th Ave NE to 189th Pl NE w/ connection to B&EC Trail. Parallel to E. Lake Sammamish.	TBD
	43	Sammamish River Trail segment	D	Regional	Connector: NE 90th St to Willows Rd Trail. Is this a sidewalk project?	TBD
		Trailhead enhancements	D		Shelters, tables, benches, bike racks, drinking fountains, restrooms, public art, as feasible	$3,000,000
	44	Willows to 154 Ave NE	D	Regional	Transportation, RCC2? Connect with Westpark	TBD
47	45	Willows to Redmond Way Connector Trail	D	Regional	Connects RCC II to Redmond Way, difficulty making it ADA accessible.	$1,200,000
48	46	Woodbridge extension trail	D	Connector	Neighborhood, connects to future East Redmond Corridor?	$600,000
	22	**East Redmond Corridor:** Bear & Evans **C**reek Trail to East Lake Sammamish Connection	D	Regional	Develop connection between Redmond Way and the East Lake Sammamish Trail. Southern most portion of East Redmond Corridor.	$2,000,000
	12	West Lake Sammamish Crossing	D	Regional	West side of the Sammamish River, W. Lake Sammamish turns to 154th connection out of Downtown. Project would pave and provide a crossing.	TBD
		Blue Trails Access Points	D	Connector	Assess opportunities to enhance access to Redmond's waterways via blue trails	TBD
	9	**Neighborhood and School Connections**: Audubon Elementary Area Trails	D	Local	Neighborhood connection to elementary school	$480,000
		Access to Rotary Park	D	Local	Explore options to enhance local trail access to the Rotary Park natural area.	$250,000

Project Type

- **P** Planning
- **RN** Renovation/Repair
- **D** Development
- **A** Acquisition
- **FD** Financial/Debt Service

NOTES:

This list identifies planning-level cost estimates and does not assume the value of volunteer or other non-City contributions.
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Redmond Proposed Park Site & System Planning Project List

Tracking Number	Priority Weighting	Project Name	Timeline	Description	Cost Estimate	Estimate Source	PIF Eligible
10	E	Hartman Park Master Plan	6 years	Master Plan to be updated before renovations & upgrades to fields, facilities, and amenities. Sport field lay out consultant work should include evaluation of Hartman's facilities.	$75,000		No
12	E	SE Redmond Neighborhood Park Master Plan	6 years	Develop a Southeast Redmond Park master plan to define community needs and potentially fund the design and construction of a park in a 2025-26 budget. Currently, Parks is not meeting service level goals in Southeast Redmond.	$75,000	23-24 Budget	Yes
57	E	Sports Field Layout: Design Consultant	6 years	Funds will be used to hire a consultant to identify potential sports layouts within existing facilities that could accommodate cricket and other sports in need of additional recreational space	$80,000	23-24 Budget	Yes
	E	Study of Community Center Facility Needs/Acquisition	6 years	Refinement study of Facilities Master Plan exploring detailed needs for future centers	$25,000		No
54	H	Arthur Johnson Park Master Plan Update	6 years	Detailed update of East Redmond Corridor Concept	$75,000		No
11	H	Sammamish Valley Park Master Plan update	6 years	As this project nears development, update the Master Plan from 2010 to include Tree Canopy Goals and mitigation plantings that have been done. Look for ways to develop the park in stages, as budget is available.	$75,000	CT	No
	M	Acquisition Strategy	6 years	Develop an near and long term acquisition strategy for parks, community centers, and trails properties. Consider collaboration with other City Departments such as Fire, Police, and Natural Resources for a comprehensive look at Real Property needs.	$50,000		Yes
	M	Watershed Preserve Trail User Analysis	6 years	Revisit trail user categories to ensure continues to meet needs of users. Consider "Equestrian Only" trails be shared with cyclists on certain days of the week.	$10,000		No
	M	Municipal Campus Master Plan	20 years	In collaboration with other departments and divisions, update of the previously un-adopted master plan with new RSCC, art hill lot, public safety building and play area to meet community demand.	$75,000		No

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CIP IMPLEMENTATION

The 2023-2030 CIP project recommendations will trigger funding needs beyond current allocations and may also require additional staffing and resources for operations and maintenance responsibilities. Given that the operating and capital budgets of the Parks and Recreation Department are finite, additional resources will need to be considered. While grants and other efficiencies may help, these alone will not be enough to achieve the project goals identified in this plan.

The following recommendations and strategies are presented to offer near-term direction to realize these projects and as a means to continue a dialogue between City leadership, community members, and partners. A comprehensive review of potential funding and implementation tools is included in Appendix J, which addresses local financing, federal and state grant and conservation programs, acquisition methods, and others.

POTENTIAL FUNDING AND IMPLEMENTATION TOOLS

Parks Levy Renewal

An existing levy lid lift dedicated to parks maintenance and operations expires at the end of 2023. The levy provides nearly $1 million in annual funding for the Redmond parks system, of which about $250,000 is directed toward capital projects. With the scale of renovation and restoration projects noted throughout this Plan, the City will, at a minimum, need to pursue renewal of the parks levy at its current rate to maintain current service levels.

The City also should evaluate the potential to expand the levy or contemplate a companion ballot measure to provide funding for some of the 2023-2028 Parks CIP projects. Given the expiration of the levy renewal, studying these options should be prioritized and included in the City's 2023 work plan.

Park Impact Fees

Park Impact Fees are imposed on new development to meet the increased demand for parks resulting from new growth. Park impact fees can only be used for park property acquisition and projects that increase capacity of the parks system. Park impact fees cannot be used for the operations and maintenance of parks and facilities. The City of Redmond currently assesses park impact fees, and the City should pursue updating the methodology and rate structure, as appropriate, to be best positioned to obtain future acquisition and development financing from the planned growth of the community.

Real Estate Excise Tax

The City currently imposes both quarter percent excise taxes on real estate, known as REET 1 and REET 2. The REET must be spent on capital projects listed in the City's capital facilities plan element of the comprehensive plan. Eligible project types include planning, construction, reconstruction, repair, rehabilitation or improvement of parks, recreational facilities, and trails. Acquisition of land for parks is an eligible use of REET 1 resources but not a permitted use of REET 2.

REET resources currently fund facilities, parks, trails, and transportation capital projects. Recently, a strong real estate market and increasing sales prices have increased REET revenues, with projections for the 2023-2024 Budget near $7 million, compared to $4.0 million for 2021-2022. Through the annual budgeting process, and with discussions with City Council, the Parks and Recreation Department should continue to seek access to REET funds to support the delivery of the 2023-2030 PARCC Plan CIP.

Conservation Futures

King County assesses the maximum allowable excise fee of $0.0625 per $1,000 assessed value to fund the Conservation Futures program and provides cities a venue to access these funds through a competitive, local grant process. The City should continue to submit grant applications to support open space projects and improved linkages to expand the trail network.

Parkland Donations & Dedications

A program to support parkland donation should be developed to support the City's property acquisition goals. Gift deeds or bequests from philanthropic-minded landowners could allow for lands to come into City ownership upon the owner's death or as a tax-deductible charitable donation. The City should develop policies to facilitate such donations efficiently. This work is anticipated to be combined with the overall property acquisition strategy.

Property dedication for park use by a developer could occur in exchange for Park Impact Fees or as part of a planned development where public open space is a key

design for the layout and marketing of a new residential project. The Parks and Recreation Department should vet any potential dedications to ensure that such land is located in an area of need and can be developed with site amenities appropriate for the projected use of the property.

Internal Project Coordination & Collaboration

Continued internal coordination with the Public Works and Development Services Departments can increase the potential of discrete actions toward the implementation of the proposed trail and path network, which relies heavily on street right-of-way enhancements, and in the review of development applications with consideration toward potential property acquisition areas, planned trail corridors, and the need for easement or set-aside requests. However, to expand the extent of the park system and recreation programs, additional partnerships and collaborations should be considered.

Public-Private Partnerships

Public-private partnerships are increasingly necessary for local agencies to leverage their limited resources to provide community parks and recreation services. Corporate sponsorships, health organization grants, conservation stewardship programs, and non-profit organizations are just a few examples of partnerships where collaboration provides value to both partners. The City has numerous existing partners and should continue to explore additional and expanded partnerships to help implement these capital project and policy recommendations.

Development Incentives

The City should continue to pursue the development of urban parks and plazas through various development incentives with private developers. Aside from the use of park impact fee credits, density bonuses and transfers of development rights are two common tools. Density bonuses offer the incentive of being able to develop at densities beyond current regulations in one area in return for concessions in another and can be applied to a single parcel or development. The transfer of development rights (TDR) is an incentive-based planning tool that allows landowners to trade the right to develop a property to its fullest extent in one area for the right to develop beyond existing regulations in another area.

Grants & Appropriations

Several state and federal grant programs are available on a competitive basis, including WWRP, ALEA, and LWCF, all of which are further detailed in Appendix J. Pursuing grants is not a panacea for park system funding. Grants are both competitive and often require a significant percentage of local funds to match the request to the granting agency. This can be as much as 50% of the total project budget, depending on the grant program. Redmond should continue to leverage its local resources to the greatest extent by pursuing grants independently and cooperating with other local partners.

Appropriations from state or federal sources, though rare, can supplement projects with partial funding. State and federal funding allocations are particularly relevant on regional transportation projects, and the likelihood for appropriations could be increased if multiple partners are collaborating on projects.

Volunteer & Community-based Action

Volunteers and community groups already contribute to the improvement of park and recreation services in Redmond. Volunteer projects include community event support, habitat enhancement, invasive plant removal, and tree planting, among others. Redmond should maintain and update a revolving list of potential small works or volunteer-appropriate projects for the website, while connecting to the Lake Washington School District to encourage student projects.

While supporting organized groups and community-minded individuals adds value to the Redmond park and recreation system, volunteer coordination requires a substantial amount of staff time. Additional resources may be necessary to enable a volunteer coordinator to fully utilize the community's willingness to support park and recreation efforts.

Other Implementation Tools

Appendix J identifies other implementation tools, such as voter-approved funding, grants and acquisition tactics, that the City could utilize to further the implementation of the projects noted in the Capital Improvements Plan.



Appendix A:
Park Site Assessments

Anderson Park

7802 168th Avenue NE

3.0 acres

NEIGHBORHOOD PARK

Downtown Neighborhood

Description

This park was Redmond's first park developed in 1928. In 1938, the Adair House, Fullard House, and an open air kitchen were developed. These buildings were the first city offices. This park is being considered for Landmark Designation from King County.

Public Art - sculpture is located on the property called *Aurora and Diance* by Lisa Sheets.







Condition, Opportunities or Improvements

- Helen Peterson Plaza benches are ADA-compliant. Benches at play area are without armrests (non-ADA compliant).
- Retaining wall along sidewall is in disrepair.
- Grass, trees and planting beds are in good condition.

Related CIP Projects

- Adair House repairs
- Upgrades to create ADA accessible routes
- Retaining wall to be rebuilt or replaced

AMENITIES

- Playground
- Trash Receptacles
- Picnic Shelter
- Restrooms
- Shade Trees
- Tables
- Paved Trails
- Open Grass Area
- Benches
- Drinking fountain
- Planting beds
- Barbecues
- Public Art

Arthur Johnson Park

7901 196th Avenue NE

15.2 acres

NEIGHBORHOOD PARK

SE Redmond Neighborhood

Description

The undeveloped park along the East Redmond Corridor is adjacent to the historic Yellowstone Trail (aka Red Brick Road). The property was bought in 1970 with the stipulation that the site be an "arboretum, with special emphasis on the rhododendron."





Condition, Opportunities or Improvements

- Future amenities should complement the overall part system and coordinate with the East Redmond Corridor parks and the regional trail.
- Master plan is needed to refine the concepts developed in the East Redmond Corridor Master Plan.
- This site can contribute significantly to the Redmond tree canopy coverage goals by increasing its forested area.

Related CIP Projects

- Update the site master plan
- Future park development

AMENITIES

Forest Area

Meadow

Bear Creek Park

Between Avondale Road and Bear Creek Shopping Center

11.1 acres







RESOURCE PARK

Downtown Neighborhood

Description

Previously named Nicholas M. Fiority Park. The park is now part of the Bear & Evans Creek Trail & Greenway project. The 0.32 mile trail was constructed in 2006 on the west side of Bear Creek.

Condition, Opportunities or Improvements

- Flooding leaves mud deposits at bridge underpass that needs to be cleared off pavement.
- Interpretive signs need cleaning.

Related CIP Projects

- None noted

AMENITIES

- Interpretive signage
- Tables
- Benches
- Paved Trails

Bear & Evans Creek Open Space

29.21 acres

RESOURCE PARK
Neighborhood

Description
This large natural resource park is wooded with trails, and it is located west of Perrigo Park.





Condition, Opportunities or Improvements
- None noted

Related CIP Projects
- None noted

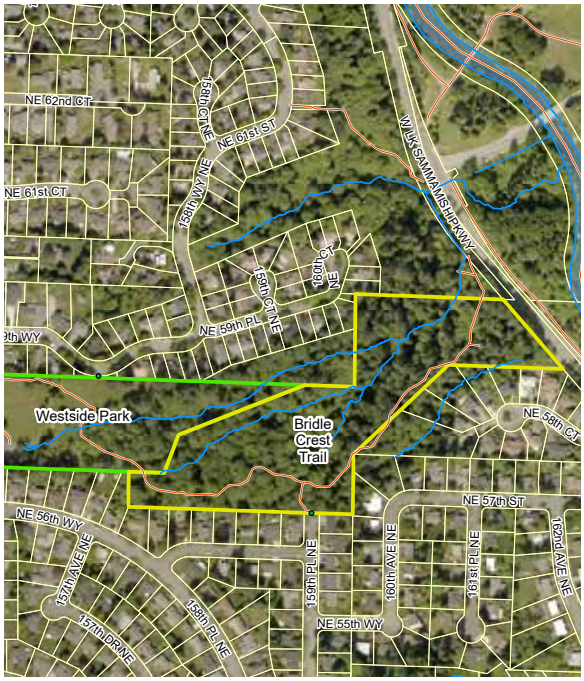
AMENITIES
- Paved Trails
- Forest Area
- Tables
- Meadow

Bridle Crest Trail

12.15 acres

TRAIL CORRIDOR
Neighborhood

Description
This heavily wooded open space is adjacent to Westside Park and provides trail connections.







Condition, Opportunities or Improvements
- None noted

Related CIP Projects
- None noted

AMENITIES

Natural surfaced Trail

Forest Area

Cascade View Park

16202 NE 40th Street

8.0 acres

NEIGHBORHOOD PARK

Overlake Neighborhood

Description

Park was contributed by Microsoft Corporation in 1990 and 1991. Neighborhood park with playground, basketball court, informal ball field and abuttingt natural area. The second phase (western portion of the park) is not yet constructed.







Condition, Opportunities or Improvements

- Improved drainage needed at informal ballfield to make it more playable.
- Rubber tiles in play area need to be reset or replaced.

Related CIP Projects

- Expand park development into western section

AMENITIES

- Playgrounds (2)
- Trash Receptacles
- Tables
- Shade Trees
- Baseball
- Benches
- Open Grass Area
- Basketball Court
- Forest Area

Conrad Olson Farm

18834 NE 95th Street and 18860 NE 95th Street

8.6 acres

NEIGHBORHOOD PARK

Bear Creek Neighborhood

Description

Undeveloped, former working farm.







Condition, Opportunities or Improvements

- Master plan is needed to determine what amenities should be added to provide value to park system and City's sustainability goals.
- Connection to Bear & Evans Creek Trail should be designed.
- Future development could include adaptive re-use of house and barn.
- Creek access could become part of outdoor recreation amenity.
- Park site could contribute to needed tree canopy coverage through future tree plantings.

Related CIP Projects

- Prepare site master plan
- Future park development

AMENITIES

- Undeveloped former farmstead
- Historic house and historic barn with outbuildings
- Stream corridor (Bear Creek)

Downtown Park

Address

2.1 acres

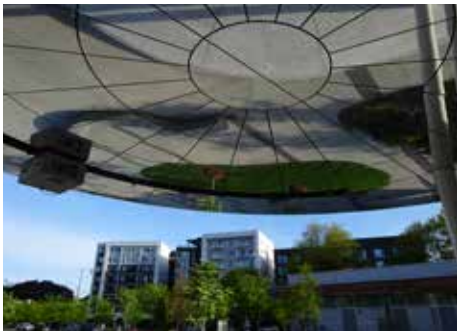
URBAN PARK

Downtown Neighborhood

Description

Downtown Park is two acres and provides plenty of plaza space, electricity, and on-site amenities to support large-scale community events, which was a community priority when planning the park. The park has more than 2,000 plants and 117 trees, which will provide more than half of the park with tree canopy when matured.







Condition, Opportunities or Improvements

- Plan for tree replacements where tree planting pits may be inadequate for long-term tree survival.

Related CIP Projects

- Event Street Closures – infrastructure to facilitate planned events

AMENITIES

- Amphitheater/stage
- Drinking fountain
- Shade Trees
- Restrooms
- Rain Garden
- Message Board
- Spray Park
- Open Grass Area
- Planting beds
- Interpretive signage
- Plaza
- Seating Area
- Tables
- Dog Waste Bags
- Trash Receptacles
- Maintenance Building

Dudley Carter Park

7447 159th Pl. NE

1.2 acres

NEIGHBORHOOD PARK

Downtown Neighborhood

Description

The park is adjacent to Sammamish River Trail and the former site of the Dudley Carter sculpture garden. Carter was King County's first artist in residence, living and working along the Sammamish River in a modest home built in 1957 by Inga Rynning. Haida House remains on the site.







Condition, Opportunities or Improvements

- Develop park based on adopted master plan.

Related CIP Projects

- Prepare site master plan
- Future park development

AMENITIES

Tables

Kiosk

The Edge Skate Park

Between Avondale Road and Bear Creek Shopping Center

1.5 acres

NEIGHBORHOOD PARK

Downtown Neighborhood

Description

The park contains a graffiti wall, which changes often. The park also sits in the Downtown next to the transit station and the Park n' Ride lot. This park draws users of all age ranges and demographics.







Condition, Opportunities or Improvements

- No seating or shade exists to provide comfort or resting area for park users. Proximity to Transit Center may limit desirability to provide needed seating, but benches with central armrests could be safely added.

Related CIP Projects

- None noted

AMENITIES

- Skatepark
- Graffiti walls
- Trash Receptacles

Esterra Park

Address
2.7 acres

URBAN PARK (POPS)
Overlake Neighborhood

Description
Undeveloped; under construction





Condition, Opportunities or Improvements
- None noted

Related CIP Projects
- None noted

AMENITIES
- None; undeveloped

Farrel-McWhirter Park

19545 NE Redmond Road

67.7 acres

COMMUNITY PARK

Bear Creek Neighborhood

Description

Farrel-McWhirter has several unique features including: a working farm with animals and two outdoor horse arenas. The park is also adjacent to the Redmond/PSE Trail.







Condition, Opportunities or Improvements

- Swing sets are not ADA-accessible.

Related CIP Projects

- Renovation and ADA improvement projects
- Hutchison picnic shelter renovation
- Mackey Creek playground renovation

AMENITIES

- Barn & Outbuildings
- Benches
- Picnic Shelter
- Tables
- Forest Area
- Petting Zoo
- Restrooms
- Parking
- Interpretive signage
- Trash Receptacles
- Horse Arena
- Swing sets
- Meadow
- Paved & Natural Trails

Flagpole Plaza

164th Avenue NE & Redmond Way

0.11 acres

PLAZA & POCKET PARK

Downtown Neighborhood

Description

Redmond's smallest park was dedicated in 1943 for George Davis, Redmond's first resident physician. The porcelain enamel mural is 28 feet long and incorporates the photographs of 64 area families, placed as building blocks to the bridge.







Condition, Opportunities or Improvements

- None noted

Related CIP Projects

- None noted

AMENITIES

Flagpole

Mural

Grass Lawn Park

7031 – 148th Ave NE

28.5 acres

COMMUNITY PARK

Grasslawn Neighborhood

Description

This heavily used community park offers a wide range of amenities and includes a domed picnic shelter and the Arts Studio.







Condition, Opportunities or Improvements

- Some pavement issues are developing on paved pathways and at edges of basketball courts. Plan for future repairs. Older play pieces (turtle & raccoon-near splash pad) showing wear on upper concrete surfaces.
- Parking lots may not have adequate numbers of designated handicapped parking spaces. Some handicapped spaces are not located in the most convenient place for easy access and lack painted travel aisles.

Related CIP Projects

- ADA parking lot and pathway improvements
- Multiuse Field #2 synthetic turf replacement
- Softball Field #1 synthetic turf replacement

AMENITIES

- Playground
- Restrooms
- Basketball Court
- Pavilion
- Parking
- Baseball/Softball Field
- Tables
- Barbecues
- Soccer Field
- Benches
- Bike Racks
- Tennis Court
- Drinking fountain
- Trash Receptacles
- Paved Trails
- Splash Pad
- Art studio
- Maintenance Building

Hartman Park

17300 NE 104th Street

39.6 acres

COMMUNITY PARK

Education Hill Neighborhood

Description

This park contains Redmond's only public pool. The park has several little league baseball/softball fields and connects with several other parks in the area through the Ashford Trail.







Condition, Opportunities or Improvements

- Park has limited parking at pool and fields. More parking is located near soccer fields/tennis courts, but may be difficult for people to get to ball fields.
- Grass fields showed signs of needed fertilization during site visit.
- Tennis courts would benefit from a power-wash to remove pollen and dust build-up.
- Playground is not ADA accessible and needs access ramp.

Related CIP Projects

- Baseball Infield synthetic turf replacement
- Playground renovation
- Prepare site master plan

AMENITIES

- Playground
- Restrooms
- Basketball Court
- Indoor Pool
- Parking
- Baseball/Softball Field
- Tables
- Bike Racks
- Batting Cages
- Benches
- Trash Receptacles
- Soccer Field
- Paved Trails
- Concessions
- Tennis Court
- Maintenance Building

Heron Rookery Park

Along Leary Way east of Slough Park

4.6 acres

RESOURCE PARK

Downtown Neighborhood

Description

Park was donated from Safeco in 2004. This park used to be a site for herons for nesting. The wooded natural area includes a woodchip trail and paved trail.







Condition, Opportunities or Improvements

- No amenities or park sign exists identifying the site as a city park or resource area.

Related CIP Projects

- None noted

AMENITIES

Paved & Woodchip Trails

Forest Area

Idylwood Beach Park

17300 NE 104th Street

19.2 acres

COMMUNITY PARK

Idylwood Neighborhood

Description

Located on the shores of picturesque Lake Sammamish, Idylwood features a swimming beach, including a bathhouse and restrooms. As the City's only beach access, this park is very popular, especially in the summer.







Condition, Opportunities or Improvements

- Park trees are being damaged by string trimmers. Create mulch rings to prevent further damage to tree trunks.
- Parking lot needs restriping.

Related CIP Projects

- ADA parking lot and pathway upgrades
- Idylwood Park parking lot repairs
- Idylwood Park restroom & concessions renovations

AMENITIES

- Playground
- Parking
- Volleyball
- Picnic Shelter
- Restrooms
- Pier
- Tables
- Dog Waste Bags
- Drinking fountain
- Benches
- Trash Receptacles
- Barbecues
- Storage shed
- Concessions
- Shade Trees
- Open Grass Area
- Paved Trails
- Beach

Juel Park

18815 NE 116th St

39 acres

COMMUNITY PARK







Description

Interim uses include parking, portable restrooms, cricket, Frisbee golf, equestrian, and hiking trails. The site is adjacent to Bear Creek and PSE Trail.

Condition, Opportunities or Improvements

- Interim uses exist within this undeveloped park. Master plan is needed to refine future development concept.
- Dying Oregon ash tree overhanging front house should be removed.

Related CIP Projects

- Prepare site master plan
- Future park development

AMENITIES

- Community Garden
- Portable toilet
- Disc Golf
- Tables
- Dog Waste Bags
- Kiosk
- Storage shed
- Trash Receptacles

Luke McRedmond Landing

15811 Redmond Way

2.11 acres

NEIGHBORHOOD PARK

Downtown Neighborhood

Description

Park includes picnic shelter, open space, canoe launch, public art, access to Sammamish River Trail, kiosk. Contains a Dudley Carter piece of artwork.







Condition, Opportunities or Improvements

- None noted

Related CIP Projects

- None noted

AMENITIES

- Hand-Carry Launch
- Parking
- Shade Trees
- Picnic Shelter
- Bike Racks
- Public Art
- Tables
- Dog Waste Bags
- Drinking fountain
- Benches
- Trash Receptacles
- Flagpole
- Open Grass Area
- Paved Trails

Martin Park

Union Hill Road

6.1 acres

NEIGHBORHOOD PARK

Bear Creek Neighborhood

Description

This is an undeveloped park with segment of the Evans Creek Trail.







Condition, Opportunities or Improvements

- Linear park could benefit from updated master plan (more detailed that East Redmond Cirrodor Master Plan concepts).

Related CIP Projects

- Prepare site master plan
- Future park development

AMENITIES

- Barn
- Kiosk
- Paved Trails
- Benches
- Tables
- Trash Receptacles

Meadow Park

10710 – 160th Ave NE

5.03 acres

NEIGHBORHOOD PARK

Education Hill Neighborhood

Description

Park contains play area, pickleball court, basketball hoops, picnic area, natural areas, and on-street parking.







Condition, Opportunities or Improvements

- Pickleball and basketball courts need repaving. Cracks are creating tripping hazards and limiting value of play.

Related CIP Projects

- Sports court replacement

AMENITIES

- Playground
- Pickleball Court
- Basketball Court
- Benches
- Open Grass Area
- Forest Area
- Tables
- Trash Receptacles
- Naturalized wet basin
- Paved Trails

Municipal Campus

15670 NE 85th Street

15.17 acres

NEIGHBORHOOD PARK

Downtown Neighborhood

Description

Campus contains City Hall, Redmond Senior & Community Center, and Public Safety Building.

The campus contains multiple pieces of artwork, including several outdoor sculpture pieces and many pieces insides City Hall.







Condition, Opportunities or Improvements

- None noted

Related CIP Projects

- Construction of Redmond Senior & Community Center (in progress)

AMENITIES

- Plaza
- Pickleball Court
- Exercise equipment
- Benches
- Open Grass Area
- Public Art
- Tables
- Trash Receptacles
- Bike Racks
- Paved Trails

Nike Park

17207 NE 92nd St.

14.86 acres

NEIGHBORHOOD PARK

Education Hill Neighborhood

Description

Park was a gift from the U.S. Department of the Interior Bureau of Outdoor Recreation and contains a play area, picnic area, natural areas, parking, trails, open space. Park contains a significant amount of single tract trails.







Condition, Opportunities or Improvements

- There are many natural trails through wooded area, but no wayfinding signage exists to guide the trail user.
- Perimeter of sports court has uneven edges between pavement types.

Related CIP Projects

- Install additional trail connections and wayfinding

AMENITIES

- Playground
- Pickleball Court
- Basketball Court
- Benches
- Forest Area
- Paved & Natural Trails
- Tables
- Trash Receptacles

O'Leary Park

Leary Way & Redmond Way

0.12 acres

PLAZA & POCKET PARK

Downtown Neighborhood

Description

This small urban refuge serves as a plaza.





Condition, Opportunities or Improvements

- May require more frequent litter control and some pressure washing to remove grime and grit.

Related CIP Projects

- None noted

AMENITIES

- Benches
- Naomi Hardy Clock Tower
- Public Art
- Interpretive signage
- Open Grass Area
- Bike Racks
- Kiosk

Perrigo Heights Open Space

3.2 acres

RESOURCE PARK
Education Hill Neighborhood

Description
This wooded open space is south of Hartman Park and includes trail connections.





Condition, Opportunities or Improvements
- Site lacks any identification or wayfinding signage to facilitate trail use.

Related CIP Projects
- None noted

AMENITIES
Forest Area

Natural Trails

Perrigo Park

9011 – 196th Ave NE

29.8 acres

NEIGHBORHOOD PARK

Bear Creek Neighborhood

Description

This large community park offers high-quality sport fields and courts, and the rest of the park includes a large picnic shelter for rent, tables, barbecue grills, children's play areas, restrooms and parking.







Condition, Opportunities or Improvements

- Pickleball players were using basketball court as play area, since no pickleball courts are provided. Consider lining existing tennis courts for multiple use.

Related CIP Projects

- Conversion of lighting to LEED to help meet City's sustainability goals
- Phase 2b development

AMENITIES

- Playground
- Picnic Shelter
- Benches
- Tables
- Restrooms
- Shade Trees
- Dog Waste Bags
- Tennis Court
- Parking
- Bike Racks
- Forest Area
- Drinking fountain
- Trash Receptacles
- Open Grass Area
- Basketball Court
- Baseball/Softball Field
- Volleyball
- Paved Trails
- Kiosk
- Maintenance Building

Redmond West Wetlands

NE 60th St & 152nd Ave NE

4.5 acres

RESOURCE PARK

Overlake Neighborhood

Description

Provides storm water facility for Microsoft Campus and was donated by Microsoft. Adjacent to Bridle Crest Trail and Ben Rush Elementary School.







Condition, Opportunities or Improvements

- Stairs in loop trail prevent ADA accessible use. Consider if trail could be realigned to avoid need for steps.
- Adjacent to Bridle Crest Trail, coordinate wayfinding signage.

Related CIP Projects

- None noted

AMENITIES

- Interpretive signage
- Wetland
- Paved Trails
- Forest Area

Reservoir Park

16317 NE 95 Street

1.9 acres

NEIGHBORHOOD PARK

Education Hill Neighborhood

Description

Park contains three tennis courts located on top of water reservoir and has views of the Sammamish Valley. The Park also contains the sculpture "Eagle/Salmon on Stump."







Condition, Opportunities or Improvements

- Tennis courts need replacement. Consider realigning courts to provide both tennis and pickleball options.

Related CIP Projects

- Sports court replacement

AMENITIES

- Benches
- Restrooms
- Tennis Courts
- Drinking fountain
- Parking
- Trash Receptacles

Redmond Central Connector

29.9 acres

TRAIL CORRIDOR
Multiple Neighborhoods

Description
This corridor serves as a major trail connection through central Redmond. The corridor includes multiple public art installations.







Condition, Opportunities or Improvements
- Continue to extend the reach and connections for this significant trail amenity

Related CIP Projects
- Redmond Central Connector – Phase III

AMENITIES
- Public Art
- Bike Racks
- Paved Trails
- Benches
- Wayfinding Signs
- Planting beds
- Open grass area
- Trash Receptacles
- Shade Trees

Redmond Watershed Preserve

805.5 acres

RESOURCE PARK

Description

This site offers natural open space and a trail system designed for horseback riding, mountain bicycling and hiking. site includes an ADA interpretive trail, parking, and restrooms.







Condition, Opportunities or Improvements

- None noted

Related CIP Projects

- None noted

AMENITIES

- Horse Hitching Posts
- Parking
- Observation deck at Pond
- Tables
- Kiosk & Wayfinding
- Paved & Natural Trails
- Benches
- Interpretive signage
- Forest Area
- Drinking fountain
- Trash Receptacles
- Shade Trees
- Restrooms

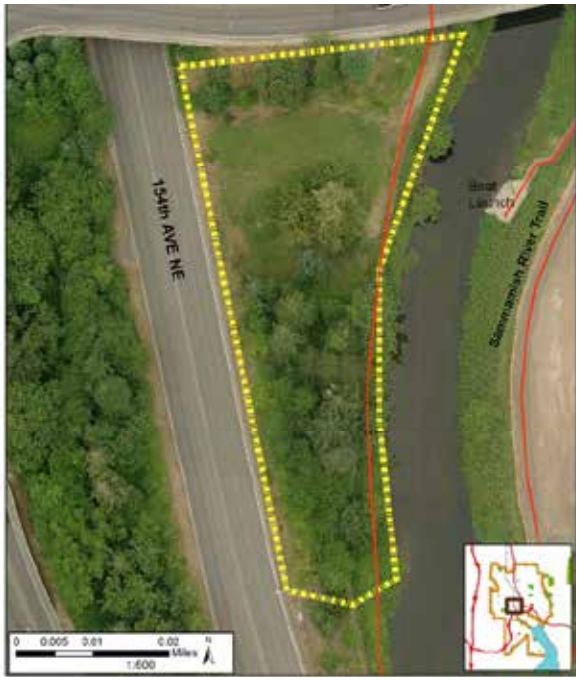
Rotary Park

Directly across the street from Luke McRedmond Park

0.3 acres

RESOURCE PARK

Downtown Neighborhood





Description

Located alongside 154th Ave NE, this park features a large open space, trail, and a view across the Sammamish River to Luke McRedmond Landing. This park is accessible only by foot.

Condition, Opportunities or Improvements

- No reasonable public access exists to this undeveloped park property. Master Planning is needed to evaluate potential access, amenities, and tree canopy coverage improvements.

Related CIP Projects

- Prepare site master plan
- Future park development

AMENITIES

Shade Trees

Open Grass Area

Sammamish Valley Park

Willows Road & NE 116th Street

32.1 acres





COMMUNITY PARK

Sammamish Valley Neighborhood

Description

Undeveloped park with natural wetland.

Condition, Opportunities or Improvements

- Master plan could be updated to address park's role in helping to meet tree canopy coverage and other park system needs.

Related CIP Projects

- Prepare site master plan
- Future park development

AMENITIES

- Undeveloped

Scotts Pond

SE corner of NE Redmond Way and 132nd Ave NE

1.4 acres

RESOURCE PARK

Grasslawn Neighborhood

Description

This small park includes a short trail and pond providing stormwater functions.







Condition, Opportunities or Improvements

- Pavement cracking and moss growth on paved pathway need attention before becoming too severe and a tripping hazard.

Related CIP Projects

- None noted

AMENITIES

Paved Trails

Wetland

SE Redmond Park

188th Ave NE and 191st Ave NE, primarily fronting NE 67th Street

3.2 acres

NEIGHBORHOOD PARK

SE Redmond Neighborhood







Description

This 3.2 acre, undeveloped park is located between 188th Avenue NE and 191st Avenue NE, primarily fronting NE 67th Street. It is an important buffer between an industrial area and a residential area. The property was acquired in 2002 with plans to acquire more land from Cadman Gravel in the future.

Condition, Opportunities or Improvements

- Needs master plan to determine best future development direction

Related CIP Projects

- Prepare site master plan
- Future park development

AMENITIES

- Undeveloped

Smith Woods

176 Av NE and NE 124 Street

9.9 acres

NEIGHBORHOOD PARK

North Redmond Neighborhood

Description

This park is currently undeveloped, but it includes a large open space, tree-lined trails connecting to local neighborhoods, and a picnic table.







Condition, Opportunities or Improvements

- Site needs a master plan to determine best future park development

Related CIP Projects

- Prepare site master plan
- Future park development

AMENITIES

- Benches
- Shade Trees
- Woodchip Trails
- Open Grass Area
- Forest Area

Spiritbrook Park

6500 – 151 Ave NE

1.9 acres

NEIGHBORHOOD PARK

Grasslawn Neighborhood

Description

This neighborhood park includes several benches, a walking trail, large lawns, play area, basketball half-court, and covered picnic area.







Condition, Opportunities or Improvements

- Basketball hoop was missing its net.
- Park lacks dog waste bag dispenser.
- Park could use more picnic tables and shade trees.

Related CIP Projects

- None noted

AMENITIES

- Playground
- Hill Slide
- Basketball Court
- Picnic Shelter
- Shade Trees
- Pickleball Court
- Benches
- Open Grass Area
- Paved Trails
- Tables
- Bike Racks
- Trash Receptacles

Sunset Gardens Park

18304 NE 95th Street

1.0 acres

NEIGHBORHOOD PARK

Education Hill Neighborhood

Description

This neighborhood park includes outdoor seating, covered area, and basketball court.







Condition, Opportunities or Improvements

- Playground needs ramp to create ADA access into play area.

Related CIP Projects

- ADA upgrade.

AMENITIES

- Playground
- Basketball Court
- Picnic Shelter
- Dog Waste Bags
- Benches
- Trash Receptacles
- Tables

The Stroll

Directly South of NE 85th Street Bridge along Sammamish River Trail

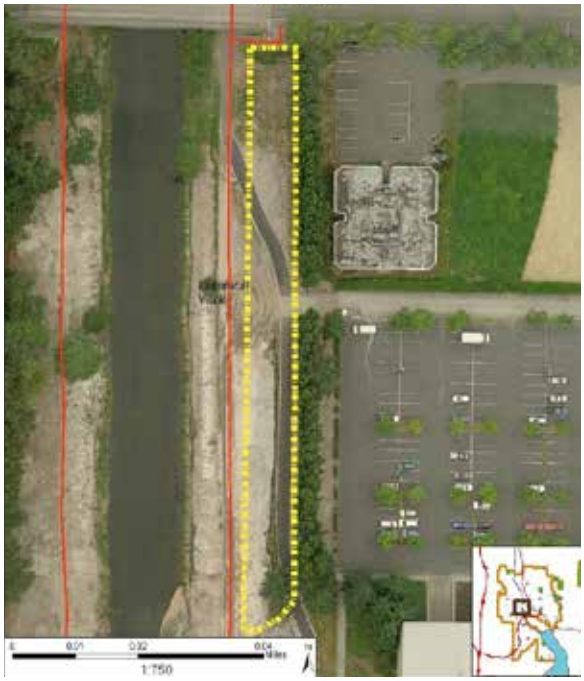
0.4 acres

PLAZA & POCKET PARK

Downtown Neighborhood

Description

The Stroll is a short trail connection along the Sammamish Riversouth of the Municpal Campus.





Condition, Opportunities or Improvements

- None noted

Related CIP Projects

- Landscape/hardscape upgrade

AMENITIES

- Benches
- Crushed Rock Trails
- Trash Receptacles
- Planting beds

Town Center Open Space

172
44.0 acres

RESOURCE PARK
Downtown Neighborhood

Description
Park contains Dudley Carter statue.







Condition, Opportunities or Improvements
- Sections of trail were closed due to transit project construction.

Related CIP Projects
- None noted

AMENITIES
- Benches
- Interpretive signage
- Paved Trails
- Public Art
- Trash Receptacles

Viewpoint Open Space

17541 NE 24th Street

19.2 acres

RESOURCE PARK

Idylwood Neighborhood





Description

Contains a wooded trail down through Bellevue's Tom O' Shanter Park. The land was purchased jointly by Bellevue and Redmond in 1976. Soft surface trail was constructed by Redmond in 2003.

Condition, Opportunities or Improvements

- None noted

Related CIP Projects

- None noted

AMENITIES

Crushed Rock Trails

Forest Area

Viewpoint Park

18440 NE 24th Street

5.0 acres

NEIGHBORHOOD PARK

Idylwood Neighborhood

Description

Park contains playground, picnic tables, on-street parking, and a significant wooded area.







Condition, Opportunities or Improvements

- Play areas do not have ADA compliant access from paved paths into play surface and need ramps.
- Pavement joints between asphalt and concrete at sports courts has large cracks creating tripping hazard.
- No ADA/handicapped parking space provided. No apparent park identification sign.

Related CIP Projects

- ADA upgrade project

AMENITIES

- Playground
- Parking
- Basketball Court
- Tables
- Open Grass Area
- Tennis/Pickleball Court
- Benches
- Trash Receptacles
- Paved & Natural Trails
- Forest Area

Welcome Park

Redmond Way; paper street 141st Ave NE

1.6 acres

RESOURCE PARK

Grasslawn Neighborhood

Description

While originally intended as a neighborhood park, this natural area serves as a stormwater management facility.







Condition, Opportunities or Improvements

- None noted

Related CIP Projects

- None noted

AMENITIES

Forest Area

Wetland

Westside Park

5810 – 156th Ave NE

6.4 acres

NEIGHBORHOOD PARK

Overlake Neighborhood

Description

This newly renovated park is named after the neighborhood where it is located and includes a ballfield, basketball half-court, playground, and open space. Bridle Crest Trail passes through the park.







Condition, Opportunities or Improvements

- Hemlock tree is dying likely due to construction impacts and may need removal soon.

Related CIP Projects

- None noted

AMENITIES

- Playground
- Bike Racks
- Basketball Court
- Picnic Shelter
- Wayfinding Signs
- Paved Trails
- Tables
- Open grass area
- Pickleball Court
- Benches
- Trash Receptacles
- Shade Trees
- Forest Area

Willows Creek Park

8915 142 Ave NE

5.0 acres

NEIGHBORHOOD PARK

Willows/Rose Hill Neighborhood

Description

This neighborhood park includes paved trails from the parking lot to a children's play area and open grass space.







Condition, Opportunities or Improvements

- Basketball hoop missing its net.
- Playground needs ramp to create ADA access.

Related CIP Projects

- ADA upgrade – add playground ramp.

AMENITIES

- Playground
- Parking
- Basketball ½ Court
- Tables
- Open Grass Area
- Paved Trails
- Benches
- Trash Receptacles
- Planting beds
- Forest Area

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Appendix B:

Park Site Master Plans by Year

Park	Master Plan Date
Anderson Park*	1981
Arthur Johnson Park	Conceptual plan as part of East Redmond Corridor Master Plan, no individual Master Plan
Bear Creek Park	2000-part of Bear & Evans Creek Trail and Greenway Feasibility study
Cascade View park	1995
City Municipal Campus	2005-not adopted
Conrad Olson	Conceptual plan as part of East Redmond Corridor Master Plan, no individual Master Plan
Downtown Park	2015
Dudley Carter	2010
East Redmond Corridor Master Plan	2009
Edge Skate Park	2000
Esterra Park	2011
Farrell McWhirter Park*	2013
Flagpole Plaza	No Master Plan
Grass Lawn Park*	1998
Hartman Community Park*	1990
Heron Rookery	No Master Plan
Idylwood Park	2004
Juel Community Park	Conceptual plan as part of East Redmond Corridor Master Plan, no individual Master Plan
Luke McRedmond	1981
Martin Farm	Conceptual plan as part of East Redmond Corridor Master Plan, no individual Master Plan
Meadow Park	1980
Nike Park	1981
O'Leary Park	No Master Plan
Perrigo Community Park	2004
Redmond Town Center Open Space	1995
Redmond West Wetland	No Master Plan
Reservoir Park	1979
Rotary Park	No Master Plan
Sammamish Valley Park	2010
Scott's Pond	No Master Plan
SE Redmond Neighborhood Park	Planned for 2023/24
Smith Woods	2010
Spiritbrook Park*	2008
The Stroll	1997
Viewpoint Park and Open Space	1978
Watershed Preserve	1993
Welcome Park	No Master Plan
Westside Park	2019
Willow Creek Park	1995

*reflects a renovation or updated Master Plan from the original.

Appendix C:

Trail System Build-Out



Redmond Trail System Build-Out

2017 Plan Trail Number	Tracking Number	Trail Project Name	Trail Type
60	52	116th St. East of Juel to North of Einstein	Connector
61	53	124th Street Trail	Connector
82	54	156 Ct to PSE Trail	Connector
52	55	172nd Street Trail	Connector
75	56	182nd Pl Trail	Connector
85	57	85th Street to Nike Park Trail	Connector
64	58	Ardmore Village Stormwater Trail	Local
59	59	Avondale to Farrel-McWhirter	Local
73	60	Avondale Trail 116th to 130th	Connector
53	61	Avondale Trail PSE to NE 116th	Connector
54	62	Bear & Evans Creek Trail 2	Regional
89	63	Bear Creek to Grasslawn Connector Trail	Connector
94	64	Bear Creek Trail to Marymoor 2	Connector
107	65	Bel-Red Crossing between 165th Pl and NE 40th St	Local
108	66	Bel-Red Crossing@165th Pl	Local
109	67	Bel-Red Crossing_N of 30th	Local
103	68	Bel-Red Trail_NE 30th St to W Lk Samm Pkwy	Local
55	69	Centennial Trail	Local
86	70	Connector Trail Edge Skatepark, OFTC, ORSCC	Local
57	71	Connector Trail from Old School House	Local
70	72	Ficher Village Trail Monticello Creek	Loal
77	73	Hartman to 176th Cir. Trail	Connector
74	74	Juel Park to NE 116th	Connector
90	75	Leary Way Trail_Samm Riv to SR 520	Regional
56	76	Marymoor Subarea Trails	Connector
56	77	Marymoor Subarea Trails	Connector
56	78	Marymoor Subarea Trails	Connector
99	79	Marymoor to bridge rowing club	Connector
71	80	NE 114th Trail	Connector
69	81	NE 124th to NE 116th High School Creek	Local
68	82	NE 124th to NE 116th Kensington Tributary	Local
67	83	NE 124th to Samm River Trail	Local
110	84	NE 28th - Bel-Red Crossing	Connector
58	85	NE 28th - Bel-Red PedBike	Connector
104	86	NE 44th Way to Cascade View Park	Local
106	87	NE 60th Str to 132nd Ave Trail	
92	88	NE 68th Ct to 520	Connector
91	89	NE 7th Ct to 520	Connector
87	90	NE 80th to Avondale	Connector
79	91	NE 87th St to 143rd Ct	Connector
84	92	NE 95th St Trail	Connector
97	93	Old Brick Road Linear Park and Trail	Connector
78	94	Play Waves on Sammamish River Waterway	Water
83	95	PSE Powerline Trail 3	Regional
66	96	PSE Trail West (N/S) North Terminus	Regional
95	97	Redmond Way 520 Trail to Bear Creek Trail	
98	98	Redmond-Fall City Rd Park & Bike	Connector
81	99	Red-Wood Rd Trail_PSE Trail to 116th	
72	100	Sequoia Glen Trail	
93	101	Sound Transit Multimodal Trail along SR 520	
105	102	Tosh Creek Trails Ph II	Local
101	103	Tosh Crerek Crossing Trail_W Lk samm Pkwy	
62	104	Valley View Trail	Local
76	105	Valley View Trail to Avondale	Connector
63		Willows Creek NP to PSE Trail	Connector
65		Willows Fjord Trails	Local
	12	West Sammamish River Trail	Regional
	17	148th Ave NE Multiuse Trail	Regional



Appendix D:
Public Art Inventory

Year Acquired	Artist Name	Title	Description	Medium	Site
1971	Benjamin Champney	Elise Farrel-McWhirter	Oil painting	Portrait, painting, oil framed	Farrel McWhirter Park
1983	Stephen Jacobs	Redmond Montage	Drawing	Ink paper drawing	City Hall
1989	Suzanne O'Connor	Windsocks at Redmond's Saturday Market	Watercolor	Watercolor, framed-wood	City Hall
1989	Dudley Carter	Fantail Bird	Sculpture	Carved Western Red Cedar	Public Safety Building
1990	Catherine Gill	The Trestle, Redmond	Watercolor	Watercolor, framed wood	Senior Center
1991	Donna Watson	From Past to Present	Watercolor	Watercolor, matted & framed metal	City Hall
1991	Cheryll Leo-Gwin	Volunteer Arts Award 1991	Plaque	Enameled Plaque	City Hall
1992	Katherine Holzknecht	Volunteer Arts Award 1992		Mixed media	City Hall
1992	Janet Kim	Spectators	Pastels	Oil pastels, framed metal	ORSCC
1993	Amanda Radtke	Solo Musician	Drawing	Marker on paper, framed	City Hall
1993	Jerlyn Caba	Crow Control	Cast Paper	Handmade, cast paper, framed metal	City Hall
1993	Lynne Saad	Southwest Angel	Drawing	Charcoal/pastel, framed wood acrylic	City Hall
1993	John Lucas	Man with Derby Hat	Painting	Oil framed	City Hall
1993	Mare Blocker	Volunteer Arts Award 1993	Book	Handmade book and case	City Hall
1993	Jeremy Bennett	Fibonacci 3D	Sculpture	Stainless steel sculpture	Municipal Campus
1994	Catherine Gill	Mixed Media - Poetry and Paint	Watercolor & Pastel	Watercolor & pastel, framed wood	City Hall
1994	Gene McMahon	Volunteer Arts Award 1994		Glazed ceramic	City Hall
1994	Abigail Castle	2 Scrambled		Intaglio, framed metal	City Hall
1994	Linda Hagemann	Rhythms	Acrylic	Acrylic, framed metal	City Hall
1994	Priscilla Maynard	Lake's End	Sumi	Sumi painting, framed metal	City Hall
1994	Kyle Trevor	Do Not Park	Photograph	Photograph, framed metal	City Hall
1994	Marilyn Wilkins	Hold the Bacon	Watercolor	Watercolor, framed metal	City Hall
1994	Kim Drew	Moonflight		Mixed media, framed metal	City Hall
1994	Pam Beyette	Impressions in Time	Adorned Cornice Fragment	Multi-media	Public Safety Building
1994	Pam Beyette	Impressions in Time	Entablature Imprints II	Multi-media	Public Safety Building
1994	Pam Beyette	Impressions in Time	Entablature Imprints I	Multi-media	Public Safety Building
1994	Pam Beyette	Impressions in Time	Sammamish River Niche	Multi-media	Public Safety Building
1994		Hip Hop Art Wall #1		Painted concrete wall	Skate Park
1995	Pam Ingalls-Cox	Tomatoes & Garlic	Oil painting	Oil, framed wood	City Hall
1995	Dudley Carter	Three Panel Abstraction	Sculpture	Red Cedar Sculpture	Luke McRedmond Landing
1995	Barbara Buech	Tulips	Photograph	Photograph, R-print, framed	ORSCC
1996	William S. Johnson	Volunteer Arts Award 1996	Gem Sculpture	Brazilian Rock Crystal Quartz	City Hall
1996	Dorisjean Colvin (Palmer)	Corner Tavern	Print	Prints of pencil etchings	City Hall
1996	Dorisjean Colvin (Palmer)	Blacksmith Shop	Print	Prints of pencil etchings	City Hall
1996	Dorisjean Colvin (Palmer)	Marymoor	Print	Prints of pencil etchings	City Hall
1996	Dorisjean Colvin (Palmer)	Railroad Station	Print	Prints of pencil etchings	City Hall
1996	Dorisjean Colvin (Palmer)	Hardware Store	Print	Prints of pencil etchings	City Hall
1996	Dorisjean Colvin (Palmer)	Treehouse	Print	Prints of pencil etchings	City Hall
1996	Hai Ying (Jason) Wu	Firefighters	Relief Sculpture	Aluminum	Fire Station #16
1996	Brandon J. Zebold	Lift	Steel Sculpture	Flame cut steel, painted black	Municipal Campus
1996	Brandon J. Zebold	TAT	Steel Sculpture	Flame cut steel, painted black	Municipal Campus
1996	Dorisjean Colvin (Palmer)	Old Hotel	Print	Original Pencil	Redmond Community Center
1997	Mary Miller-Tyers	Volunteer Arts Award 1997	Acrylic painting	Mixed media, acrylic paint on plywood-tryptic, mounted on marble	City Hall
1997	Georgia Gerber	Paired Beavers	Sculpture	Bronze sculpture	Luke McRedmond Landing
1997	Louise McDowell	Poised for Flight	Sculpture	Bronze sculpture, bronze pedestal	Municipal Campus
1997	Michele Van Slyke	Windvane	Sculpture	Porcelain enamel on steel, aluminum	O'Leary Park
1997	Michele Van Slyke	3 Curved Benches	Bench	Welded mild steel, tamarac wood	O'Leary Park
1997	Michele Van Slyke	Fir bough facia for clock tower w/ leaf cutouts	Integrated Artwork	10 gauge steel, painted	O'Leary Park
1998	Betsy Best-Spadaro	Volunteer Arts Award 1998	Lino print	Lino Print	City Hall
1998	Aristotle Georgiades Gail Simpson	Works	Sculptural panels w/ silouettes and bronze tools	Painted steel	Municipal Operations Complex
1999	Fred Munro	Volunteer Arts Award 1999, Emperor	Glass sculpture	Fused glass fan w/ black acrylic stand	City Hall
1999	Fred Munro	Volunteer Arts Award 1999, Cherry Blossoms	Glass sculpture	Fused glass fan w/ black acrylic stand	Redmond Community Center
2000	Lisa Sheets	Aurora and Diane	Sculpture	Bronze casting	Anderson Park
2000	Liz Bruno	Volunteer Arts Award 2000 - Incubation	Oil painting	Oil on canvas/mixed media	City Hall
2000	Randall James Robinson	Talented Souls I	Acrylic painting	Acrylic on canvas	City Hall
2000	Randall James Robinson	Talented Souls II	Acrylic painting	Acrylic on canvas	City Hall

PUBLIC REVIEW DRAFT

Year Acquired	Artist Name	Title	Description	Medium	Site
2000	Randall James Robinson	Talented Souls III	Acrylic painting	Acrylic on canvas	City Hall
2000	Kenneth Turner	Tip Off	Sculpture	Stainless Steel, base	Grass Lawn Park
2000	Garth Edwards	Architectural Detail: Door Bird	Integrated Artworks	1/8" aluminum unlimited multiples	ORSCC
2000	Garth Edwards	Architectural Detail: Fountain Birds	Integrated Artworks	3/16" aluminum	ORSCC
2000	Garth Edwards	Architectural Detail: Kick Plate	Integrated Artworks	1/4" aluminum	ORSCC
2000	Garth Edwards	Architectural Detail: Sign	Integrated Artworks	Aluminum stainless, holographic plastic	ORSCC
2000	Garth Edwards	Architectural Detail: Elevator Floral	Integrated Artworks	Aluminum	ORSCC
2000	Garth Edwards	Architectural Detail: Bulletin Board	Integrated Artworks	Aluminum, acrylic mirror, cork	ORSCC
2001	Linda Feltner	90th Street Bridge Salmon	Bronze Salmon	Bronze Salmon on Concrete	90th St Bridge
2001	Linda Feltner	90th Street Bridge Relief Sculpture	Bas Relief	Bas Relief with steel laid in concrete	90th St Bridge
2001	Ralph Bennett	Volunteer Arts Award 2001 - Raven Headdress	Sculpture	Carved and painted wood	City Hall
2001	Kenneth Turner	Challenge	Sculpture	Stainless Steel, base	Grass Lawn Park
2001	Bruce Holmes	The Last Test	Sculpture	Bi metal stainless steel and steel	Sammamish River Trail
2002	Bruce Meyers	Education Hill neighborhood traffic calming project	Bas Relief		100th & 169th
2002	Kevin Petelle	Volunteer Arts Award 2002- Helping Hands		Bronze relief	City Hall
2002		Hip Hop Art Wall #2			Skate Park
2003	Garth Edwards	Volunteer Arts Award 2003 - Red Head	Sculpture	Dura Grout Concrete	City Hall
2003	Judy Phipps	A Helping Hand	Sculpture	Bronze	Fire Station 11
2004	Dorothy J. Stahr	Volunteer Arts Award 2004 - A New Day for Art in Redmond		Stoneware w/ mixed media	City Hall - Storage
2004	Michele Van Slyke	Firefighter's Bench	Art bench	Painted steel	Fire Station 11
2005	Bill Ayers	Volunteer Arts Award 2005	Glass sculpture	Fused Glass	City Hall
2005	Hai Ying Wu	The First Pitch	Sculpture	Stainless steel	Grass Lawn Park
2005	Andrew Carson	Large Double Swirl with Glass	Kinetic sculpture	Stainless steel, copper, glass	ORSCC
2006	Marita Dingus	Floating through Life	Sculpture		City Hall
2006	Suzanne O'Connor	Dudley Carter	Watercolor	Watercolor, framed-wood	Library
2007	Jay Levey	Connections	Sculpture	Raku clay and metal	City Hall
2007	Pasha Stinson	Portal	Sculpture, outdoor (possibly created 2003)	metal and black granite	Municipal Campus
2008	Inez Storer	Going to the Other Side			City Hall
2008	Inez Storer	Unknown Voyages and Strange Events			City Hall
2008	Robert Delgado	Public Safety Building Art Panels	Mural	Ceramic tiles (4 separate panels)	Public Safety Building
2009	Chris McMullen	Modern Convenience	3D indoor wall sculpture	Powder-coated steel, hammers, chains, sprockets, basalt	City Hall
2009	Andie DeRoux	Silver Forest	mixed media 2D	mixed media	City Hall
2009	Andie DeRoux	Dawn	mixed media 2D	mixed media	City Hall
2009	Dan Colvin	Zen Rock Garden	digital media	digital media	Redmond Community Center
2009	Malcolm Edwards	Abandoned Truck, Twin Lakes	photograph	photograph	Redmond Community Center
2010	Dudley Carter	Seagull on a Post	Red Cedar Sculpture	Red Cedar Sculpture	Dudley Carter Park
2011	Tony Angell	Hunting Fox	sculpture	Bronze	City Hall
2013	Claudia Fitch	Tower	ceramic sculpture	glazed stoneware	City Hall
2013	Claudia Fitch	Untitled (Study for Tower #1)	framed work on paper, study of "Tower"	acrylic on collaged Bristol paper	City Hall
2013	John Fleming	Redmond's Erratic			Gilman Landing
2013	John Fleming	SIGNALS			Redmond Central Connector Park
2014	John Fleming	SKYPAINTING			Redmond Central Connector Park
2015	Janet Zweig	Moving Art Center			
2018	Jill Anholt	Buoyant		sculpture/pavilion, integrated digital art	Downtown Park
2019	Maja Petric	AIEye on Redmond, Then and Now		Print in lightbox	City Hall
2019	Maja Petric	AIEye on Redmond's Nature		Print on canvas	City Hall
2019	Hinojos & Jimenez	Mexican Lanterns			City Hall
	Gail Craddock	Untitled (T&D Feedstore)		Watercolor	City Hall
	Dudley Carter	Untitled (2 owls)		carved wooden sculpture	City Hall
	Leo Saul Burke	Verdant		Painted Aluminum	Overlake Village Station Pedestrian Bridge
	Pete Goldlust & Melanie Germond	Go, Fish. Go!		Waterjet-cut aluminum, powdercoat	Redmond Pool
	Synthesis Designs	#PridePortal		Mosaic Tile	SR 520 Pedestrian Tunnel

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Appendix E:

Community Survey Summary

To: Caroline Chapman, City of Redmond Parks Planner

From: Steve Duh, Conservation Technix, Inc.

Date: May 26, 2022

Re: **City of Redmond PARCC Plan**
Community Survey Summary Results

Conservation Technix is pleased to present the results of a survey of the general population of the City of Redmond that assesses residents' recreational needs and priorities.

KEY FINDINGS

Residents visit frequently and are very satisfied with existing parks and trails.

Visitation is high, with more than 88% of respondents visiting parks and open space at least a few times per month. More than two in three visit at least once a week (70%).

A large majority respondents indicated that they are very or somewhat satisfied in their satisfaction of the City's parks (90%) and its trails and pathways (90.5%). Majorities of respondents also indicated satisfaction with the City's public visual art (67%), community events (57%), and art, music and culture events (51%) in Redmond. Indoor community centers received the lowest ratings, with 23% of respondents rating satisfaction as either somewhat dissatisfied or dissatisfied; however, approximately 43% of respondents did not rate satisfaction toward indoor community centers.

Respondents also were asked to rate the condition of a variety of park and recreation facilities. Respondents gave overwhelming high marks to the condition of Redmond's community parks (86%). Strong majorities of respondents also rated the condition of many other facility types as either excellent or good: trails (77%), their nearest neighborhood park (69%), natural resource parks (63%), and urban parks (62%).

Residents participate in a range of activities and programs

Respondents visit local parks and recreation facilities for a variety of reasons. The most popular amenities used during visits are trails for walking, running, hiking, biking or riding horses (95%), followed by relaxation, visiting nature and meditation (85%). Majorities of respondents visit park and open space for playgrounds (66%), the farm or wildlife viewing (65%), picnic areas (64%) and public art installations, performances or events (56%).

The greatest number of respondents had participated in classes and programs at Redmond Pool (31%), community events (31%), and Farrel-McWhirter programs (31%).

While residents prioritize maintaining existing parks and facilities, they are generally supportive of improving the City's park and recreation system as well.

Respondents ranked as their top three priorities: Maintaining existing parks and amenities to extend their useful life (1st), Expanding trail opportunities (2nd), and adding new amenities or features within existing parks (3rd).

More than half of respondents believe there are not enough swimming pools or swim beaches (59%), community gardens (56%), or pickleball courts (51%). A plurality of respondents (42%) felt that city-produced signature events were the highest priority of the options provided and the highest overall attendance (72%).

More than 80% of respondents indicated support for additional multi-use walking and biking trails; river and lake access (kayak launch areas, fishing); "Rewilding", expanding tree canopy, or allowing select areas to be naturalized; and additional tables, chairs, and lighting in plazas.

For recreation programs, more than half of the respondents who provided feedback felt the City needed more of the following recreation program types:

- Redmond Pool (swim lessons, family swim time, etc.)
- Community Gardens
- Youth summer camps (Farm & Pony, Nature Vision, sports, Cartoonaversity)
- Youth programs, classes, and activities (arts, crafts, music, etc.)
- Teen programs, classes & activities (life skills classes, art, music, etc.)
- Adult programs, classes & activities (arts, crafts, music, etc.)
- Farrel-McWhirter programs, classes, and activities (farm, nature, outdoor)

Residents provided a substantial amount of write-in responses

Respondents were asked to describe one thing that they would like to see the City of Redmond do to improve parks, trails, or natural areas. While residents left hundreds of specific comments and ideas, a few themes emerged:

- The highest frequency comments related to interest in additional pickleball courts, areas for off-leash dogs, trails, cricket fields, and ongoing maintenance.
- Respondents expressed interest in, and enthusiasm for, a wide variety of park improvements listed elsewhere in the survey, including the development of playgrounds, off-leash dog areas, and sport-specific facilities, including fields for cricket and rugby.
- Respondents would like to see continued investment in the expansion and maintenance of the city's trail system – both paved and soft-surface trails. Several respondents also asked for investments in pedestrian and bicyclist access and safety improvements (sidewalks, crossings, bike lanes, etc.), as well as mapping, wayfinding signage, and etiquette communications.
- Several respondents offered interest in additional events and public art displays, as well as interest in another community center and pool.

DIFFERENCES BY DEMOGRAPHIC GROUPS

The table below summarizes key differences between respondents of different demographic groups.

Note: Results are aggregated for the mail and online surveys and are for informational purposes only.

<table>
<tr><th colspan="2">Age</th></tr>
<tr><td>20 to 55
Most frequent users of parks & recreation facilities
Feel the City needs more pool programs, youth summer camps and youth programs
More strongly favored expanding trail opportunities
More supportive of tables, chairs and lighting in plazas and outdoor ping pong tables</td><td>Over 55
Visited for pickleball more often
More frequently rated community centers and urban parks as in poor condition
Slightly higher need for pickleball courts, off-leash dog areas and public art installations
Participated at a slightly higher rate in adult fitness classes, community events, and Redmond Pool programs</td></tr>
<tr><th>Gender</th><th>Race / Ethnicity</th></tr>
<tr><td>Female respondents had higher usage of park and recreation facilities for splash pads, farm visits, the art and clay studio and public art installations
Male respondents indicated a higher need for sport fields and basketball courts
Female respondents noted a higher priority for temporary art events than male respondents</td><td>Asian, Indian and Latinx respondents identified greater need for adult sport programs, youth sports, youth programs and youth summer camps, in addition to party packages and family programs
Indian respondents have higher need for playgrounds and cricket fields; more satisfied with indoor centers
Latinx respondents have higher interest plaza tables/chairs</td></tr>
<tr><th colspan="2">Location</th></tr>
<tr><td colspan="2">Central / East – Downtown, SE Redmond, Bear Creek
Slightly more likely to use parks and recreation facilities frequently
More supportive of tables, chairs and lighting in plazas
Slightly higher priority on building new parks on existing city-owned land</td></tr>
<tr><td colspan="2">South – Overlake, Idylwood
Slightly less satisfied with the City’s parks
Slightly higher priority on adding new amenities at existing parks
More supportive of a splash pad and environmental education center</td></tr>
<tr><td colspan="2">West – Grass Lawn, Sammamish Valley, Willows, Rose Hill
Rated the condition of their local neighborhood parks and community parks more favorably
More supportive of picnic shelters, gathering spaces and cricket fields
Visited more often for sport fields for soccer, football, rugby or lacrosse</td></tr>
<tr><td colspan="2">North – Education Hill, North Redmond
Slightly less satisfied with the City’s parks
Visited more often for sport fields for soccer, football, rugby or lacrosse
Slightly more usage of Farrel-McWhirter programs and participation in youth programs</td></tr>
</table>

SURVEY METHODOLOGY

In close collaboration with City of Redmond staff and the Parks & Trails Commission, Conservation Technix developed the 19-question survey that was estimated to take less than ten minutes to complete.

The survey was mailed to a random sample of 2,500 households within the city limits of Redmond on March 24, 2022, and reminder postcards were mailed to the 2,500 households on April 5th. An online version of the survey was posted to the city's website on March 25th. Residents who did not receive a mail survey were able to complete the survey online. The survey was closed on May 16, 2022, and the full dataset was compiled and reviewed.

The survey is available in English, Chinese, Russian and Spanish, and the cover letter accompanying the printed mail survey was written in all four languages and included unique QR codes to access each in-language survey online. Overall, 330 surveys from the random sample mailing have been completed and returned (13.2% response rate, 5% margin of error). An additional 881 surveys were completed from the general, community-wide online surveys. In all, 1,211 surveys were collected, which includes 29 Chinese, three Russian and 10 Spanish surveys.

Information about the survey was promoted through a number of channels, including on the City's website, in the e-newsletter, on Let's Connect, through multiple social media postings, through direct outreach to partner organizations and recreation program participants, and with posters with QR codes at parks and community events.

Although households were randomly chosen to receive the mail survey, respondents were not necessarily representative of all city residents. However, age group segmentation shows general alignment with current Census data. See the table below for age demographics for the mail and online surveys below, as well as comparative percentages for Redmond's population. See pages 19-21 for other demographic subgroup data comparisons.

Figure 1. Age demographics of survey respondents

	Survey Respondents			City of Redmond	
Age group	**Mail**	**Online-only**	**Combined**	**All**	**Over 20**
Under 20	2.3%	5.7%	4.7%	24.5%	--
20 to 34	22.3%	11.5%	14.6%	26.9%	35.7%
35 to 44	27.9%	30.3%	29.6%	17.7%	23.4%
45 to 54	14.0%	26.1%	22.6%	11.5%	15.2%
55 to 64	14.0%	11.6%	12.3%	9.2%	12.2%
65 to 74	12.5%	11.3%	11.6%	6.1%	8.1%
75 and older	7.2%	3.5%	4.6%	4.1%	5.4%
Total	100%	100%	100%	100%	100%

This report includes findings of community opinions based on the combined responses from the mail survey and online. Each section also notes key differences between different demographic groups and among responses to the online-only survey, where applicable. Percentages in the report may not add up to 100% due to rounding.

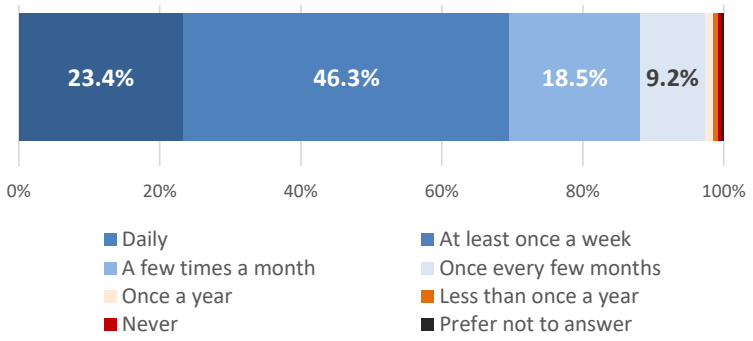
DETAILED FINDINGS

Usage and satisfaction of parks and recreation facilities

How often do residents use various parks and recreation facilities?

Respondents were asked how often they, or members of their household, visited a City of Redmond park, trail, community center, or open space. Respondents tend to visit frequently, with more than two in three visiting at least once a week (70%) and another 19% visiting a few times per month. Only 9% of respondents visit just a few times per year. Very few (<2%) did not visit a park at all.

Figure 2. On average, how often do you visit or use a Redmond park, trail, community center, or open space?



While younger respondents visit the City's parks, trails, community centers and open space more frequently than older respondents, over half of respondents 75 years old and over still visit at least once a week. Online-only survey respondents tend to visit at slightly more often as mail survey respondents. Also, mail survey respondents over 75 indicated a slightly lower frequency of park usage compared to the online-only respondents. Respondents who live in Downtown were slightly more likely than respondents elsewhere to use parks and recreation facilities frequently. No significant responses differences were noted by gender.

How do residents rate their satisfaciton with Redmond's parks and recreation facilities?

Respondents were asked to rate their satisfaction with a variety of park and recreation facilities types on a scale from very satisfied to dissatisfied. A large majority respondents indicated that they are very or somewhat satisfied in their satisfaction of the City's parks (90%) and its trails and pathways (90.5%). Majorities of respondents also indicated satisfaction with the City's public visual art (67%), community events (57%), and art, music and culture events (51%) in Redmond.

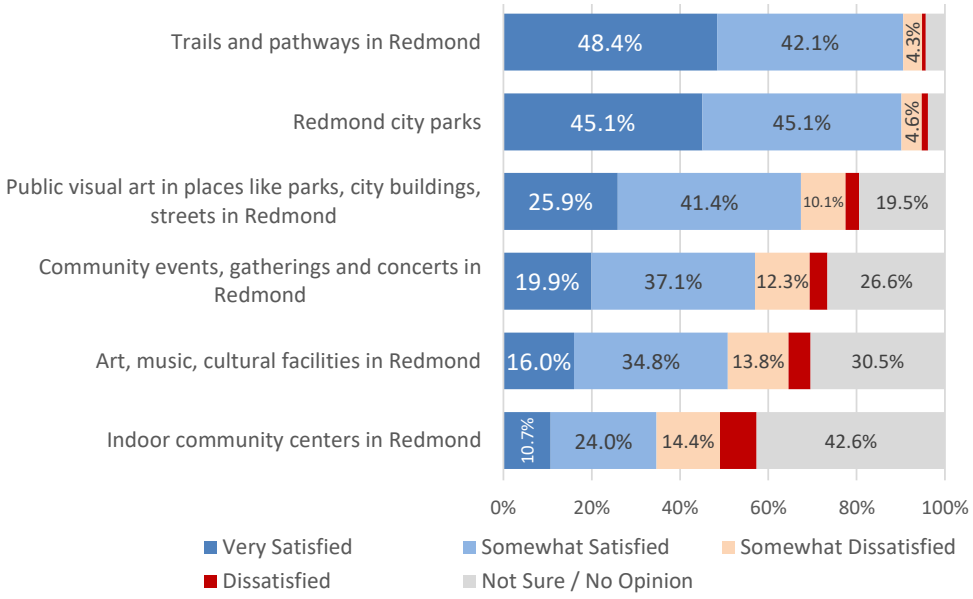
Indoor community centers received the lowest ratings, with 23% of respondents rating satisfaction as either somewhat dissatisfied or dissatisfied. Approximately 43% of respondents did not rate satisfaction toward indoor community centers.

Overall, online-only survey respondents indicated higher satisfaction for each of the facility types compared to the mail survey respondents, with the exception of city parks and trails. In those instances, there were no variations in how respondents rated satisfaction. Mail survey respondents 65 years of age and over were less satisfied with indoor community centers and public visual art.

Respondents living in Overlake and North Redmond were slightly less satisfied with the City's parks than those living in other parts of the city. Respondents who identified as Indian indicated a slightly higher

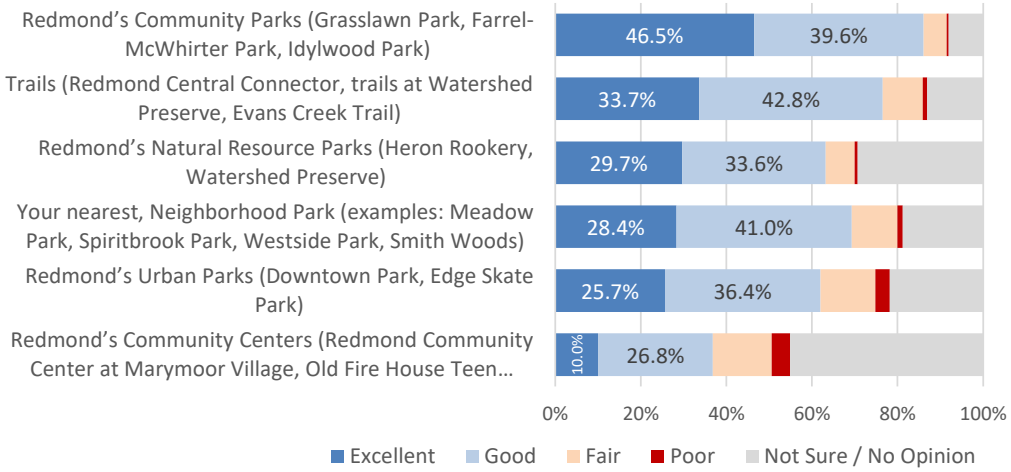
satisfaction of indoor community centers. No other differences were noted by ethnicity, geography or gender.

Figure 3. Rate your household's overall satisfaction with each of the following City of Redmond Parks and Recreation programs, events, and facilities. (Check only one box in each row)



How do residents rate the condition of Redmond's parks and recreation facilities?

Respondents also were asked to rate the condition of a variety of park and recreation facilities. Respondents gave overwhelming high marks to the condition of Redmond's community parks (86%). Strong majorities of respondents also rated the condition of many other facility types as either excellent or good: trails (77%), their nearest neighborhood park (69%), natural resource parks (63%), and urban parks (62%).



As with the question on overall satisfaction about recreation facilities, respondents also rated the condition of the City's community centers more poorly than other facility types, with 37% rating community centers as excellent or good. Approximately 45% of respondents did not rate community centers and indicated a response of 'not sure' or 'no opinion'.

Respondents to the mail survey and the online-only survey provided generally consistent responses on the condition of park and recreation facility types, except mail survey respondents were less favorable toward the City's community centers. Respondents living in Grass Lawn rated the condition of their local neighborhood parks and community parks more favorably than those from other city neighborhoods. Respondents who identified as Indian rated the condition of community centers more favorably. No other significant differences were noted by ethnicity, geography or gender.

Respondents over 75 years of age more frequently rated community centers and urban parks as in poor condition, but these two facility types also included higher percentages of 'not sure / no opinion' responses compared to other age groups.

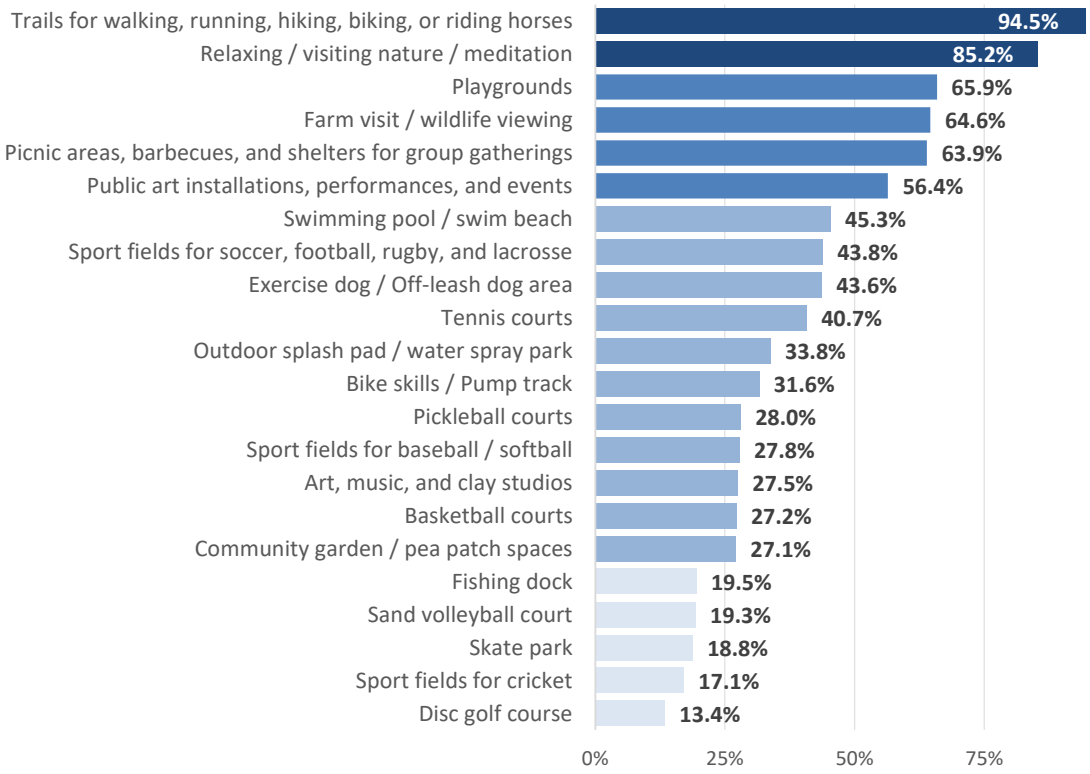
Why do residents visit parks, and does the number of existing park and recreation amenities meet residents' needs?

The survey asked residents a pair of questions regarding their use of, and sense of adequacy about, common park and recreation facilities.

Respondents visit local parks and recreation facilities for a variety of reasons. The most popular amenities used during visits are trails for walking, running, hiking, biking or riding horses (95%), followed by relaxation, visiting nature and meditation (85%). Majorities of respondents visit park and open space for playgrounds (66%), the farm or wildlife viewing (65%), picnic areas (64%) and public art installations, performances or events (56%). Approximately one in three respondents visited for swimming (45%), sport fields (44%), exercising a dog (44%), tennis courts (34%), and splash pad (32%).

Female respondents indicated a slightly higher usage of park and recreation facilities for splash pads, farm visits, the art and clay studio and public art installations. Respondents between 35 and 54 years of age indicated slightly higher usage for playgrounds and basketball courts, while those over 55 years of age visited for pickleball more often. Respondents living in Education Hill and Grass Lawn visited more often for sport fields for soccer, football, rugby or lacrosse.

Figure 5. Different activities and amenities bring people to city parks, community centers, and open spaces. Please indicate if your household uses these park features. (Check all that apply)



Respondents generally feel that the City already provides enough of all of the amenities listed. A plurality of respondents indicated the greatest need for trails (42%) and swimming pool or swim beach (40%).

If respondents who answered “Not Sure / No Opinion” are excluded from the results, more than half of respondents believe there are not enough swimming pools or swim beaches (59%), community gardens (56%), or pickleball courts (51%). Between 35% and 40% of respondents who rated their options believe that there is not enough of the following:

- Public art installations, performances, and events (45%)
- Trails for walking, running, hiking, biking, or riding horses (45%)
- Art, music, and clay studios (42%)
- Playgrounds (40%)
- Exercise dog / Off-leash dog area (38%)
- Relaxing / visiting nature / meditation (38%)
- Tennis courts (36%)
- Picnic areas, barbecues, and shelters for group gatherings (35%)

Respondents to the mail survey indicated a slightly higher need for public art installations and farm visits or wildlife viewing. Those who took the online-only survey and those between 35 and 44 years of age had a slightly higher need for cricket fields. Respondents over 55 years of age had a slightly higher need for pickleball courts, off-leash dog areas and public art installations. Male respondents indicated a higher need for each sport field type and for basketball courts, while female respondents had a greater need for a swimming pool or beach access, art, music or clay studios, public art installations, farm visits and outdoor splash pads. Respondents who identified as Asian had a slightly higher need for public art installations and tennis; those who identified as Indian had a higher need for playgrounds and cricket fields.

Figure 6. Using the same list again, indicate if the current offerings are adequate or not.

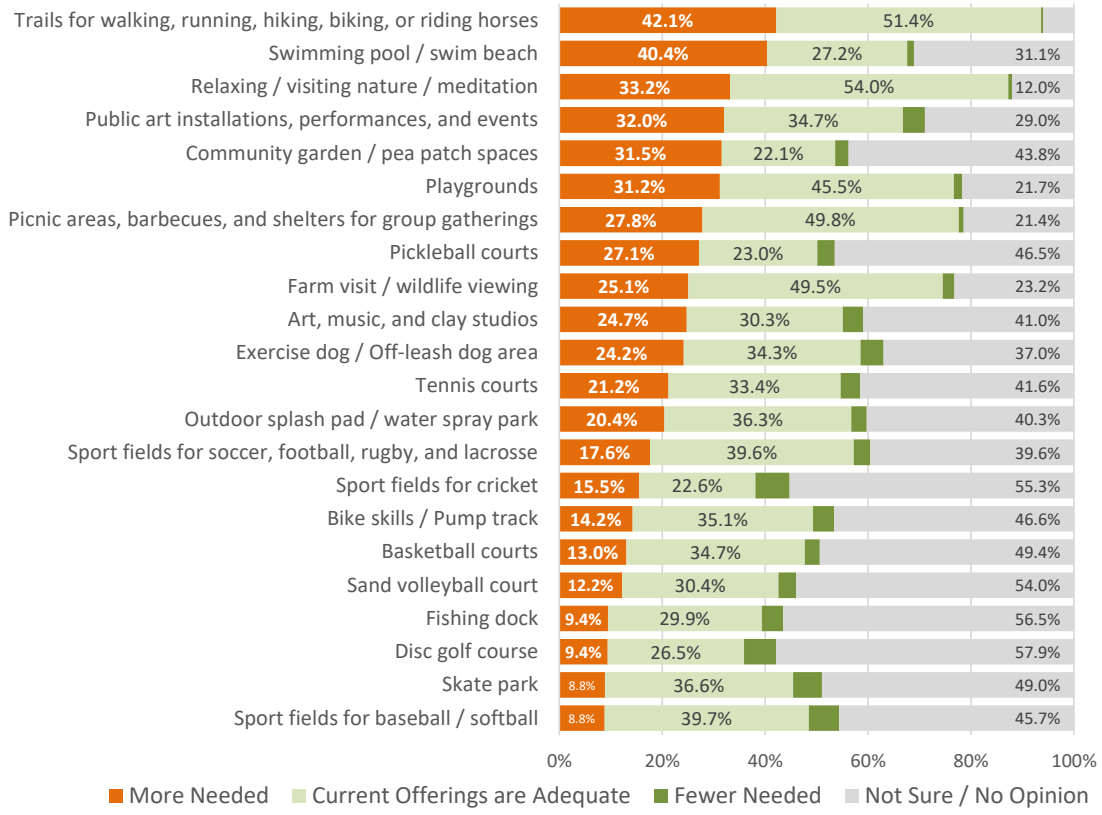
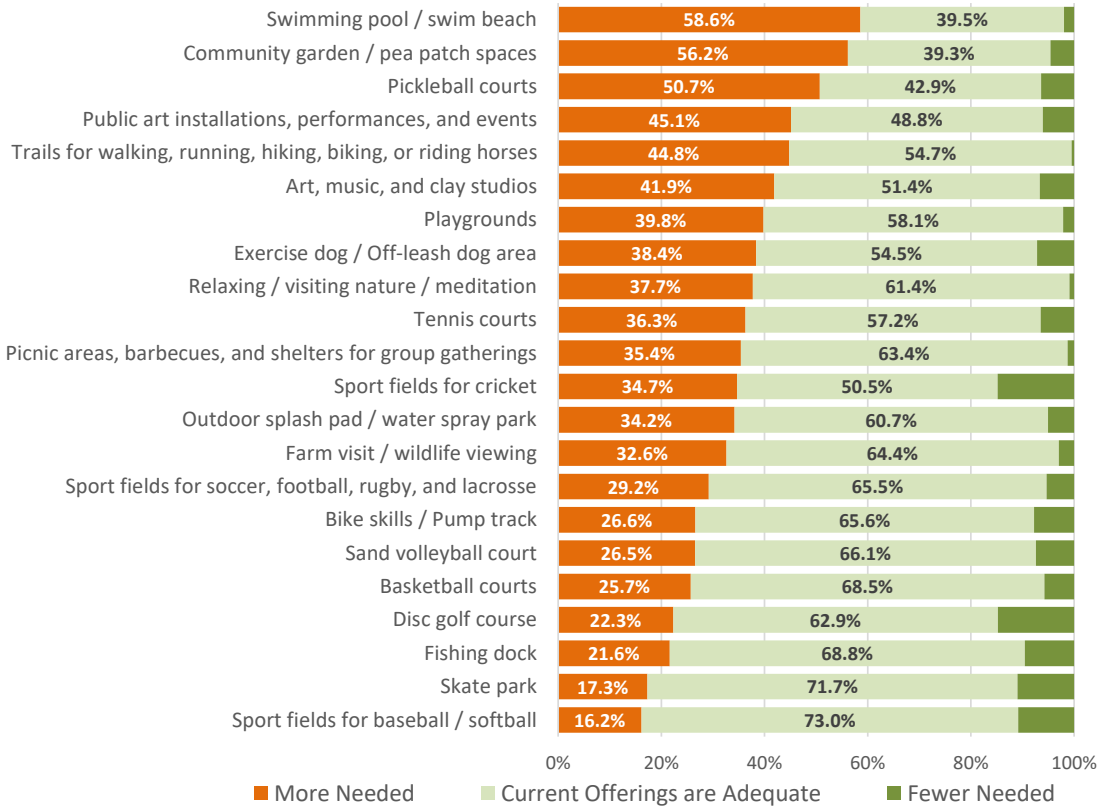


Figure 7. Using the same list again, indicate if the current offerings are adequate or not.
(Excluding "Not Sure / No Opinion" responses)



Recreation programs

What park and recreation options do residents have an interest in? Would they support adding more of these options to Redmond's park system?

The survey also asked residents a pair of questions regarding their participation in, and sense of adequacy about, a variety of available recreation program options.

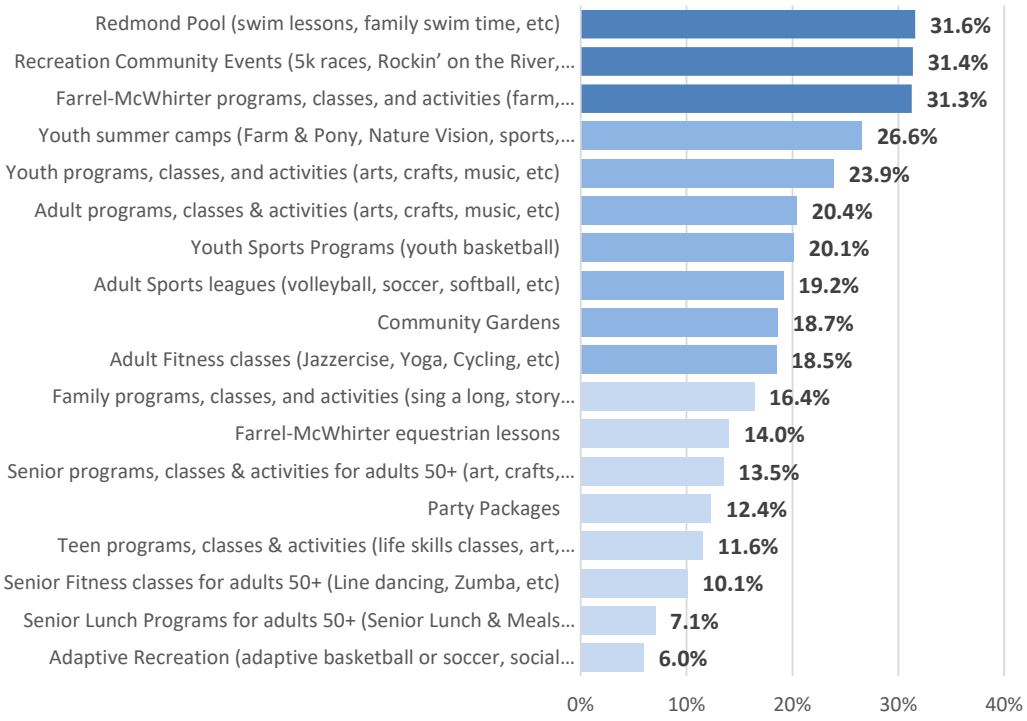
Overall, less than one in five respondents (18.5%) have participated in the City's recreation programs. Of the listed activities, the greatest number of respondents had participated in classes and programs at Redmond Pool (31%), community events (31%), and Farrel-McWhirter programs (31%).

Overall, respondents to the mail survey participated more in adult fitness classes, and those responding to the online-only survey participated more in community events. Mail survey respondents 55 years of age and over participated at a slightly higher rate than other age groups in adult fitness classes,

community events, and Redmond Pool programs. Online-only respondents between 20 and 34 years of age participated more with adult sport leagues.

Respondents to the mail survey over 55 years of age indicated higher participation in pool programs, Farrel-McWhirter programs and adult fitness classes. Respondents to the online survey between 20 and 34 years of age participated more in adult sport leagues, and across all age groups, online respondents participated at a higher rate in community events. Female respondents (or their household) participated at higher rates in the following: adult fitness, adult programs and classes, youth summer camps, youth programs and classes, senior fitness, and senior programs and classes. Respondents living in Education Hill participated more in youth summer camps, and those living in Grass Lawn, Education Hill and North Redmond used Farrel-McWhirter programs more than those living in other neighborhoods.

Figure 8. The City offers different kinds of recreational classes and activities throughout the year. Please indicate if your household has participated or used each of the listed recreation program types in the past.



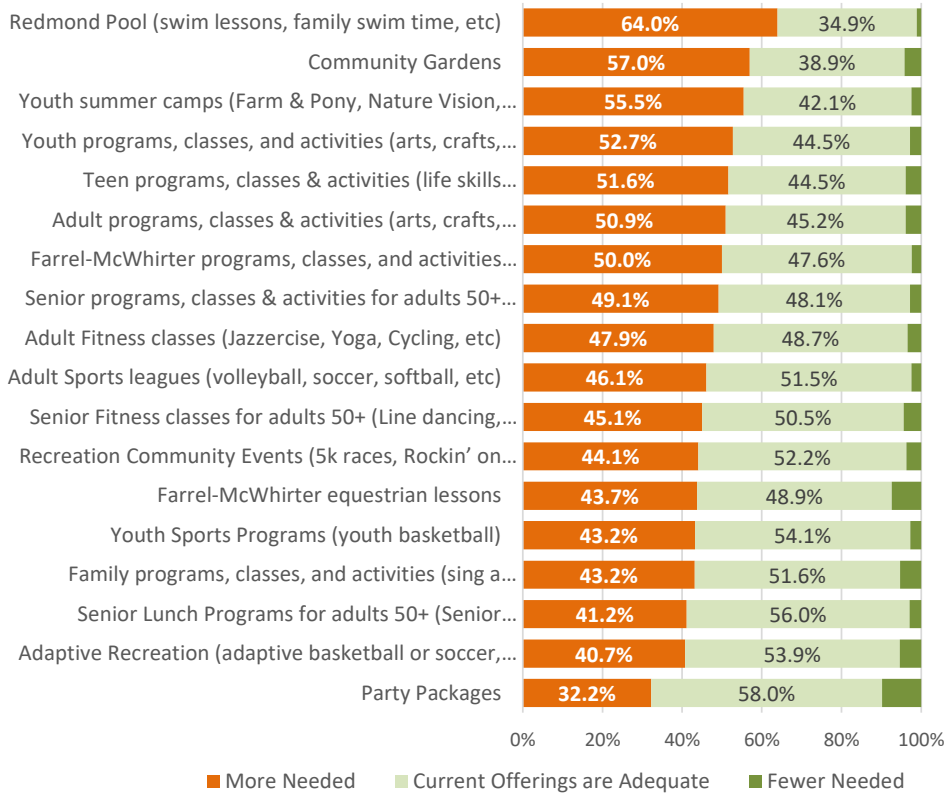
The survey asked respondents which types of recreation programs, classes, and activities they would like to see more of. Notably, approximately more than half of respondents (59%) responded that they were not sure or had no opinion whether current offerings are adequate or not. Of those respondents who expressed an opinion, more than half felt the City needed more of the following recreation program types:

- Redmond Pool (swim lessons, family swim time, etc.)
- Community Gardens
- Youth summer camps (Farm & Pony, Nature Vision, sports, Cartoonaversity)

- Youth programs, classes, and activities (arts, crafts, music, etc.)
- Teen programs, classes & activities (life skills classes, art, music, etc.)
- Adult programs, classes & activities (arts, crafts, music, etc.)
- Farrel-McWhirter programs, classes, and activities (farm, nature, outdoor)

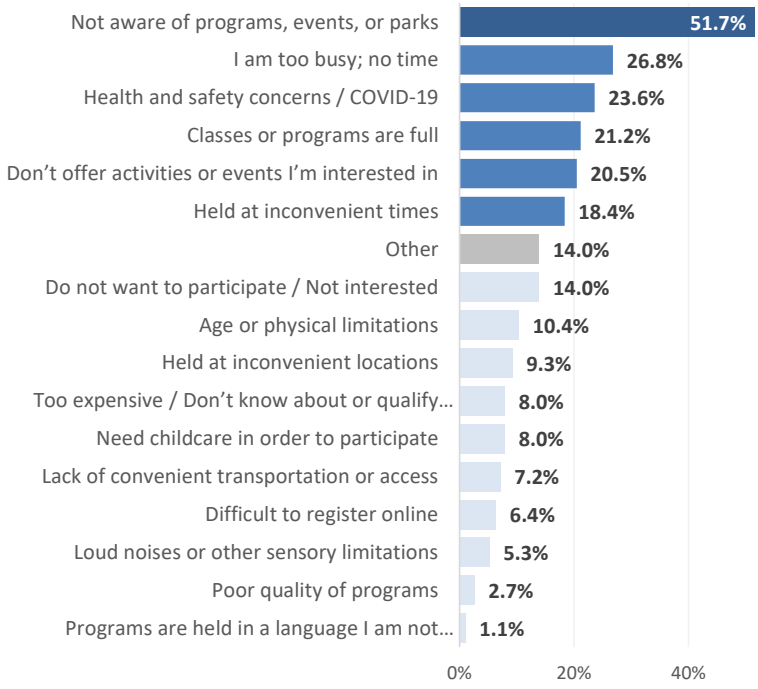
Mail survey respondents indicated a stronger need for community gardens across all age groups. Respondents between 35 and 54 years of were more likely to feel the City needs more pool programs, youth summer camps and youth programs. Adults over 55 had the greatest unmet needs for adult programs, Farrel-McWhirter programs and senior programs. A need for more adult sport leagues was identified by respondents younger than 35 and those between 65 and 74 years of age. Female respondents indicated a greater need for community gardens, senior programs, senior fitness, family programs, both Farrel-McWhirter program types, adult fitness, and adult programs and classes. Respondents who identified as Asian, Indian or Latinx indicated a greater need for adult sport programs, youth sports, youth programs and youth summer camps, in addition to party packages and family programs.

Figure 9. Using the same list again, indicate if the current offerings are adequate or not. (Excluding "Not Sure / No Opinion" responses)



Respondents were also asked why they do not participate in recreation or sports programs offered by Redmond. More than one-half (52%) responded that they were not aware of program offerings, suggesting a significant opportunity for the City to improve information and outreach. Nearly 27% of respondents said they were too busy to participate in programs. Between 15% and 25% of respondents cited programs held at inconvenient times (18%), not having programs or activities of interest (21%), classes being full (21%), or having health and safety concerns (24%) as the reasons they do not participate. There were no significant differences in responses by subgroups.

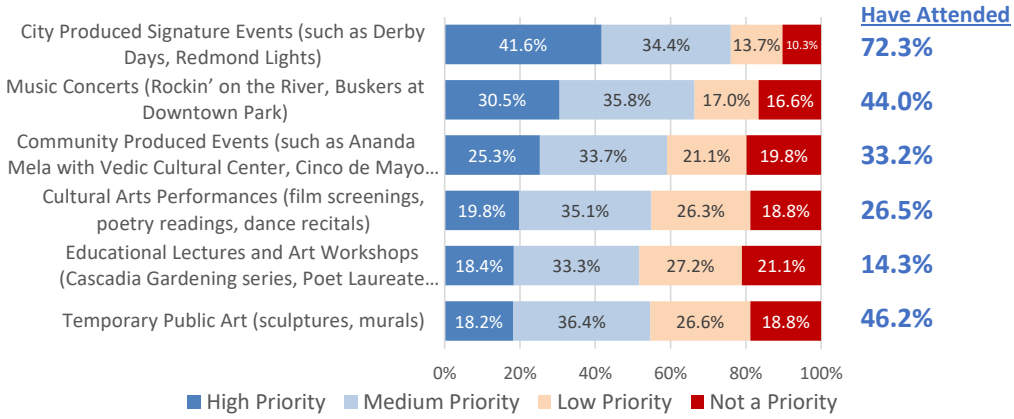
Figure 10. Please CHECK ALL the reasons why your household does not use Redmond's Parks & Recreation more often, including visiting trails, attending recreation programs and activities, community events, or visiting community centers. (Check all that apply)



Community Events

As with recreation programs and park amenities, the survey asked a pair of questions regarding attendance to, and priority for, a range of community event types. A plurality of respondents (42%) felt that city-produced signature events were the highest priority of the options provided and the highest overall attendance (72%). Music concerts and community-produced events were also strong priorities. Temporary public art and educational lectures were noted as the lowest priorities for community events, even though respondents noted strong attendance to temporary public art (46%).

Figure 11. The City of Redmond offers or supports many community events throughout the year that are free to the public and utilize city staff resources and funding. For each community event type listed below, indicate if your household has attended in the past. Using the same list again, indicate whether each is a High Priority, a Medium Priority, a Low Priority, or Not a Priority for your household.



Mail survey respondents between 55 and 74 years of age indicated highest attendance at signature events, and those over 55 years of age had higher attendance at music concerts than other age groups. Female respondents attended temporary public art events and music concerts at higher rates than male respondents. No other significant differences regarding attendance were noted by geography.

Regarding event priorities, online-only survey respondents between 20 and 44 rated community-produced events as a higher priority than other age groups. Also, female respondents noted a higher priority for temporary art events than male respondents. No other significant differences regarding priorities were noted by geography.

Priority Investments

Do residents support additional park and recreation facilities?

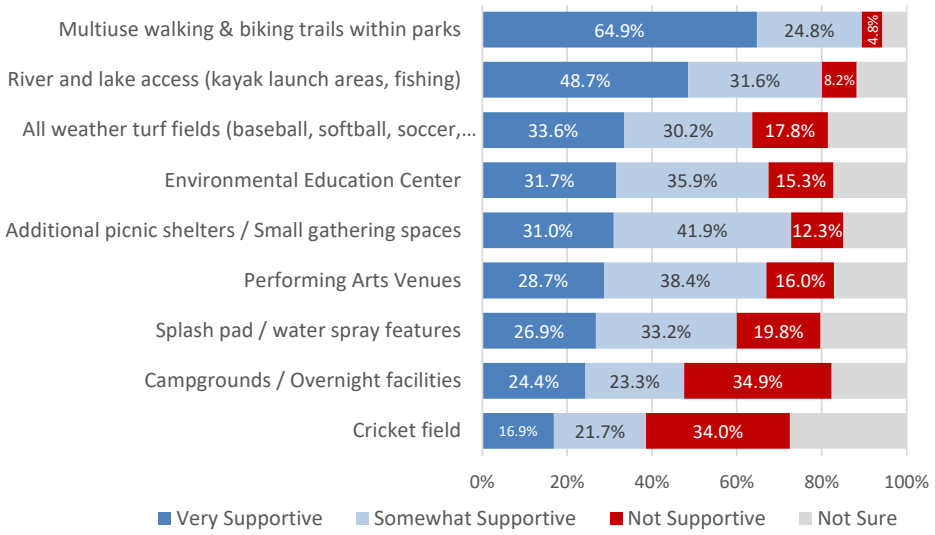
The survey asked residents a pair of questions regarding their level of support for a variety of amenities and facilities that could added to the park system, with listed options segmented between those that represent higher cost improvements and those that represent lower cost improvements.

When presented higher-cost potential improvements, respondents were most supportive of adding multi-use walking and biking trails and river and lake access opportunities. Respondents were less supportive of adding campgrounds or cricket fields.

For the listed sport amenities, online-only respondents younger than 55 were more supportive of turf fields, and those between 35 and 44 were more supportive of cricket fields. Male respondents were slightly more supportive of turf fields and cricket fields than female respondents. Respondents living in the Sammamish Valley/Willows/Rose Hill areas were slightly more supportive of cricket fields that those living in other neighborhoods.

Respondents between 65 and 74 years of age were more supportive of performing arts venues, and those younger than 45 were more supportive of campground facilities. Respondents living in Overlake were more supportive of a splash pad. Those living in Idylwood were more supportive of an environmental education center, and those in the Sammamish Valley/Willows/Rose Hill areas were more supportive of picnic shelters and gathering spaces. Respondents who identified as Asian, Indian or Latinx were more supportive of turf fields and picnic shelters and gathering areas.

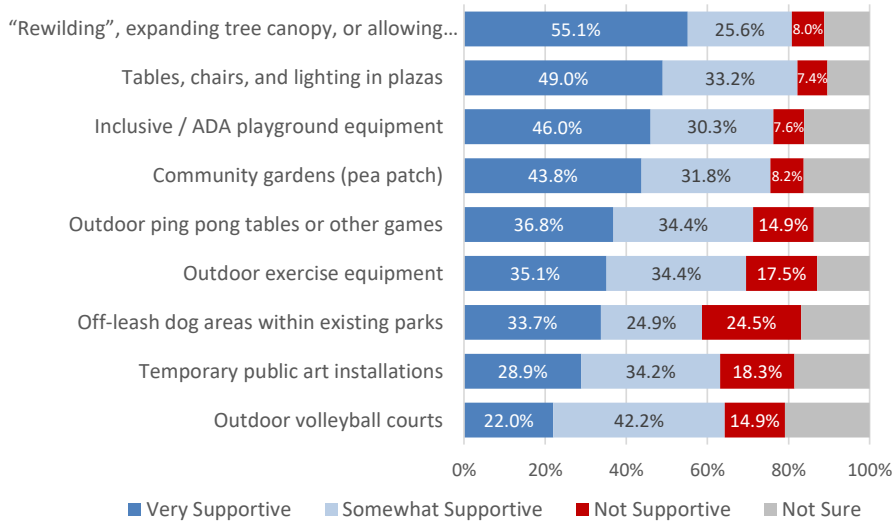
Figure 12. The following list includes higher cost park amenities and facilities that the City of Redmond could consider adding to the park system. Please indicate for each whether you would be Very Supportive, Somewhat Supportive, Not Supportive, or Not Sure.



When given a list of potential low cost park amenities the City could consider adding to the park system, majorities of respondents were supportive of all options listed. They were most supportive of rewilding natural areas, tables and chairs in plazas and all-inclusive playgrounds.

For lower cost amenities, there were few difference between the mail and online survey responses or by age group. Tables, chairs and lighting in plazas and outdoor ping pong were slightly more supported by respondents under 45 years of age. Overall, female respondents were more supportive of each of the amenities listed than male respondents. Also, respondents living in Downtown were more supportive of tables, chairs and lighting in plazas than other city neighborhoods. Those who identified as Latinx were slightly more supportive of tables, chairs and lighting in plazas. No other significant differences were noted by ethnicity, geography or age group.

Figure 13. The following list includes lower cost park amenities that the City of Redmond could consider adding to the park system. Please indicate for each whether you would be Very Supportive, Somewhat Supportive, Not Supportive, or Not Sure.



What recreation and park investments would residents prioritize?

Respondents were asked to rank a list of potential recreation, park and open space investments. Respondents to both the mail and online survey ranked maintaining existing parks and amenities to extend their useful life as the top priority. Also, respondents to both the mail and online survey ranked the same items as their top three priorities: maintaining existing parks, expanding trail opportunities, adding new amenities at existing parks. Mail survey respondents were more strongly supportive of maintaining existing parks, by approximately eight percentage points.

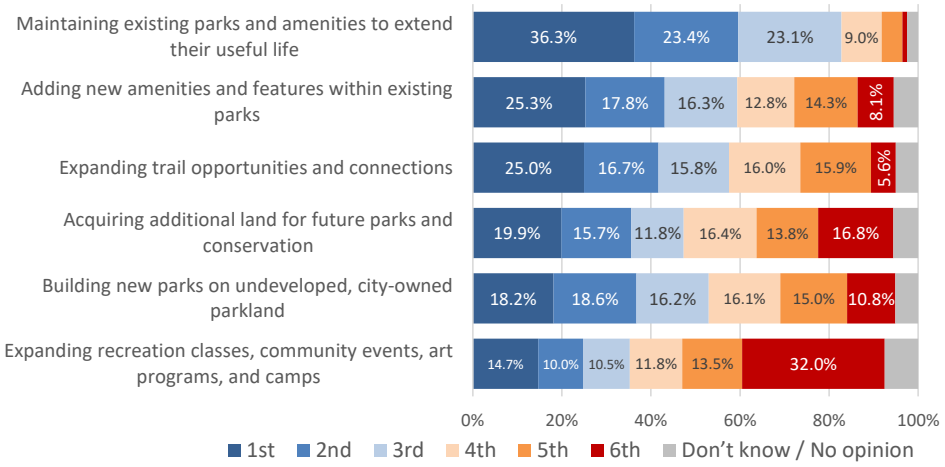
However, respondents to the mail survey prioritized expanding trail opportunities as their second highest priority, while those who completed the online survey prioritized adding new amenities and features within existing parks as the second highest priority. Respondents in both the mail and online surveys ranked providing recreational programs as their lowest priority.

Respondents to the mail survey over 55 years of age more strongly favored building new parks on existing city-owned land, and those between 35 and 54 more strongly favored expanding trail opportunities.

Respondents living in Idylwood placed a slightly higher priority on adding new amenities at existing parks, and respondents living in Bear Creek / SE Redmond placed a slightly higher priority on building new parks on existing city-owned land. Responses did not vary significantly by gender.

Figure 14. For the following list, indicate how you would rank the priority for each (1st priority is highest and 6th priority is lowest). Mark each ranking number only once.

Mail	Online
1. Maintaining existing parks and amenities…	1. Maintaining existing parks and amenities…
2. Expanding trail opportunities and connections	2. Adding new amenities within existing parks
3. Adding new amenities within existing parks	3. Expanding trail opportunities and connections
4. Building new parks on city-owned parkland	4. Building new parks on city-owned parkland
5. Acquiring land for future parks and conservation	5. Acquiring land for future parks and conservation
6. Expanding recreation classes, events & camps	6. Expanding recreation classes, events & camps



Do residents have specific improvements they would like to see?

Respondents were asked to describe one thing that they would like to see the City of Redmond do to improve parks, trails, or natural areas. While respondents provided over 800 specific comments and ideas, a few themes emerged:

- The highest frequency comments related to interest in additional pickleball courts, areas for off-leash dogs, trails, cricket fields, and ongoing maintenance.
- Respondents expressed interest in, and enthusiasm for, a wide variety of park improvements listed elsewhere in the survey, including the development of playgrounds, off-leash dog areas, and sport-specific facilities, including fields for cricket and rugby.
- Comments related to dogs included interest in off-leash dog parks, in addition to the need for better dog waste pick-up and management, unleashed dogs in parks and on trails, and dogs in the water at Idylwood Park.

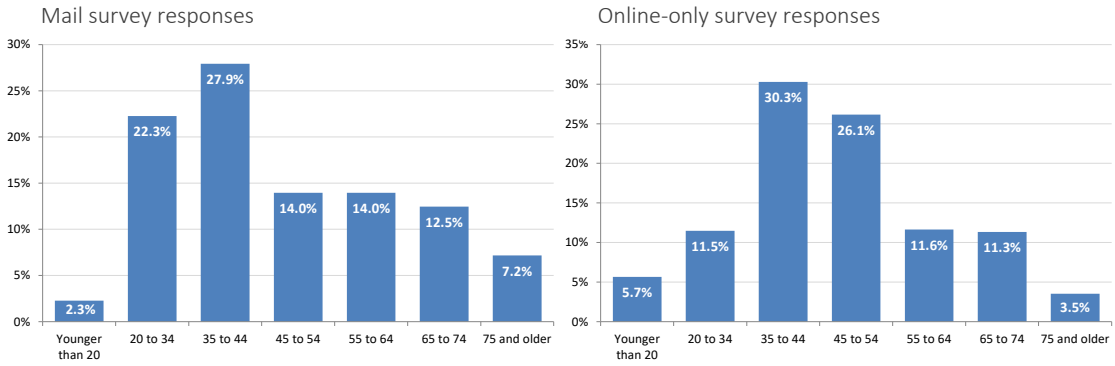
- Respondents would like to see continued investment in the expansion and maintenance of the city's trail system – both paved and soft-surface trails. Several respondents also asked for investments in pedestrian and bicyclist access and safety improvements (sidewalks, crossings, bike lanes, etc.), as well as mapping, wayfinding signage, and etiquette communications.
- Numerous respondents expressed a desire for continued site management and safety, including concerns about general maintenance, security lighting in parks and on trails, dog waste, trash, and potential car prowls.
- Several comments were made in favor of additional user conveniences, such as the need for more restrooms in parks and along trails, security lighting, and additional parking at popular parks and trailheads.
- Several respondents offered interest in additional events and public art displays, as well as interest in another community center and pool.
- Some respondents about the ongoing development occurring in Redmond and tall buildings shading downtown areas. Related comments included interest in additional parks and open space lands, access to nature, preservation of urban trees, and opportunities for places to garden.

The full list of write-in comments is available with the Parks and Recreation Department.

Demographics

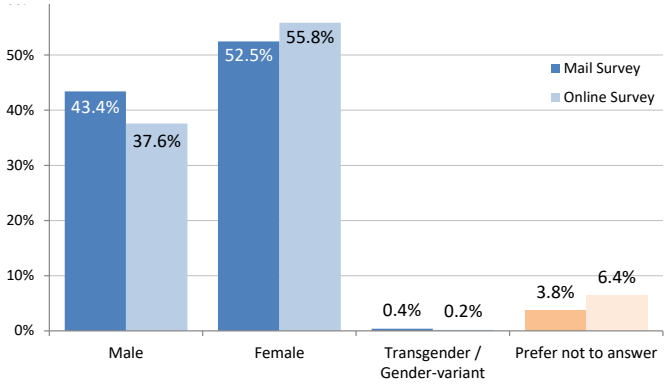
Age

Overall, approximately half of respondents were between 35 and 54 years of age (52%). Online-only survey respondents tended to be younger than those who responded to the mail survey with a larger percentage of middle-age respondents –68% were between 35 and 64 years, 17% were under 35 years old, and only 15% were over 65.



Gender identity

Female respondents took the survey at a slightly higher rate than other genders. In all, female responses represented 55% of the total survey collection, which is also slightly higher than the US Census estimate of 49.5% population citywide.



Race and ethnicity

A majority of respondents (54% combined between mail and online surveys) identified as White/Caucasian, which is close to the US Census estimate of 57% citywide. Responses were closely aligned between the mail survey and the online-only survey. However, only two-thirds of all survey participants (65%) provided responses to this question.

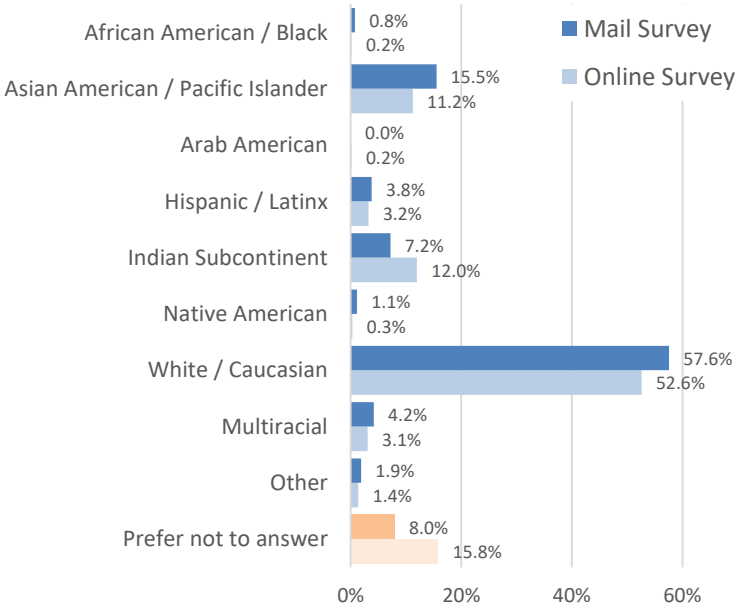


Figure 15. Comparison of survey responses to US Census for race and ethnicity responses.

Race / Ethnicity	Survey Combined	City of Redmond*
African American / Black	0.3%	2.4%
Asian / Pacific Islander	23.2%	44.8%
Native American	0.5%	0.4%
White / Caucasian	54.0%	48.9%
Other	1.5%	3.4%
Multiracial	3.4%	8.9%
Hispanic / Latinx	3.4%	7.6%

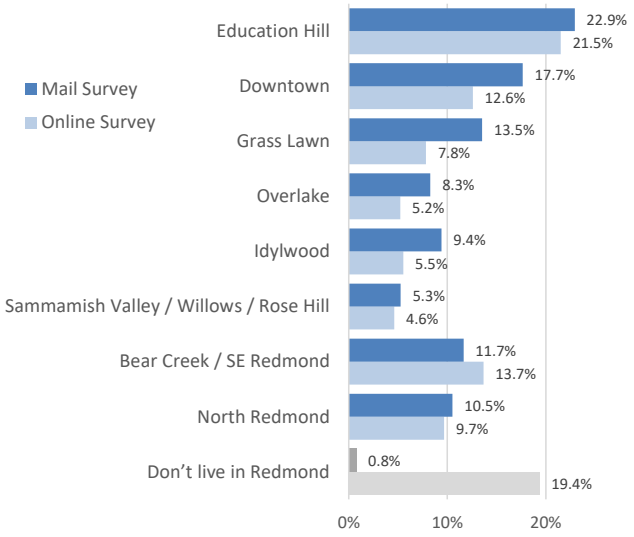
* Sources: Race data from US Census 2020 Decennial Census Redistricting Data.
Ethnicity data from US Census 2020 ACS 5-Year Estimates

Having or living with a disability

Approximately 8% (73 out of 910 respondents) identified as having or living with a disability.

Location of residence

Survey respondents live predominantly in Downtown, Bear Creek / SE Redmond or Education Hill (49% combined between mail and online surveys). Respondents to the online survey were similarly distributed across the city compared to the mail survey, with slightly higher representation of residents in Bear Creek / SE Redmond. However, a larger portion (19%) of online-only respondents do not live in the city. The survey response distribution between Redmond neighborhoods also aligns strongly with the City's neighborhood-based forecast using Washington Office of Financial Management population estimates.





ATTACHMENT 1. SURVEY INSTRUMENT

Redmond
WASHINGTON

Community Survey on Parks and Recreation

The City of Redmond is beginning a community-led process to update its citywide Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan. Your opinions are important to the City and will help inform how we update the PARCC Plan. Responses are anonymous.

1. **On average, how often do you visit or use a Redmond park, trail, community center, or open space?**

- ☐ Daily
- ☐ At least once a week
- ☐ A few times a month
- ☐ Once every few months
- ☐ Once a year
- ☐ Less than once a year
- ☐ Never
- ☐ Prefer not to answer

2. **Rate your household's overall satisfaction with each of the following City of Redmond Parks and Recreation programs, events, and facilities. (Check only one box in each row)**

	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Dissatisfied	Not Sure / No Opinion
Redmond city parks	☐	☐	☐	☐	☐
Trails and pathways in Redmond	☐	☐	☐	☐	☐
Public visual art in places like parks, city buildings, streets in Redmond	☐	☐	☐	☐	☐
Art, music, cultural facilities in Redmond	☐	☐	☐	☐	☐
Community events, gatherings and concerts in Redmond	☐	☐	☐	☐	☐
Indoor community centers in Redmond	☐	☐	☐	☐	☐

3. **How would you rate the condition of each of the following parks or community centers?**

	Excellent	Good	Fair	Poor	Not Sure / No Opinion
Your nearest, Neighborhood Park (examples: Meadow Park, Spiritbrook Park, Westside Park, Smith Woods)	☐	☐	☐	☐	☐
Redmond's Community Parks (Grasslawn Park, Farrel-McWhirter Park, Idylwood Park)	☐	☐	☐	☐	☐
Redmond's Urban Parks (Downtown Park, Edge Skate Park)	☐	☐	☐	☐	☐
Redmond's Natural Resource Parks (Heron Rookery, Watershed Preserve)	☐	☐	☐	☐	☐
Redmond's Community Centers (Redmond Community Center at Marymoor Village, Old Fire House Teen Center, Redmond Pool)	☐	☐	☐	☐	☐
Trails (Redmond Central Connector, trails at Watershed Preserve, Evans Creek Trail)	☐	☐	☐	☐	☐

4. **What is one thing that the City of Redmond can do to improve parks, trails, community centers, arts, recreation programs, and/or open space?**

_____

_____

_____

The City of Redmond is using the services of a consultant team who specializes in park and recreation planning.
Please return your completed survey in the enclosed Return-Reply Envelope addressed to:
Conservation Technix Inc.
PO Box 885

We'll now ask you three questions about (#5) using Redmond parks, trails, and open spaces, (#6) attending Redmond events, and (#7) participating in recreation programs and classes.

5. Different activities and amenities bring people to city parks, community centers, and open spaces. Please indicate if your household uses these park features AND indicate if the current offerings are adequate or not.

	Have visited / used in a typical year (pre-COVID)?		Should there be more or less of this type of activity or amenity available?			
	Yes	No	More Needed	Current Offerings are Adequate	Fewer Needed	Not Sure / No Opinion
Picnic areas, barbecues, and shelters for group gatherings	◯	◯	☐	☐	☐	☐
Relaxing / visiting nature / meditation	◯	◯	☐	☐	☐	☐
Farm visit / wildlife viewing	◯	◯	☐	☐	☐	☐
Playgrounds	◯	◯	☐	☐	☐	☐
Trails for walking, running, hiking, biking, or riding horses	◯	◯	☐	☐	☐	☐
Bike skills / Pump track	◯	◯	☐	☐	☐	☐
Skate park	◯	◯	☐	☐	☐	☐
Outdoor splash pad / water spray park	◯	◯	☐	☐	☐	☐
Swimming pool / swim beach	◯	◯	☐	☐	☐	☐
Fishing dock	◯	◯	☐	☐	☐	☐
Exercise dog / Off-leash dog area	◯	◯	☐	☐	☐	☐
Public art installations, performances, and events	◯	◯	☐	☐	☐	☐
Art, music, and clay studios	◯	◯	☐	☐	☐	☐
Sport fields for cricket	◯	◯	☐	☐	☐	☐
Sport fields for soccer, football, rugby, and lacrosse	◯	◯	☐	☐	☐	☐
Sport fields for baseball / softball	◯	◯	☐	☐	☐	☐
Sand volleyball court	◯	◯	☐	☐	☐	☐
Basketball courts	◯	◯	☐	☐	☐	☐
Tennis courts	◯	◯	☐	☐	☐	☐
Pickleball courts	◯	◯	☐	☐	☐	☐
Disc golf course	◯	◯	☐	☐	☐	☐
Community garden / pea patch spaces	◯	◯	☐	☐	☐	☐

6. The City of Redmond offers or supports many community events throughout the year that are free to the public and utilize city staff resources and funding. For each community event type listed below, indicate if your household has attended in the past AND indicate whether each is a High Priority, a Medium Priority, a Low Priority, or Not a Priority for your household.

	Have attended / participated in a typical year (pre-COVID)?		For my household, these types of events are...			
	Yes	No	High Priority	Medium Priority	Low Priority	Not a Priority
City Produced Signature Events (such as Derby Days, Redmond Lights)	◯	◯	☐	☐	☐	☐
Community Produced Events (such as Ananda Mela with Vedic Cultural Center, Cinco de Mayo with Centro Cultural Mexicano)	◯	◯	☐	☐	☐	☐
Music Concerts (Rockin' on the River, Buskers at Downtown Park)	◯	◯	☐	☐	☐	☐
Cultural Arts Performances (film screenings, poetry readings, dance recitals)	◯	◯	☐	☐	☐	☐
Temporary Public Art (sculptures, murals)	◯	◯	☐	☐	☐	☐
Educational Lectures and Art Workshops (Cascadia Gardening series, Poet Laureate writing workshops)	◯	◯	☐	☐	☐	☐

7. The City offers different kinds of recreational classes and activities throughout the year. Please indicate if your household has participated or used each of the listed recreation program types in the past AND indicate if the current offerings are adequate or not.

	Have participated in a typical year (pre-COVID)?		Should there be more or less of this type of activity or resource available in the future?			
	Yes	No	More Needed	Current Offerings are Adequate	Fewer Needed	Not Sure / No Opinion
Senior programs, classes & activities for adults 50+ (art, crafts, social clubs)	◯	◯	☐	☐	☐	☐
Senior Fitness classes for adults 50+ (Line dancing, Zumba, etc)	◯	◯	☐	☐	☐	☐
Senior Lunch Programs for adults 50+ (Senior Lunch & Meals on Wheels)	◯	◯	☐	☐	☐	☐
Adult programs, classes & activities (arts, crafts, music, etc)	◯	◯	☐	☐	☐	☐
Adult Fitness classes (Jazzercise, Yoga, Cycling, etc)	◯	◯	☐	☐	☐	☐
Adult Sports leagues (volleyball, soccer, softball, etc)	◯	◯	☐	☐	☐	☐
Teen programs, classes & activities (life skills classes, art, music, etc)	◯	◯	☐	☐	☐	☐
Youth programs, classes, and activities (arts, crafts, music, etc)	◯	◯	☐	☐	☐	☐
Youth Sports Programs (youth basketball)	◯	◯	☐	☐	☐	☐
Youth summer camps (Farm & Pony, Nature Vision, sports, Cartoonaversity)	◯	◯	☐	☐	☐	☐
Family programs, classes, and activities (sing a long, story time, etc)	◯	◯	☐	☐	☐	☐
Farrel-McWhirter programs, classes, and activities (farm, nature, outdoor)	◯	◯	☐	☐	☐	☐
Farrel-McWhirter equestrian lessons	◯	◯	☐	☐	☐	☐
Adaptive Recreation (adaptive basketball or soccer, social events, etc)	◯	◯	☐	☐	☐	☐
Recreation Community Events (5k races, Rockin' on the River, Cornhole, etc)	◯	◯	☐	☐	☐	☐
Community Gardens	◯	◯	☐	☐	☐	☐
Redmond Pool (swim lessons, family swim time, etc)	◯	◯	☐	☐	☐	☐
Party Packages	◯	◯	☐	☐	☐	☐

8. Please CHECK ALL the reasons why your household does not use Redmond's Parks & Recreation more often, including visiting trails, attending recreation programs and activities, community events, or visiting community centers. (Check all that apply)

- ☐ N/A – Does not apply to me
- ☐ Do not want to participate / Not interested
- ☐ I am too busy; no time
- ☐ Not aware of programs, events, or parks
- ☐ Age or physical limitations
- ☐ Classes or programs are full
- ☐ Need childcare in order to participate
- ☐ Health and safety concerns / COVID-19
- ☐ Loud noises or other sensory limitations
- ☐ Programs are held in a language I am not comfortable speaking
- ☐ Don't offer activities or events I'm interested in
- ☐ Poor quality of programs
- ☐ Held at inconvenient times
- ☐ Held at inconvenient locations
- ☐ Lack of convenient transportation or access
- ☐ Too expensive / Don't know about or qualify for reduced fare
- ☐ Difficult to register online
- ☐ Other: _____

9. The following list includes higher cost park amenities and facilities that the City of Redmond could consider adding to the park system. Please indicate for each whether you would be Very Supportive, Somewhat Supportive, Not Supportive or Not Sure.

	Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
All weather turf fields (baseball, softball, soccer, lacrosse)	☐	☐	☐	☐
Cricket field	☐	☐	☐	☐
Splash pad / water spray features	☐	☐	☐	☐
River and lake access (kayak launch areas, fishing)	☐	☐	☐	☐
Multiuse walking & biking trails within the park	☐	☐	☐	☐
Performing Arts Venues	☐	☐	☐	☐
Environmental Education Center	☐	☐	☐	☐
Additional picnic shelters / Small gathering spaces	☐	☐	☐	☐
Campgrounds / Overnight facilities	☐	☐	☐	☐

10. The following list includes lower cost park amenities that the City of Redmond could consider adding to the park system. Please indicate for each whether you would be Very Supportive, Somewhat Supportive, Not Supportive or Not Sure.

	Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
Community gardens (pea patch)	☐	☐	☐	☐
Outdoor volleyball courts	☐	☐	☐	☐
Inclusive / ADA playground equipment	☐	☐	☐	☐
Off-leash dog areas within existing parks	☐	☐	☐	☐
Temporary public art installations	☐	☐	☐	☐
Tables, chairs, and lighting in plazas	☐	☐	☐	☐
Outdoor ping pong tables or other games	☐	☐	☐	☐
"Rewilding", expanding tree canopy, or allowing select areas to be naturalized	☐	☐	☐	☐
Outdoor exercise equipment	☐	☐	☐	☐

11. For the following list, indicate how you would rank the priority for each (1st priority is highest and 6th priority is lowest). Mark each ranking number only once.

	Select each priority ONLY ONCE. Highest priority → Lowest priority						Don't know / No opinion
	1st	2nd	3rd	4th	5th	6th	
Adding new amenities and features within existing parks	☐	☐	☐	☐	☐	☐	☐
Building new parks on undeveloped, city-owned parkland	☐	☐	☐	☐	☐	☐	☐
Maintaining existing parks and amenities to extend their useful life	☐	☐	☐	☐	☐	☐	☐
Acquiring additional land for future parks and conservation	☐	☐	☐	☐	☐	☐	☐
Expanding trail opportunities and connections	☐	☐	☐	☐	☐	☐	☐
Expanding recreation classes, community events, art programs, and camps	☐	☐	☐	☐	☐	☐	☐

We're asking these demographic questions to help us evaluate the effectiveness of our outreach activities. It's important that you provide a response to each question.

12. What is your age?

- ☐ Younger than 20
- ☐ 20 to 34
- ☐ 35 to 44
- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 and 74
- ☐ 75 and older

13 In which Redmond neighborhood do you live?

- ☐ Education Hill
- ☐ Downtown
- ☐ Grass Lawn
- ☐ Overlake
- ☐ Idylwood
- ☐ Sammamish Valley / Willows / Rose Hill
- ☐ Bear Creek / SE Redmond
- ☐ North Redmond
- ☐ Don't live in Redmond



14. Which gender do you identify with?

- ☐ Male
- ☐ Female
- ☐ Transgender / Gender-variant
- ☐ Prefer not to answer

15. Do you identify with having or living with a disability?

- ☐ Yes
- ☐ No
- ☐ Prefer not to answer

16. Which of the following best describes your racial and ethnic heritage?

- ☐ African American / Black
- ☐ Asian American / Pacific Islander
- ☐ Arab American
- ☐ Hispanic / Latinx
- ☐ Indian Subcontinent
- ☐ Native American
- ☐ White / Caucasian
- ☐ Multiracial
- ☐ Other (please specify) _____
- ☐ Prefer not to answer



Appendix F:

Open House #1 Summary

City of Redmond PARCC Plan
Public meeting summary

Date: 6/01/2022
Time: 6:30-7:30 p.m.
Location: Virtual Webinar

The virtual public meeting was held using Zoom with 22 public attendees:

Community Members	Client & Consultant Team
Robert B	Angela Birney, Mayor of Redmond
Shelly Bowman	
Jesse Judah Bram	**Redmond Parks and Recreation**
Amanda Deml	Jeff Aken, Senior Parks Planner
Vincent Denis-Laroque	Caroline Chapman, Senior Planner
Gregg Gottgetreu	Loreen Hamilton, Director
Stuart Hargreaves	
Lizette Hedberg	
Zach Houvner	**Consultant Team**
Eric J	Scott Burns, PRR, Inc.
Jasmine Keaton	Morgan Calder, PRR, Inc.
Vanessa Kritzer	Tammy Leigh DeMent, PRR, Inc.
Pam Madison	Steve Duh, Conservation Technix
Lorraine Masse	Yiran Huang, Mandarin Language Interpreter, PRR, Inc.
Lisa Mischley	Daniel Ruiz, Spanish Language Interpreter, PRR, Inc.
Linda Seltzer	Evgeniia Zdravaia, Russian Language Interpreter, PRR, Inc.
Dave Tuchek	
Kristina Wayland	
Chris Weber	
Anthony	
Glenn	
Justin	

Purpose

The purpose of this meeting was to engage the public on the Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan. This meeting is focused on gathering thoughts from the community on future investments to Redmond's parks and recreation system to ensure it continues to adapt to the changing needs of the community. The project team provided attendees with a project overview and then asked the group for feedback through a series of polls and Q&A sessions. This meeting included live interpretation for members of the Chinese-, Russian-, and Spanish-speaking communities. The webinar ended with information about how to stay involved in the project.

Introductions

Tammy Leigh DeMent, PRR, started the meeting by introducing the project, welcoming attendees, and providing instructions regarding the meeting's question and answers, and live language interpretation options.

Angela Birney, Mayor of Redmond, welcomed the attendees and provided some context to the PARCC Plan project. Mayor Birney shared that after the last PARCC Plan update, the City made several upgrades to existing Parks and Recreation infrastructure and opened a new public facility. The feedback received tonight will help inform the next PARCC Plan updates.

Loreen Hamilton, Director of Redmond Parks and Recreation, introduced the Redmond Parks and Recreation's staff vision of building community through the parks, arts, recreation and conservation offerings. Loreen provided examples of the department's vision such as events like Derby Days, pivoting to online classes or curbside senior lunches during COVID, and using eco-friendly best practices in park maintenance to support sustainability. Loreen ended by welcoming the attendees to share their ideas to add more value to Redmond's community spaces.

Project Overview

Caroline Chapman, Redmond Parks and Recreation Senior Planner, led a presentation on the PARCC Plan project.

What is the PARCC Plan?

The PARCC Plan is a 6-year guide for helping the City of Redmond manage and improve its parks, programs, and other recreation experiences. The PARCC Plan will update the City's parks and open spaces, trails, and community centers, and will inform recreation programs, arts and culture, and community events. At the core, the PARCC Plan is guided by a few basic questions:

- What are the City's strengths and key areas for improvement?
- How will the City meet the community's recreation needs now and in the future?
- What should the city focus on?

The PARCC Plan was previously updated in 2017, and included the renovation of Westside Park, the completion of the Redmond Community Center, the development of Downtown Park, and the completion of the second phase of the Redmond Central Connector. Planning for the future requires consideration of how increasing density will put more pressure on existing parks and natural areas, and the City will need to pay attention to maintenance and land stewardship. Going forward, the City also needs to make sure that the park system and recreation programs are welcoming for all users, whether that is through inclusive play areas or providing access in other languages.

How are people already using the park and recreation system?

- The current Parks and Recreation system includes over 1,300 acres of parkland and 47 city-operated parks with a variety of places to explore, like woods, playgrounds and sport courts, picnic areas, places to garden, and places to jump into the lake.
- The system includes nearly 60 miles of trails and paths that cross the city and extend into parks and natural areas.
- The City's four community centers see over 20,000 hours of usage in a typical year, bringing people of all ages together for indoor recreation, classes, and social time. The new Senior & Community Center will open in 2024.

- Over 50,000 attendees take part in city events in a typical year, and the city hosts hundreds of summer camps and sport teams each year. Unique programming also includes the animal farm, horse arena, camps, and other activities at Farrel-McWhirter Park.
- The City works to expand opportunities for art and culture through public art installations, performances, poetry and art studio spaces.

Q&A Session 1

- Are you planning to add lights in Downtown Park? It is extremely dark at night. Also, could we get more flowers? We have a lot of green but not much color. Could you get some inspiration from "The Village at Totem Lake" to improve downtown park (lights, flowers, firepits, fountain etc.)?
    - Response- Thanks for that feedback, Vincent. We'll have to look at that Totem Lake example! At this time, there are no plans for additional lights at the Downtown Park but it's some feedback we can add.

Community Survey Results

Steve Duh, Project Consultant, presented information on the results from a community survey the City recently conducted to help inform the PARCC Plan. The survey was available in four languages and collected 1200 responses from community members. Some of the results include:

- Park usage is strong, with 88% of people saying they visit parks at least a couple times per month.
- Nearly three-quarters of respondents said the condition of the City's parks and trails are excellent or good.
- Overall, 90% are satisfied with the city's parks and trails.
- The top reasons people visit Redmond's parks is for the trails, walking, running and biking, and for relaxation.
- Visiting for playgrounds, wildlife viewing, picnicking, and public art installations or events are also popular activities.
- Some priorities so far include improving trail connections and adding off-leash dog areas and community gardens. Other high-need amenities include a pool or swim beach, more pickleball courts, and additional public art, performances, and events.
- Top priorities for improvements include maintaining existing parks and making sure existing park amenities last longer, expanding trail opportunities and improving trail connections, and upgrading existing parks and amenities to provide more choices for recreation.
- As Redmond grows, the City will need to pay attention to the growth in the urban centers and balance the overall community's needs for active park spaces with the conservation of open space.

Poll Question 1

Balancing the recreation needs of a growing city may require trade-offs. What features do you think are the most important to consider when building and expanding our park system? Pick two.
(13 participants voted in this poll)
46% (6 participants) - Conserve land as natural areas
31% (4 participants) - Flexible outdoor space such as lawns
23% (3 participants) - Urban plazas in Downtown and Overlake
23% (3 participants) - Space for artistic performances or art
23% (3 participants) - Covered areas for picnics or recreation
23% (3 participants) - Indoor recreation spaces (community centers)
15% (2 participants) - Areas for sports fields and courts
8% (1 participant) - Places for exercise

Q&A Session 2

- Separate walkers (going slowly) from high-speed bicycles. Have places for walking only.
- Enforce sped limits on bike paths.
- More protected bike lanes connecting the trail to primary destinations would be nice.
- The senior center could have 3-wheel, low-height bicycles available for people to use for a half hour or so.
- It is working well. There is good balance of nature trails and developed trails.
- Many areas are taken over by invasive species like yellow iris and English ivy, species which King County has listed as harmful to the environment. Plans to keep this more under control would be beneficial.
    - Response – Thank you! We will work to incorporate this in our conservation priorities.
- More connections, more interim trails until final development funds available. More protected bike lanes and sidewalk.
- I love set-aside places behind City Hall with intermittent tables/benches.
- Why is there not a bike lane on Redmond Way?
    - Response – We will need to check with our traffic team to answer this question.
- Recognize and improve the trail system between Nike Park and Perrigo Heights on Education Hill.
- Are you drawing inspiration from any other cities/countries for improving walkability and bikeability?
    - Response – Linking our parks via trails is very important. Olmstead park in Seattle is a good example of how we can use boulevards and connections between parks.
- Walkers walk single file and predictable ways on congested trail areas.
- Walking Trail on city campus is kind of frightening with walkers. There are bicycles and skateboards, and it reminds me of early Green Lake Seattle congestion. Trail is narrow for all.
- Continue connection to other trails, wayfinding, historical information relative to Redmond's history, fun facts, post trail rules on the website, steel ping pong table, have walkers walk single file on the trail and anticipate the various traffic coming.
- What's the plan for ongoing maintenance at the Redmond bike park?

Community Survey Results Part 2

Steve Duh explained more about the community survey results to lead into the next poll question:

- When asked about recreation program and activity needs, there was a strong interest for additional pool programs, including swim lessons, family swim time, and lap swimming.
- Other areas of need include expanding community gardens and additional adult programs, classes, and activities.
- A majority of the 1200 survey respondents said that they are not aware of the recreation program options offered by the city.

Poll Question 2

From the community survey, over 51% of respondents said they were not aware of City programs, events, or parks. How would you prefer to learn about Redmond's programs, events, or parks, so the city can better communicate with you?

(Due to technical difficulties, we were unable to capture the exact number of participants who voted in this poll)

23% - City e-news or direct e-mail

15% - City website

15% - Direct mail

15% - Other

- Texts
- QR codes posted around town

7% - Focus on Redmond quarterly newsletter
7% - Recreation Activity Guide
7% - Social Media: Facebook, Twitter, or Instagram
7% - Program posters/flyers
0% - Redmond Reporter

Poll Question 3

What events would you be interested in seeing City of Redmond's Parks and Recreation department produce more of?
(14 participants voted in this poll)
43% (6 participants) - Small events and activities at neighborhood parks
29% (4 participants) - Performances (music, theater, comedy, dance, etc.) in outdoor spaces and parks
21% (3 participants) - City-wide festivals (like Derby Days or Redmond Lights)
7% (1 participant) - Community block parties
0% (0 participants) - Other

Poll Question 4

What would you like to see more of from our Cultural Arts Program?
(10 participants voted in this poll)
30% (3 participants) - Temporary Visual Arts (art installations that are seasonal or for an event)
20% (2 participants) - Permanent Visual Arts (sculptures, murals, mosaics)
20% (2 participants) - Artist Resources (training programs, info sharing, maker-space)
10% (1 participant) - Performing Arts (Dance, Music, Theatre)
10% (1 participant) - Literary Arts (poetry readings, creative writing workshops, zine fairs)
10% (1 participant) - Hands-on activities (workshops, classes)
0% (0 participants) - Film Screenings

Q&A Session 3

- Some events are being used for political purposes, specifically with respect to controversial foreign policy topics. Also, some cultures are being centered while others are ignored. In addition, on this question, I would like to see less politicization of arts events for foreign policy advocacy.
- Shout out to a first-time event this past Saturday
- Movie night either Grass lawn or Perrigo Park. Maybe rotate the movies to neighborhood gathering spaces too.

Poll Question 5

Redmond will be opening a new Senior and Community Center, in addition to our current Old Firehouse Teen Center, Redmond Pool, and Marymoor Village Community Center. What types of programs would you like to see at these spaces? Select 2.
(14 participants voted in this poll)
50% (7 participants) - Hobby, music, and art space
36% (5 participants) - Community events and entertainment performances
29% (5 participants) - Drop-in times for games or sports
29% (4 participants) - Get to know neighbor events
29% (4 participants) - Lectures and educational meetings
21% (3 participants) - Organized Sports for Youth/Adults
14% (2 participants) - Exercise classes

7% (1 participant) - Nutrition and cooking or health resources
0% (0 participants) - Community rental spaces

Q&A Session 4

- That's cool! (in reference to Caroline sharing new drop-in class openings)
- One concern is that the Marymoor membership dues are unaffordable for many seniors and others. Low cost is important so that people aren't excluded.
    - Response – This is something our team has been concerned with as well, so thanks for noting that!

Q&A Session 5

Tammy Leigh DeMent asked for more feedback from the group, welcoming any suggestions for the Redmond parks and recreation system that may not have been addressed in the poll questions.

- More trees along the bare areas along the Sammamish River Trail.
- Heated walking and therapy pool for seniors and persons with disabilities – similar to Bellevue Aquatic Ctr.
    - Response – We have heard more desire for therapeutic pools and zero entry pools, thank you for this suggestion.
- Less politics in the arts commission.
- A designated center for the display of visual and performative arts, similar to the Bellevue Arts Museum.
- Undeveloped Sammamish Valley Park along RCC III would be an opportune place to develop a Pickleball complex.
- Large ADA fully accessible tree house that could accommodate nature classes and camps out in the trees!
- More connections, more interim trails until final development funds available. More protected bike lanes and sidewalk. More diversity of amenities for adults and young adults. Clustered pickleball courts with lights. Shakespeare in the park and other free performances at parks.
- An annual event where local armature artists can show their creations like a street fair
- Yes on more Shakespeare in the parks!
- Music night at Grasslawn, dome lights would be helpful for the Grasslawn dome, bird watching and Nature Identification walk/talk. Maybe partner with local Audubon society. Pickleball nets at the other tennis parks.
- Hand rails on the stairs even though a few stairs, safety. Downtown Park specifically.
- Yes on Audubon programs! Consider issues of people improperly feeding the animals (ducks at the lake)
- Dog parks needed and urban gardens.
- I am relatively new to Redmond and getting to know the various Parks, I think they are awesome.
- Yes to Shakespeare in the park. Maybe partner with local school theater group to do their plays in the park and to involve youth.
- New event idea: Bring an X-Games exhibition to Derby Days including skateboard giant half pipe, BMX big air, etc.

Next Steps

- If participants have more specific questions, they can email the Redmond team - ckchapman@redmond.gov
- There will be another community meeting in the fall, where the City will share the draft PARCC Plan. Please check the website and keep an eye on social media for the meeting date.
- After this webinar closes, participants will be rerouted to the project website (www.LetsConnectRedmond.com/parcc) for more information on how to get involved in the PARCC Plan.
- Participants can sign up for the Redmond city e-news newsletter for regular updates.
- Participants are invited to provide feedback for the upcoming Redmond Comprehensive Plan project: Redmond 2050. https://www.redmond.gov/1427/Redmond-2050

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Appendix G:

Open House #2 Summary

City of Redmond PARCC Plan
Public meeting summary

Date: 10/05/2022
Time: 6:30-7:30 p.m.
Location: Virtual Webinar

The virtual public meeting was held using Zoom with 34 public attendees and 12 project team staff :

Community Members	Client & Consultant Team
Virtual Attendees	**Redmond Parks and Recreation**
Kristina Wayland	Jeff Aken, Senior Parks Planner
Don Holtzinger	Caroline Chapman, Senior Planner
Chad Winkle	Loreen Hamilton, Director
Kelli Haworth	Zach Houvener
Joan Morgan	Lisa Mischley
Juanita Palaki	
Bruce Newman	**Consultant Team**
Levi Ouellette	Scott Burns, PRR, Inc.
Lina Tsang	Morgan Calder, PRR, Inc.
Manjunath Gururaja	Tammy Leigh DeMent, PRR, Inc.
Randy Coles	Steve Duh, Conservation Technix
Ronald Chow	Yiran Huang, Mandarin Language Interpreter, PRR Inc.
Ben Perry	Daniel Ruiz, Spanish Language Interpreter, PRR Inc.
Varnika Bhargava	Evgeniia Zdravaia, Russian Language Interpreter, PRR Inc.
Mariam Zniber	
Colin Madden	
Hayden Lambert	
Lorraine Masse	
Roman Petrenko	
AJ Stuart	
Mithun Bondugula	
Kendrick Davis	
Yoyo Ma	
Angie Cosma	
Karen Yoneda	
Lizette Hedberg	
Shelly Bowman	
Dwight Rousu	
Alicia Lazo	
Arnold Tomac	
Raghava Dasari	
Julia Lerch	
Mark Chenovick	
425.....971 phone	
8 people attended in person	

Purpose

The purpose of this meeting was to engage the public on the Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan. This meeting was focused on presenting findings from previous project outreach and gathering thoughts from the community on the accuracy of the direction the project is headed based on community feedback. The project team provided attendees with a project overview and then asked the group for feedback through a series of polls and Q&A sessions. This meeting included live interpretation for members of the Chinese-, Russian-, and Spanish-speaking communities. The webinar ended with information about how to stay involved.

Introductions

Tammy Leigh DeMent, PRR, started the meeting by introducing the project, welcoming attendees, and acknowledging that this meeting was during Yom Kippur. Tammy Leigh provided instructions regarding the meeting's question and answers, how to access the live language interpretation options, and how the meeting would be accommodating both in-person and virtual attendees.

Loreen Hamilton, Director of Redmond Parks and Recreation, welcomed attendees and informed participants that this meeting will review the project's survey results and summer event summaries and will explain how that collected feedback was turned into project priorities to enhance parks and recreation in Redmond. Loreen ended by welcoming the attendees to share their feedback on these priority areas during the meeting discussions and polls.

Project Overview

Steve Duh, Conservation Technix, provided a project overview and update, focusing on recapping feedback received about the PARCC Plan during community outreach over the summer.

What is the PARCC Plan?

The PARCC Plan is a 6-year guide for helping the City of Redmond manage and improve its parks, programs, and other recreation experiences. The PARCC Plan will update the City's parks and open spaces, trails, and community centers, and will inform recreation programs, arts and culture, and community events.

Where are we now?

This project's community outreach started in the spring of 2022 with a survey. Now, the team is pulling together a working draft of the new PARCC Plan, which will be partially shared during this meeting. Going forward, the draft plan will be reviewed by commissions and the Redmond City Council, with adoption next spring.

What we have heard so far…

Over 2,000 engaged participants have engaged with the PARCC Plan project so far, and the City has worked hard to connect with the community in many ways. This includes tabling at community events, festivals, at parks and along trails, as well as a community survey, a public meeting in June, focus group discussions and online engagement and information sharing. The city conducted a community survey in late spring to help inform this PARCC Plan update, and it was available in four languages. We have had tremendous feedback and collected just over 1,200 responses. The survey told us that park usage is strong, and people visit local parks often, with 88% saying they visit at least a couple times per month. Overall, there is high satisfaction, with 90% being satisfied with the city's parks and trails.

The survey expressed that top priorities for park system improvements include:

- Maintaining and caring for existing parks and making sure existing park amenities last longer
- Expanding trail opportunities and finding ways to improve trail connections
- Upgrading existing parks and adding new amenities to provide more choices for recreation
- Adding pool programs, including swim lessons, family swim time and lap swimming
- Expanding community gardens and additional adult programs, classes and activities
- Improving trail connections and adding off-leash dog areas and community gardens
- Adding high-need amenities like a pool or swim beach, more pickleball courts and additional public art, performances and events

Through survey responses and other feedback from community outreach, a few core themes emerged, including:

- Taking care of what we have by making minor renovations and repairs to keep facilities in good condition. It also includes improving accessibility, signage and maintenance, as well as improving the natural environment.
- Continuing to build the system by adding the new Senior and Community Center, which will create more space for recreation programs and classes. It also includes developing the eight undeveloped park sites across the city. These sites can provide the space for more playgrounds, gardens, sport courts and more.
- Expanding recreation opportunities and providing the community with more choices for recreation and more variety, from trails to all-inclusive play areas to public art and events.
- Adding user conveniences like more places sit and gather, restrooms and signage to tie the whole system of parks and trails together.

Priority Areas

Throughout the summer, there have been repeated comments about improvements to Redmond's system, and these themes lead to the creation of three core priority areas. Those priorities are:

1. 10-minute Walk & Equitable Access
2. Expanding Recreation Diversity
3. Trail Connections & Experiences

Poll Question 1

Do you think these ideas about access to park land are going in the right direction or wrong direction?
(30 participants voted in this poll)
93% (28 participants) – Right Direction
7% (2 participants) – Wrong Direction

Poll Question 2

Do you think these ideas about expanding the variety of recreation options are going in the right direction or wrong direction?
(28 participants voted in this poll)
96% (27 participants) – Right Direction
4% (1 participants) – Wrong Direction

Poll Question 3

Do you think these ideas about improving trail connections and amenities are going in the right direction or wrong direction?

(26 participants voted in this poll)
92% (24 participants) – Right Direction
8% (2 participants) – Wrong Direction

Poll Question 3

Which of the following are the biggest park and recreation priorities to you and your household?

(31 participants voted in this poll)
58% (18 participants) - Build the currently undeveloped park sites
65% (20 participants) - Add more amenities (picnic shelters, gardens, dog parks)
26% (8 participants) - Expand recreation programs, classes and camps
55% (17 participants) - Expand the trail system to connect parks and create loops
19% (6 participants) - Provide more public art, cultural events & performances
19% (6 participants) - Something else; these don't meet my needs

Poll Question 4

Are there other improvements important to you? How else should the City focus park resources in next five years?

(15 participants commented on this poll)
Responses included:

- Holding more space for community serving organizations (homeless shelters, childcare facilities, teen services, etc.) B&GC, FOY, etc.
- Pickleball! (Dedicated courts, with lights, not close to residential due to noise)
- Water bottle station accessibility for ADA and events for ADA community.
- Getting people to gather as a community with a variety of opportunities.
- Skagit Valley just built a covered and lighted pickleball complex which would be great for our fall/wintertime periods.
- Covered areas for resting and seats.
- We definitely could use more parks that allow for people who use wheelchairs or have other physical disabilities.
- Pickleball courts/facilities - a good model to follow would be Gilbert Regional Park in Gilbert, AZ - 16 pickleball courts for Redmond
- Park shelters include barbeque amenities, benches, and rest rooms.
- Especially with the construction of many large apartment buildings, I would like to see some green areas, like mini parks or pocket parks.
- Beach volleyball courts sport playground for adult grass volleyball courts.
- Build undeveloped lots with water focused parks and nature parks and parks for all ages/kinetic movement; focus on the new generation.
- None. More pickleball courts.
- This was great! Pickleball courts, walkability, and connecting trails/parks are the top priorities of my local friends and families.
- Prevent invasive plant species.

Q&A

- Is this meeting being recorded so we can view it again later?
    - Response - Yes, it will be available for later viewing.
- Does Redmond have any influence over Marymoor Park (which is a King County park). How closely does Redmond work with King County?
    - Response - The City of Redmond collaborates with King County parks on various programs and offerings, but we don't have influence over the park.
- Groupings of 10-14 pickleball courts for larger groups? Yes please!! THANKS! That's not a Question. Just some positive feedback :-)
    - Response - Thank you for that feedback.
- We would need more pickleball courts and bathrooms nearby.
    - Response - Thank you for that feedback.
- Are there any plans to add more beach volleyball courts?
    - Response - That's good feedback on beach volleyball, thanks for adding that in a suggestion for additions.
- Which of these options would include pickle ball courts?
    - Response - Building currently undeveloped parks and adding more amenities would include more sporting areas.
- We need more pickleball AND tennis courts! Please don't take-over existing tennis courts, but please build many more pickleball courts.
    - Response - Thank you for that feedback.
- Thank you! I think adding court lights would be helpful too.
- Any plans for improving or expanding teen programs?
    - Response - This is something we would like to prioritize! We want to make our park and community spaces something our youth community would like to utilize more often.
- Another strong vote for additional Pickleball courts including a location as you mention of 10-14 courts at the same site. Thank you for all your work.
- Another strong vote for additional groupings of pickleball courts. Skagit Valley just built a covered/lighted complex that might be a model for Redmond to consider (https://www.svpball.com/) And yes...thank you for all that you are doing to help plan Redmond's future.
- I would recommend looking into Gilbert Regional Park in Gilbert, AZ.....multipurpose park with 16 pickleball courts (with lights and bathrooms), tennis courts, sand volleyball courts and water recreation play area. Specific to Redmond, the pickle ball courts needs to be designed as a destination feature; court lights, center court feature with spectator seating, parking space for food trucks. And for PNW weather, the courts need to be half covered and half open.
- Hello, at Perrigo Park, a few of tennis courts have been converted into pickleball courts with good nets (look pretty permanent). But the courts still have both tennis and pickleball lines. What is the plan there? What is stopping us from making them permanent pickleball courts with permanent lines?
    - Response - We have an ongoing pilot project at that park to see how it's working and gather community feedback.
- If there are specific areas of recreational interest that we are particularly passionate about, is there any way to volunteer and further help make it happen?
    - Response - We are always looking for volunteers! Some volunteer roles include planting more native plants or coordinating other volunteers around the city or for larger events like Derby Days. You can

also volunteer in roles like sports league coaches, at senior centers, and at teen centers to help with recreational programming.

- I would also like to see more pickleball courts with lights at more parks. It's a sport that is growing rapidly and we are seeing crowded courts with few options in the area. We've traveled to the tri-cities, and they have very impressive courts. We definitely need it here.
- I have a strong vote for more water-based parks for all ages, especially as the climate becomes warmer and we face more and more heat waves. Additionally, I believe we should focus on different types of parks like nature specific parks, kinetic movement parks, and parks for all ages and abilities. Growing up in Redmond, I have not seen many of these types of parks and think they would be very beneficial to the future generation.
- Cricket fields need to be higher in the priority list.
- How are these projects funded? How do impact fees come into play?
    - Response - We use funds from the capitol project list and identify which projects are eligible for impact fees. We collect impact fees for all new development. For example, a new park, someone mentioned Westside Park, will have its own budget for renovations. Impact fees are also used for recreation facilities and park and trail maintenance.
- How much of overall construction is covered by impact fees?
    - Response - It depends on the project. For example, for the Redmond senior and community center development, the impact fees won't cover the full cost of that facility, so we utilize other funds to help subsidize the cost. Other smaller projects might be fully funded by its impact fees.
- More need for cricket leagues for youth players! There are hundreds of kids who play cricket and don't have a place to play.
    - Response – Thank you for that feedback.
- Bring back the senior bus program and make it wheelchair accessible.
- Mark on trail maps which trails are wheelchair accessible so we know which routes are usable.
- Land acquisition is expensive. How do you do this? How do you establish permanent domain areas?
- Gardens are a great idea with inflation so high.
- Shakespeare in the park!
- Need trails to make more connections. Make trails go from Marymoor and Idylwood Park finish to 124th street and connect down to Redmond Way and businesses along there. Mid-block trails need some street crossings downtown and on 85th, plus a connection between the two main trails going East and West and North and South.
- A visitor center or informational booth near the end of the Light Rail station. Can look like a small train station with a historical society display and seating area along trail connection which ties into the theme of former train tracks like in other places and cities nearby.
- East Redmond needs indoor community center.
- Overlake needs a community center for concerts and plays.
- City campus needs amphitheater or stage built by sloping ground.
- I would like to see more focus on cricket.
- Redmond parks are great and the direction discussed will keep them great. We could use more indoor activities for younger children.
- Great to see the PARCC plan. Especially happy to see core priority #2 i.e. more diversity of recreation activities. But I would have loved more significant mentions about support for cricket infrastructure (like how dog parks were spelled out). I would like to know what additional information the City needs in order to invest more in cricket infrastructure.
- Need more equity access for those using wheelchairs. There needs to be more opportunities for sports and recreational programming for physically disabled folks. The Overlake Community Center needs more attention and to prioritize accessibility more.

- Appreciate the focus on diversity of outdoor activities. Priority number two makes a lot of sense. I would like to see how we can add more things to cover the growing population.
- It was great to hear bout the priorities. One focus area for supporting diverse and growing cricket community, especially youth (boys and girls) cricketers should be prioritized. Kids in Redmond travel 30+ miles to other cities in the Puget Sound area for practices and local games. We have teams travelling 1,000+ of miles 5 times a year to play national tournaments. WE can host national tournaments locally which will generate additional revenue for the local businesses.
- Thanks for this meeting and all that you're doing!

Next Steps

Caroline asked the participants to share ways they found out about this meeting. Responses included: through the email listserv, through SeattleMetroPickleball.com, and through City Council meetings.

- If participants have more specific questions, they can email the Redmond team - ckchapman@redmond.gov
- After this webinar closes, participants will be rerouted to the project website (www.LetsConnectRedmond.com/parcc) for more information on how to get involved in the PARCC Plan.
- Participants can sign up for the Redmond city e-news newsletter for regular updates or follow the Redmond Parks and Recreation department on Instagram @RedmondParks

Appendix H:

Stakeholder Session Notes



CONSERVATION TECHNIX

STAKEHOLDER DISCUSSION NOTES

Project Name:	Redmond PARCC Plan Update		**Project No.:**	Proj-# 21-142PLN	
Location:	Zoom Video Conference	**Interview Date:**	May 6, 2022	**Time:**	12:00 pm
Notes by:	Steve Duh, Conservation Technix				
Participant:	Sue Smith		Teresa Wong		
	Linda Clark		Steven Crandell		
	Dorie Lysa		China Helwig		
	Christi Thomas		Heather Uberti		
	Stefanie Nelson		Teresa Peters		
	Praveer Jain		Caroline Chapman, Redmond Parks & Recreation		
	Jesse Judah-Bram		Steve Duh, Conservation Technix		
	Mary Ellis				

Subject: **Recreation Group Stakeholder Discussion**

PURPOSE

To discuss current interests and future needs addressing recreation program and facility interests. The meeting took place on May 6, 2022, via a Zoom video conference from 12:00 – 1:30 pm.

DISCUSSION

The discussion began with brief introductions and an overview of the City's PARCC Plan update process. A set of questions were used to initiate the discussion and explore ideas about local recreation needs and interests.

Opening Comments & What is Valued about Redmond Parks & Recreation

- Sense of community and building a better community together
- Intergenerational activities to take care of parks and open space, and activities like tree plantings with RYPAC
- Community is linked to having roots here and why we are here; we are not just here to exist, but to be part of the larger community
- Localize and belonging — provide a pathway to find meaning by inspiring people to get involved in the place one lives
- Downtown is built up, so where can people go other than Downtown Park? Expand outward and spread out. The downtown is overdeveloped, and there are no woods in the core.

Interview Notes (continued)

- Heron Park has a scary vibe in some areas; don't know what is in there until too late. Can this park be fixed to be more inviting?
- Downtown apartment residents might not be able to get out to Farrel-McWhirter or Grass Lawn Park. Transit or transportation availability/access might be barriers
- Consider how people can access parks without cars
- Design of spaces is part of the equation. How do we accommodate all people who use this space/amenity?
- Walking safely – need more patrols, and people following basic trail etiquette. There are too many people on the trails, and no one is using appropriate lanes. There are ped/bike conflicts.
- Pathway interactions require more etiquette, such as bells, 'on left', stay on your side considerations. Signs are needed. The city/county used to have them. (Clarification: Sammamish River Trail is owned by King County; additional signage requires coordination with county.)
- Spaces between buildings in downtown can be good connectors if maintained and people are made aware of connections

Making Memories about Parks & Recreation

- Community events and activities are huge for creating lasting memories
- Taking kids to Derby Days, holiday lights and other big events
- Big truck day at Farrel-McWhirter
- Daughter in preschool camp at Farrel-McWhirter. Great sense of community, get to hang out around afterward with friends and see the animals.
- Natural play area with fairy houses, logs, etc.

What Recreation is Missing or Should be Expanded?

- Connecting to nature – play outside
- Need more sheltered play space (out of the rain and where you can stay dry)
- Lacking a central community center that has sport courts, play pools, lap pool, fitness for all ages. Build more centers in the center (central location)
- How do we get people to these amazing places – get around and connect. Do we need a shuttle or bus service to parks and centers? The Metro B line bus does full fare for round trip. How about a local access pass for residents? Transportation is a challenge and getting there. Shuttle service between facilities for kids.
- Indoor space and swim center – extend the pool at Marymoor for indoor swimming
- View through the art of the possible – the old basketball court at the Old Redmond School is underused and a great asset. Re-purpose spaces that are already in good locations.
- Pickleball – more are needed in the city. Find locations at existing parks
- Geocaching – re-establish the 'secret box' with a take 1-leave 1 model
- Farrel-McWhirter – orienteering course for parents, kids and whole family
- More basketball hoops and portable nets for volleyball and badminton
- Hope Link donates food from Juel Park community garden. Teens learn to garden. Need more structured volunteer days, such as clean ups, plantings, stewardship programs, ways to build ambassadors/leaders
- Teens – frisbee, basketball, disc golf, hang out space like the Old Firehouse Teen Center and music studio, great to hang out.
- More outdoor and indoor opportunities in general

Interview Notes (continued)

Marketing & Communications

- City website has great ways to search for information and shows lists, but it needs more pictures of what one can do at the parks and center, maps and other information to let people know what they can do at each site.
- Include information about what is accessible, what areas have paved routes, etc.
- Expand info to include trail length, ease, loops

Opportunities to Enhance Inclusion

- Path surfaces need to be stable and wide enough for wheelchairs. Signs, lights and elevators
- In north Redmond where the Sears used to be, there are a lot of new apartments going in, and there needs to be a community center up there
- Love the adaptive recreation programs – specific classes for the adaptive community and is inclusive to program parents and volunteers
- All inclusive playground at Idylwood Park. Add spinners, swings and full-harness apparatus. Miners Corner Park in Bothell is an example
- ADA Transition Plan was prepared for parks. Where are we on implementing it
- Like the multilingual nature in Redmond Lights and public art with alternative languages (other than English).
- Cultural festivals – draw interest from others in the community and cross pollinate experiences
- Seniors – challenge getting to Senior Center; many don't drive and have to call a shuttle. Transportation as a barrier.

Recreation Program Ideas

- Camps are designed for all week, full day. Would like to see partial day or additional hours
- Camps for teens; they age out at 12-13 years old. It would be good to have teen programs with alternative hours
- Consider low commitment activities for teens to drop by and 'dip toe in' to try new activities. Classes (i.e. archery) skills to try out new activity, not a full camp, exploratory
- Fitness – jazzercize. When we lost the Old Redmond Schoolhouse, we lost a large space that offered a daycare option
- Need ability to have daycare option with recreation programming. It makes you feel like you're part of the community
- Provide large group classes to let people 'find their people'
- Options for working parents, great programs mid-week to attend is not an option. Balance out weekend and weekday program
- Need more workout / fitness options
- Program notification thru email is great
- Volunteers and teens could help with staffing and weekend program support

Interview Notes (continued)

Investments for the Next 5 Years

- Expand Juel Park garden
- Overlake area developing heavily now. Need more options for Overlook other than going to Microsoft campus
- Pool, close in, accessible to all and not on a hill – maybe like Lynnwood (zero entry with shallow play and lazy river)
- Plazas are OK in urban areas, but need more softscape. Hardscapes equate to harsh acoustics. Need transportation to go to other areas of the city to experience different parks and open space
- New construction needs dedicated 'green' space, courtyards

Other Feedback via Zoom Chat:

- Yes! Sheltered play and gathering areas are key!
- Even just some shelter for the tables/chairs at the downtown park
- Old Redmond Schoolhouse is really underused. Agreed.
- Lake Washington School District owns the Old Redmond Schoolhouse and is renovating it for preschool and I'm not sure what else. The city should definitely see if they can use the gym again, just like they use other school gyms for the basketball program.
- Badminton would probably be used, too

-- End of Notes --

CONSERVATION TECHNIX

STAKEHOLDER DISCUSSION NOTES

Project Name:	Redmond PARCC Plan Update			**Project No.:**	Proj-# 21-142PLN
Location:	Zoom Video Conference	**Interview Date:**	May 27, 2022	**Time:**	12:00 pm
Notes by:	Steve Duh, Conservation Technix				
Participant:	Kelli Refer, Move Redmond Dan Herron, Eastside Runners Club Claire Martini, Leafline Trails		Liz McKinnon, Tortoise & Hare Race Management Jeff Aiken, Redmond Parks & Recreation Steve Duh, Conservation Technix		
Subject:	**Trails Group Stakeholder Discussion**				

PURPOSE

To discuss current interests and future needs related to recreational trails in Redmond. The meeting took place on May 27, 2022, via a Teams video conference from 12:00 – 1:15 pm.

DISCUSSION

The discussion began with brief introductions and an overview of the City's PARCC Plan update process. A set of questions were used to initiate the discussion and explore ideas about local trail needs and improvements.

Opening Comments

- Lots of love and passion for trails in Redmond
- Sense of pride in park and trail amenities
- There is good bike access to the trail system close to business centers, but not for the last ¼ mile. Need to link to parking lots, storefronts and bike racks. Not a lot of "off-ramps" to get business or other destinations
- Need for better lighting (especially underpasses). There is a lot of commuting on the trails, and it can feel dark much of the year
- Ongoing trail maintenance needed (especially along SR 520 Trail): tree roots, heave, blackberry bushes. Trimming vegetation is needed.

Barriers, Challenges & Design Considerations

- Big concern for safety and maintenance on key sections of trail
- Desire to speed up timeline for connections (i.e., RCC III)
- Knit together the trail system (address key gaps, E Lake Sammamish to light rail)
- Really hard to navigate some sections currently, as it's not very clear
- Enhanced wayfinding! Especially in places where a trail might not exist for some time…

Interview Notes (continued)

- Trail conflicts are seen as barrier (i.e. running 10 abreast, or cycling at high speed)
- Trail design and width should encourage the right kind of behavior from users and minimize user conflicts
- Accessibility (trail oriented development), more direct transit connections and wayfinding (bus, light rail) lighting, better integration of transit
- Connections to parks (connections around Marymoor Park as example) but better integration to SE Redmond
- How can new developments increase linkages and connections? are developments creating more of that connectivity
- Provide e-bike charging (at designated parking)
- For runners, a lack of amenities (bathrooms, water stations, etc.) is a challenge. Fill stations are great, but wouldn't install them by replacing water fountains
- More clamor for soft surface running (runnable trails)

Communication and Promotions

- Signage needs to be better
- Teach users to improve etiquette; Training and signage better approach than trying to police the trail corridors
- Consider seasonal signage to remind people of trail rules and etiquette and not have those types of signs be permanent so users stop paying attention to them
- Use temporary, pop-up signs for inform users about merges, downhill descents with angles, etc.
- Improve trail maps and signage to include accessibility information, such as
    - Communicate about segments that are easily accessible via transit
    - Restrooms – whether they open and accessible
    - Surface type, distance, what amenities are there (playground, art, etc.)
    - Grade, steepness, curb cuts, etc.
- Half of region's population may not drive and would love to get to some of these destinations, but need trails accessible by transit and need to know which segments are supported by transit
- Outdoors for All; need to accommodate for adaptive bikes with stable surfaces and access to restrooms.

Existing Gaps

- RCC III (top priority)
- Lake Hills Trunkline
- Trails near the golf course? (Willow's run)
- Under 520 (ELST)
- Evans Creek Trail and PSE Trail – tie together to create a loop---healthy access to greenspace
- Detours during construction projects are important (i.e. KC sewer upgrade project). Detour options are not great, and it is long, narrow and out of the way. Consider interim protected routes on-street with jersey barriers

Interview Notes (continued)

Focusing Future Investments

- Connect pieces before building something new… connect what's there, so it's maximally useful
- Design is really important for how people behave (surface type)
- We have the tendency to under build trails, and try to retrofit with rules, but trail usage and conflict management need to be baked into trail design rather than through enforcement. (Example near UW/BGT with bike space/sidewalk and rolled curb)
- Build wider trails; no more 8' trails
- Be great to see more nice/wider shoulders, especially along busy sections, to spread people out; more comfortable for running
- In parks, expand or add soft surface trails and connector trails
- Improve bike access to playgrounds
- Link the PARCC Plan with Climate Action with Transportation Plan (break down those silos)

Encouraging Supporting Events

- Keep burden as low as possible for events (it is a minor chore to get an event permit)
- Lower cost might help create more events and get more people out; need at least 200 runners to make a race feasible.
- Trail could be wider and road crossings are challenge
- Staggered starts help manage user flow on trails

Coordination, Collaboration & Support from Other Organizations

- Move Redmond is always happy to promote (via coalitions, support letters, transportation, transit, etc.)
- Eastside Runners Club is happy to communicate with membership, provide feedback on particular trails, and bring more of runs and events
- City should think about how we leverage private employers to generate revenue for trail connections

-- End of Notes --

CONSERVATION TECHNIX

STAKEHOLDER DISCUSSION NOTES

Project Name:	Redmond PARCC Plan Update		**Project No.:**	Proj-# 21-142PLN	
Location:	Zoom Video Conference	**Interview Date:**	July 13, 2022	**Time:**	2:30 pm
Notes by:	Jean Akers, Conservation Technix				
Participant:	Jordan Adams		Hans M. Gundersen		
	Shama Farag		Audrey Fan		
	Laura Lee Bennett		Vivian Tam		
	Laurie de Leonne		Mark Chenovick		
	Michael Dylan Welch		Caroline Chapman, Redmond Parks & Recreation		
	Axton Burton		Jean Akers, Conservation Technix		
Subject:	**Arts & Culture Group Stakeholder Discussion**				

PURPOSE

To discuss current interests and future needs regarding barriers to and opportunities for arts and culture program and facility interests. The meeting took place on July 13, 2022, via a Zoom video conference from 2:30 – 4:00 pm.

DISCUSSION

The discussion began with brief introductions and an overview of the City's PARCC Plan update process. A set of questions were used to initiate the discussion and explore ideas about expanding Redmond's participation in and expression of arts and culture.

What kinds of memories should arts & culture contribute to Redmond?

- With a growing demand for more parks space, Rotary Park should be developed to add a nature play area, picnic tables and enhanced natural area.
- More space for performing arts or places to display arts are needed. More variety of spaces can be used to incorporate art into everyday life.
- Use large corporations to contribute funding.
- Memory = being proud of place with diverse art representation (like Santa Fe, NM)
- Santa Fe New Mexico is arts mecca, recognize Redmond's limitations but arts reputation is something we can pursue (Think Port Townsend).
- Want to live in a place that is proud of arts engagement-full range with sculpture, galleries, art sellers; poetry installations. Redmond does do some of this already.

Interview Notes (continued)

- Arabic calligraphy display was an example of what can be misinterpreted when displaying art from other cultures. Be intentional about being politically sensitive.
- "Connected and interconnected" to shows, events, programming. Communication resources needed to help find what to do. Promote crossover with programming & events.
- Create an experiential environment for the audience. Think about the entire space.
- Incorporate ethnicity into poetry.
- Want to have broader participation from immigrant and diverse communities. Immigrants afraid to apply for grants.

What opportunities can be created between the City and your organization?

- Different ways to communicate & create the vibe – Redmond has great open spaces.
- Wayfinders, vinyl posters, reader signs to cohesively communicate to drivers and others.
- Service organizations are looking for service for volunteering.
- Can we have an "artist-in-residence" program where the public and schools can witness and intereact with the artist?
- More multi-cultural representation on digital images and printed materials of other cultures (like a woman wearing a veil)
- Year-round venue access. As an aerialist, more covered spaces with at least 15-foot heights to ceilings to support performances.
- Start a year in advance to capture city budget cycle. Attendance, publicity, etc. works if word is out one year ahead.
- Packaged small events that can be mobilized across a variety of location works better than one-time event. Simple is best, repetition leads to perfection, more time the better.
- Food + music + people = good time
- Develop a policy to support and promote Redmond-based groups as first priority for use of spaces & participation in events.
- Policy to prioritize space for Redmond arts programs at city spaces.
- Can local groups be promoted in the Park & Rec catalog ever year to support their program communication & outreach?
- Initiate a program where small groups can borrow support equipment (signs, sandwich boards, folding tables, pop-up tents, etc.) for their events and activities.
- Will Senior Center be supporting and facilitating multi-cultural programming and activities?
- Create a synergy across organizations to capture coordination and collaboration. Quarterly coordination meetings? Shared publicity?
- Multi-use of structured parking / parking garages with storage &/or performance spaces?
- Set a minimum guaranteed funding amount and allocate it annually to sustain artists & art programming.
- Service organizations can also provide funding support. They're always looking for where to invest their resources, locally.
- To what extent can we have artists in residence in Redmond? Partner with schools others to expose them to art. Share how to become an artist and what can we learn from that if we so aspire?

What challenges or barriers limit arts and culture in Redmond?

- O'Leary Park and its historic signs could use some more attention. Paving and benches need to be power washed or cleaned up. O'Leary Park and Clocktower, dedicated in 2016 to Redmond Historical Society, underutilized, could it become activated again or used for arts?

Interview Notes (continued)

- Multi-lingual information.
- Discouraged as a performing arts organization (Chorale group) as City venue participation has been declining over past few years. Redmond Chorale has ~ 40 people & needs an audience. Mobile stages in parks could increase participation & be linked to other events.
- Nobody (from the City) comes to Second Story Rep shows even though they've been invited. Lots of frustration.
- Successful art communities go beyond government.
- What happened to the development of the park in Overlake by the developer (10-15 yrs ago)? Can a stage be added to the park?
- Cost of rental space is limiting factor for performances, practices and storage.
- Rental venue agreement for simple events is too onerous a form – 15 pages! Form should be simplified.
- Shared storage space at lower rental rate needed for many smaller organizations.
- Is there a rate differential for Redmond users vs. outside Redmond? City or Park Facilities, can we have a price break or scale?

Investments for the Next 5 Years

- New Senior Center should have space to exhibit art and artists' activities.
- Gender-neutral restrooms in parks
- Shared storage facility with accessible rental rate for many smaller groups.
- Sustainable grants for local arts.
- Reinitiate sustainable program funding to support local artists & programs.
- Parking is needed for hosting events to allow reaching broader audiences.
- Multi-use parking garage – includes parking, walking, performance space, storage space.
- Value in a regular meeting for arts organizations-city/one Redmond or others to facilitate meetings on periodic basis to share ideas and synergies. Eastside arts might have fizzled out, but did some of this work.

Other Feedback via Zoom Chat:

- Multi-use and flexible use should drive design for many outdoor & indoor venues
- Design parks for supporting the needed framework for events: staging areas, electric services, storage locations, etc.
- Create safe spaces for those with intellectual or developmental disabilities. With new development of park space, refer to https://arcofkingcounty.org/ program on how to create a safe space for intellectual or developmental disability and take this into consideration when developing open space.
- Visual artists are invited to post gallery showing for Redmond Chorale concerts in various spaces 2x/year at Holy Cross off 116th.
- More weather-protected spaces for events & performances
- VALA Eastside (across from Downtown Park) is open to artists displaying their work. See www.valaeastside.org
- Need a better way to collectively market to media.
- Try Experience Redmond – the City's marketing organization; they will list your activity
- Rehearsal space needed
- Additional chorale groups: Redmond Singalong & Columbia Choirs (youth)
- Redmond Chorale would love to welcome poets to present during their concerts
- Exchange of emails of participants to encourage continual communication

Interview Notes (continued)

- More project information is online at: www.letsconnectredmond.com/parcc

-- End of Notes --

Appendix I:

Summary of Past Plans



These City documents continue to provide valuable planning guidelines for the Redmond community. Elements from these plans are incorporated into this current PARCC planning process to maintain consistency and coordinated planning.

CITY OF REDMOND COMMUNITY STRATEGIC PLAN (2019; REVISED 2021)

First developed in 2019, the Community Strategic Plan (CSP) was revised in 2021 to incorporate new community feedback, updates to the initiatives, and improved performance metrics and actions that demonstrated the progress being made on the objectives. The Community Strategic Plan provides a roadmap to the city's major community-based initiatives. The five segments of the CSP include 1) Diversity, Equity & Inclusion (DEI); 2) Environmental Sustainability; 3) Housing Choices; 4) Infrastructure; and 5) Public Safety. Each segment of the CSP developed a program vision with objectives, strategies, measures and actions for implementation that align the City's resources and direction with its 2011 Comprehensive Plan Vision.

Relative to the provision of Parks and Recreation, the CSP initiatives of DEI and Infrastructure should directly influence resources and programs. Diversity, Equity, and Inclusion (DEI) envisions a Redmond where all have access to city services, can influence city decision-making and feel a sense of belonging. Infrastructure supports a connected and multi-modal environment that invests in long-term infrastructure that is smart and green. The initiative affirms Redmond's commitment to preservation and replacement, economic and community vitality, and technology systems that align with city business.

CITY OF REDMOND PARKS, ARTS, RECREATION, CULTURE AND CONSERVATION PLAN (2017)

The last Parks, Arts, Recreation, Culture and Conservation Plan was adopted in 2017 for the park system that consisted of 47 parks comprising 1,351 acres of land in a variety of neighborhood, community and resource parks. Trails connect these parks into a 59-mile system of local, connector and regional trails, Redmond owns and manages 39 trail miles and the remainder are owned and managed by King County, Washington Department of Transportation, and some private land owners. The City also operated four community centers including the Redmond Pool, Old Firehouse Teen Center, Redmond Senior Center, and Old Redmond Schoolhouse Community Center. The PARCC Plan developed a new policy goal to create a tree canopy expansion program and set a goal for canopy cover. The PARCC Plan also developed a new category of parks called urban parks to meet the needs of the growing urban centers and provide spaces for large community events and cultural arts performances. The PARCC Plan established community priorities for policies (tree canopy goals, urban park category, cultural arts growth and facility maintenance), programs (aquatics, fitness and drop-in) and projects (Downtown Park, Central Connector Phase II, planning for community facilities, build-out more of trail system, maintain/renovate parks, integrate arts into future building of parks & public works projects). The PARCC plan developed a prioritized list of recommended capital projects for the near term (2017-2022) and the mid- to long-term (2023 to 2030). Key projects for the short-term horizon (2017-2022) included Community Center outreach, Senior Center rehabilitation, Downtown Park, and Perrigo Turf replacement.

ADA TRANSITION PLAN: PARKS & TRAILS (2020)

The American's with Disabilities Act (ADA) Title II Transition Plan for Parks and Recreation describes barriers to access Redmond's parks and trails and the priorities and methods that will be used to remove those access barriers. The American Community Survey (ACS) estimates the overall rate of people with disabilities in Redmond at 11.6 percent. Thousands of residents in the community face disabilities and many of those wish to use Redmond's parks, trails and programs on a regular basis. To ensure the park and trail system is accessible to all, the Park and Recreation Department undertook the development of an ADA Transition Plan in 2018-19. The Transition Plan timeline is designed to provide flexibility to the City around specific parks and trails while ensuring that continuous access improvements are being made. The ADA Transition Plan contains audits for all 47 parks and 39 miles of trails, conducted in May & June 2018. The audits consist of an overall site report and individual checklists that cover parking, outdoor accessible routes, means of access, play area, shelters, picnic areas, outdoor recreation and the park site. Specific barriers are identified with methods for addressing the barrier and priority for implementation. The access audits identified 1,330 access deficits across the system. This represents a better than average number of access deficits, meaning Parks and Trails are more accessible than many communities. To effectively and efficiently improve accessibility they were prioritized over a 14-year timeline to ensure program access. The prioritized list includes 716 barriers to access.

Projects were prioritized using Department of Justice (DOJ) guidance which considers the following priorities.

1. Accessible approach and entry (parking, accessible routes)
2. Access to programs and services
3. Access to Restrooms
4. Access to other items (drinking fountains, trash receptacles etc.)

Based on community involvement and stakeholders, access to restrooms was considered a higher priority than programs and services and the subsequent priority projects reflect community involvement. A six-year project list included the specific park, the identified barrier, and estimated cost. The overall planning level cost estimates for all 716 barriers was $10.3 million.

REDMOND'S TREE CANOPY STRATEGIC PLAN (2019)

The Tree Canopy Strategic Plan is one of the City's Environmental Investment Strategies intended to expand the tree canopy throughout the City. Tree canopy currently covers about 4,062 acres (38.1%) but has been declining at a rate of 12-13 acres per year as vacant and underutilized parcels continue to develop. The canopy plan goal is to increase Redmond's canopy coverage to 40 percent over the next 30 years. The City-owned parks, natural areas and riparian corridors can support increased tree canopy by using these spaces to restore and increase forest cover. However, to reach the goals outlined in this plan a community driven model of increasing trees on private lands will also be essential. The Plan recognized the many conservation efforts managed by the City through its policy guidance from the Comprehensive Plan, Watershed Management Plan, Stormwater Comprehensive Plan, Water Resources Strategic Plan, Climate Action Plan, 20-Year Forest Management Plan, PARCC Plan and many regulations relative to tree protection and replacement in the Redmond Zoning Code. Increasing tree canopy on public lands is one of the recommended initiatives for implementation. Continual restoration along stream and river corridors, increasing canopy coverage on 140 acres of city parklands and a memorial tree program were tasks for tree planting on public property. Continual partnership with Green Redmond Partnerships and additional partnerships with King County Conservation District, King County Million Trees, Cascade Water Alliance, Puget Sound Energy and other similar programs were also cited for tree canopy value.

REDMOND CULTURAL FACILITIES FEASIBILITY STUDY (2015)

The Cultural Facilities Feasibility Study was designed to explore the type of cultural infrastructure that would best serve the Redmond community and accommodate its future growth. A gap analysis of supply and demand for arts and culture activities and venues in the Redmond area resulted in the recommendation for a state of the art multipurpose cultural center with flexible performance, exhibition and arts/education space. Ideally, the venue would be located in downtown Redmond. The Study proposed a building area of approximately 27,500 square feet at an estimated cost of $30 million, excluding site acquisition. The Study developed a framework for evaluating the selection of a potential site for the future cultural center. The future cultural center would serve as a hub for the City's large-scale events and festivals, provide recreational cultural programs and host civic and social events. Additionally, the cultural center would host touring performing and visual arts events. The Study recommended that initially the cultural center would be operated by the City of Redmond to capture shared services. A pro forma operating model was developed to establish likely scale of operating revenues and expenses. To move the project forward, recommended next steps included forming a nonprofit support organization, identifying potential sites, and completing a concept design.

CITYWIDE STRATEGIC FACILITIES PLAN (2016)

As part of its Strategic Facilities Management Plan process, a Visioning Workshop was conducted to seek to identify citywide facilities needs for the next three decades and an Alternatives Workshop was conducted to discuss the complex interdependencies of Redmond's upcoming facility decisions and present options for optimizing the use of limited City resources. The workshop goals were to help develop a long-term strategic facilities vision to achieve guiding principles and test a tools to prioritize maintenance resources. Conducted in 2016, this visioning and its workshops were summarized in a Task 8 Technical Memo.

CITY OF REDMOND FACILITIES STRATEGIC MANAGEMENT PLAN (2019)

The Facilities Strategic Management Plan (FSMP) was developed to help prioritize investments for the high-functioning buildings in Redmond through 2040. At the time of the plan report, Redmond operated approximately 500,000 gross square feet of facilities in 27 buildings at 13 sites. In recognition of continuing growth, additional civic facilities will be needed to maintain existing level of service standards. Nearly all existing city facilities will require investment before 2030 to address functional or building condition issues. The Plan developed capital investment recommendation for both short-term and long-term projects. Near term capital needs will require approximately $20 million of annual investments and long-term capital projects are estimated to cost $18.8 million per year of investment. The Plan provides a systematic approach for prioritizing projects and recommends a financial strategy for implementing the maintenance and operations and capital programs. For Parks and Recreation Facilities, the Plan assessed the Hartman Pool, Old Fire House Teen Center, Senior Center and Park Operations Center. The City's need for a community center facility (to replace the leased center at Marymoor Village) was evaluated as part of this plan. The assessment revealed that the City's existing recreational programming are housed in facilities that will not remain viable in the long-term. Significant capital investment in one or more new facilities will be required to maintain the City's existing level of service. The Maintenance and Operations Center (MOC) that includes Parks Operations was evaluated as being in poor condition and lacking adequate support for efficient operations. A campus master-planning process was underway during the planning process.

THE NEED FOR COMMUNITY SPACE IN REDMOND

The Future of Redmond's Community Centers Report was adopted in 2017 identifying the need for additional community center space in the City. With the move from the Old Redmond Schoolhouse to the leased Community Center at Marymoor Village, community spaces were reduced from 72,300 sf to 50,600 sf. The Redmond Community Center at Marymoor provided 20,000 sf less space than the Old Red Schoolhouse with 50% less programming space and lacking a gymnasium and large auditorium. In 2019, the Redmond Senior Center was closed due to structural issues. A new lease with the Lake Washington School District for the Old Redmond Schoolhouse provides access to 9,785 sf but without auditorium or commercial kitchen space. The existing community center spaces are not sufficient to meet the current and future needs for the community. The current mix of leased and city-owned spaces create a limited 38,300 sf for community center uses.

REDMOND'S COMMUNITY CENTERS STAKEHOLDER GROUP SUMMARY (2020)

During an expedited community engagement effort for the Senior Center and Community Centers, the community was asked to evaluate four building options from renovating the Senior Center, to expanding it and including some new amenities and partners. The Redmond community provided significant input on recreation spaces and services. The Redmond Community Stakeholder Group convened to coalesce and consider all the community engagement activities discuss alternatives and determine points of emphasis for the community's priorities. The Group conveyed a sense of urgency to get a dedicated space for seniors within the next three years. Stakeholders identified the need to leverage resources to minimize the cost to Redmond and build multi-storied facilities to meet current and future needs for more convenient and affordable recreation spaces and programs. Flexible spaces and coordination with regional planning efforts should be included in the criteria for partnerships. If a phased implementation is necessary then buildout should be designed to limit construction disruption to existing users. Stakeholders recognized the need to avoid social isolation and loneliness in the community. The scope of the recommendations from the Stakeholder Group was to include a proposed size for a new building, and a synthesis of current and future community needs.

REDMOND SENIOR & COMMUNITY CENTER: COMMUNITY INVOLVEMENT REPORT (2021)

Intended to gather feedback through community outreach, this summary report highlights what the community shared with the project team during the program, concept, and schematic design phase. An earlier community involvement effort produced a Stakeholder Group Report recommending that a larger Senior & Community Center be built on the existing Redmond Senior Center site within three years.

REDMOND'S COMMUNITY CENTERS OUTREACH SUMMARY (2021)

In January 2021, the City of Redmond hired Opsis Architecture and launched a comprehensive outreach process to review and contribute to the programs and initial designs of the proposed Redmond Senior & Community Center. Public meetings, questionnaires, monthly briefings to commissions, committees and City Council combined with a Recreation Stakeholder Group helped guide the design team through feedback and recommendations. Opsis also facilitated 15 design workshops with City staff to design the new facility and incorporate community priorities. The input translated into dozens of new features and design changes since the start of the design phase.

REDMOND ENVIRONMENTAL SUSTAINABILITY ACTION PLAN (2020)

The Redmond Environmental Sustainability Action Plan (ESAP) adopted in 2020, provides a foundational blueprint for achieving Redmond's vision for an environmentally sustainable community over the next 30 years. The Redmond ESAP is guided by the environmental sustainability vision outlined in the City's recent Community Strategic Plan Objectives including:

- Reduce greenhouse gas emissions, create a climate resilient community, and lead by example.
- Enhance green space, tree canopy, habitat and water quality, biological condition of streams, and natural drainage systems.
- Increase waste diversion and promote more sustainable consumption practices.
- Reduce emissions from buildings and transportation infrastructure.

The Redmond ESAP offers an initial framework for coordinated and beneficial sustainability action across the city and community. For Natural Systems (including parks, trail corridors and open spaces) the Goal is to enhance green space, tree canopy, habitat quality, and natural drainage systems. The key actions to achieve this goal are:

Enforce critical area codes and regulations, conduct native habitat outreach and education, implement natural drainage and watershed restoration projects, introduce targeted tree canopy plans and policies.

ESAP Natural Systems Strategies.

- N1 Protect and enhance equitably accessible native habitats and open space and support local agriculture.
- N2 Enhance resilience of natural areas and systems to climate change.
- N3 Expand green infrastructure and associated services.
- N4 Increase citywide tree canopy.

For park facilities and the operation of buildings and energy use the EASP goal is to increase sustainable buildings practices, renewable energy use, energy efficiency, and energy resiliency. The key actions to achieve this goal are:

Expand solar-ready building infrastructure, incentivize renewable energy production, create a reliable energy grid, implement energy and water conservation retrofits

Green Redmond Day is an example of a program that contributes towards the City Tree canopy cover target of 40% by 2049. The EASP encourages each city department to embed policies, standards and requirements to ensure successful action towards citywide resiliency.

ART WOVEN THROUGHOUT: CITY OF REDMOND PUBLIC ART MASTER PLAN (2017)

Redmond Public Art Plan, adopted in 2017, articulated a vision and plan for public art centered around four overarching themes for artistic exploration that focus on the built and natural environment, cultural diversity of the Redmond community, technology, and the power of placemaking.

DOWNTOWN CULTURAL CORRIDOR MASTER PLAN (2013)

The 2013 Downtown Cultural Corridor Master Plan guided the development of the Cleveland Streetscape and Couplet Conversion to include art experiences as key elements. Cleveland Street was designed as the "main street" for Downtown Redmond, and the City developed a concept of "great streets" as an important strategy to achieve this vision. This strategy includes Downtown streets that contribute to and reinforce the Couplet Corridor as a destination and the heart of Downtown by creating economically vibrant and pedestrian supportive streets. The larger purpose of this plan was to advance the notion of a "cultural corridor" to strengthen Redmond's reputation as an inventive and diverse community through ongoing opportunities in the cultural arts.



Appendix J:
Recreation Trends

The following summaries from recognized park and recreation resources provide background on national, state and local park and recreation trends. Examining current recreation trends may inform potential park and recreation improvements and opportunities to enhance programs and services.

2022 NRPA AGENCY PERFORMANCE REVIEW

The 2022 National Recreation and Park Association (NRPA) Agency Performance Review summarizes the key findings from their Park Metrics benchmarking tool and is intended to assist park and recreation professionals in effectively managing and planning their operating resources and capital facilities. The report offers a comprehensive collection of park- and recreation-related benchmarks and insights to inform professionals, key stakeholders, and the public about the state of the park and recreation industry. The 2022 NRPA Agency Performance Review contains data from ocer 1,000 unique park and recreation agencies across the United States as reported between 2019 and 2021.

Key Findings & Characteristics

Park facilities and operations vary greatly across the nation. The typical agency participating in the NRPA park metric survey serves a jurisdiction of approximately 44,106 people, but population size varies widely across all responding jurisdictions. The typical park and recreation agency has jurisdiction over 21 parks comprising over 496 acres. Park facilities also have a range of service levels in terms of acres of parkland per population and residents per park. These metrics are categorized by the agency's population size.

Park Facilities

The typical park and recreation agency has:

- One park for every 2,323 residents
- 10.4 acres of park land for every 1,000 residents in its jurisdiction
- 14 miles of trails for walking, hiking, running and/or biking

Figure J1. Median Residents per Park Based On Population Size

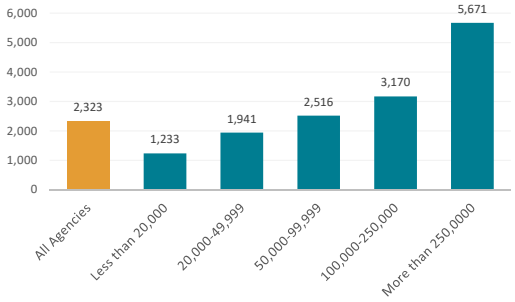
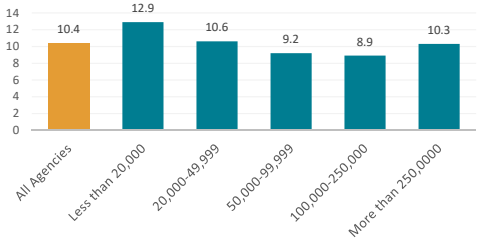


Figure J2. Acres of Parkland per 1,000 Residents based on Population Size



A large majority of park and recreation agencies provide playgrounds (95%) and basketball courts (86%) in their portfolio of outdoor assets. Most agencies offer community and/or recreation centers (64%), while two in five offer senior centers.

The typical park and recreation agency that manages or maintains trails for walking, hiking, running and/or biking has 14 miles of trails. Agencies serving more than 250,000 residents have a median of 91 miles of trails under their care.

Park and recreation agencies often take on responsibilities beyond their core functions of operating parks and providing recreational programs. Other responsibilities may include tourist attractions, golf courses, outdoor amphitheaters, indoor swim facilities, farmer's markets, indoor sports complexes, campgrounds, performing arts centers, stadiums/arenas/racetracks, fairgrounds and/or marinas.

Programming

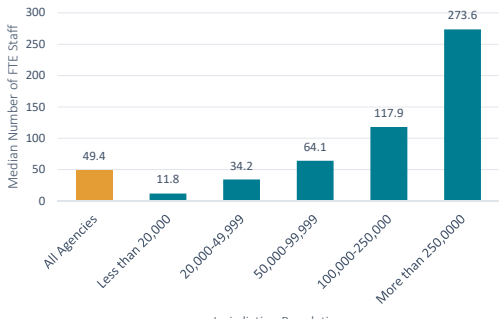
More than eight in ten agencies provide themed special events (90% of agencies), team sports (87%), social recreation events (88%), youth summer camps (83%), fitness enhancement classes (82%), and health and wellness education (80%).

Staffing

Park and recreation employees are responsible for operations and maintenance, programming and administration. The typical park and recreation agency has:

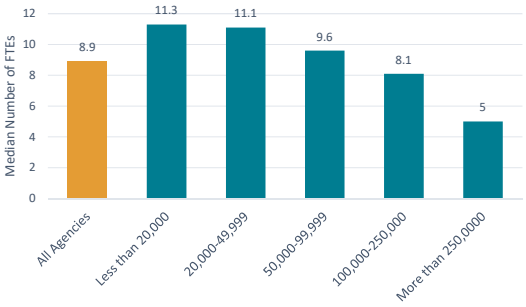
- 49.4 full-time equivalent staff (FTEs) on payroll
- 8.9 FTEs on staff for every 10,000 residents in its jurisdiction
- Median FTE counts also positively correlate with the number of acres maintained, the number of parks maintained, operating expenditures, and the population served. For example, agencies that serve populations between 20,000 and 49,999 residents employ an average of 11.8 FTE, while agencies that serve 50,000 to 99,000 people employ an average of 64.1 FTE.

Figure J3. Park and Recreation Agency Staffing: Full-Time Equivalents (By Jurisdiction Population)



Another way of comparing agency staffing across different park and recreation agencies examines number of staff per 10,000 residents. These comparative numbers hold fairly steady across population sizes with the median for all agencies at 8.9 FTEs.

Figure J4. Park and Recreation Agency FTEs Per 10,000 Residents



Capital and Operating Expenses

For capital expenses, the typical park agency:

- Dedicates about 56% to renovation projects and 30% to new development projects.
- Plans to spend about $8 million on capital expenditures over the next five years.

For operations, the typical park agency spends:

- $5 million per year on total operating expenses
- $7,823 on annual operating expenses per acre of park and non-park sites managed by the agency
- $93 on annual operating expenses per capita
- $102,530 in annual operating expenditures per employee
- 54% of the annual operating budget on personnel costs, 38% on operating expenses, and 5% on capital expenses not included in the agency's capital improvement plan (CIP)
- 45% of its operating budget on park management and maintenance, 42% on recreation, and 13% on other activities

Agency Funding

The typical park and recreation agency:

- Derives 61% of their operating expenditures from general fund tax support, 23% from generated revenues, 8% from dedicated taxes or levies, and 4% from grants, sponsorships and other sources
- Generates $22 in revenue annually for each resident in the jurisdiction

2022 STATE OF THE INDUSTRY REPORT

Recreation Management magazine's 2022 Report on the State of the Managed Recreation Industry summarizes the opinions and information provided by a wide range of professionals (with an average 21.9 years of experience) working in the recreation, sports, and fitness industry.

Partnerships

The 2022 report indicated that most (82.3%) recreation, sports, and fitness facility owners form partnerships with other organizations as a means of expanding their reach, offering additional programming opportunities or as a way to share resources and increase funding. Local schools are shown as the most common partner (59.6%) for all facility types. Youth-

serving organizations (Ys, JCC, Boys & Girls Clubs) and park and recreation organizations were the most likely to report that they had partnered with outside organizations, at 98% and 94% respectively.

Revenue Outlook

The year 2020 represented a dramatic departure from the norm, with nearly two-thirds (64.9%) of respondents indicating that their revenues for the yearwere lower than the previous year. By 2021, the number reporting a drop in revenue fell to 26.7%—still a dramatically different result from most surveyyears, but an obvious improvement over 2020. At the same time, while only 13.4% of respondents saw their revenues increase in 2020, by 2021, more than half (51.7%) were reporting revenues on the rise again. Respondents were much more optimistic about 2022 and 2023, with 60% indicating they expect to see higher revenues in both years. Atthe same time, 9.8% still expect revenues to fall in 2022.

Facilities and Improvements

A majority of park respondents (43%) reported plans to add features at their facilities and were also the most likely to be planning to construct new facilities in the next few years (39%).

The top 10 planned features for all facility types include:

1. Splash play areas (21.4% of respondents with plans to add features are planning to add splash play)
2. Synthetic turf sports fields (19.5%)
3. Playgrounds (17.7%)
4. Fitness centers (15.5%)
5. Park shelters (14.1%)
6. Dog parks (13.6%)
7. Park restroom structures (12.7%)
8. Fitness trails and outdoor fitness equipment (12.3%)
9. Exercise studio rooms (11.8%)
10. Disc golf courses (11.8%)
11. Concession areas (11.8%)

Programming

Nearly all respondents (96.4%) offer programming of some kind. The top 10 most commonly offered programs include: holiday events and other special events (provided by 57% of respondents); day camps and summer camps (54%); group exercise programs (53%); fitness programs (53%); educational programs (51%); youth sports teams (50%); mind-body balance programs such as yoga and tai chi (43%); arts and crafts programs (41%); adult sports teams (38%); and programs for active older adults (38%).

Respondents from community centers, parks and health clubs were the most likely to report that they had plans to add programs at their facilities over the next few years. The ten most commonly planned program additions were:

1. Mind-body balance programs (29.9%, up from 23.4% in 2021)
2. Fitness programs (27.9%, up from 25.5%)
3. Group exercise programs (27.9%, up from 25.7%)
4. Educational programs (25.9%, up from 20.8%)
5. Arts and crafts programs (21.9%, up from 17.4%)
6. Teen programs (21.9%, down from 23.7%)
7. Functional fitness programs (21.4%, up from 17.8%)
8. Performing arts programs (21.4%, up from 17.4%)
9. Environmental education (20.9%, up from 20%)
10. Holidays and other special events (20.4%, down from 21%)

General Challenges

Facility managers were asked about the challenges they anticipated impacting their facilities in the future. Generally, overall budgets are the top concern for most respondents including staffing (63%) and their ability to support equipment and facility maintenance needs (50%).

With COVID-19's impact on the wane, we asked respondents to tell us about their top goals for their facilities in the coming year. The most commonresponses centered around increasing participation and membership, as well as building and renovating facilities. Recruiting and training staff, as well as just "getting back to normal" also made up a large number of the responses.

2022 OUTDOOR PARTICIPATION REPORT

Overall Participation

According to the 2022 Outdoor Participation Report, published by the Outdoor Foundation, just over half (54%) of Americans ages 6 and older participated in outdoor recreation at least once in 2021. The outdoor participant base has increased 6.9% since the COVID pandemic began in early 2020.

The number of outdoor outings was up 8.4% in 2021 to 12.4 billion outings – matching the 2012 high-water mark. The average number of outdoor outings per participant increased 6.1% in 2021 to 75.6 outings per participant. The frequency of outings also was strong. One-third of the 164 million participants in outdoor recreation recorded 52 or more outdoor activities per year (or one outdoor activity at least once per week or more).

Running, jogging and trail running in the most popular outdoor activity by levels of participation, as shown in the chart below, followed by hiking, fishing, biking, and camping.

Figure J6. Most Popular Outdoor Activities by Participants, Nationwide

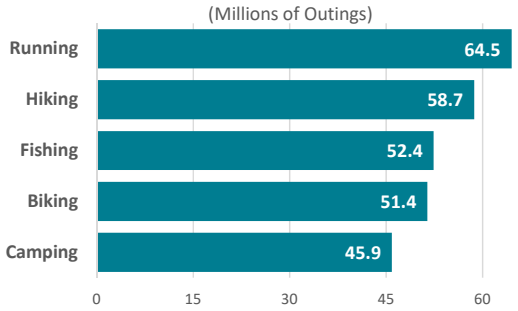
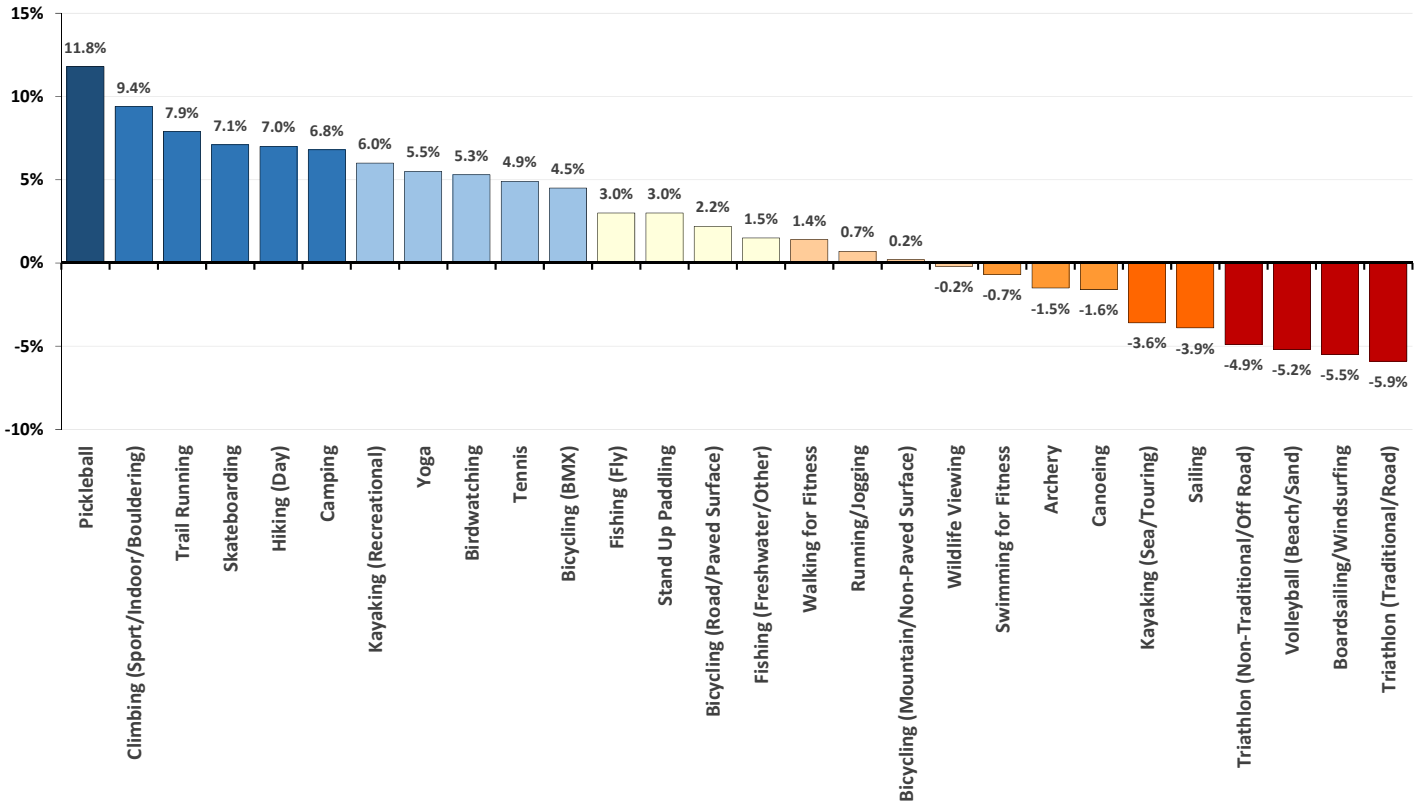


Figure J5. 5-Year Change in Outdoor Sports Participation



New outdoor participants are more diverse than the overall outdoor participant base and are driving increasing diversity not only by ethnicity but also across age groups. However, despite slight increases in diversity across outdoor recreation, the current participant base is less diverse than the overall population and significantly less diverse across younger age groups. Notably, the projections show a decline in the number of white persons, and no ethnicity with a majority share of the total population. Currently 72% of outdoor recreation participants are white. If the outdoor participant base does not become more diverse over the next thirty years, the percentage of outdoor recreation participants in the population could slip from 54% today to under 40% by 2060.

Youth Participation Increases

Over the past two years, participation rates are up across the board for America's youth. Since 2019, girls ages 6 to 12 are now participating at a rate 4.9% higher, and girls 13 to 17 are now participating at rate 5.3% higher. Males ages 13 to 24 were less impacted by the pandemic; their participation rates increased less than 2%. Time will tell if these impacts continue to push girls and boys toward parity in outdoor participation in the future or if the gains made by girls will fade as participants return to pre-pandemic behavioral patterns.

America's children are spending more time outdoors over the past decade, and the COVID pandemic accelerated that trend. Overall, the percentage of America's kids participating in outdoor recreation was high in 2021, at just over 70%. Younger kids (ages 6 to 12) participated at higher rates than older kids (ages 13 to 17).

Female Participation Continues to Grow

In 2021, the share of female core participants hit a record high of 44.6% of the participant base. The record number of females participating was set in 2013 at 44.7 million female, 1.7 million more than participated in 2021.

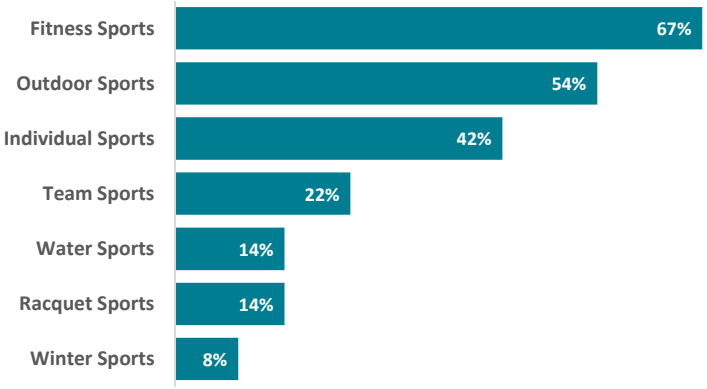
2022 SPORTS, FITNESS, AND LEISURE ACTIVITIES TOPLINE PARTICIPATION REPORT

Prepared by a partnership of the Sports and Fitness Industry Association (SFIA) and the Physical Activity Council (PAC), this February 2022 participation report summarizes levels of activity and identifies key trends in sports, fitness, and recreation in the US. The report is based on over 18,000 online interviews of a nationwide sample that provides a high degree of statistical accuracy using strict quotas for gender, age, income, region, and ethnicity. The study looked at more than 100 different team and individual sports and outdoor activities.

Compared to 2016, activity increased by 7.8% or 16.8 million people. In 2021, there were more things to do as outdoor activities thrived, fitness at home became more popular, and team sports started back up after the COVID-19 hiatus. Sports that made great strides in the last several years include pickleball, indoor climbing, kayaking, trail running, and day hiking.

Fitness sports continue to be the go-to means of exercise for Boomers, Gen X, and Millennials. Boomers were active in all sorts of activities in 2021. Whether it was going back to the gym after restrictions lifted, joining a virtual streaming fitness group, working out at home, trying their hand at pickleball, or venturing out to a hiking path, Boomers had the highest increase in participation compared to other generations.

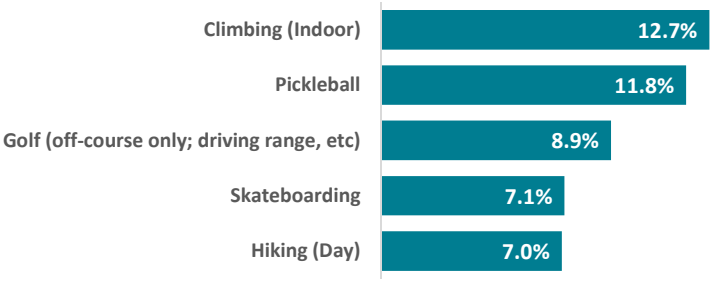
Figure J7. 2021 Total Participation Rate by Activity Category (U.S. population, ages 6+)



Fitness sports continue to be the most popular activity type. Other sports activities, including individual sports, team sports, and winter sports have seen a modest decline in participation since 2019 (pre-pandemic). Other participation data include the following:

- One big take away from 2021 was while health and fitness clubs reopened, the pandemic still impacted individuals' participation in fitness activities. While most fitness activities began to rebound from 2020 club closures, these rates have not fully bounced back to 2019 numbers.
- Yoga continued to have one of the largest gains in fitness activities. In 2021, 34.3 million people practiced yoga, up 4.7% from 2020, and averaged 5.5% increase over the last five years.
- Aquatic exercise took a hit in participation rates as it did in 2020. Partly due to temporary gym and fitness club closures, as well as the reluctance of the 65+ community to return to indoor group activities.
- Team sports were hit hard at the start of the pandemic in 2020. Sports that were typically played inside and with a team suffered the most. However, in 2021 some of these sports rebounded.

Figure J8. Activities with the Highest 5-year Increase in Participation (average annual growth, 2016-2021)



AMERICANS ENGAGEMENT WITH PARKS SURVEY

This annual study from the National Park and Recreation Association (NRPA) probes Americans' usage of parks, the key reasons that drive their use, and the greatest challenges preventing greater usage. Each year, the study examines the importance of public parks in Americans' lives, including how parks compare to other services and offerings of local governments. The survey of 1,000 American adults looks at frequency and drivers of parks/recreation facilities visits and the barriers to that prevent greater enjoyment. Survey respondents also indicate the importance of park and recreation plays in their decisions at the voting booth and their level of support for greater funding.Key findings include:

- Eighty-three percent of survey respondents — the equivalent of 275 million people in the United States — visited a local park or recreation facility at least once during the 12-month period ending in May 2022.
- Eighty-four percent of U.S. adults seek high-quality parks and recreation when choosing a place to live.
- Nearly three-quarters of U.S. residents have at least one local park, playground, open space or recreation center within walking distance of their homes.
- Nine out of ten people agree that parks and recreation is an important service provided by their local government.

According to the Americans Engagement with Parks report,

> "Parks and recreation's success results from its vast offerings of parks, trail networks and other recreation facilities that deliver critical programs for every segment of a community. Each person's relationship with parks and recreation is unique. Some people flock to their local park to stay physically fit, meet with friends and family, or reconnect with nature. Others depend on their local park and recreation agency for indispensable services that improve their lives.
>
> But there remains much work to do. One-hundred million people do not live within a walkable distance of at least one park or recreation facility. Further, many survey respondents indicate they have felt unwelcome at a park or recreation facility or say the infrastructure and programming are not inclusive. Parks and recreation is for everyone — regardless of age, income, race, ethnicity, ability, gender identity or sexual orientation. Professionals, advocates and political leaders have the opportunity to narrow any accessibility or inclusivity gaps through greater community engagement and addressing inequitable funding and infrastructure investments that have deprived millions of people of access to parks and recreation."

WASHINGTON STATE RECREATION AND CONSERVATION PLAN

The 2018-2022 Recreation and Conservation Plan for Washington State provides a strategic direction to help assure the effective and adequate provision of outdoor recreation and conservation to meet the needs of Washington State residents. The plan identifies the following five near and long-term priority areas and establishes specific actions within each priority to help meet the outdoor recreation and conservation needs within the state:

1. Sustain and Grow the Legacy of Parks, Trails, and Conservation Lands
2. Improve Equity of Parks, Trails, and Conservation Lands
3. Meet the Needs of Youth
4. Plan for Culturally Relevant Parks and Trails to Meet Changing Demographics
5. Assert Recreation and Conservation as a Vital Public Service

Sustain & Grow the Legacy

A wealth of existing recreation and conservation areas and facilities should be kept open, safe, and enjoyable for all. Some modifications to meet the interests of today's population may be needed at some facilities. Sustaining existing areas while expanding and building new facilities to keep up with a growing population is one of the five priority goals.

Improve Equity

The National Recreation and Park Association's position on social equity states:

> "Our nation's public parks and recreation services should be equally accessible and available to all people regardless of income level, ethnicity, gender, ability, or age. Public parks, recreation services and recreation programs including the maintenance, safety, and accessibility of parks and facilities, should be provided on an equitable basis to all citizens of communities served by public agencies."

The Washington plan restates that equity goal for all its citizens. Improving equity is also a strategy for improving a community's health. Current statewide participation rates in outdoor activities were surveyed as part of the plan.

Figure J9. Participation Rates for Washington Residents in Outdoor Activities

Participation Rates for Top 12 Categories	
Activity	%
Walking	94%
Nature activities	89%
Leisure activities at parks	82%
Swimming	68%
Sightseeing activities	67%
Hiking	61%
Outdoor sports	48%
Water-based activities (freshwater)	46%
Camping	45%
Trending activities	33%
Snow and ice activities	30%
Bicycling	28%

Get Youth Outside

Washington State youth participate in outdoor activities to a greater extent than youth nationally. Park and recreation providers are urged to offer a variety of outdoor activities for youth and to support youth programs. Most youth are walking, playing at a park, trying new or trending activities, fishing in freshwater, exploring nature, and riding bikes. Other activities of interest to youth are activities in freshwater such as boating and paddling, fishing in saltwater, and target shooting, hiking, outdoor sports, and riding off-road vehicles.

Figure J10. Youth Participation Rates for Washington Residents in Outdoor Activities

Youth Participation Rates	
Activity	%
Walking	88%
Leisure in parks	78%
Trending activities	77%
Fishing in freshwater	77%
Nature-based activities	75%
Bicycling	74%
Freshwater-based activities*	66%
Target shooting	62%
Hiking	57%
Outdoor sports	57%
Off-road vehicle riding	57%
Fishing in saltwater	53%

*(not swimming)

Plan for Culturally Relevant parks and Trails to Meet Changing Demographics

Washington's population is expected to grow by 2 million people by 2040 leading to more congestion and competition for recreation resources. Between 2010-2040, the percent of people of color are expected to increase from 27 percent to 44 percent. With the cultural change in the population, preferred recreational activities also will change. By 2030, more than one of every five Washingtonians will be 65 years old or older. By 2040, there will be more seniors than youth. Park and recreation providers should be prepared to create new and diverse opportunities and accommodate the active senior population.

Assert Recreation and Conservation as a Vital Public Service

The plan recognizes that outdoor recreation contributes to a strong economy and is a public investment like other public services and infrastructure. The report cites the Outdoor Industry Association and other economic studies that reinforce the importance of park and recreation services locally, regionally and statewide.

2019 SPECIAL REPORT ON PADDLESPORTS & SAFETY

In 2019, the Outdoor Foundation produced a report focused on paddlesports data based on a participation survey (over 20,000 online interviews with a nationwide sample of individuals and households). In 2018, 22.9 million Americans (approximately 7.4% of the population) participated in paddle sports. This represents an increase of more than 4 million participants since the study began in 2010. Over the last five years, there continues to be an increase in paddlesports popularity among outdoor enthusiasts, with significant portions of the nationwide growth occurring in the Pacific region.

Recreational kayaking continues to grow in popularity but may be driving some of the decline in canoeing. The popularity of stand-up paddling has soared, increasing by 1.5 million participants over the past five years, though it does not have nearly as high a participation rate as either recreational kayaking or canoeing.

Most paddlers are Caucasian, other racial and ethnic groups are largely under-represented. However, Caucasian participation has remained relatively flat while participation by people identifying as Hispanic or Black/African American has grown by 0.5% to 1% per year since 2013. This growth has led to more than 773,000 new Hispanic paddlers in just six years, signaling the importance and potential of engaging minority groups in paddlesports.

One in eight paddlers have been participating in the sport for 21 years or more. However, many participants – between thirty and sixty percent, depending on the discipline – tried a paddlesport for the first time in 2018. Such high levels of first-time participation may produce longer term growth in paddling, assuming participants continue to enjoy the sport.

Among adult paddlers, most participate for excitement and adventure, for exercise, or to be close to nature. Kayakers, rafters, canoers and stand-up paddlers often enjoy, or would be willing to try, other paddlesports. Many also enjoy similar outdoor "crossover" activities such as hiking, camping, walking, and nature viewing.

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Appendix K:

Implementation Tools & Tactics

Local Funding Options

The City of Redmond possesses a range of local funding tools that could be accessed for the benefit of growing, developing and maintaining its parks and recreation system. The sources listed below represent likely potential sources, but some also may be dedicated for numerous other local purposes which limit applicability and usage. Therefore, discussions with City leadership are critical to assess the political landscape to modify or expand the use of existing City revenue sources in favor of park and recreation projects and programs.

COUNCILMANIC BONDS

Councilmanic bonds may be sold by cities without public vote. The bonds, both principal and interest, are retired with payments from existing city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. The state constitution has set a maximum debt limit for councilmanic bonds of 1½% of the value of taxable property in the city.

GENERAL OBLIGATION BOND

For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. The state constitution (Article VIII, Section 6) limits total debt to 5% of the total assessed value of property in the jurisdiction.

EXCESS LEVY – ONE YEAR ONLY

Cities and counties that are levying their statutory maximum rate can ask the voters, at any special election date, to raise their rate for one year (RCW 84.52.052). As this action increases revenue for one-year at a time it is wise to request this type of funding for one-time uses only.

REGULAR PROPERTY TAX - LID LIFT

Cities are authorized to impose ad valorem taxes upon real and personal property. A city's maximum levy rate for general purposes is $3.375 per $1,000 of assessed valuation. Limitations on annual increases in tax collections, coupled with changes in property value, causes levy rates to rise or fall; however, in no case may they rise above statutory limits. Once the rate is established each year, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period.

A levy lid lift is an instrument for increasing property tax levies for operating and/or capital purposes. Taxing districts with a tax rate that is less than their statutory maximum rate may ask the voters to "lift" the levy lid by increasing the tax rate to some amount equal to or less than their statutory maximum rate. A simple majority vote of citizenry is required.

Cities and counties have two "lift" options available to them: Single-year/basic or Multi-year.

Single-year: The single-year lift does not mean that the lift goes away after one year; it can be for any amount of time, including permanently, unless the proceeds will be used for debt service on bonds, in which case the maximum time period is nine years. Districts may permanently increase the levy but must use language in the

ballot title expressly stating that future levies will increase as allowed by chapter 84.55 RCW. After the initial "lift" in the first year, the district's levy in future years is subject to the 101 percent lid in chapter 84.55 RCW. This is the maximum amount it can increase without returning to the voters for another lid lift.

The election to implement a single-year lift may take place on any election date listed in RCW 29A.04.321.

Multi-year: The multi-year lift allows the levy lid to be "bumped up" each year for up to a maximum of six years. At the end of the specified period, the levy in the final period may be designated as the basis for the calculation of all future levy increases (in other words, be made permanent) if expressly stated in the ballot title. The levy in future years would then be subject to the 101 percent lid in chapter 84.55 RCW.

In a multi-year lift, the lift for the first year must state the new tax rate for that year. For the ensuing years, the lift may be a dollar amount, a percentage increase tied to an index, or a percentage amount set by some other method. The amounts do not need to be the same for each year. If the amount of the increase for a particular year would require a tax rate that is above the maximum tax rate, the assessor will levy only the maximum amount allowed by law.

The election to implement a multi-year lift must be either the August primary or the November general election.

The single-year lift allows supplanting of expenditures within the lift period; the multi-year left does not, and the purpose for the lift must be specifically identified in the election materials. For both single- and multi-year lifts, when the lift expires the base for future levies will revert to what the dollar amount would have been if no lift had ever been done.

The total regular levy rate of senior taxing districts (counties and cities) and junior taxing districts (fire districts, library districts, etc.) may not exceed $5.90/$1,000 AV. If this limit is exceeded, levies are reduced or eliminated in the following order until the total tax rate is at $5.90.

1. Parks & Recreation Districts (up to $0.60)
   Parks & Recreation Service Areas (up to $0.60)
   Cultural Arts, Stadiums & Convention Districts (up to $0.25)
2. Flood Control Zone Districts (up to $0.50)
3. Hospital Districts (up to $0.25)
   Metropolitan Parks Districts (up to $0.25)
   All other districts not otherwise mentioned
4. Metropolitan Park Districts formed after January 1, 2002 or after (up to $0.50)
5. Fire Districts (up to $0.25)
6. Fire Districts (remaining $0.50)
   Regional Fire Protection Service Authorities (up to $0.50)
   Library Districts (up to $0.50)
   Hospital Districts (up to $0.50)
   Metropolitan Parks Districts formed before January 1, 2002 (up to $0.50)

SALES TAX

Paid by the consumer, sales tax is a percentage of the retail price paid for specific classifications of goods and services within the State of Washington.

Governing bodies of cities and counties may impose sales taxes within their boundaries at a rate set by state statute and local ordinances, subject to referendum.

Until the 1990 Legislative Session, the maximum possible total sales tax rate paid by purchasers in cities was 8.1 percent. This broke down as follows: state, 6.5 cents on the dollar; counties, 0.15 cents; cities, 0.85 cents; and transit districts, a maximum of 0.6 cents (raised to 0.9 cents in 2000). Since then multiple sales options were authorized. Those applicable to Parks and Recreation include: counties may ask voters to approve a sales tax of up to 0.3 percent, which is shared with cities. At least one-third of the revenue must be used for criminal justice purposes.

Counties and cities may also form public facilities districts, and these districts may ask the voters to approve a sales tax of up to 0.2 percent. The proceeds may be used for financing, designing, acquisition, construction, equipping, operating, maintaining, remodeling, repairing, and reequipping its public facilities.

Revenue may be used to fund any essential county and municipal service.

If a jurisdiction is going to change a sales tax rate or levy a new sales tax, it must pass an ordinance to that effect and submit it to the Department of Revenue at least 75 days before the effective date. The effective date must be the first day of a quarter: January 1, April 1, July 1 or October 1.

BUSINESS AND OCCUPATION TAX

Business and occupation (B&O) taxes are excise taxes levied on different classes of business to raise revenue. Taxes are levied as a percentage of the gross receipts of a business, less some deductions. Businesses are put in different classes such as manufacturing, wholesaling, retailing, and services. Within each class, the rate must be the same, but it may differ among classes.

Cities can impose this tax for the first time or raise rates following referendum procedure.

B&O taxes are limited to a maximum tax rate that can be imposed by a city's legislative body at 0.2 percent (0.002), but grandfathered in any higher rates that existed on January 1, 1982. Any city may levy a rate higher than 0.2 percent, if it is approved by a majority of voters (RCW 35.21.711). Beginning January 1, 2008, cities that levy the B&O tax must allow for allocation and apportionment, as set out in RCW 35.102.130.

ADMISSIONS TAX

An admissions tax is a use tax for entertainment. Both cities and counties may impose this tax through legislative action.

Cities and/or counties may levy an admission tax in an amount no greater than five percent of the admission charge, as is authorized by statute (cities: RCW 35.21.280; counties: RCW 35.57.100). This tax can be levied on admission charges (including season tickets) to places such as theaters, dance halls, circuses, clubs that have cover charges, observation towers, stadiums, and any other activity where an admission charge is made to enter the facility.

If a city imposes an admissions tax, the county may not levy a tax within city boundaries.

The statutes provide an exception for admission to elementary or secondary school activities. Generally, certain events sponsored by nonprofits are exempted from the tax; however, this is not a requirement. Counties also exempt any public facility of a public facility district for which admission is imposed. There are no statutory restrictions on the use of revenue.

IMPACT FEES

Development impact fees are charges placed on new development in unimproved areas to help pay for various public facilities that serve new development or for other impacts associated with such development. Both cities and counties may impose this tax through legislative action.

Counties that plan under the GMA, and cities, may impose impact fees on residential and commercial development activity to help pay for certain public facility improvements, including parks, open space, and recreation facilities identified in the county's capital facilities plan. The improvements financed from impact fees must be reasonably related to the new development and must reasonably benefit the new development. The fees must be spent or encumbered within ten years of collection. Redmond currently assesses a parks impact fee.

REAL ESTATE EXCISE TAX

Excise tax levied on all sales of real estate, measured by the full selling price, including the amount of any liens, mortgages, and other debts given to secure the purchase. Both cities and counties may impose this tax through legislative action.

Counties and cities may levy a quarter percent tax (REET 1); a second quarter percent tax (REET 2) is authorized. First quarter percent REET (REET 1) must be spent on capital projects listed in the city's capital facilities plan element of their comprehensive plan. Capital projects include planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of parks, recreational facilities, and trails.

The second quarter percent REET (REET 2) must also be spent on capital projects, which includes planning, construction, reconstruction, repair, rehabilitation, or improvement of parts. Acquisition of land for parks is not a permitted use of REET 2. Both REET 1 and REET 2 may be used to make loan and debt service payments on projects that are a permitted use of these funds. The City of Redmond currently assesses both REETs and uses this funding for various capital project needs.

LODGING TAX

The lodging tax is a user fee for hotel/motel occupation. Both cities and counties may impose this tax through legislative action.

Cities and/or counties may impose a "basic" two percent tax under RCW 67.28.180 on all charges for furnishing lodging at hotels, motels and similar establishments for a continuous period of less than one month.

This tax is taken as a credit against the 6.5 percent state sales tax, so that the total tax that a patron pays in retail sales tax and hotel-motel tax combined is equal to the retail sales tax in the jurisdiction. In addition, jurisdictions may levy an additional tax of up to two percent, or a total rate of four percent, under RCW 67.28.181(1). This is not credited against the state sales tax. Therefore, if this tax is levied, the total tax on the lodging bill will increase by two percent.

If both a city and the county are levying this tax, the county must allow a credit for any tax levied by a city so that no two taxes are levied on the same taxable event. These revenues must be used solely for paying for tourism promotion and for the acquisition and/or operating of tourism-related facilities. "Tourism" is defined as economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs; there is no requirement that a tourist must stay overnight.

CONSERVATION FUTURES TAX (KING COUNTY)

The Conservation Futures Tax (CFT) is provided for in RCW 84.34. King County imposes a Conservation Futures levy at a rate of $0.0625 per $1,000 assessed value to acquire open space lands, including green spaces, greenbelts, wildlife habitat, and trail rights-of-way proposed for preservation for public use by either the county or the cities within the county. Funds are allocated annually, and cities within the county, citizen groups, and citizens may apply for funds through the county's process. The CFT program provides grants to cities to support open space priorities in local plans and requires a 100% match from other sources.

Federal and State Grants and Conservation Programs

RIVERS, TRAILS AND CONSERVATION ASSISTANCE PROGRAM

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a technical assistance resource for communities. The program is administered by the National Park Service and federal government agencies to conserve rivers, preserve open space, and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

RECREATION AND CONSERVATION OFFICE GRANT PROGRAMS

The Recreation and Conservation Office was created in 1964 as part of the Marine Recreation Land Act. The RCO grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the Federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from un-reclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account, and the Washington Wildlife and Recreation Program.

Aquatic Lands Enhancement Account (ALEA)

This program, managed through the RCO, provides matching grants to state and local agencies to protect and enhance salmon habitat and to provide public access and recreation opportunities on aquatic lands. In 1998, DNR refocused the ALEA program to emphasize salmon habitat preservation and enhancement. However, the program is still open to traditional water access proposals. Any project must be located on navigable portions of waterways. ALEA funds are derived from the leasing of state-owned aquatic lands and from the sale of harvest rights for shellfish and other aquatic resources.

Washington Wildlife and Recreation Program (WWRP)

Funding sources managed by the RCO include the Washington Wildlife and Recreation Program. The WWRP is divided into Habitat Conservation and Outdoor Recreation Accounts; these are further divided into several project categories. Cities, counties, and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails, and water access categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year, and the State Legislature must authorize funding for the WWRP project lists.

Land and Water Conservation Fund (LWCF)

The Land and Water Conservation Fund (LWCF) provides grants to buy land and develop public outdoor facilities, including parks, trails, and wildlife lands. Grant recipients must provide at least 50% matching funds in either cash or in-kind contributions. Grant program revenue is from a portion of Federal revenue derived from selling or leasing off-shore oil and gas resources.

National Recreational Trails Program

The National Recreational Trails Program (NRTP) provides funds to maintain trails and facilities that provide a backcountry experience for a range of activities, including hiking, mountain biking, horseback riding, motorcycling, and snowmobiling. Eligible projects include the maintenance and re-routing of recreational trails, development of trail-side and trail-head facilities, and operation of environmental education and trail safety programs. A local match of 20% is required. This program is funded through Federal gasoline taxes attributed to recreational non-highway uses.

Youth Athletic Facilities (YAF) Program

The YAF provides grants to develop, equip, maintain, and improve youth and community athletic facilities. Cities, counties, and qualified non-profit organizations may apply for funding, and grant recipients must provide at least 50% matching funds in either cash or in-kind contributions.

Puget Sound Acquisition and Restoration Fund

Grants are awarded by the Salmon Recovery Funding Board for acquisition or restoration of lands directly correlating to salmon habitat protection or recovery. Projects must demonstrate a direct benefit to fish habitat. There is no match requirement for design-only projects; acquisition and restoration projects require a 15% match. The funding source includes the sale of state general obligation bonds, the federal Pacific Coastal Salmon Recovery Fund, and the state Puget Sound Acquisition and Restoration Fund.

Surface Transportation Program Regional Competition - Puget Sound Regional Council

The Regional Surface Transportation Program and Congestion Mitigation Air Quality grant program funds are considered the most "flexible" funding source provided through federal transportation funding. Every two years, the Puget Sound Regional Council conducts a competitive grant program to award FHWA Surface Transportation Program (STP) and Congestion Mitigation and Air Quality (CMAQ) funds. For the Countywide STP/CMAQ competitions, the policy focuses on providing transportation improvements to a center or centers and the corridors that serve them. Centers are defined as regional growth and regional manufacturing/industrial centers, centers designated through countywide processes, town centers, and other local centers. Program set-asides include funding for priority non-motorized projects within King County.

KING COUNTY GRANTS

King County Parks Grants

The voter-approved 2020-2025 King County Parks, Recreation, Trails and Open Space Levy allocates approximately $110 million over six years for grants for parks, recreation, and open space throughout King County through four program areas. The levy grant programs are supported by Advisory Committees who provide policy guidance and award recommendations to King County Parks.

- Parks Capital and Open Space: Funds a broad range of park initiatives, including land acquisition, park planning, and development of passive and active parks (including indoor and outdoor recreation facilities) and local trails. Program goals include protecting lands for public space that would otherwise be lost to future development and expanding recreation facilities to meet the needs of the region's growing population.
- Aquatic Facilities: Funds capital projects for new or existing aquatic facilities, including acquisition, planning, construction of new facilities, or renovation or expansion of existing facilities. Program goals include conserving and expanding access to aquatic facilities in King County.
- Healthy Communities and Parks Fund: Funds projects and programs that provide new, increased, or enhanced access to recreation, parks, and open space in underserved communities, including investing in capacity-building for community groups. Program goals include reducing disparities and improving the health and well-being of King County residents in marginalized communities by increasing access to recreation, parks, and open space.
- Open Space - River Corridors: Funds projects that restore river habitat, reduce risks from flooding, and enhance recreation opportunities. Program goal includes enhancing river corridors in King County for their ecological and recreation benefits.

King County Youth and Amateur Sports Grants (YASG)

Youth and Amateur Sports Grants (YASG) support fit and healthy communities by investing in programs and capital projects that increase access to physical activity. Funding is only available to organizations serving residents of King County, including non-profit organizations, public schools, park districts, public agencies, tribes and tribal organizations. A small or emerging community organization without 501c3 status is eligible through a partnership with a fiscal agent. The program is funded and sustained through a 1 percent car-rental tax authorized by the Legislature in 1993. Funds can only be used for programs or capital projects that increase access to health-enhancing physical activities. In addition in 2022, King County Parks partnered with the King County Play Equity Coalition on a one-time grant program of $4 million of federal Coronavirus Local Fiscal Recovery funds to distribute to organizations most impacted by the COVID-19 pandemic who serve youth furthest from play equity.

WaterWorks Grants

Approximately $2 million are awarded every two years for organizations carrying out a variety of projects. Non-profits, schools, educational institutions, cities, counties, tribes, and special purpose districts are eligible to apply, and partnerships are encouraged. Projects must have a demonstrable positive impact on the waters of King County and provide opportunities for stewardship. In addition to the WaterWorks competitive grants, water quality project funding is available through King County Council allocated funding.

King County Cultural Heritage Grants through 4Culture

As the cultural funding agency for King County, 4Culture offers grants and cultural support in three program areas: arts, heritage, and preservation. Program guidelines and grant award amounts vary between the three program areas.

Other Methods and Funding Sources

METROPOLITAN PARK DISTRICT

Metropolitan park districts may be formed to manage, control, improve, maintain, and acquire parks, parkways, and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand population or more by city council ordinance, or by petition, and requires majority approval by voters for creation.

PARK AND RECREATION DISTRICT

Park and recreation districts may be formed to provide leisure-time activities and recreation facilities (parks, playgrounds, pools, golf courses, paths, community centers, arboretums, campgrounds, boat launches, etc.). They must be initiated by petition of at least 15% percent of the registered voters within the proposed district. Upon completing the petition process and review by county commissioners, a proposition for district formation and election of five district commissioners is submitted to the voters of the proposed district at the next general election. Once formed, park and recreation districts retain the authority to propose a regular property tax levy, annual excess property tax levies, and general obligation bonds. All three of these funding types require 60% percent voter approval and 40% percent voter turnout. With voter approval, the district may levy a regular property tax not to exceed sixty cents per thousand dollars of assessed value for up to six consecutive years.

PARK AND RECREATION SERVICE AREA (PRSA)

A quasi-municipal corporation with independent taxing authority whose purpose is to finance, acquire, construct, improve, maintain or operate any park, senior citizen activities center, zoo, aquarium, or recreation facilities; and provide a higher level of park service.

BUSINESS SPONSORSHIPS/DONATIONS

Business sponsorships for programs may be available throughout the year. In-kind contributions are often received, including food, door prizes, and equipment/material.

INTERAGENCY AGREEMENTS

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development, and use of park and open space facilities may be provided between Parks, Public Works, and utility providers.

PRIVATE GRANTS, DONATIONS & GIFTS

Many trusts and private foundations provide funding for park, recreation, and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the organization's financial resources and funding criteria. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fundraising efforts can also support park, recreation, or open space facilities and projects.

Acquisition Tools and Methods

DIRECT PURCHASE METHODS

Market Value Purchase

The City purchases land at the present market value based on an independent appraisal through a written purchase and sale agreement. Timing, payment of real estate taxes and other contingencies are negotiable.

Partial Value Purchase (or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property's fair market value. A landowner's decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

Life Estates & Bequests

If a landowner wishes to remain on the property for an extended period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the land by donating a remainder interest and retaining a "reserved life estate." Specifically, the landowner donates or sells the property to the city but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases their life interest, full title and control over the property will be transferred to the city. The landowner may be eligible for a tax deduction when the gift is made by donating a remainder interest. In a bequest, the landowner designates in a will or trust document that the property will be transferred to the city upon death. While a life estate offers the city some degree of title control during the landowner's life, a bequest does not. Unless the intent to bequest is disclosed to and known by the City in advance, no guarantees exist concerning the property's condition upon transfer or to any liabilities that may exist.

Gift Deed

When a landowner wishes to bequeath their property to a public or private entity upon their death, they can record a gift deed with the county assessors office to ensure their stated desire to transfer their property to the targeted beneficiary as part of their estate. The recording of the gift deed usually involves the tacit agreement of the receiving party.

Option to Purchase Agreement

This type of agreement is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller's power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon completing designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

Right of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

Conservation and/or Access Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with their property (often the right to subdivide or develop), and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights are forfeited and no longer exist. This type of easement is a legal agreement between the landowner and the city that permanently limits land uses to conserve a portion of the property for public use or protection. The landowner still owns the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes. Typically, this approach provides trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. The city purchases land at the present market value based on an independent appraisal through a written purchase and sale agreement. Timing, payment of real estate taxes, and other contingencies are negotiable.

Park or Open Space Dedication Requirements

Local governments have the option to require developers to dedicate land for parks under the State Subdivision Law (Ch. 58.17 RCW) and the State Environmental Policy Act (SEPA) (Ch. 43.21C RCW). Under the subdivision law, developers can be required to provide the parks/recreation improvements or pay a fee in lieu of the dedicated land and its improvements. Under the SEPA requirements, land dedication may occur as part of mitigation for a proposed development's impact.

LANDOWNER INCENTIVE MEASURES

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows landowners to trade the right to develop a property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and where development beyond regulation may be allowed. Usually, but not always, the "sending" and "receiving" property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

IRC 1031 Exchange

If the landowner owns a business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see www.irc.gov for more details). This option may be a useful tool in negotiations with an owner of an investment property, especially if the tax savings offset to the owner can translate to a sale price discount for the City.

Current (Open Space) Use Taxation Programs

Property owners whose current lands are in open space, agricultural, or timber uses may have that land valued at their current use rather than their "highest and best" use assessment. This differential assessed value, allowed under the Washington Open Space Taxation Act (Ch.84.34 RCW), helps to preserve private properties as open space, farm, or timberlands. If the land is converted to other non-open space uses, the landowner is required to pay the difference between the current use annual taxes and the highest/best taxes for the previous seven years. When properties are sold to a local government or conservation organization for land conservation/preservation purposes, the required payment of seven years' worth of differential tax rates is waived. The amount of this tax liability can be part of the negotiated land acquisition from private to public or quasi-public conservation purposes. King County has four current use taxation programs that offer this property tax reduction to incentivize landowners to voluntarily preserve open space, farmland, or timberland on their property.

Other Land Protection Measures

LAND TRUSTS & CONSERVANCIES

Land trusts are private non-profit organizations that acquire and protect unique open spaces and are traditionally not associated with any government agency. Forterra (formerly called the Cascade Land Conservancy) is the regional land trust serving the Redmond area. Its efforts have led to the conservation of more than 234,000 acres of forests, farms, shorelines, parks, and natural areas in the region (www.forterra.org). Other national organizations with local representation include the Nature Conservancy, Trust for Public Land, and the Wetlands Conservancy.

REGULATORY MEASURES

A variety of regulatory measures are available to local agencies and jurisdictions. Available programs and regulations include State Environmental Policy Act (SEPA); Shorelines Management Program; and Hydraulic Code, and Washington State Department of Fisheries and Department of Wildlife.

PUBLIC/PRIVATE UTILITY CORRIDORS

Utility corridors can be managed to maximize the protection or enhancement of open space lands. Utilities maintain corridors to provide services such as electricity, gas, oil, and rail travel. Some utility companies have cooperated with local governments to develop public programs such as parks and trails within utility corridors.

Future Vision for Redmond:

Centers

Introduction

Since the 1990s Redmond has focused growth into – Downtown and Overlake, which are now thriving centers of residential and commercial activity. Other cities in the region have also focused growth in centers, consistent with the regional growth strategy adopted by the Puget Sound Regional Council. The growth of the past three decades has led to a heightened awareness of:

- The benefits and challenges of focusing growth into centers,
- The need for policies, standards, and codes to reflect the transition from a suburban to urban form and pattern, and
- The need for specific policies for transit-oriented development (TOD).

VISION 2050, the region's long-range plan for growth, directs 65% of population growth and 75% of employment growth to the region's growth centers and high-capacity transit station areas. Based on this regional policy, Redmond 2050 continues to focus growth in Redmond's centers in a way that addresses needs and goals related to equity, sustainability, and resiliency.

Centers

The regional planning framework includes three levels of growth centers that serve to guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for transportation funding.

> *Growth in centers has significant benefits, including supporting multimodal transportation options, compact growth, housing choices near jobs, climate goals, and access to opportunity. As important focal points for investment and*

Organization of This Element

Introduction

Centers

Transit-Oriented Development

A. Common Centers Policies

Accommodating Growth

Land Use

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B. Downtown Neighborhood Policies

Introduction

Public Participation in the Neighborhood Plan Update

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C. Overlake Neighborhood Policies

Land Use & Economic Vitality

Housing

Character & Design

Parks, Arts, Recreation, Culture and Conservation

Multi-Modal Transportation

Capital Facilities, Public Facilities and Services

development, centers… support equitable access to affordable housing, services, health, quality transit service, and employment.[1]

The three levels of growth centers are:

- Regional Growth Centers
- Countywide Growth Centers
- Local Growth Centers

The Comprehensive Plan continues to direct employment and housing growth to these areas and maximize opportunities for transit-oriented development in the centers.

Regional Growth Centers

Regional growth centers are mixed-use centers designated by the Puget Sound Regional Council (PSRC) that include housing, employment, retail and entertainment uses. There are two types of regional growth centers:

- ***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.
- ***Urban Growth Centers (Urban Centers)*** have an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant growth. These centers may represent areas where major investments – such as high-capacity transit – offer new opportunities for growth.

In Redmond there are two Regional Growth Centers and a Countywide Growth Center. The Regional Growth Centers are the Overlake Metro Center and the Downtown Redmond Urban Center.

Countywide Growth Centers

The King County Countywide Planning Policies include countywide growth center types. Center types applicable to Redmond planning efforts:

- ***Countywide Growth Centers*** serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.
- ***Countywide Industrial Growth Centers*** serve as important industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county's manufacturing/industrial economy.

Local Growth Centers

- ***Local Centers*** serve as community hubs, provide local gathering places, and are appropriate places for moderate growth and focal points for services. Local centers are designated at the City level.

Marymoor Village is transitioning from a local center to a Countywide Growth Center as part of Redmond 2050.

Editor's Note

The Redmond 2050 plan update is exploring designation of a Countywide Industrial Growth Center in Southeast Redmond. This section will be updated as part of Redmond 2050 Phase 2.

[1] PSRC, **Regional Centers Framework Update**, March 22, 2018. www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Transit-Oriented Development

Transit-oriented development can create and sustain compact and walkable communities that provide access to opportunities around high-capacity transit.

Transit-Oriented Development (TOD) is medium and high-density, mixed-use development within walking distance of a high-capacity transit station (a 10-minute walk at three miles per hour). The location, design, and mix of uses in a TOD emphasize pedestrian-oriented environments and encourage the use of public transportation.

> *The development of housing, commercial space, services, and job opportunities near public transportation. Such development is intended to reduce dependency on automobiles, as well as to improve mobility and access between residences, jobs, and services.*
>
> *- Puget Sound Regional Council*

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.

> *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*

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 over the long term.

In the Redmond 2050 update planning for TOD has been focused around the four light rail stations but TOD is also appropriate for other frequent transit corridors such as the RapidRide B Line.

A. Common Centers Policies

The following policy sections apply in Metro Growth Centers, Urban Growth Centers, and Countywide Growth Centers.

Accommodating Growth

Based on regional growth policies and community goals, much of the future growth allocated to Redmond will be accommodated in centers. These centers are urban in form and function and serve as community focal points. Special focus must be made to advance equity.

UC-1 Focus housing and employment growth into centers and high-capacity transit station areas consistent with the Vision 2050 Regional Growth Strategy and at densities that maximize transit-oriented development potential.

UC-2 Accommodate growth through the year 2050 primarily within the centers and along major corridors. Ensure zoning capacity to accommodate the following levels of growth in the centers:

2019 – 2050 Growth Capacity Distribution	Preferred Alternative	
	Housing Units	Jobs
Overlake Metro Center	10,000	15,110
Downtown Urban Center	8,000	5,940
Marymoor Countywide Growth Center	3,800	1,700
SE Redmond Industrial Growth Center	-	2,850
CENTERS SUBTOTAL	**21,800** (73%)	**25,600** (78%)
Elsewhere	7,900	7,050
TOTAL GROWTH	**29,700**	**32,650**

Relevant Framework Policies

FW-UC-1 **Plan for centers that serve as locations for residential and employment development to help create sustainable, resilient, and equitable transit communities.** Centers provide a variety of economic activities, ranging from daily goods and services to small and locally owned boutiques and other specialty stores, as well as restaurants, residences and offices that promote the centers as appealing places to live, work and shop and provide for active uses during the day and evening hours.

FW-UC-2 Design Metro Growth Centers, Urban Growth Centers, and Countywide Growth Centers to **encourage pedestrian, bicycle, and transit mobility for people of all ages and abilities.**

UC-3 Use State Environmental Policy Act (SEPA) planned actions and exemptions to efficiently accomplish environmental review and area-wide solutions in centers.

Land Use

Redmond will continue to focus on retaining and attracting a wide range of uses and activities in the centers. 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 character of the centers.

UC-4 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.

UC-5 Ensure that transit-supportive land uses[2] are allowed to maximize potential for transit ridership.

UC-6 Maximize opportunities for equitable, sustainable, and resilient transit-oriented development 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.

UC-7 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.

UC-8 Coordinate land use and infrastructure plans such that major public and semipublic uses are located near transit stations or stops.

Character and Design

Thousands live or work in the centers, so it is especially important that they be great 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.

UC-9 Develop design standards that ensure a distinct character for each center and accommodate a variety of urban building types and forms (block/site/neighborhood).

- Overlake shall emphasize contemporary urban design form and features while also drawing on the rich multi-cultural composition of our community.
- Downtown shall emphasize Pacific-Northwest design features with a focus on materials, textures, forms, and native landscaping that reflect this aesthetic.

UC-10 While each center has a distinct character and aesthetic, there are some attributes that are common to all:

- Development in centers should exhibit high-quality design with durable, sustainable materials/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.

[2] See PSRC's 2015 Transit Supportive Densities and Land Uses report. 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.

UC-11 Consider universal design techniques when designing pedestrian spaces for people of all ages and abilities, including informal gatherings, through public and private investment in improvements in the public realm (publicly accessible areas between the building frontage and back of curb). Consider:

- Street furniture, lighting, and markers that provides a unifying element and places of refuge and wayfinding;
- Parks, plazas, street cafes, and other gathering/meet-up places that could host inclusive and accessible public performances and art installations;
- Visual and sound features, such as fountains, squares, sculptures, public art, and pavement treatments; and
- Trees and/or open non-vegetated shade options like shade cloth structures to provide places of respite and shade.



Parks, Arts, Recreation, Culture and Conservation

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. (See also the Parks, Arts, Recreation, Culture and Conservation Element.)

UC-12 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 pedestrian- and bicycle-friendly 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.

UC-13 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.

Transportation

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. (See also the Transportation Element.)

UC-14 Streetscapes in centers should be safe and comfortable for pedestrians, feature connected bicycle networks for cyclists of all ages and abilities, be attractive, and meet the needs of residents with physical and intellectual disabilities.

UC-15 Work with transit agencies to provide a full range of transit services to and within the centers. Provide transit stations, shelters, and other amenities that support these services in convenient locations.

UC-16 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 eTOD opportunities, including development standards and incentives as well as other innovative tools.

EDITORS NOTE:

Section B, for Downtown, is not included in this document to save space and for easier review. The Downtown section will be updated in 2022-2024 as a part of Redmond 2050 Phase 2.

Skip to page 14-20 for Overlake policy Revisions.

C. Overlake Neighborhood Policies

Introduction

The Overlake Neighborhood, with its mixed-use and commercial areas, corporate campuses, and residential neighborhoods, is located in the southwest part of Redmond. The neighborhood is bounded on the west by 148th Avenue NE, on the north by NE 60th Street and State Route (SR) 520, and on the east by West Lake Sammamish Parkway and Bellevue-Redmond Road, which also forms the southern boundary with NE 20th Street. While the area commonly referred to as Overlake extends west into Bellevue, those areas are not part of this plan, although they were considered in preparing these policies.

Neighborhood Vision

The statement below describes the Overlake Neighborhood vision for the year 2050 – what the neighborhood will look and feel like when the Plan is implemented.

The Overlake Neighborhood 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 bus and light rail 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 unique modern character that celebrates its multicultural community members and businesses.

Framework Policies

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

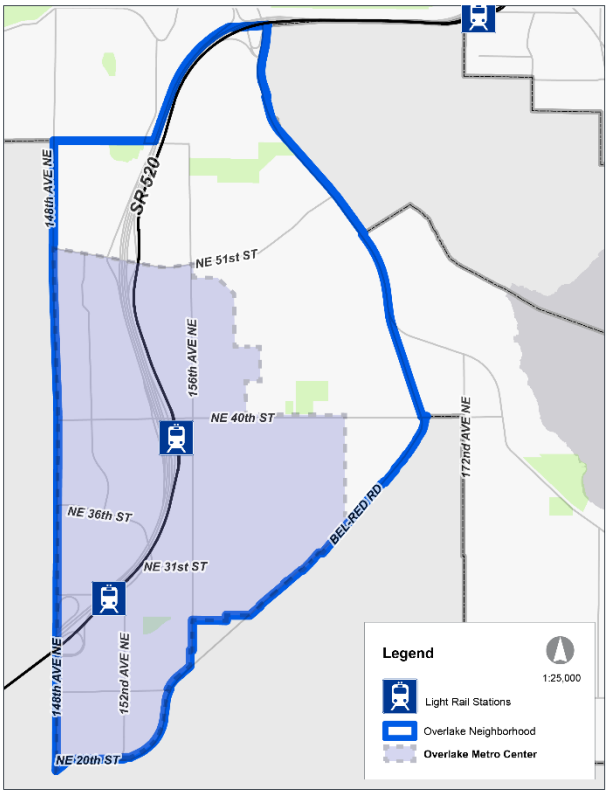
Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue. help to retain and enhance a focus on sustainability and resiliency within the area through addition of parks, street trees and landscaping,

Land Use & Economic Vitality

The Overlake neighborhood contains several types of development, including single- and multi-family homes, campus style office developments, and mixed-use developments.

Portions of Overlake have been designated as a Metropolitan Growth Center (Metro Center), as shown on Map OV-1. Development inside the Metro Center boundary will be urban in form and function, with TOD focused near the light-rail stations.

MAP OV-1. Overlake Metropolitan Growth Center (Metro Center)



Land use policies specific to Overlake focus on the urban types and forms to accommodate jobs and population growth through the year 2050.

OV-1 Maintain development regulations inside the 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 (OVMF) zoning district; or
- where the street frontage is only to a Neighborhood Street (see RZC 21.12.510).

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.

OV-5 Allow development within the Overlake Metro Center through the year 2050 (see UC-2) to be developed per the Overlake SEPA Planned Action Ordinance instead of through project-specific environmental review.

Overlake is bordered by the City of Bellevue on three sides. Redmond and Bellevue both emphasize the need for growth in the neighborhood to be well-balanced with available and planned public facilities, including transportation facilities and services.

OV-6 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.

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-7 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

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. 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-8 In the Metro Center, provide incentives for housing that:

- Meets area median income targets identified in the Housing Action Plan and Housing Element;
- 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.

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 (several hundred community members with intellectual and developmental disabilities are employed in Overlake).

OV-9 Provide opportunities for accessible and/or universally designed housing units in the Overlake Metro Center for community members with disabilities through a incentives, public-private partnerships, policies and/or programs.

- 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.
- Seek out innovative methods and partnerships to increase availability of accessible and/or universally-designed housing units.

Existing residential areas also offer housing options in Overlake. The policy below provides direction on how to maintain these areas as distinct from the Metro Center area.

OV-10 Provide for transitional uses and transitional building and site design where bordering residential neighborhoods. Include such techniques as:

- Prohibit extending the Metro Center boundary into the neighborhood residential zones; and
- Maintain regulations on building height and bulk, placement, site and building lighting, landscaping and/or open space buffers, noise control, and other appropriate measures for buildings adjacent to a neighborhood residential zoning district.

Character and Design

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-11 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/hearing 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. 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.

OV-12 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.

Parks, Arts, Recreation, Culture and Conservation

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-13 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-14 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-15 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-16 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 transitory art installations.

Multi-Modal Transportation

Accommodating growth and enhancing quality of life in Overlake requires investments in multi-modal

mobility so that more people can reach their destinations safely and conveniently.

OV-17 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 Overlake, 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-18 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, Overlake 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-19 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-20 Improve local street access and circulation by expanding the street grid in Overlake Village as redevelopment occurs.

Capital Facilities, Public Facilities, and Public Services

Adequate facilities and services, including human services and civic outlets, are necessary to support continued growth in Overlake. 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-21 Seek out community-oriented public/ private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, public works facilities, stormwater, and other public infrastructure or facilities.

- Utilize co-location opportunities wherever possible as the first preference for siting City facilities.
- Consider vertical and horizonal 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-22 Integrate parks and open spaces with regional stormwater facilities where feasible. Connect regional stormwater facilities with the park system in Overlake wherever possible.

OV-23 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.

REDMOND 2050

Housing

Vision Statement (Goals)

In 2050, Redmond has sufficient housing units to, at a minimum, meet the regional and state housing growth targets. In 2050, Redmond's housing inventory is integrated with transit systems, employment centers, and recreational amenities to provide community members with fulfilling walkable communities.

In 2050, Redmond's housing inventory is resilient, both fiscally and physically. Mixed-use and multifamily structures are constructed with safety features and designs that fortify the physical building. These traits create buildings that are less likely to be damaged by earthquakes and other events. These practices create a more resilient Redmond for the buildings and for the community members who patron them.

In 2050, Redmond's housing inventory is equitable and inclusive. Expansion of affordable housing inventory, supportive housing partnerships, and renewed housing programs, help families afford and stay in their homes. The City has a soulful diversity of housing choices. Townhomes and stacked flats are plentiful across the city, crisscrossed by tree-lined streets. Condominiums, cottages, accessory dwelling units, and more provide community members with a range of housing choices at a range of costs. By increasing financial stability, families are more resilient to economic shocks that may have otherwise displaced them. The City has expanded programs and created new programs to foster an inclusive community that serves individuals and families with different language, cultural, financial, special, and other, needs and wants. The City has proactively addressed discriminatory housing and land use policies and practices to reduce inequitable racial disparities. All families enjoy access to safe, dignified, and clean housing. This in turn creates equity in access to well-funded schools, healthy environments, nearby amenities, and neighborhoods of choice.

In 2050, Redmond's housing inventory is sustainable. Clustered development patterns are designed to promote dense, amenity-laden, walkable communities that reduce the need for driving and energy consumption. Reducing vehicle miles travelled by single-occupant vehicles reduces greenhouse gas emissions. Redmond's housing inventory is constructed and designed to achieve high energy efficiency, reduce energy consumption, and minimize negative ecological impacts. Net-zero energy mixed-use and multifamily structures are numerous in the city. The combination of walkable communities with green building practices contributes to an ecologically friendly built environment.

REDMOND 2050

Framework Policies for Element (Objectives)

FW-H0-1 Pursue social justice and equity in housing policies, regulations, and programs.

FW-H0-2 Zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets.

FW-H0-3 Increase housing choices in more areas of the city.

FW-H0-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

FW-H0-5 Evaluate and refine tools and processes to improve housing related outcomes.

FW-H0-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

Comprehensive Plan Guiding Principles

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

Equity and Inclusion	Resiliency	Sustainability
• H0-1 through H0-23	• H0-1 • H0-2 • H0-5 through H0-8 • H0-11 through H0-18 • H0-20 through H0-25	• H0-1 • H0-2 • H0-6 • H0-7 • H0-10 • H0-13 • H0-14 • H0-23 through H0-28

Existing Conditions

Background

Housing is a fundamental human need. When people can secure stable and affordable housing near locations of jobs and opportunity, they are able to focus on achieving other life goals, such as education, career advancement, health, happiness, and social connections. Without stable and affordable housing, they face significant and sometimes insurmountable barriers to these goals.

The Housing Element describes how Redmond will identify and prioritize local housing problems and how Redmond will address these problems with housing strategies. These strategies are based on best practices and local dialogue to ensure that the strategies are appropriate for the unique needs of our community. Strategies often involve a mix of approaches that can work together to promote development for the kinds of housing that are in greatest need.

Local governments mainly do not provide housing directly. Typically, private developers produce most housing units in a jurisdiction. Local governments set the conditions in place to encourage the market to develop housing affordable to all members of the community. The policies in the Housing Element provide the framework for funding priorities, partnerships, and development regulations related to housing.

The same growth assumptions contained in Table LU-1 in the Land Use Element were used for the Housing Element. Neighboring cities are assumed to develop in a pattern consistent with VISION 2050 and King County Countywide Planning Policies. Land use and housing estimates for the region were developed by the Puget Sound Regional Council, King County, Washington State, and local jurisdictions.

Current Conditions & Future Projections

Households and Growth

Table 1: Estimated Household, Employment, and Growth Statistics[1]

	2019 Value	2021 Value	Countywide Growth Allocations for 2044	Redmond Preferred Alternative Growth: 2019-2050	Total by 2050
Jobs	97,905	96,444	24,000	32,560	130,465
Housing Units	31,739	32,468	20,000	29,700	61,439
Jobs to Housing Ratio	3.08	2.97	1.20	1.10	2.12
Average Household Size	2.47	2.48	n/a	n/a	n/a
Average Household Size (Renter)	2.28	2.25	n/a	n/a	n/a
Average Household Size (Owner)	2.65	2.71	n/a	n/a	n/a

Redmond must accommodate 20,000 additional housing units by 2044, consistent with King County Countywide Planning Policies. This represents a 68% increase in housing units from 2019. Achieving these housing targets, together with companion job targets, will bring the jobs-to-housing ratio from 3.1 in 2020 to 2.5 in 2044.

[1] Sources: Puget Sound Regional Council, Covered Employment Estimates, 2019 and 2021. Washington State Office of Financial Management, Historical Housing Estimates, 2019 and 2021. United State Census Bureau, ACS Data 5-Year Estimates, 2019 and 2021.

Population Statistics

Figure 1: Population by Age Group[2]

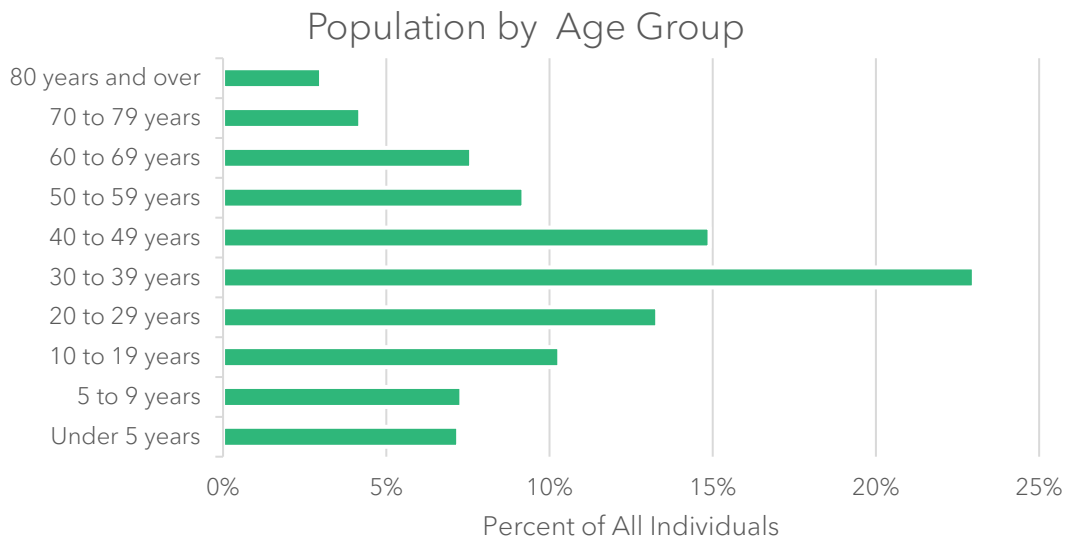
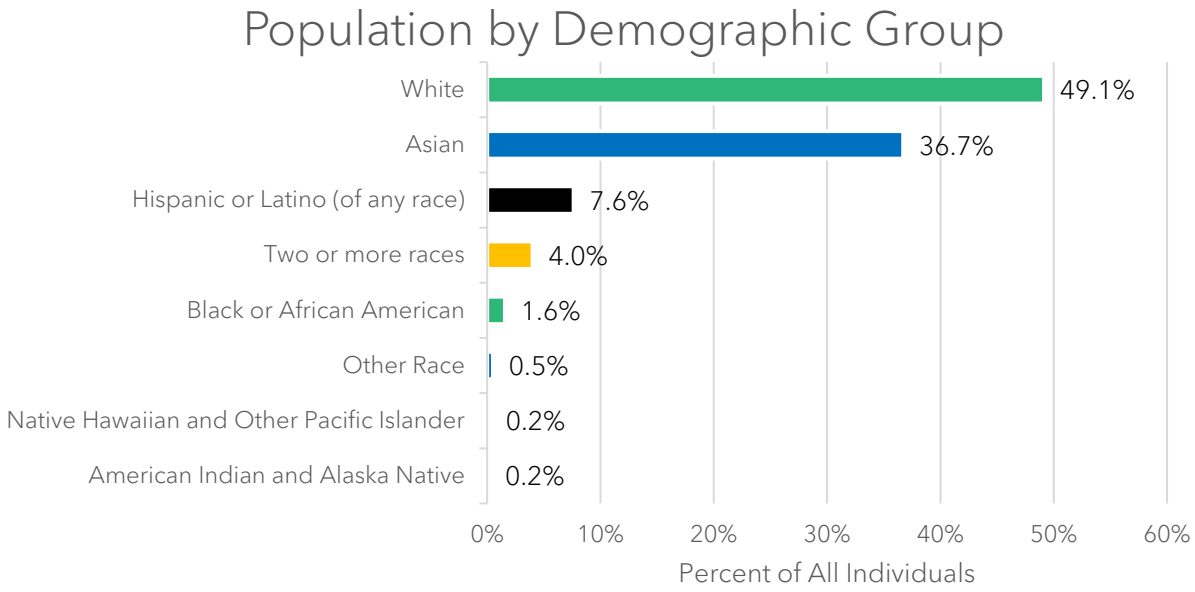


Figure 2: Population by Demographic Group[3]



2021 census data shows that the most populated age brackets in Redmond are 30 to 39 years (23% of total population) and 40 to 49 years (15% of total population). Redmond has a vibrant cultural diversity where 51% of the population identifies as a race/ethnicity other than "White alone".

[2] Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021
[3] Source: United State Census Bureau, ACS Data 5-Year Estimates, 2020

Household Characteristics

The area median household income for households in Redmond is $137,949. This is higher than the area median income for King County households, $102,594. The area median income represents the "middle" or average income of a household in King County. The area median income is the value separating the higher half of household incomes from the lower half. Every racial and ethnic group in Redmond has a household area median income greater than the King County area median income.

Despite the high area median household incomes, some households still experience financial strain. "Black or African American Alone", "Hispanic", and "White alone" households in Redmond are the three groups with the largest percent of households that are cost burdened or severely cost burdened. A household is considered cost burdened when the household spends more than 30 percent of their gross monthly income on housing cost. A household is considered severely cost burdened when the household spends more than 50 percent of their gross monthly income on housing cost.

Across the City, half of households rent, and half of households own their home. Households of historically disenfranchised communities have a much lower ownership tenure percentage than "White alone" households. Homeownership as a percent of all households is much lower for "Black or African American Alone" (18%) and "Hispanic" (27%) households compared to "White alone" (55%) households. There are also area median income discrepancies across tenure. 32% of all renter households have a household income between 0 and 100% AMI, compared to 22% of all owner households. This difference in income has an associated impact on cost burden percentages. 27% of all renter households are cost burdened or severely cost burdened, compared to 23% of all owner households.

Housing Structures and City Inventory

Table 2: Housing Units by Type and Citywide Tenure Rates[4]

Type as Share of All Housing	2011	2016	2021
Detached Single Family (1 unit)	40%	41%	37%
Duplex-Multiplex (2 to 4 units)	17%	15%	17%
Multifamily (5 or more units)	41%	42%	46%
Other (RV, Boat, etc.)	2%	2%	1%
Citywide Tenure Rate	**2011**	**2016**	**2021**
Owner	52%	52%	41%
Renter	48%	48%	59%

The profile of housing structures in Redmond is largely a tale of two types. 43% of all housing units are in larger structures with 5 or more units. 37% of all housing units are detached single family homes of 1 unit. Other housing types, like duplexes and mobile homes, make up the remainder. As recently as 2016, 41% of all housing units in the Redmond were detached single family homes. This affirms the trend that most new housing units constructed in Redmond are multifamily structures with 5 or more units. Related to this construction trend, the percent of renter households has increased from 48% in 2011 to 59% in

[4] Sources: United State Census Bureau, ACS Data 5-Year Estimates, 2011 and 2016. ACS Data 1-Year Estimates, 2021.

2021. The increase in citywide proportion of renter households is because most of the new housing units are for-rent apartments in multifamily structures of 5 or more units.

The number of bedrooms per housing units varies based on tenure. Half of all owner units contain three or more bedrooms compared to 20% of all renter units. The pattern is that ownership units have a greater share of homes with more bedrooms and renter units have a greater share of homes with fewer bedrooms. 11% of all renter housing units in Redmond have no bedroom at all.

The median structure year of construction for all housing units in Redmond is 1989.The median structure year of construction for renter occupied units (1994) is 14 years more recent than owner than the median structure year of construction for owner occupied units (1980). Nearly half (49%) of all housing units were constructed in 1990 and after.

Housing and Affordability

A primary objective of Redmond's Comprehensive Plan is to meet the King County estimated housing need targets. The capacity from the preferred alternative is the pathway to meeting that objective.

King County has established affordable housing targets for different AMI brackets, as a component of the King County countywide planning policies. Housing which serves households earning 0 to 30% of the AMI makes up over half of the total 20,000 housing units needed by 2044. The housing need numbers are intended to direct local jurisdictions to conduct long range planning efforts focused on housing choices which are more affordable. Comparatively, Redmond has a relatively small net new housing need for households earning 100% or more of the AMI (2,298 units, roughly 11.5% of all new housing units).

Table 3: Housing Now and Estimated Housing Needed by Area Median Income Bracket[5]

	Total Units	≤30% AMI		>30 - ≤50% AMI	>50 - ≤80% AMI	>80 - ≤100% AMI	>100 - ≤120% AMI	>120% AMI
		Non-PSH	PSH					
Baseline Housing Supply: 2019	31,739	753	58	1,404	2,184	9,270	4,839	13,231
KC CPP Net New Housing Needed: 2019-2044	20,000	7,025	3,694	3,870	2,765	348	394	1,904
KC CPP Total Future Housing Needed: 2044	51,739	7,778	3,752	5,274	4,949	9,618	5,233	15,135
Extrapolated KC CPP Net New Housing Needed: 2019-2050	24,800	8,711	4,581	4,799	3,429	432	489	2,361
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592

[5] Source: King County, King County Countywide Planning Policies, 2023.

Table 4: Estimated Housing Needed and Housing Capacity by Area Median Income Bracket[6]

	Total Units	≤30% AMI		>30 - ≤50% AMI	>50 - ≤80% AMI	>80 - ≤100% AMI	>100 - ≤120% AMI	>120% AMI
		Non-PSH	PSH					
Baseline Housing Supply: 2019	31,739	753	58	1,404	2,184	9,270	4,839	13,231
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592
Redmond Preferred Alternative Net New Capacity: 2019-2050	29,700	8,711	4,581	4,848	3,680	1,053	2,087	4,740
Redmond Preferred Alternative Total Future Capacity: 2050	61,439	9,464	4,639	6,252	5,864	10,323	6,926	17,971

The Redmond preferred alternative plans for growth through the year 2050. The 2044 King County Countywide Planning Policies housing needs were extrapolated to the year 2050 to ensure that planned Redmond capacity can accommodate the proportional need. An average annual unit growth was calculated from the "2019 to 2044" county numbers. That annual growth was modeled to 2050 to determine the "Extrapolated King County Countywide Planning Policies Total Future Housing Need".

Regional planning policies affords local jurisdictions the flexibility the plan capacity for growth in excess of the estimated housing need identified in the King County Countywide Planning Policies. Redmond's preferred alternative makes use of that flexibility. By pursuing a planning approach with a housing capacity greater than the King County estimated housing need, opportunities for housing are more plentiful and the likelihood of achieving the King County estimated housing need is more likely.

Population growth and housing unit growth are higher than the allocated growth from King County. This is because Redmond modeled plausible development scenarios, with economic and other considerations, as part of the planning process for the Redmond 2050 preferred growth alternative.

Redmond's preferred alternative demonstrates that, with significant subsidies, the Redmond preferred alternative has the land capacity to meet the county estimated affordable housing needs.

[6] Sources: King County, King County Countywide Planning Policies, 2023. City of Redmond and King County, Various Zoning and Development Data, 2019-2022

Table 5: Existing Income-Restricted Affordable Housing[7]

Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

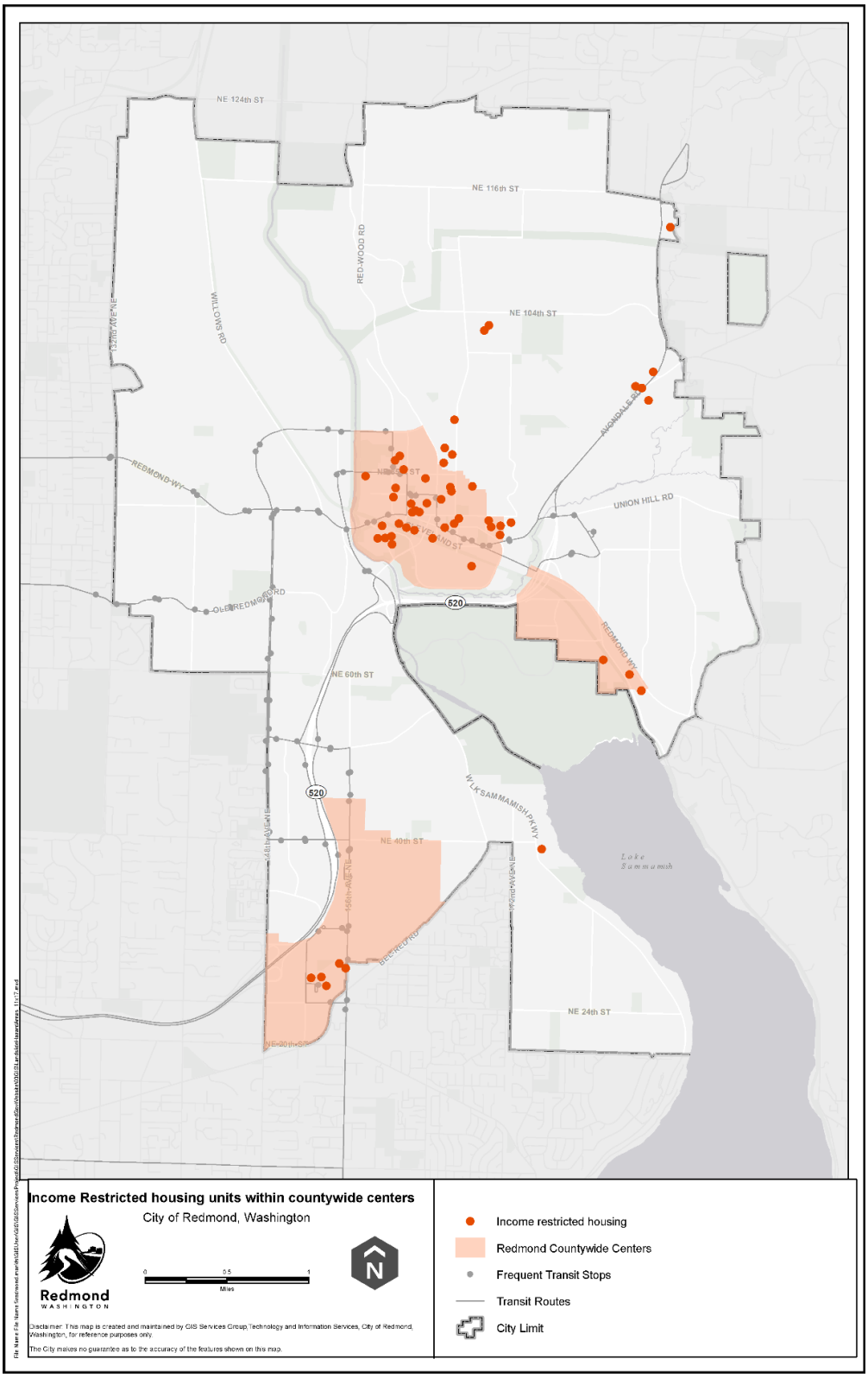
In 2022, Redmond had 2,017 income-restricted cost-controlled affordable housing units. This represents approximately 7% of all housing units in Redmond. The biggest gap in Redmond's affordable housing stock is for the 0 to 30% AMI income bracket. Consequently, the City is prioritizing affordable housing at the 0 to 30% AMI income bracket. Sixty-four percent (64%) of all income-restricted, cost-controlled affordable housing units are located within centers. Sixty-eight percent (68%) of Redmond's existing income-restricted housing units are within a half mile walkshed of high-capacity transit.

Most of the income-restricted affordable housing is concentrated in Redmond's centers. When housing patterns or policies concentrate subsidized housing into a few areas, it may mean that low-income households have reduced choice and access to places of opportunity. Without careful stewardship, this could become a form of housing exclusion. This data reinforces the need for Redmond's dedication to the pursuit of geographic housing equity.

[7] Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022

REDMOND 2050

Map 1: Existing Income-Restricted Affordable Housing within Centers


NE 124th ST
NE 116th ST
NE 104th ST
NE 85th ST
NE 60th ST
NE 40th ST
NE 24th ST
NE 20th ST
RED-WOOD RD
WILLOWS RD
REDMOND WAY
OLD REDMOND RD
UNION HILL RD
WOODINVILLE-REDMOND RD
WOODINVILLE-REDMOND RD
WOODINVILLE-REDMOND

REDMOND 2050

Map 2: Existing Income-Restricted Affordable Housing within Half-Mile Walkshed of Transit

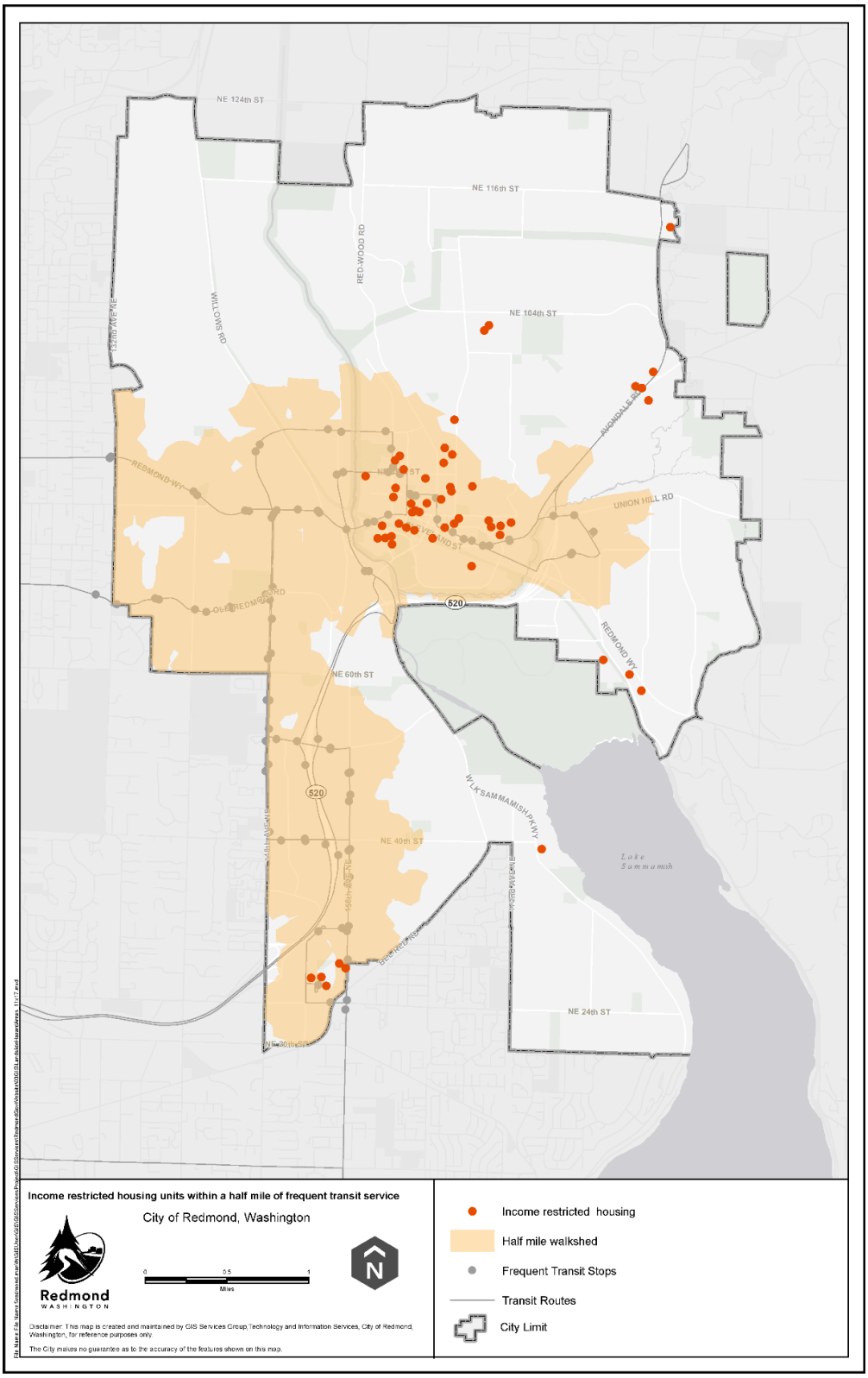


Table 6: Existing Special Housing[8]

Special Housing	Beds
Transitional Housing	72
Emergency Shelter	52
Permanent Supportive Housing	58

Redmond contains a variety of special housing to support community members experiencing challenges with secure housing. Another type of special housing is group quarters. A total of 173 people in Redmond were identified as living across four group quarters housing facilities.

Land Use and Market Conditions

Table 7: Land Capacity Analysis within half-mile of Transit (Housing Development Capacity)[9]

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,550	14,060
Vacant	1,450	1,450
Total	15,000	15,510

The analysis assumed capacity based on proportional distribution of zone-level capacity to parcels, minus existing units on parcel.

Table 8: Land Capacity Analysis Citywide (Housing Development Capacity)[10]

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,974	14,584
Vacant	1,629	1,629
Total	15,604	16,213

Zoning as of 2019 has insufficient land capacity to meet the total residential housing unit targets of 20,000 units by 2044.The Redmond 2050 Comprehensive Plan includes revisions to zoning and land use in the City to increase the capacity for residential units. A significant portion of these zoning and land use revisions will occur in the Overlake Center, in near proximity to transit.

[8] Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022.
[9] Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.
[10] Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.

Table 9: Market Metrics[11]

Topic	Value
Median Owner-Occupied Housing Value	$1,120,300
Housing units with a mortgage as % of all Owner Units	72%
Housing units without a mortgage as % of all Owner Units	28%
Median Monthly Payment for Owner Units with Mortgage	$3,199
Median Rent	$2,172
Homeowner vacancy rate	0.7%
Rental vacancy rate	4.0%

The median owner-occupied home value in 2021 was $1,120,300. Across the nation and especially in the greater King County area, housing prices continue to increase rapidly. 28% of all owner occupied units have no mortgage. The 2021 median rent of $2,172 has also continued to increase.

Redmond, like many communities, has also experienced a growing trend of home sharing or room renting on a short-term basis. New online and mobile services that simplify short-term rentals have led to a growth of home sharing as an alternative to more traditional renting arrangements. Properties which are used as short-term rentals are properties which can no longer serve as a home for more conventional, longer renting arrangements for households who would like to live in the community. In addition, the potential income streams from short-term rentals influences valuations of properties, which could further contribute to the increasing pricing of homes that are for sale. Reliable data on the exact number of short-term rentals in Redmond is not available, as such it is difficult to determine the exact impact of short-term rentals in the city.

Table 10: Area by Allowed Housing Density[12]

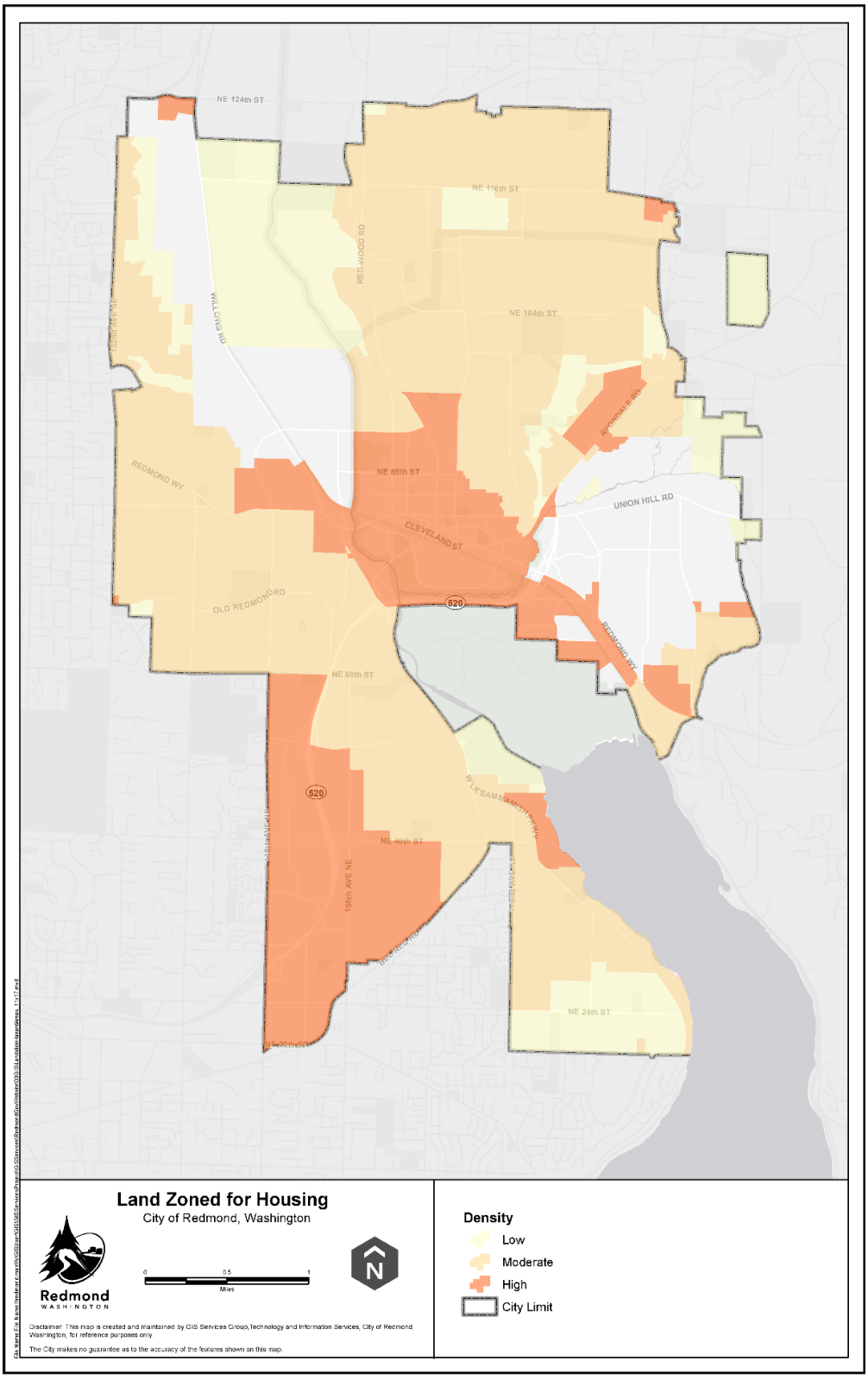
Housing Density Zone Category	Area in Acres	As Share of All Residential Zone Land
High-Density	2,045	22%
Moderate-Density	4,785	53%
Low-Density	2,277	25%
Total	9,107	100%

53% of all land zoned for at least some type of residential use contains the potential for moderate-density housing. Accessory dwelling units (ADUs) are currently permitted across most zones. Redmond will continue to remove barriers to ADUs, and other housing typologies, to increase housing choices.

[11] Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021
[12] Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.

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Map 3: Land Zoned for Significant Housing, by Density



Partnerships, Resources, Regulations, Incentives, and Strategies (Existing and Proposed)

Per the King County Countywide Planning Policies, Redmond must evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. This helps us identify the need to adjust current policies and strategies or implement new ones. Some of these partnerships, resources, and regulations, are listed below. Updates to the Redmond Zoning Code to allow a greater variety and quantity of housing is a vital and effective strategy to meet local housing needs.

Regulations and Practices: Inclusionary Zoning and Multifamily Property Tax Exemption

The two greatest contributors to cost-controlled income-restricted affordable housing are the City's mandatory Affordable Housing Inclusionary Zoning (IZ) requirements (RZC 21.20) and the City's voluntary Multifamily Property Tax Exemption (MFTE) program (RMC 3.38). To date, IZ and MFTE strategies have resulted in 549 income-restricted affordable housing units.

Various iterations of the IZ regulations have existed in Redmond going back to the 1990s. The MFTE program was adopted in 2017. The IZ requires that, for new developments of 10 housing units or more, in most geographic areas of the City, a certain amount of the housing units must be designated cost-controlled income-restricted affordable housing. These affordable units are bound to the project via covenants. The optional MFTE program allows new developments in Redmond's three Residential Targeted Areas (RTAs) the opportunity to obtain tax exemptions if affordable housing units are created at the new development. The MFTE program has a higher obligation of affordable housing units than the regular IZ. The MFTE is designed so that a project which meets the requirements of the optional MFTE will also fulfill the requirements of the mandatory IZ.

Partner: A Regional Coalition for Housing

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. Compliance for affordable housing units is ensured through covenants. Projects with affordable housing units located in Redmond are maintained at affordable levels through covenants. These affordable units are managed and monitored by ARCH.

- Down Payment Assistance Loan Program: The ARCH East King County Down Payment Assistance loan program provides down payment loans for borrowers purchasing a home or condominium in an ARCH member city.
- Direct Funding from Redmond to ARCH. Redmond and other member cities contribute to the ARCH administrate budget, to support ARCH operations, and to the Housing Trust Fund, to support the creation and preservation of affordable housing. Since its creation in 1993, the Trust Fund has supported roughly 5,000 units. Most of these units are affordable to households earning less than 50% of median income. Over the life of the program, the Trust Fund has leveraged $10 for every $1 of local funding.

Table 11: Redmond Funding to A Regional Coalition for Housing (ARCH)[13]

Redmond Contributions to ARCH (Year)	Administrative Budget	Housing Trust Fund
2020	$123,104	$731,303
2021	$123,104	$508,300
2022	$156,381	$572,700

Partner: Hopelink Services

Hopelink is a federally designated Community Action Agency focused on providing transportation services in all of King and Snohomish Counties and community services in north and east King County. Hopelink as five centers – one located in Redmond. Programs are provided at 15 locations and include food banks, energy assistance, housing, family development and adult education.

Hopelink manages several types of housing in the City of Redmond:

- Homeless/Transition Housing: Avondale Park (18 units)
- Avondale Park Redevelopment (60 units)
- Dixie Price Transitional Housing Apartments (4 units)

Partner: Sound Transit

Sound Transit partners with private and non-profit developers to build transit-oriented development (TOD), where housing is affordable at a range of income levels, as well as new retail, restaurants, offices, and community spaces, contribute to creating vibrant neighborhoods with direct access to transit.

Partners in the Future

Redmond is a collaborative and solution-oriented community. Growing an equitable, resilient, and sustainable community requires a robust network of partners. Redmond values new relationships and bolstering existing relationships. Examples include faith organizations, non-profit organizations, subregional government bodies, community-based organizations, and more.

[13] Source: City of Redmond, Local Municipal Data, Multiple Years.

Racial Equity and Social Justice

Redmond values equity and actively plans to meet the housing needs of people have special needs or have experienced disproportionate harm of housing inequities. To help guide strategy, Redmond reviewed the following topics related to racial equity in land use and housing.

- **Displacement:** The process by which a household is forced to move from its community because of conditions beyond its control.
    - **Physical displacement:** Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.
    - **Economic displacement:** Households are compelled to move by rising rents or costs of home ownership like property taxes.
    - **Cultural displacement:** Residents are compelled to move because the people and institutions that make up their cultural community have left the area.
- **Displacement risk:** The likelihood that a household, business, or organization will be displaced from its community.
- **Exclusion in housing:** The act or effect of shutting or keeping certain populations out of housing within a specified area. This exclusion may be intentional or unintentional, but which ultimately reduces and inhibits inclusivity and leads to exclusionary impacts.
- **Racially disparate impacts:** When policies, practices, rules, or other systems result in a disproportionate impact on one or more racial groups.

Racially Disparate Impacts: Housing Needs of Communities Experiencing Disproportionate Harm of Housing Inequities including Black, Indigenous, and People of Color (BIPOC)

Redmond strives to eliminate racial disparities in housing. Most relevant for this element is access to housing and neighborhoods of choice. Structural racism present in many American institutions has harmed BIPOC communities in ways that compound to create inequities. As such, it is vital to recognize that local housing practices cannot remediate or prevent all the harms of that discrimination. While many of these structural components are beyond the scope of a municipal government, Redmond is committed to proactively fostering equity.

Table 12: Racially Disparate Impacts - Household Characteristics[14]

	Total Households	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Households	26,437	74	8,745	431	867	54	322	819	15,125
Median Household Income (2019 Inflation Adjusted)	$132,188	$166,100	$157,482	$99,732	$107,434	n/a	$95,694	$111,654	$118,884
0-30% AMI	8%	0%	5%	18%	8%	0%	n/a	16%	9%
31-50% AMI	7%	0%	3%	21%	6%	0%	n/a	7%	8%
51-80% AMI	6%	0%	3%	0%	20%	0%	n/a	19%	8%
81-100% AMI	6%	0%	5%	2%	5%	0%	n/a	24%	7%
More than 100% AMI	73%	100%	84%	59%	61%	100%	n/a	50%	68%
Renter	50%	0%	52%	82%	73%	100%	76%	70%	46%
Owner	50%	100%	48%	18%	27%	0%	24%	30%	54%
Cost Burden	12%	0%	9%	12%	13%	45%	8%	n/a	13%
Severely Cost Burden	11%	0%	3%	17%	10%	0%	9%	n/a	15%

Household data shows evidence of racially disparate impacts in Redmond. Only 9% of households who identified as White had a median household income between 0-30% of the area median income, compared to 18% of households who identified as Black or African American. BIPOC households also have a much lower percentage of homeowners than White households.

[14] Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Displacement

Between 2015 and 2020, King County experienced a modest proportionate increase in populations of people who identified as Hispanic. In contrast, Redmond experienced a decrease in proportionate population of people who identified as Hispanic even though Redmond's total population grew 17% compared to King County's total population growth of 9%. This suggests some level of economic exclusion in Redmond.

Table 13: Displacement and Gentrification through Historical Population[15]

Population Group	2015 King County	2015 Redmond	2020 King County	2020 Redmond
American Indian and Alaska Native	1%	0%	0%	0%
Asian	16%	30%	18%	37%
Black or African American	6%	2%	6%	2%
Hispanic or Latino (of any race)	9%	10%	10%	8%
Native Hawaiian and Other Pacific Islander	1%	0%	1%	0%
Other Race	0%	0%	0%	1%
Two or more races	5%	3%	6%	4%
White	63%	55%	58%	49%

Displacement Risk: Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

The Puget Sound Regional Council Displacement Risk tool uses a variety of indicators across the following five major categories: socio-demographics, transportation qualities, neighborhood characteristics, housing (including development capacity and price trends) and civic engagement. No census tract in Redmond was identified as a high displacement risk. The Puget Sound Regional Council Opportunity Map tool assesses the amount of opportunity for areas based on an opportunity index analysis. The opportunity index score combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing, and neighborhood quality, mobility and transportation, and health and environment. The level of opportunity score (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles based on their index scores.

Of the approximately 12 census tracts that make up most of City limits, all but three were rated as "low" for displacement risk. All three of the census tracts that were not rated as "low" were rated as "moderate" displacement risk. Two of those three census tracts were identified as "very high" by the Opportunity index. Census tracts do not align perfectly with City neighborhoods, but these tracts roughly include the following neighborhoods; Downtown, Sammamish Valley, Willows / Rose Hill, and the southern portion of Overlake.

[15] Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. And, United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table 14: Areas of Racially Disparate Impact Displacement Risk and Areas of Opportunity[16]

Census Tract	Opportunity Index	Displacement Risk	BIPOC as Share of Total Population	Black or African American alone as Share of Total Population
53033022605	Moderate (3 of 5)	Moderate (2 of 3)	49%	2%
53033032331 AND 53033032330[17]	Very High (5 of 5)	Moderate (2 of 3)	49%	1%
53033022803	Very High (5 of 5)	Moderate (2 of 3)	56%	0%

Exclusionary Land Use and Housing

Many of the racially exclusive and discriminatory land use and housing practices of the region existed well before Redmond became a city. Many coincided with Redmond becoming a formal city and continue through the present day. Review of racially exclusive practices included researching covenants, regulations, and policies, of Redmond, nearby jurisdictions, and King County. Review also included historical documents such as newspapers and redlining reports. Resources included academic institutions, books, local government archives, the Washington State Department of Archaeology and Historic Preservation, and local government plans and regulations.

Some examples of racially exclusive and discriminatory practices, in the United States, in the Pacific Northwest, and in Redmond, which impact land use, housing, and property include:

- 1800s: Treaties with Indigenous People and American Colonialism in the Pacific Northwest
  - The arrival of settlers fundamentally changed Coast Salish ways of life, including their claims and rights to use and occupy land.
  - The Treaties of Medicine Creek in 1854 and Point Elliot in 1855 resulted in the ceding of millions of acres of land previously used and occupied by Coast Salish peoples.
  - Treaties also recognized sovereign tribal nations and established reservation homelands and laid out a complex set of land use rights for federally recognized tribes. Since the signing of treaties, however, federal and state policies also infringed upon tribal authority and destabilized tribal communities through assimilation or termination.
- 1800s: Black Exclusion Laws in Oregon Territory
  - Before territorial status in 1853 and statehood in 1889, Washington State was part of the Oregon Territory, which forbade Black people from settling in the area.
  - Black exclusion laws covered what now encompasses King County until 1853 and stayed in place until the end of the American Civil War and the passage of the Fourteenth Amendment in 1868.
- 1880s through 1960s: Chinese Exclusion and "Alien" Land Laws
  - Federal and state governments severely limited the ability of immigrants of Chinese, Japanese, and other East Asian descents to naturalize, own land, conduct business, and/or otherwise access the same rights offered to White Americans.

[16] Source: Puget Sound Regional Council, Displacement Risk Map, 2023.
[17] Note: These two census tracts were previously one census tract (53033032309). The risk and opportunity analyses were conducted before the split.

- 1920s through 1940s: Racially Restrictive Covenants
    - Racially restrictive covenants refer to documents such as deeds, plats, and homeowners' association bylaws used by property owners to restrict the sale of a property to someone based on their race. Starting in the early 20th century, racial covenants on property deeds gained popularity as a tool for restricting racial mixing in residential neighborhoods.
- 1930s through 1960: Federal Mortgage Discrimination and Redlining
    - Federal government created several agencies and programs to encourage homeownership for American citizens, but largely refused to offer these homeownership opportunities to BIPOC borrowers.
- 1940s: Japanese Internment in Response to World War II
    - Overall, the federal government, with support from state and local governments, incarcerated 12,892 persons of Japanese ancestry in Washington State.
    - Many of those interned did not return to their communities after internment and those who did often faced continued discrimination, along with property loss or damage.
- 1950s through 1979: Redmond Annexations and Single-Family Zoning
    - During this time, the City of Redmond annexed 8,880 acres into City limits. This represents 65% of the total area of the current city limits.
    - While Ordinance 79 (June 19th, 1940) created two land use zones (residential and non-commercial), Ordinance 172 (February 10, 1954) established a full comprehensive zoning plan with associated use regulations. The regulations defined residential districts with various design standards and site requirements which promoted detached single-family homes.
    - Together, the creation of single-family zoning districts and substantive land annexation created large areas with economic conditions that contributed to racial exclusion.
- 1950s through 1990s: Urban Renewal, Transportation Infrastructure, and "Blight"
    - Federal transportation infrastructure and urban renewal projects caused displacement in BIPOC communities.
- 1950s through 1990s: Suburbanization
    - Nationally, suburban migrants were primarily White, leading to the characterization of migration out of cities as "White flight."
    - This pattern was fueled in part by the racially selective availability of mortgage capital and by racial prejudice.
    - In King County, mandatory school integration ordinances in Seattle in the 1960s spurred White flight to suburban cities.
- 1910s through today: Exclusionary Zoning
    - Starting in the early 20th century, municipalities around the country began to use zoning as an explicit tool of racial segregation.
    - The Supreme Court case *Buchanan v. Wiley* (1917) ruled that racial zoning was unconstitutional.
    - Despite the above Supreme Court ruling, city planners perpetuated racial exclusion, less overtly, by using zoning restrictions that limited the types and density of buildings (e.g., minimum lot size requirements, minimum square footage, prohibitions on multifamily homes, and height limits, etc.) which resulted in more expensive housing. This excluded low-income and BIPOC communities from wealthier and Whiter residential districts.

- 1940s through today: Devaluation of Black Assets and Racist Real Estate Appraisals
    - Homeownership is a generator of wealth for many households in the United States.
    - Although the 1968 Fair Housing Act outlawed racial discrimination in real estate transactions, racial bias is still present in the real estate industry through the devaluation of real estate assets in Black neighborhoods and racist real estate appraisals, which reduces the generational wealth of Black households.
- 1960s through today: Evictions and Landlord-Tenant Relations
    - Renters experience higher rates of housing instability than homeowners because renters are vulnerable to rent increases, change in use of the property, etc.
    - In King County, BIPOC households are more likely to rent than White households, contributing to racial disparities in who experiences housing instability.
    - Evictions disproportionately impact BIPOC tenants. For example, local research found that BIPOC tenants are more likely to be evicted for smaller amounts of money than White tenants.
- 1970s through today: Gentrification and Displacement
    - Gentrification refers to the process where neighborhoods previously disinvested in and/or occupied by low-income residents (particularly BIPOC residents) experience a in influx of wealthy (usually White) residents moving in. This leads to an increase in housing costs.
    - Displacement is a common consequence of gentrification.
    - In King County, neighborhoods such as the Central District—a once majority Black neighborhood that received limited investment from public and private entities over the course of its history and that had been the site of urban renewal projects—started to experience gentrification and displacement pressures as early as the 1970s.
    - Gentrification and displacement contributed to the relocation of many of the County's Black residents to south King County cities.
    - Today, gentrification pressures remain in neighborhoods throughout the King County, as economic growth continues to put upward pressure on the regional housing market.
- 1990s through 2010s: Predatory Lending and Foreclosure
    - Between 2007 and 2010, over 3.8 million households lost their homes to foreclosure throughout the United States, resulting in a widespread economic collapse known as the "Great Recession."
    - Nationally, the impact of the foreclosure crisis fell disproportionately on Black and Latinx neighborhoods and households, who, previously excluded from the mortgage market during the age of redlining, were targeted by lenders for subprime mortgage loans.
    - South King County cities, which have higher BIPOC populations than other municipalities in the region, saw the highest rates of foreclosure.

Review of internal City documents, ordinances, and historical resources did not discover any explicitly racist land use or housing regulations in Redmond. However, the absence of that evidence is not evidence for the absence of racist practices. As noted in the above timeline, many exclusionary practices have become less explicit over time in response to legal rulings prohibiting explicitly racist regulations and practices. In Redmond today, the greatest contributors to racially disparate impacts are:

1. The generational impacts from nationwide systemic racism.

2. Development restrictions in portions of the single-family zoning development requirements that limit the types and density of buildings (e.g., minimum lot size requirements, minimum square footage, prohibitions on multifamily homes, and height limits, etc.), which results in more expensive housing.
3. Economic exclusion from the high cost of housing; due largely to the lack of housing supply (related to the above development restrictions) and the large population of high-income jobs.

The impacts of the historical racially exclusive and discriminatory land use and housing practices in our country linger to the current day. These underlie current racial equity issues, such as racial segregation, racial wealth gaps, homelessness, eviction rates, housing cost burden, displacement risk, and access to quality schools and amenities. As such, local efforts to produce more affordable housing and foster strong relationships with underserved communities can be one piece of addressing racially disparate impacts.

Racial Equity Findings

- **Displacement:** Overall, minimal racial displacement in Redmond of historically disenfranchised populations such as individuals who identify as Black or African Americans.
    - This lack of displacement is partially explained by the fact that in recent history there was never a substantially large population upon which displacement could occur.
    - 2% of Redmond residents identified as Black or African American in 2000, 2010, and 2020.
- **Displacement Risk:** Three census tracts were identified as modest displacement risk.
- **Exclusion:** Economic exclusion from the extraordinarily high cost of housing is evident.
    - Cultural Exclusion:
        - Research into official Redmond city documents did not find any explicit racially exclusive items, but that does not mean that none existed.
        - Research into Redmond's history discovered some examples of culturally exclusive practices within current city limits. For example, in the 1930s, Arthur and Rubie Johnson donated land to William Pelley for the creation of a lodge to house the paramilitary organization "Silver Shirt Legion".
        - Due to historical actions like the above land donation, it is plausible that Redmond could have been perceived as a culturally exclusive place many decades ago when Redmond was a small, semirural community on the outskirts of the Seattle metropolitan area.
        - In 2020, Redmond is a culturally diverse community with substantial populations from some BIPOC communities.
- **Racially Disparate Impacts:** Black or African American and Hispanic households have lower rates of ownership and higher rates of various levels of housing cost burden. This is especially noteworthy because the average incomes for households of those populations were greater than the average incomes for White households.

The primary cause of racial disparate exclusion in Redmond today is economic due to regional housing market trends and the historical preponderance of exclusive single-family zoning. As such, greatly increasing the supply of affordable housing units is a key strategy to help address racial equity issues. Progress towards a more affordable housing stock is almost always also progress towards a more racially equitable community.

Housing Needs of People who Need Supportive Services

Quantifying a direct amount of need of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults, is difficult.

The King County regional growth assessment for 2044 identified a need for 3,822 additional emergency housing units (4,023 total) and 3,694 additional permanent supportive housing units (3,752 total). Extrapolated out to 2050, the future estimated housing need is a total of 4,779 emergency housing units and 4,639 permanent supportive housing units.

As such, the Redmond plans to provide for these communities by prioritizing 0 to 30% AMI cost-controlled affordable units. This income bin contains many individuals from these populations who need supportive service. For example, the Developmental Disabilities Administration (DDA), within the Washington State Department of Social and Health Services, reports that people with intellectual and developmental disabilities (IDD) have incomes that are usually below 30% AMI, many with an income below 15% AMI. Planning for households in that income range also serves students who are suffering from homelessness.

Table 15: Areas of Racially Disparate Impact Displacement Risk and Areas of Opportunity[18]

Lake Washington School District Enrollment	2011	2016	2021
Total Students	24,893	29,724	30,959
Share of Students Suffering from Homelessness	1%	1%	1%
Share of Students from Low-Income Households	17%	13%	10%
Lake Washington School District Enrollment	**2011**	**2016**	**2021**
Students Suffering from Homelessness	181	293	228
Students from Low-Income Households	4,180	3,786	3,015

Helping community members out of homelessness is multifaceted. The Housing Element focuses mainly on land use capacity for housing supply, cost-controlled affordable housing, and locating housing growth near relevant amenities like groceries, employment, community centers, and supportive services. The programmatic component of helping community members is addressed in the Human Services Element.

Strategies to support these community members include partnerships with service providers, concentrating housing around transit, generating as many affordable units as possible, and applying universal design principles to foster built environments with more accessibility and equity. Redmond aims to provide for as many of these people as possible, while recognizing that the need for housing does not end at City limits.

[18] Washington State Office of Superintendent of Public Instruction (OSPI), Annual Report Card Enrollment Dataset, Multiple Years.

Policies (Policy)

The policies below set a framework for individual and collective action and accountability to meet regional housing needs and local housing unit growth allocations. The policies seek to expand the supply and diversity of housing, expand the location of housing types, eliminate inequity in social justice housing choice, strengthen partnerships to meet housing goals, optimize housing tools and processes, and foster a more sustainable built environment.

Housing Justice and Equity

One of the guiding themes of Redmond 2050 is "Equity and Inclusion". Across the United States of America, some historical land use and housing policies contributed to creating and maintaining racial inequities. While some explicitly discriminatory laws have been overturned, their legacy and effects have remained, preventing Black, Indigenous, and other People of Color communities from sharing the recent prosperity of the greater Puget Sound region. Redmond housing policies are determined to include, accommodate, and empower groups of people who have historically been excluded because of their gender, race and/or ethnicity, LGBTQIA+, age, religion, disabilities, or their socioeconomic, immigration, or veteran status, or as a member of any historically marginalized group. The Housing Justice and Equity policies seek to identify and remediate inequitable policies, processes, or regulations and remove barriers to equity and inclusion.

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

HO-1 Proactively reduce displacement risk and promote opportunities for lower-cost housing through preservation and displacement mitigation.

- Consider relocation assistance to low- and moderate-income households whose housing may be displaced by condemnation or redevelopment.
- Identify strategies for preservation of manufactured housing communities that are at risk for redevelopment.
- Expand protections and supports for low-income renters and renters with disabilities.
- Explore opportunities for programmatic home repair assistance for households earning at or below 80 percent Area Median Income.
- Implement anti-displacement measures prior to or concurrent with development capacity increases or capital investment.
- Identify and implement methods of funding anti-displacement tools and programs.

HO-2 Promote equitable outcomes in partnership with communities most impacted from past and current racially exclusive land use and housing practices.

- Identify and implement targeted actions that repair harms to Black, Indigenous, and People of Color households.
- Partner with community-based organizations and individuals most impacted by a lack of affordable housing supply, including extremely low-income households

and Black, Indigenous, and People of Color to ensure that affected parties have access to, and are involved in, meaningful public participation and updates to housing policies and regulations.

- Promote anti-displacement, access to opportunity, and wealth building for Black, Indigenous, and People of Color communities.
- Develop, implement, and monitor strategies that prioritize the needs and solutions articulated by these disproportionately impacted populations.
- Develop processes to ensure that fair housing laws and best practices are conducted.

H0-3 Identify and remediate barriers that impede the elimination of racial and other disparities in housing and neighborhood choices.

H0-4 Monitor progress toward the elimination of racial and other disparities in housing and neighborhood choices. Identify factors, which the city has control over, that cause disparities and remediate these factors.

H0-5 Ensure that land use, zoning, and regulations support human services, shelters, permanent supportive housing, emergency housing, and similar entities, to effectively operate.

Housing Supply and Diversity

Housing needs are not one-size-fits-all and instead should be thought as a menu of different options with enough variety for different household incomes and sizes, life stages of people, and community location needs. The Housing Supply and Diversity Policies encourage improved availability of diverse housing types, price points, sizes, and preferences.

FW-H0-2 Zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets.

H0-6 Identify and implement strategies to meet affordable housing targets identified in the King County Countywide Planning Policies.

- Emphasize the creation of affordable homes when meeting housing targets.
- Pursue strategies and regulations that increase the long-term supply of both market-rate affordable housing and cost-controlled income-restricted affordable housing.
- Prioritize housing affordable to households at or below 30 percent AMI.
- Adapt to changing conditions and new information when adopted strategies are insufficient for meeting the countywide need and advancing other housing objectives.
- Adapt to changing conditions and new information when adopted strategies result in the perpetuation of the inequitable distribution of affordable housing.

- Identify, prioritize, and implement with urgency, opportunities to rezone low-density detached single-family areas to higher-density zones, for areas outside of critical areas and agricultural preservation areas.
- Pursue strategies to meet unique needs for both ownership and rental housing.

HO-7 Provide access to housing types that serve a broad range of household sizes, types, tenures, and incomes by adopting inclusive planning tools, regulations, and policies that increase housing supply and diversity across the entire city.

- Promote units that accommodate large households or include multiple bedrooms.
- Remove regulatory barriers to housing diversity.
- Promote a broad range of housing types with incentives and programs.

HO-8 Shape regulations, incentives, programs, and more city tools to foster the creation of accessible and visitable housing.

- Housing constructed with universal design principles.
- Housing for adults with intellectual and developmental disabilities.
- Housing for populations with special physical or other needs, which include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

HO-9 Allow indoor emergency shelters and indoor emergency housing in any zone where hotels are allowed and allow permanent supportive housing and transitional housing in any zone where residential dwellings or hotels are allowed.

HO-10 Foster the creation of complete neighborhoods through housing, transportation, and economic planning, to create clustered places where residents have easy access to homes, jobs, and recreation.

HO-11 As part of any rezone that increases residential capacity, require a portion of units to be affordable to low- and moderate-income households.

HO-12 Support affordable housing development on religious organization properties through density bonuses:

- Allow up to a 100-percent (or equivalent) density bonus for new or rehabilitated affordable housing on land owned or controlled by a religious organization.
- Require all such housing to meet mandatory inclusionary zoning affordability requirements, and those requirements notwithstanding, be affordable to households earning up to 80 percent of area median income for the life of the project.
- Allow this bonus in all zones, even where housing is not an allowed use, except in any industrial or manufacturing park zones in the Southeast Redmond neighborhood.

Housing Locations

The Housing Locations policies seek to create geographic housing equity by spreading out different housing choices and opportunities across the City. This means that a wider variety of household sizes, incomes, and lifestyles can choose from a variety of housing options in a variety of geographic areas.

FW-HO-3 Increase housing choices in more areas of the city.

HO-13 Expand the supply and range of housing types, including affordable housing units, near employment centers and Transit-Oriented Development (TOD) areas, at densities sufficient to maximize use of high capacity and frequent transit.

- Evaluate and update zoning in transit areas in advance of transit infrastructure investments.
- Support and preserve income restricted housing near high capacity and frequent transit.
- Promote dense local communities to support increased transit, cyclist, pedestrian access to local amenities.
- Promote connections between housing and amenities (transit, jobs, recreation, education). This includes pathways, trails, and sidewalks that are ADA compliant and built with “universal design” principles.

HO-14 Expand capacity for moderate-density and multifamily housing.

- Allow multiplexes, ADUs, backyard homes, and other dense housing choices in zoning districts that are predominantly residential.
- Reduce barriers to multiplexes, ADUs, backyard homes, and other dense housing choices in all residential zones of the City including single-family zoning districts.
- Pursue strategies that promote multiplex structures across the city to increase geographic equity.

Housing Partnerships and Regional Collaboration

Just as housing needs rarely recognize jurisdictional boundaries, housing issues are not likely to be solved by only one community. For these reasons, it is important that Redmond’s policies for housing support a regional approach and cooperation among agencies to meet its housing goals. Without this cooperation, the individual cities in King County and the region as a whole will fail to meet established housing goals. Eastside jurisdictions and A Regional Coalition for Housing (ARCH) coordinate with Redmond to serve local housing concerns. In addition, the most affordable housing is often provided by non-profits or housing authorities while most housing units are created by private sector developers. All these partners are vital in helping Redmond achieve our Housing goals.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

HO-15 Identify and remediate gaps in existing partnerships, policies, and resources that impede meeting local or regional housing goals.

HO-16 Explore and expand partnerships with relevant partners.

- Assess housing needs.
- Create affordable housing opportunities.
- Coordinate a regional approach to addressing housing need and homelessness.
- Engage with ARCH cities on potential adoption of new revenue streams, and advocate for additional local revenue options to support affordable housing production and preservation.
- Pursue creative methods to provide and leverage funds for construction of affordable housing.
- Share successes and challenges with partners to increase regional knowledge and increase collaborative efficiencies.

HO-17 Cooperate with ARCH, the King County Housing Authority, and social and health service agencies.

- Advocate for state-level eviction reforms and tenant protections.
- Adopt and maintain equitable tenant protections.
- Advocate for revisions to state law that facilitate and support tools for advancing more homeownership opportunities such as, but not limited to, condominium reforms.
- Track compliance and advocate for greater enforcement of fair housing laws and provide technical assistance to landlords and property managers.
- Promote tenant rights awareness and education in multiple languages.
- Promote tenant programmatic awareness and education in multiple languages (e.g., ARCH affordable housing and King County Home Repair program).
- Explore other tools and opportunities to increase housing stability.

HO-18 Collaborate with public, non-profit, and other partners to fund, site, and build affordable housing and address the countywide need at the deepest levels of affordability.

- Identify suitable property owned by public agencies, faith-based, and non-profit organizations that can be utilized for affordable housing.
- Remove barriers which prevent faith institutions, community-based organizations, and non-profits from hosting shelters.
- Combine public and private resources to provide the subsidies required to provide housing at deepest levels of affordability.
- Prioritize the use of local and regional resources, such as funding and surplus property, for income-restricted housing.
- Dedicate funds for land acquisition.

- Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops.

HO-19 Collaborate with local artistic and cultural organizations and individuals to further integrate art projects into larger housing developments. Consider incentives, requirements, and flexible standards.

Housing Tools and Processes

A clear and consistently applied set of tools and process will benefit housing outcomes in multiple ways. Shorter and more consistent permit processing will save applicants time and money, which means housing projects can be completed sooner and at less cost. Streamlined processes also strengthen community involvement because it is easier to observe the process of a project going through review. To achieve its vision, Redmond will improve various tools and processes to produce housing.

FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.

HO-20 Implement strategies to reduce development costs, streamline city processes, and develop standard operational practices to increase the quantity, affordability, and timeliness of new housing.

- Review and update development standards and regulations to add clarity and minimize unnecessary housing development costs.
- Update design standards to streamline development review and achieve superior design.
- Regularly assess development review processes to identify opportunities for increased efficiencies.
- Add criteria to Redmond Municipal Code to allow for implementation of impact fee waivers for affordable housing.
- Develop strategies to increase the supply of affordable housing including development fee payment deferral options for ADUs and changes to existing density incentives to prioritize the provision of housing at the deepest levels of affordability.
- Create flexible design standards to accommodate the wide variety of architectural preferences in the community.
- Structure design standards to ensure that new growth is developed in a manner to create equitable communities
- Revise the processes and practices of the design review process and remove capacity to prevent creation of housing projects.

HO-21 Explore using programs that require or encourage public agencies, private property owners, and developers to build housing that helps fulfill City housing policy goals.

- Identify and implement policies, programs, and regulations that facilitate and support homeownership opportunities.

- Evaluate the use of financial assistance, property tax relief, and measures to increase housing supply and diversity.
- Encourage a shared responsibility among the private and public sectors for addressing affordable housing needs through programs such as, but not limited to, programs for commercial development to contribute funds toward affordable housing goals.
- Explore opportunities to support the production of cooperative housing.

HO-22 Periodically review and refine the mandatory inclusionary zoning and the multifamily tax exemption program to consider options that create deeper affordability or more affordable units.

HO-23 Work independently, with community members, and with A Regional Coalition for Housing (ARCH) member cities to pursue dedicated funding for affordable housing to identify and potentially adopt financing tools to support affordable housing efforts, such as, but not limited to, a local or multi-jurisdictional housing levy.

HO-24 Adapt City practices and regulations to best manage technological innovation, changes in mobility patterns, and other sources of uncertainty and change.

Housing and the Environment

The environment is a high priority to the Redmond Community. The built environment must be mindfully managed to reduce negative environmental impacts. Sustainable development is a approach where communities balance environmental protection, economic development, and social justice, while meeting local needs. Green building practices in the housing stock provides an opportunity to create environmentally-sound and resource-efficient buildings through an integrated approach to design. The ongoing global climate challenges highlight the importance of sustainable development and green building practices.

FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

HO-25 Increase energy efficiency requirements and/or incentives for larger mixed-use and multifamily units to, among other environmental factors, reduce energy consumption, reduce greenhouse gas emissions, reduce secondary pollution, increase water conservation, increase renewable energy share, and increase indoor air quality.

HO-26 Promote residential and mixed-use developments that employ ecologically friendly strategies such as cross-laminated timber, vertical gardens, green roofs, and other technologies, to create climate-smart outcomes as defined by the City's Environmental Sustainability Action Plan.

HO-27 Identify and explore energy benchmark tracking for building energy performance.

HO-28 Identify and evaluate regulation and incentive opportunities to increase net tree canopy for new developments.

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Housing Policies in Other Elements

Only policies where a change is proposed (revision, addition, deletion) are shown. All other Housing-related policies are documented in the Housing Change Matrix and will be addressed in Redmond 2050 Phase 2.

#	Text
Land Use	
LU-36 (edit)	Neighborhood Multifamily Designation. Purpose. ~~Provide for high-density residential neighborhoods that are urban in character.~~ Provide for neighborhoods of primarily multifamily residences~~, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities~~. Allow some non-residential services that support resident day to day living. ~~Focus~~ Prioritize ~~high-density~~ multifamily housing in the following locations: • In or ~~near~~ within half mile of the Redmond's ~~Downtown, Overlake, or Marymoor Local~~ Centers ~~in support of Redmond's centers~~; or • ~~Near other employment and commercial nodes; and~~ • In or within a half mile of areas w~~W~~here ~~high levels of~~ frequent transit service ~~are~~ is present or planned ~~likely~~, or where there is adequate access to an arterial~~.~~; or • Where development of multifamily would help meet City housing goals; or • Any land that was designated as Multifamily Urban before January 1, 2022. Allowed Uses. Implement this designation through zones that allow a range of multifamily housing typologies, such as low- and mid- rise structures. ~~densities of 12 to 30 dwelling units per gross acre.~~ Permit multifamily residences and some non-residential services that support day to day living.~~, and, in suitable locations, detached or attached single-family homes.~~
Neighborhoods	
Bear Creek	
N-BC-38 (Delete)	~~Permit single-family attached housing in all Single-Family Urban zones, using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns.~~
Education Hill	
N-EH-16 (edit)	Encourage cottages in the Education Hill Neighborhood. ~~Allow two cottage units for every standard single-family residence allowed in the R-4, R-5 or R-6 zone in which the property is located. Allow up to a maximum of eight cottages per cottage housing development except in the East Subarea, within~~

	~~which a maximum of 12 cottages are allowed per development; and otherwise pursuant to RZC 21.08.290 - Cottage Housing Development.~~
N-EH-17 (edit)	Encourage multiplex homes on individual lots in the Education Hill Neighborhood ~~in locations designated Single-Family Urban and higher densities, subject to the provisions of RZC 21.08.260 - Attached Dwelling Units. Strongly encourage the development of duplexes through more flexible lot size standards and Type I review. Allow triplexes or fourplexes on individual lots, subject to a Type II permit process, including review by the Design Review Board~~.
N-EH-18 (delete)	~~Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and be compatible with the character of nearby single-family homes. Allow the same num er of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.~~
N-EH-19 (delete)	~~Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single-family dwellings... Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the above-named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other. Maintain these requirements unless otherwise determined by the Code Administrator. Evaluate compliance with this policy and the continued need for this policy annually with participation by the City of Redmond and a representative neighborhood group. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose multiplexes in that subarea may be accepted unless this policy is revised or deleted or the required minimum percentage of single-family dwellings has been met. Review other infill housing developments, such as cottage housing developments, triplex or fourplex structures, in consideration of this policy. Accessory dwelling units and backyard homes are excluded from this calculation.~~
N-EH-23 (edit)	Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban areas. ~~Permit "backyard homes" on lots that are 200 percent of the average lot size of the underlying zone per RZC 21.08.170.E.2.a.ii - Small Lot Short Plats, and limited to 1,000 square feet in size, excluding garage area. Ensure the affordable nature of the home by establishing the initial and subsequent sales price at 120 percent of the King County median income.~~
North Redmond	
N-NR-45 (edit)	Allow the construction of multiplex housing units in Single-Family Urban zones~~, with the exception of the Wedge subarea,~~ particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area's other natural resources. ~~Ensure that multiplex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other~~.

N-NR-46 (delete)	~~Require the design of multiplex and other innovative housing styles to portray the appearance of single-family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.~~
Willows / Rose Hill	
N-WR-E-2 (edit)	~~Duplexes~~ Multiplexes shall be allowed on individual lots in the Willows/Rose Hill Neighborhood ~~in locations designated for low-moderate density residential and higher densities~~.
N-WR-E-3 (delete)	~~Duplexes shall maintain the appearance of single-family houses and should maintain a character similar to nearby single-family homes. The allowed number of dwelling units for duplexes on a proposed site shall not exceed the allowed number of detached single-family dwellings on the site.~~
N-WR-E-4 (delete)	~~Redmond, the Willows/Rose Hill Neighborhood, and private and nonprofit developers and organizations should work in partnership through one demonstration project to create a small neighborhood that maintains the traditional character and quality of detached single-family dwelling, such as visible single entries, pitched roofs, window frames, and porches, while offering a range of ownership housing choices, including triplexes and fourplexes. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply:~~ ~~• Site design shall be approved through a Type III permit process with the participation of the neighborhood, particularly neighboring property owners and residents.~~ ~~• The project should include a neighborhood park.~~ ~~• Allowed density shall be calculated using the gross site area, including a neighborhood park if located on the project site.~~ ~~• Dwelling unit type does not affect the allowed density on the gross site area. For example, a duplex structure is equivalent to two dwelling units.~~ ~~• Within one year following occupancy of the project, the City together with the neighborhood shall evaluate whether and under what conditions triplexes and fourplexes shall be permitted in other locations in the neighborhood.~~
N-WR-E-5 (delete)	~~A minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall be detached single-family dwellings to maintain the primarily single-family detached character of the neighborhood. The City and a representative neighborhood group shall evaluate compliance with this policy and the continued need for this policy semiannually, coordinating these evaluations with reviews provided for in Policy N-WR-B-1 or N-WR-G-4 as possible. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose duplexes in that subarea may be accepted unless this policy is revised or deleted. Accessory dwelling units are excluded from this calculation.~~
Grass Lawn	

N-GL-10 (edit)	Encourage ~~duplexes, triplexes and fourplexes~~ multiplexes on individual lots in the Grass Lawn Neighborhood ~~in locations designated Single-Family Urban and higher densities~~.
N-GL-11 (delete)	~~Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and to be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for duplexes, triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwellings units for the zone in which the site is located, exclusive of any bonuses allowed on the site.~~
N-GL-12 (delete)	~~Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing two years after adoption of the plan, or after the construction of three cottage or multiplex housing projects, whichever occurs first.~~

REDMOND 2050

Housing: Technical Appendix

Land Capacity Analysis to meet Housing Needs

Introduction

The Growth Management Act (GMA) requires comprehensive plans to include a housing element that identifies "sufficient capacity of land" to accommodate all projected housing needs during the horizon period of the plan (RCW 36.70A.070(2)(c)).

This includes explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes, and townhomes (within an urban growth area boundary)

Counties and cities must conduct a Land Capacity Analysis (LCA) to measure and document capacity for new housing development on vacant, partially used, or under-utilized lands. This analysis considers the potential for land within a community's boundaries to accommodate new housing growth, given its current zoning and development regulations. Unlike a Buildable Lands Analysis, which looks backward at performance under the previous period's comprehensive plan, an LCA looks forward to the land uses and development types planned for the next planning period, as described in WAC 365-196-325. The purpose of an LCA is to evaluate what current development regulations allow, rather than what development has occurred.

Defining Household Income Segments

Income Level Definitions were taken from RCW 36.70A.030. Income limits and rent limits were taken from A Regional Coalition for Housing's (ARCH's) annual standards which are calculated from HUD data.

Table TA-1: Housing Now and Estimated Housing Needed by Area Median Income Bracket[1]

Household Income Segment	Income Relative to Area Median Income (AMI)	ARCH 2022 Income Limit 1 Person Household	ARCH 2022 Rent Limit 1 Person Household
Extremely Low-Income	0-30% of AMI	$28,266	$808
Very Low-Income	>30-50% of AMI	$47,110	$1,346
Low-Income	>50%-80% of AMI	$75,376	$2,154

[1] Source: A Regional Coalition for Housing (ARCH), Income and Rent Limits, 2022.

Moderate Income	>80-120% of AMI	$113,064	$3,230

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. A Regional Coalition for Housing (ARCH) produces annual income limits and rent limits for affordable units based on Area Median Income data.

Preferred Alternative Capacity to Accommodate Housing Need Targets

King County has established estimates of affordable housing need for different AMI brackets for the period beginning in 2019 and ending in 2044. The Redmond Comprehensive Plan has a planning horizon year of 2050. As such, the 2044 estimated housing needs were extrapolated to the year 2050. An average annual unit growth was calculated from the "2019 to 2044" county numbers. That annual unit growth was modeled out linearly to 2050 to determine the "Extrapolated King County Countywide Planning Policies Total Future Housing Need" values.

Table TA-2: Housing Now and Estimated Housing Needed by Area Median Income Bracket[2]

	Total Units	≤30% AMI		>30 - ≤50% AMI	>50 - ≤80% AMI	>80 - ≤100% AMI	>100 - ≤120% AMI	>120% AMI
		Non-PSH	PSH					
Baseline Housing Supply: 2019	31,739	753	58	1,404	2,184	9,270	4,839	13,231
KC CPP Net New Housing Needed: 2019-2044	20,000	7,025	3,694	3,870	2,765	348	394	1,904
KC CPP Total Future Housing Needed: 2044	51,739	7,778	3,752	5,274	4,949	9,618	5,233	15,135
Extrapolated KC CPP Net New Housing Needed: 2019-2050	24,800	8,711	4,581	4,799	3,429	432	489	2,361
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592

It is important to recognize the difference between estimated housing need documented in Table TA-2 and the growth estimates from the Redmond 2050 EIS preferred alternative. The growth estimates from the preferred alternative demonstrate that Redmond can meet the need numbers provided by King County, but are not a substitute for them, and are not an indication that Redmond is planning for growth beyond either the need or Redmond's total housing target.

Redmond's preferred alternative (below) demonstrates that, with significant subsidies, the Redmond preferred alternative has sufficient capacity to plausibly meet the estimated housing need from the King County Countywide Planning Policies.

[2] Source: King County, King County Countywide Planning Policies, 2023.

Table TA-3: Estimated Housing Needed and Housing Capacity by Area Median Income Bracket[3]

	Total Units	≤30% AMI		>30 - ≤50% AMI	>50 - ≤80% AMI	>80 - ≤100% AMI	>100 - ≤120% AMI	>120% AMI
		Non-PSH	PSH					
Baseline Housing Supply: 2019	31,739	753	58	1,404	2,184	9,270	4,839	13,231
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592
Redmond Preferred Alternative Net New Capacity: 2019-2050	29,700	8,711	4,581	4,848	3,680	1,053	2,087	4,740
Redmond Preferred Alternative Total Future Capacity: 2050	61,439	9,464	4,639	6,252	5,864	10,323	6,926	17,971

Redmond analyzed and constructed the preferred alternative for growth with many considerations. Plausible development considerations were factored into the capacity analysis of the preferred alternative. Redmond's planning efforts do not assume that 100% of land proposed for higher housing intensity zoning will be developed into those higher housing intensities. Consumer preferences, capital markets, economic trends, and more are all variables that will affect actual future housing supply. As such, market considerations were integrated into the development rates used by Redmond staff to calculate estimated capacity in the preferred alternative. Because of this, the preferred alternative can be thought of as a "constrained capacity," where capacity is constrained by the factors noted above. These market considerations were considered for different zones, typologies, and locations.

The preferred alternative has a greater proportional capacity for housing units in the income bins above 80% AMI. This demonstration of capacity should not be understood as a desire to increase Redmond's total housing target. Redmond's total housing target, and the estimated need within each income bin, remain the same.

[3] Sources: King County, King County Countywide Planning Policies, 2023. City of Redmond and King County, Various Zoning and Development Data, 2019-2022

Accommodate Housing Needs through Land Use and Zoning

For the following discussions of zoning districts please note that the names of the mixed-use districts are still under development. However, the broad approach for each of the Mixed-Use land use designations (Citywide, Marymoor, Downtown, and Overlake) is for each to have three zones. The different zones are generally three different tiers of density. Note that the tiers of density across the zones will not have equal density. For example, the Citywide Mixed-Use 2 zone will not equal the density of the Downtown Mixed-Use 2 zone. In the following two tables, the consideration of the densities is accurately and consistently reflected across both, even if the zoning district names do not precisely align and may change.

Land use categories and the associated zoning districts regulate many factors, including building typology and development intensity.

Building typology is a classification system used to categorize buildings based on their function, form, and construction. It is a way of grouping similar types of buildings together and analyzing their characteristics and features. Detached single family homes, condominiums, skyscrapers, cottages, and more are all classes of building typology.

Development intensities are a way to describe how tall structures might be and how dense (how many housing units or employment units) are for a specific typology. For example, high-rise is a class of intensity. Low density is another intensity. Intensities can include more than one building typology. The low-density intensity includes building typologies like accessory dwelling units, cottages, and detached single family homes.

Combined, land use, building typology, and development intensity describe how the built environment will look, feel, and operate.

Table TA-4: 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
Neighborhood Residential	Neighborhood Residential	Detached Single Family, Townhomes, Multiplexes, Stacked Flats, Missing Middle	Low Density, Moderate Density	High Income (>120% AMI)	Not typically feasible at scale
Neighborhood Multifamily	Neighborhood Multifamily	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Citywide Mixed-Use	Citywide Mixed-Use 1, Citywide Mixed-Use 2, Citywide Mixed-Use 3	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Marymoor Mixed-Use	Marymoor Mixed-Use 1, Marymoor Mixed-Use 2, Marymoor Mixed-Use 3	Townhomes, Multiplexes, Stacked Flats, Missing Middle, Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Downtown Mixed-Use	Downtown Core, Downtown Edge, Town Center	Townhomes, Multiplexes, Stacked Flats, Missing Middle, Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
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)

The analysis references the University of Washington Center for Real Estate Research Rental Housing Markets data to determine rents. The University of Washington creates this data for cities with populations of at least 10,000. The underlying data is sourced from CoStar.com. The data are based on market-rate apartments in developments with at least five units. Units developed within the previous two years are excluded to reduce distortion that might occur in the vacancy rate statistics due to the time required to lease out new units, especially in smaller markets. The average (mean) fourth quarter 2022

rent for an apartment unit in Redmond is $2,239. This is slightly above $2,154, ARCH 2022 rent limit for a 1 person 80% AMI household. There are two primary considerations related to these values.

First, the University data does not stratify apartment rents by number of bedrooms. This means that the $2,239 rent value is the average figure across all units, from studio apartments to multiple bedroom apartments. This suggests that the "true" average rent for a 1-bedroom apartment could be slightly less than $2,239.

Second, the University data does not include data from the previous two years. There are a couple reasons why this omission of data could mean that the "true" average rent for a 1-bedroom apartment could be higher than $2,239:

- Reason one is that Redmond saw tremendous growth in the number of new apartment units completed and occupied in the last two years. The high quantity of new apartment housing unit stock would increase the average rent because newer construction tends to have higher prices than older construction. The addition of these new apartments did not increase the supply sufficiently to create a drop in the price of rents. much of the apartment housing unit stock in Redmond
- Reason two is that the COVID-19 pandemic and other factors greatly contributed to a stark increase in cost of housing. Per Federal Deserve (FRED) Economic analysis from the U.S. Bureau of Labor Statistics, the Seattle metropolitan area experienced a 15.9% increase in rent costs between January 2020 and January 2023.

The above considerations and more might influence the interpretation of the University data for apartment rents in Redmond. Ultimately, due to the University of Washington data, this land capacity analysis assumes that at least some of the market rate apartments could be affordable to households earning 80% of AMI.

Broadly, however, most housing units that are needed to serve incomes at 80% AMI or lower would likely not be served by market-rate units. The University of Washington also publishes sales price data for homes. The for-sale housing units are even less affordable, with a December 2022 median detached single family home sale price of $1.4 million and a median condominium sale price of $564,000.

As such, Redmond follows the Commerce Guidance for Land Capacity Analysis on this issue; "in expensive cities with high land costs, it may be necessary to define a density level threshold for determining which zones can support feasible affordable housing projects." As such, Redmond's land capacity analysis demonstrates that the City has sufficient capacity, at sufficient levels of density and intensity, that feasible affordable housing projects could be constructed in these zones. Typically, these affordable projects are associated with low-rise and middle-rise constructions.

Implementing Actions Accommodating Housing Need

The single most significant local implementing action to accommodate housing need is amending land use and zoning to increase housing capacity. Other implementing actions and supporting resources are necessary of course to plausibly meet the King County Countywide Planning Policy estimated housing need targets. Three such implementing actions are the City's existing affordable housing inclusionary zoning requirement, optional multifamily property tax exemption program, and alternative compliance for affordable housing regulations. These three implementing actions ensure that as market development occurs, a certain percentage of those housing units will be cost-controlled affordable units.

To achieve sufficient unit production in the typologies associated with various AMI levels while respecting real world development constraints, the Redmond 2050 preferred alternative optimized land use scenarios with a variety of zoning strategies.

- Consolidates all (non-semirural) single family zones (R-1 through R-8) into a new Neighborhood Residential zone which fosters moderate density and middle housing typologies.
- Consolidates all multifamily zones (R12 through R030) into a new Neighborhood Multifamily zone which will accommodate roughly 30 units per acre.
- Increases housing capacity in the Downtown and Overlake centers.
- Creates housing capacity in what is currently a "big box" zone.
- Rezones some portions of the city from single-family zones to multifamily.

The preliminary draft for the proposed land use map contains the new land use designations, providing a clear image of how proposed zoning districts would be distributed across Redmond.

REDMOND 2050

Map TA-1: Preliminary Draft of Updated Land Use Designations

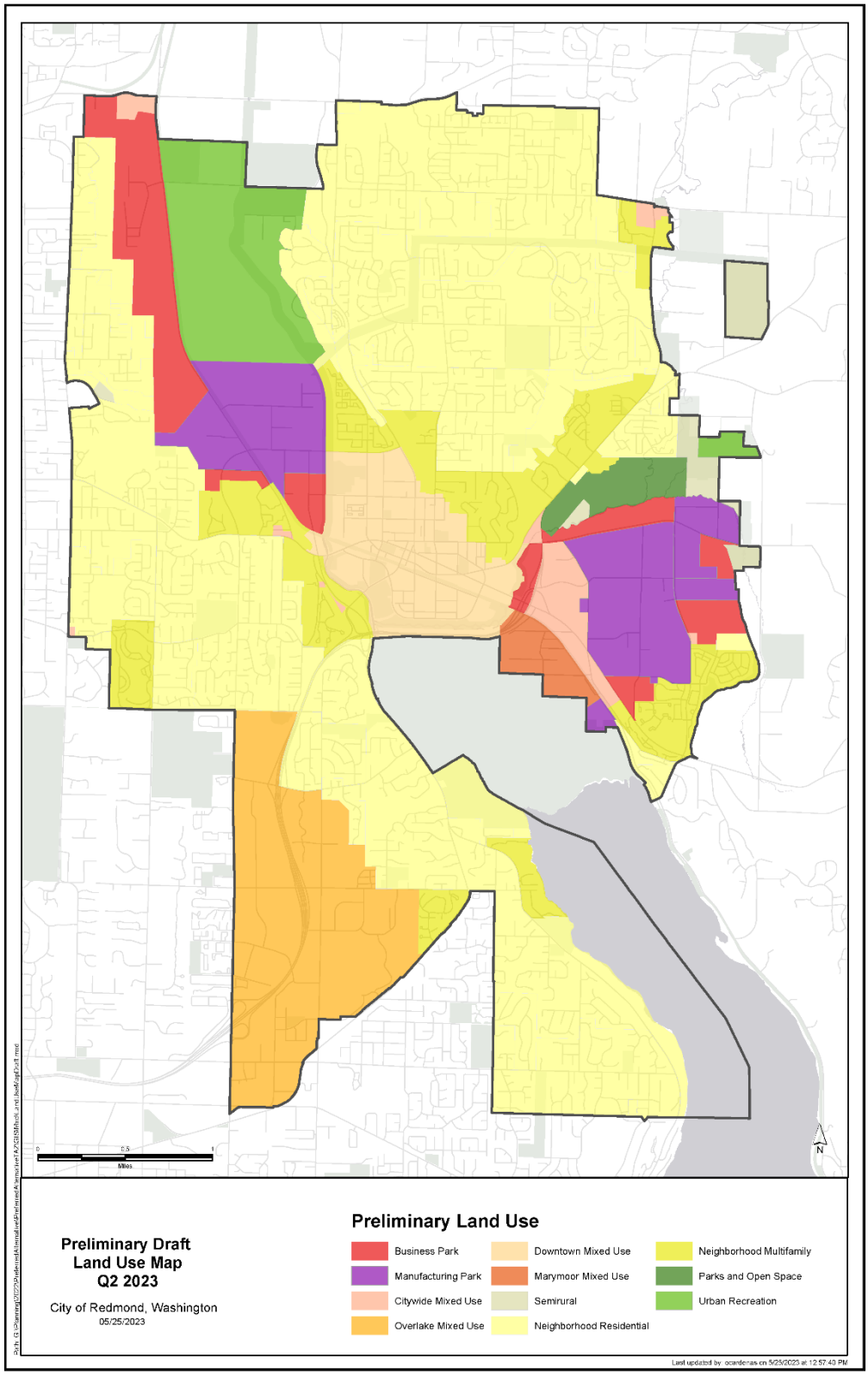


Table TA-5: Redmond 2050 Planned Housing Unit Growth with Land Use Intensities and Incomes Served

Intensities	0 - 50% AMI Housing Units	51 - 80% AMI Housing Units	81 - 120% AMI Housing Units	>120% AMI Housing Units	Total Units
Low Density	0	0	0	36	**36**
Moderate Density	0	274	0	1,094	**1,368**
Low Rise	2,685	1,151	0	0	**3,835**
Middle Rise	15,455	0	0	0	**15,455**
High Rise	0	2,256	3,159	3,610	**9,025**
Extrapolated KC CPP Total Future Housing Needed: 2050	18,090	3,429	920	2,361	**24,800**
Redmond Preferred Alternative Total Future Capacity: 2050	18,140	3,680	3,140	4,740	**29,700**

Table TA-6: Redmond 2050 Zoning Districts Which are Planned to Accommodate Growth with Typologies

Redmond 2050 Zoning District	Acres	Constrained Housing Capacity per Preferred Alternative					
		Low Density	Moderate Density	Low Rise	Middle Rise	High Rise	Total Units
Downtown Core	1,957		10	1,000	5,740		6,750
Downtown Edge	827		140		125		265
TWNC	1,060					1,125	1,125
Marymoor Village Core	1,051		300		1,000	900	2,200
MDD4	8				100		100
Mixed Use High	475				4,950		4,950
Mixed Use Middle	1,439		174	226	250		650
Mixed Use Low	584				250		250
Neighborhood Multifamily	9,770		67	2,609	40		2,716
Neighborhood Residential	22,592	36	658				694
OBAT	1,044				600		600
Overlake MF	432				1,350		1,350
Overlake Village	558				1,050	7,000	8,050
Total	41,796	36	1,349	3,835	15,455	9,025	29,700

Balancing housing units needed across the different zones and associated typologies and intensities resulted in a preferred alternative for the Redmond 2050 comprehensive plan update which has capacity that exceeds the estimated affordable housing need requirements as defined in the King County Countywide Planning Policies.

Adequate Provisions Summary

RCW 36.70A.070(2)(d) requires jurisdictions planning under the Growth Management Act (GMA) to include in their comprehensive plan a housing element that makes adequate provisions for existing and projected needs of all economic segments of the community, including:

i. Incorporating consideration for low, very low, extremely low, and moderate-income households;
ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
iii. Consideration of housing locations in relation to employment location; and
iv. Consideration of the role of accessory dwelling units in meeting housing needs.

The four provisions are addressed across the housing element, housing action plan, and land use element. The land use capacity in the previous pages demonstrates consideration of housing need for all income levels. Redmond's two biggest housing needs are:

- Housing that serves 0 to 30% AMI households
- Housing that serves 31 to 50% AMI households

Given the economic conditions of Redmond it is extremely unlikely that market rate housing will address these housing needs. As such, to fulfill this need the community will need a significant quantity of cost-controlled, income-limited affordable housing units.

The Housing Element and adopted Housing Action Plan documents programs and actions needed to meet housing goals including barriers remediating actions. Redmond's Housing Action Plan, adopted in 2021, details many of the actions necessary to meet the housing unit need, in Appendix D. The two biggest barriers to meeting housing need:

- Regulatory zoning limitations
- Funding limitations.

Regulatory zoning limitations are numerous. The actual zoning capacity limitations are discussed in the previous section on land use capacity and will be addressed through a consolidated approach to land use and zoning which will result in a net increase in capacity. Other regulatory considerations include streamlining permitting, reducing parking requirements, revising design standards, and more. Redmond is undertaking revisions to the mandatory inclusionary zoning requirements and optional multifamily property tax exemption program to emphasize affordable units at deeper levels of affordability.

Funding is an enormous barrier to the production of the subsidized affordable housing units. This barrier is especially important because in areas with high costs of housing like Redmond, subsidized affordable housing units are the main mechanism to provide housing that serves households with lower incomes. There are some local approaches, like housing levies, to generate revenue for affordable housing. But substantive funds for affordable housing must come from regional, state, or federal levels. As such, advocacy for these funds and revenue tools is a provision of Redmond's strategy to meet housing needs.

Redmond has identified the importance for locating housing near employment. Redmond's preferred alternative distributes capacity such that approximately 79% of new jobs and 73% of new housing units

could develop in the centers. The Housing Element and Action Plan both direct City efforts to promote housing near employment centers and transit-oriented development (TOD) areas.

Accessory Dwelling Units (ADUs) in Redmond are still rare (29 units in 2019) with minimal production. Contemporary planning best management practices, combined with case reviews and community engagement, suggest that accessory dwelling units are unlikely be an at scale source of affordable housing. However, accessory dwelling units are a housing choice with other benefits such as aging in place. The Housing Element and Housing Action Plan both evaluate ways to increase ADU production. One example is evaluating payment deferral of development fees for ADUs. Also, the new neighborhood residential zone will allow accessory dwelling units by right and meet relevant state requirements.

Further adequate provisions are identified with more detail in Redmond's adopted Housing Action Plan.

REDMOND 2050

Supplementary Housing Inventory and Analysis (Existing and Projected)

The following represents supplementary housing inventory data to provide further context to the Housing Element. Note that housing data is drawn from a variety of data sources. As such, there may be minor inconsistencies between some figures.

Existing Housing Units by Structure, Tenure, and Income-Restricted Area Median Income

Table TA-7: Existing Housing Units by Structure Type[4]

Unit Count by Units in Structure	Units	As Share of All Units
Total housing units	32,682	100%
1, detached	12,007	37%
1, attached	2,878	9%
2	82	0%
3 or 4	2,536	8%
5 to 9	3,260	10%
10 to 19	867	3%
20 to 49	1,520	5%
50 or more	9,318	29%
Mobile home	138	0%
Boat, RV, van, etc.	76	0%

[4] Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.

Table TA-8: Housing Units by Year Structure Built[5]

Year Structure Built	Units	As Share of All Units
Total housing units	32,682	100%
Built 2020 or later	254	1%
Built 2010 to 2019	8,301	25%
Built 2000 to 2009	6,527	20%
Built 1990 to 1999	4,526	14%
Built 1980 to 1989	6,010	18%
Built 1970 to 1979	5,103	16%
Built 1960 to 1969	1,723	5%
Built 1950 to 1959	238	1%
Built 1940 to 1949	0	0%
Built 1939 or earlier	0	0%

Table TA-9: Median Year of Construction by Tenure[6]

Median Year Structure Built by Tenure	Median Year Built
Total:	1990
Owner occupied	1983
Renter occupied	1995

Table TA-10: Housing Units by Number of Bedrooms[7]

Number of Bedrooms	Units	As Share of All Units	Owner Units	As Share of All Owner Units	Renter Units	As Share of All Renter Units
All Occupied Housing Units	26,437	100%	13,219	100%	13,218	100%
No bedroom	1,441	5%	48	0%	1,393	11%
1 bedroom	4,536	17%	471	4%	4,065	31%
2 bedrooms	7,442	28%	2,331	18%	5,111	39%
3 bedrooms	6,321	24%	4,336	33%	1,985	15%
4 bedrooms	5,184	20%	4,624	35%	560	4%
5 or more bedrooms	1,513	6%	1,409	11%	104	1%

[5] Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.
[6] Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021.
[7] Source: United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table TA-11: Housing Units by Tenure[8]

Tenure	Units	As Share of All Units
All Occupied Housing Units	31,181	100%
Rent	12,895	41%
Own	18,286	59%

Table TA-12: Condition of Housing Units by Select Characteristics[9]

Condition	Units	As Share of All Units
All Occupied Housing Units	29,024	100%
Lacking complete plumbing facilities	47	0%
Lacking complete kitchen facilities	302	1%
No telephone service available	273	1%
No internet access	737	3%

Table TA-13: Existing Income-Restricted Affordable Housing[10]

Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

[8] Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.
[9] Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021.
[10] Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022.

Household and Population Characteristics

Table TA-14: Household Characteristics by Race/Ethnicity/Cultural Identifier [11]

	Total Households	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Households	26,437	74	8,745	431	867	54	322	819	15,125
Median Household Income (2019 Inflation Adjusted)	$132,188	$166,100	$157,482	$99,732	$107,434	n/a	$95,694	$111,654	$118,884
0-30% AMI	8%	0%	5%	18%	8%	0%	n/a	16%	9%
31-50% AMI	7%	0%	3%	21%	6%	0%	n/a	7%	8%
51-80% AMI	6%	0%	3%	0%	20%	0%	n/a	19%	8%
81-100% AMI	6%	0%	5%	2%	5%	0%	n/a	24%	7%
More than 100% AMI	73%	100%	84%	59%	61%	100%	n/a	50%	68%
Renter	50%	0%	52%	82%	73%	100%	76%	70%	46%
Owner	50%	100%	48%	18%	27%	0%	24%	30%	54%
Cost Burden	12%	0%	9%	12%	13%	45%	8%	n/a	13%
Severely Cost Burden	11%	0%	3%	17%	10%	0%	9%	n/a	15%

[11] Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table TA-15: Population Characteristics by Race/Ethnicity/Cultural Identifier[12]

Age of Human Population	Total People	Total Share of All People	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
All Ages	70,610	100%	149	23,891	1,169	2,067	159	1,064	3,069	39,042
Under 5 years	4,920	7%	21	2,121	91	183	0	98	386	2,020
5 to 9 years	4,979	7%	12	2,253	89	345	0	128	432	1,720
10 to 14 years	3,453	5%	0	1,155	36	164	29	24	263	1,782
15 to 17 years	2,457	3%	0	473	0	71	0	13	235	1,665
18 and 19 years	770	1%	0	147	23	17	31	11	94	447
20 to 24 years	2,313	3%	17	575	88	143	0	154	146	1,190
25 to 29 years	6,043	9%	0	2,553	134	163	0	83	353	2,757
30 to 34 years	10,082	14%	0	4,388	177	320	0	215	448	4,534
35 to 44 years	11,579	16%	33	5,503	279	394	0	171	435	4,764
45 to 54 years	10,275	15%	26	2,341	82	191	77	66	143	7,349
55 to 64 years	6,317	9%	40	851	118	15	22	47	50	5,174
65 to 74 years	3,712	5%	0	980	36	41	0	20	65	2,570
75 to 84 years	2,085	3%	0	530	8	20	0	34	19	1,474
85 years and over	1,625	2%	0	21	8	0	0	0	0	1,596
Disability	**Total People**	**Total Share of All People**	**American Indian or Alaska Native alone**	**Asian alone**	**Black or African American alone**	**Hispanic**	**Native Hawaiian or other Pacific Islander**	**Other Race alone**	**Two or More Races**	**White alone**
Disability	4,499	6%	0	446	115	314	51	90	236	3,247
Disability as Share of Group	6%	6%	0%	2%	10%	15%	32%	8%	8%	8%

[12] Source: United State Census Bureau, ACS Data 5-Year Estimates, 2019.

City of Redmond

Redmond Inclusionary Zoning & Multifamily Housing Property Tax Exemption Economic Analysis

June 21, 2023

Prepared by:

CAI
COMMUNITY ATTRIBUTES INC

Prepared for:

Redmond
WASHINGTON

Community Attributes Inc. tells data-rich stories about communities that are important to decision makers.

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EXECUTIVE SUMMARY

Inclusionary Zoning and MFTE Programs

The City of Redmond's two most prominent incentive programs aiming to encourage the development of market rate and affordable housing are the Inclusionary Zoning (IZ) and Multifamily Housing Tax Exemption (MFTE) program. Inclusionary Zoning (IZ) programs work to leverage increased property values to allocate economic gains into the development of affordable units. Multifamily Housing Property Tax Exemption (MFTE) programs aim to incentivize the development of market rate and affordable units by offering tax exemptions that lower operational costs, on a term lasting from eight to twenty years, depending on the programs adopted by a jurisdiction.

Affordable Housing Production

To date, MFTE programs utilized throughout the Puget Sound Region have proven to be a more effective tool in encouraging housing development and have generated a larger number of affordable units than IZ programs. From 2009 to 2019, the region saw more than 17,000 units built within MFTE programs, while IZ programs saw about 400 units built.

Since the inception of the city's IZ program in 1994, Redmond has seen 554 affordable units go into service. Additionally, Redmond's MFTE program, which was adopted in 2017, has contributed an additional 168 affordable units to the city's housing stock.

Best Practices

Stakeholder outreach and engagement to representatives with the cities of Bellevue, Seattle, and Tacoma, as well as the Washington State Department of Commerce, procured thorough feedback regarding best operational and implementation practices for IZ and MFTE programs.

Through these interviews:

- Tacoma emphasized the need to be transparent and to encourage frequent communication with the development community.
- Bellevue promoted the significance of establishing clear goals and objectives, in addition to effective communication.
- Seattle spoke to the need for a strong internal feasibility model and the confidence it can bring when making policy updates.

Furthermore, stakeholders continued to emphasize the need for clear communication with and engagement of the development community, which increases transparency and helps a jurisdiction gain an understanding of the successes and failures of their programs.

Feasibility Analysis Findings and Recommendations

The modeling to assess the feasibility of developing specific prototypes in Redmond was informed by both a robust market analysis and interviews with more than a dozen commercial real estate professionals, including developers, with knowledge of the Redmond and central Puget Sound markets.

Feasibility results were mixed, and interviewed developers consistently noted both locally specific and broader, macroeconomic challenges facing new development projects, including affordability and green building requirements, inflation and the cost of building materials, and rising interest rates. Mid-rise prototypes showed the most promising feasibility results, and while feasibility is marginal in some scenarios, many prototypes generated positive IRR and yield on cost. Projects performed better in the model when located within designated centers.

Given the feasibility results and, critically, the statutory limitations on IZ and MFTE, Redmond's and the region's history of producing affordable units using these programs, and the city's allocation of affordable units from King County, the city may wish to redesign these programs to focus on units at lower levels of affordability. This may require a reduction in the percentage of total units required at affordable lease rates. The 8-year MFTE program has historically had very high levels of developer participation, while the 12-year program has not. Changes to the 12-year program that increase the affordability requirements may not result in the development of new affordable units given the reticence amongst the development community to participate in the program at all.

It will be important for Redmond to consider how bonus square footage is allocated for participants in the IZ and MFTE programs while also evaluating changes to the affordability requirements. Currently, bonuses are calculated or allocated differently in different parts of the city, and interviewed developers indicated that bonus height is not always beneficial, as they are often looking to maximize market rate units without moving to a more expensive construction type. The city should evaluate the extent to which it can structure its bonuses in a flexible and transparent way and should ensure that the resultant bonuses track with assumptions made in the feasibility modeling.

INTRODUCTION

Background and Purpose

The City of Redmond has emerged as a leader in the production of affordable housing among east King County cities. Its recently completed Housing

Action Plan points the way toward further increasing affordable housing supply and diversity into the future. With Redmond expected to add 20,000 new housing units and 24,000 new jobs by 2044, it is more crucial than ever to maximize the preservation and production of housing affordable to residents across the wage spectrum. As emphasized during this pandemic, economic diversity is fundamental to weathering economic downturns; ensuring that essential workers can thrive in the city will be critical to the resiliency of the local economy.

Redmond's Inclusionary Zoning (IZ) and Multifamily Housing Property Tax Exemption (MFTE) programs, in conjunction with programs like the Housing Trust Fund and the Low-Income Housing Tax Credit (LIHTC), have succeeded in producing a significant number of housing units affordable to moderate income families and households earning 80-85% or less of the area median income (AMI). However, with King County's AMI inching ever upward – reaching $102,620 in 2020 – a household would still need to earn more than $87,000 to afford a home at this price. This is well beyond the means of many essential workers in today's economy and represents a major vulnerability – and opportunity – for Redmond.

The City of Redmond is taking the opportunity to reassess its approach and update its Inclusionary Zoning (IZ) and Multifamily Housing Property Tax Exemption (MFTE) programs to maximize affordable housing production in the City. The city is looking for innovative approaches that embrace and advance best practices and demonstrate leadership in tackling our regional housing challenges.

Methods

This study begins with a comprehensive assessment of the IZ and MFTE programs statewide and in the City of Redmond, compares the efficacy of Redmond's programs to other jurisdictions, and identifies best practices and innovations.

The market and feasibility analyses make use of a variety of data to make projections of the ways in which current conditions and housing policies are likely to shape housing production in the future. The market analysis draws on a variety of data sources, including but not limited to the City of Redmond, CoStar, Zillow, Building Journal, CBRE, NCREIF, American Housing Survey, and HUD.

The feasibility analysis identifies appropriate parameters to compare using pro forma modeling, including a baseline non-MFTE, 8-year, and 12-year MFTE program. These models identify the potential cash flow and internal rate of return for each scenario, with comparisons to identified feasibility

benchmarks. Outputs enable staff to evaluate potential program modifications.

Organization of Report

The remainder of this report is organized as follows:

- **Inclusionary Zoning and MFTE Overview.** Overview of Inclusionary Zoning and MFTE programs in Washington, including enabling legislation, eligibility and parameters, and summary of previous findings at the state level on the uptake and performance of the programs.
- **Redmond IZ/MFTE Program Profile.** Overview of the IZ and MFTE programs in Redmond, including a comparative assessment to other jurisdictions.
- **Best Practices Case Studies.** Four case studies of best practices in IZ and MFTE programs adoption, management, and performance informed by discussions with city staff.
- **Market Analysis.** Analysis of the market conditions under which residential and mixed-use market rate and affordable housing would be built, summarizing any existing market impediments to IZ and MFTE programs participation.
- **Feasibility Analysis.** Analysis of the sensitivity of the IZ and MFTE programs to potential changes to eligibility criteria and programs parameters through financial feasibility modeling.

Statewide Inclusionary Zoning and MFTE Overview

This section provides a synopsis of the Washington State statute which defines and sets baseline requirements for Inclusionary Zoning or MFTE programs, in addition to summarizing statewide program uptake and performance.

Inclusionary Zoning

Inclusionary Zoning (IZ) programs aim to encourage affordable housing by stipulating affordable unit requirements for developments in certain zones identified by the local jurisdiction. IZ aims to tap into the economic gains generated by increasing real estate value to create affordable housing for lower income households and helps transfer the responsibility of affordable housing from the public sector to the private sector.[1]

[1] "Inclusionary Zoning", Puget Sound Regional Council, 2020.

Legal Basis

To offer an incentive program such as Inclusionary Zoning, a jurisdiction must plan under Washington's Growth Management Act (GMA). Of Washington's 39 counties, 18 are required to plan under GMA, including all cities and towns within these counties, while an additional 10 counties "opted-in". Washington State legislation (RCW 36.70A.540) provides any of these counties or cities the authority to establish mandatory or voluntary incentive programs for the inclusion of affordable housing. Potential programs include the creation of an inclusionary zoning program to incentivize affordable housing development, in addition to several other program types.[2]

Inclusionary zoning can be applied in ownership and rental developments, single-family and multifamily zones, and can be tied to specific geographic areas. The statute allows a jurisdiction to require a minimum number or proportion of affordable housing units that must be provided by all residential developments, usually in areas where the jurisdiction identifies a need to increase residential capacity. Affordable housing must be mentioned explicitly as a public benefit to be rewarded with increased density, reduced parking, reduced fees or taxes or other incentives offered. Prior to adoption of such a program, a jurisdiction must determine appropriate zones that would further local growth management and housing policies.[3]

Eligibility and Parameters

The requirements for incentive programs are largely left to the individual jurisdiction but per the state must:

- Provide for the development of low-income housing units
- Define low-income renter/owner occupied housing depending on local needs while:
    - Offering rental housing affordable to households making 50% of the AMI or less
    - Offering ownership housing affordable to households making 80% of AMI or less
- Set a maximum rent level or sale price for each low-income housing unit which varies given the size of the household.
- Require developers utilizing the incentive to provide a range of affordable housing sizes proportional to the remainder of the development.
- Enforce offering affordable units for at least 50 years.[4]

[2] Washington State Legislation: RCW 36.70A.540.
[3] "Inclusionary Zoning: One Approach to Create Affordable Housing", MSRC, 2016.
[4] Washington State Legislation: RCW 36.70A.540.

Otherwise, programs are encouraged to assess the needs of the jurisdiction and create requirements that best promote the development of affordable housing within their community. The state's legislations also states that incentive programs may allow for a payment of money or property in-lieu of developing affordable housing units.[5]

Examples of how jurisdictions can craft IZ programs to best suit their needs typically revolve around the following[6]:

- *Geographic scope and location-based variations* - IZ laws may apply evenly across a jurisdiction or only to specific neighborhoods, or they may vary in intensity by neighborhood.
- *Mandatory versus voluntary program* - Some jurisdictions require affordable housing development (or payment to a housing trust fund), while others encourage it through incentives like allowing additional building density or height, reducing the number of required parking spaces, waiving fees, or simplifying the public approval process (such as no public hearing on projects of a certain size).
- *Affordability requirements* – These dictate the ratio of market-rate to affordable units that housing developers must have to obtain a residential permit. Square footage may also be considered. Some cities require affordable units to be a minimum size (e.g., two bedrooms) to increase the amount of housing for families.
- *Degree of affordability* - This is usually set using area median income. The degree to which a unit is considered affordable may differ, generally varying from 60 to 120 percent of area median income.
- *Term length (for IZ compliance)* - Jurisdictions may vary how long a unit is subject to an IZ regulation.
- *In-lieu fees* - Developers pay this fee instead of providing affordable units. The jurisdiction may then use the fees to fund affordable housing separately. The fee's size can be determined by an affordability gap (the difference in price/rent between market-rate and affordable units); production cost (the average cost of producing an affordable unit); or indexed fees based on a project's characteristics.
- *Off-site affordable unit development* - Some jurisdictions mandate that developers of market-rate housing also build affordable units (at some pre-determined ratio) but do not require that both types of units be in the same development. Therefore, some developers build their required affordable units in a separate location from their market-rate units.
- *Residential building permit cap exemptions for affordable housing* - Jurisdictions may restrict the number of residential building permits

[5] Washington State Legislature: RCW 36.70A.540.
[6] "Inclusionary Zoning: How Different IZ Policies Affect Tenant, Landlord, and Developer Behaviors", Urban Institute, 2021.

they issue annually, but some make an exception for affordable housing development.

- *Building quality and design requirements* - Some policies require affordable units to be of the same quality as market-rate units and dispersed across a site, while others require affordable units to be of a lower quality than market-rate units or be on a dedicated floor or area of a development.
- *Type of development (i.e., renovation versus new construction)* - Jurisdictions may require that policies apply only to certain types of development (e.g., residential versus commercial and new construction versus renovation).
- *Type of housing (rental, ownership, or both)* - Jurisdictions may institute IZ requirements on rental housing, owner-occupied housing, or both.

Through a stakeholder outreach effort in 2021, the Urban Institute found that the components of IZ that affect behavior and perceptions for developers the most were whether the program is mandatory or voluntary, the affordability requirements, and if there is an in-lieu fee option.[7]

Program Uptake

Prior to 2016, there were few cities throughout Washington that had an Inclusionary Zoning program.[8] In 2019, the Puget Sound Regional Council (PSRC) surveyed 73 jurisdictions in the Central Puget Sound Region to learn how they use regulatory incentives and tools to promote housing development and affordability[9]. Roughly 19%, or 14 jurisdictions, indicated they have Inclusionary Zoning in place. In King County, most recent data from the King County Affordable Housing Dashboard shows that 12 jurisdictions have IZ programs.[10]

The attention needed in crafting, implementing, and monitoring an IZ program can be seen as a barrier to adopting an IZ program for some jurisdictions. The Puget Sound Regional Council survey conducted in 2019 found that most jurisdictions located in the Puget Sound Region with an inclusionary housing program were members of A Regional Coalition of Housing (ARCH), which provides technical support for the programs and helps alleviate the burden on a jurisdiction's staff.[11] Another barrier facing

[7] *Ibid.*
[8] "Inclusionary Zoning: One Approach to Create Affordable Housing", MSRC, 2016.
[9] "Housing Incentives & Tools Survey Report", Puget Sound Regional Council, February 2020.
[10] King County Regional Affordable Housing Dashboard, 2022, https://kingcounty.gov/depts/community-human-services/housing/affordable-housing-committee/data.aspx#measuring.
[11] "Housing Incentives & Tools Survey Report", Puget Sound Regional Council, 2020.

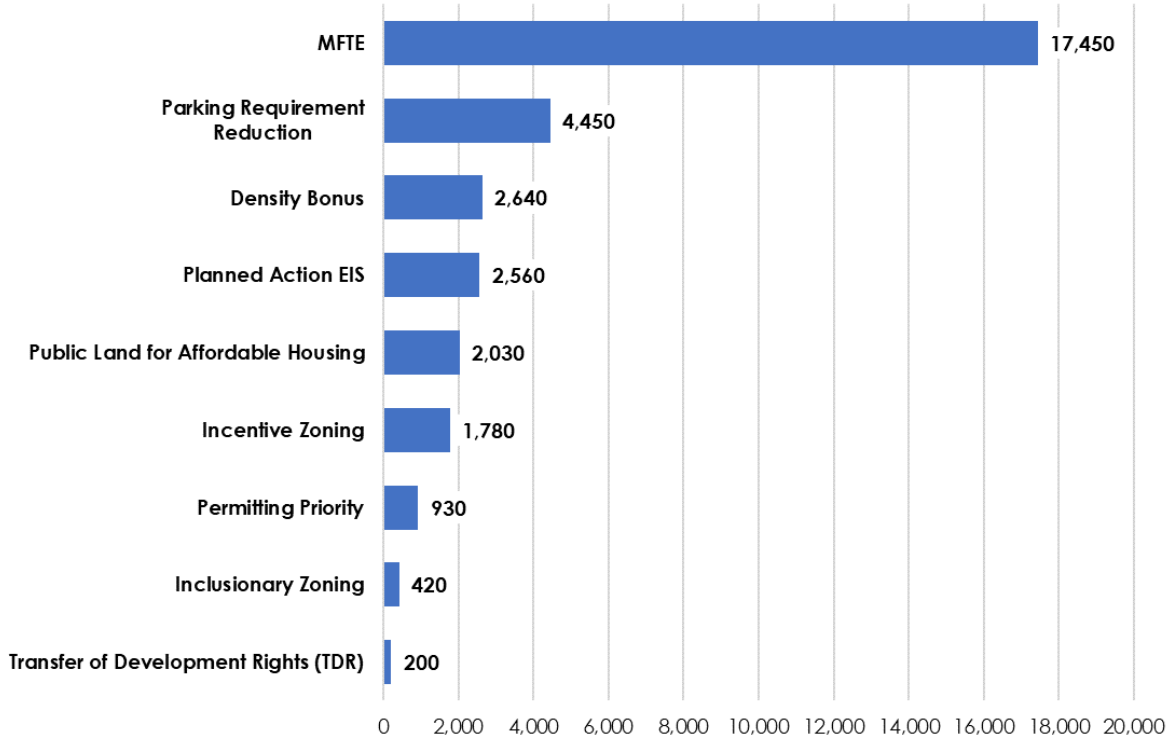
cities and counties, especially for those with weaker housing markets, is a fear of stifling multifamily housing development all together.[12] Other barriers, primarily impacting smaller jurisdictions, include a lack of infrastructure, no or a lacking public transportation system, or environmental restrictions that make adopting a program to increase housing density unnecessary or impracticable.[13]

Program Performance

In a 2019 survey conducted by Puget Sound Regional Council, 14 jurisdictions from the Puget Sound Region reported a total of 422 units were generated by Inclusionary Zoning from 2009 to 2019. This is the second fewest of any other incentive program, which included parking requirement reduction, density bonus, planned action EIS, public land for affordable housing, incentive zoning, permitting priority, and transfer of development rights (**Exhibit 1**).[14] Performance data for jurisdictions utilizing IZ outside of the Puget Sound Region was unavailable.

[12] "Inclusionary Zoning: What Does the Research Tell Us about the Effectiveness of Local Action?", Urban Institute, 2019.
[13] "Housing Incentives & Tools Survey Report", Puget Sound Regional Council, 2020.
[14] *Ibid.*

Exhibit 1. Number of Units Created by Incentive Program, PSRC Survey Responding Jurisdictions, 2009 – 2019



Sources: Puget Sound Regional Council, 2020.

The success of the IZ program is impacted by the extent to which the program has been adapted to local conditions. Inclusionary zoning is often included as part of a rezone or upzone that increases residential capacity in an area such as downtowns, mixed-use development areas, and neighborhoods with walking access to high-capacity transit.

The impacts of IZ, whether positive or negative, vary from jurisdiction to jurisdiction. Positive impacts that have been associated with IZ programs include building more affordable units in neighborhoods with better access to public transportation and jobs, increase economic integration, reducing residential segregation, providing opportunities for low-income residents, and increasing access to high performing schools. Negative impacts that have been associated with IZ include increasing the cost of market-rate homes and limiting the production of rental units.[15]

[15] "Inclusionary Zoning: How Different IZ Policies Affect Tenant, Landlord, and Developer Behaviors", Urban Institute, 2021.

Multifamily Housing Property Tax Exemption

The Multifamily Housing Property Tax Exemption (MFTE) program aims to encourage multifamily housing in designated cities or urban growth areas throughout the state. The program aims to entice developers to undertake multifamily projects in select areas by offering a tax exemption for multifamily developments to lower operating costs, which in turn should make the developments more profitable and appealing to the developer.

Legal Basis

The Multifamily Housing Property Tax Exemption (MFTE) program is codified at RCW 84.14 and has been in effect since 1995. The program has been updated numerous times, including in 2007 and 2021. The 2021 updates created significant changes to the state statute, including:

- Addressing construction timelines impacted by the COVID-19 pandemic.
- Updating eligibility requirements to include smaller jurisdictions.
- Offering a 12-year extension for existing MFTE projects.
- A new exemption lasting 20-years for permanently affordable ownership housing.[16]

To adopt an MFTE program, a jurisdiction must complete the following:

1) **Determine residential target areas.**
2) **Conduct analysis.** The analysis should show that the identified target areas lack sufficient residential housing (market rate and affordable units). Modelling foregone tax revenue is also recommended to inform the jurisdiction's decision regarding adoption.
3) **Conduct public outreach.** It is recommended that jurisdictions issue a resolution of intention to designate an urban center or residential target areas in addition to holding a public hearing for the proposed MFTE ordinance.
4) **Determine program standards.**
5) **Implementation.** Jurisdictions are required to have an application process and procedures, and must allocate staff and resources to reviewing MFTE applications.[17]

Eligibility and Parameters

The eligibility for MFTE varies depending on the desired length of the exemption. Developers must apply for the exemption with their local

[16] "Overview of 2021 Changes to the Multifamily Housing Tax Exemption Program", Washington State Department of Commerce, 2021.
[17] "Featured Tool: Multifamily Tax Exemption", Puget Sound Regional Council.

jurisdiction; eligibility requirements by length of exemption are presented below.

8-Year Exemption
Any development that will contain at least four residential units is eligible to apply for an exemption. Additional requirements set by the local jurisdiction may also need to be met.[18]

12-Year Exemption
The proposed development must contain at least four residential units and commit to renting or selling at least 20% of multifamily housing units as affordable to low- and moderate-income households. For an exclusively owner-occupied development, the affordability requirements can be satisfied by selling units affordable to moderate-income households. Additional requirements set by the local jurisdiction may also need to be met to ensure eligibility.[19]

20-Year Exemption
The proposed property must meet the following requirements:

- Contain at least four residential units,
- Occur within one mile of high-capacity transit (at least 15-minute scheduled frequency),
- Located within a city that has implemented an inclusionary zoning requirement prior to July 25, 2021, which ensures affordability of housing units for a period of 99 years or more and has a population no larger than 65,000 as of July 25, 2021,
- Commit to renting at least 20 percent of the dwelling units as affordable to low-income households for at least 99 years, and
- Adhere to any additional requirements set by the local jurisdiction.[20]

12-Year Exemption Extension
Existing developments with an MFTE exemption can apply for a 12-year extension.[21] These developments must be within 18 months of expiration of the original exemption to be eligible, meet local requirements, and commit to renting or selling at least 20% of residential multifamily housing units as affordable to low-income households throughout the term of the exemption.[22]

[18] Washington State Legislature: RCW 84.14.020.
[19] *Ibid.*
[20] *Ibid.*
[21] "Overview of 2021 Changes to the Multifamily Housing Tax Exemption Program", Washington State Department of Commerce, 2021.
[22] Washington State Legislature: RCW 84.14.020.

Beyond the state statute's requirements, jurisdictions can utilize additional control levers to promote multifamily and affordable housing production in a way that best suits their needs. Control levers typically include:

- Changing the requirements for the number affordable units (often expressed as a percentage of total units).
- Changing the affordability level requirements (AMI).
- Setting geographic parameters.
- Requiring the mix and size of affordable units to be proportional to market rate units within the development.
- Requiring affordable rents to remain below a certain percentage (typically 30%) of a renter's household income.

Program Uptake

Prior to the 2021 changes, 102 Washington cities and Pierce County were eligible, of which 49 had adopted an MFTE program and 26 had approved exemptions.[23] Four cities that have seen success with MFTE programs – Seattle, Renton, Tacoma, Spokane, and Kirkland – have exemption totaling more than $110 million in assessed improvement value.[24]

MFTE uptake by developers depends on development types and location. MFTE utilization factors vary significantly and include development and ownership type, construction costs, and the conditions of a geographic market area. Each market responds differently due to varying development regulations, thus what stimulates MFTE uptake in one jurisdiction may not work for another.[25]

Barriers to adopting an MFTE program are similar to those faced when adopting an IZ program. The application review and monitoring required by MFTE programs may overwhelm a jurisdiction's staffing capacity and therefore impede adoption. Additionally, some jurisdictions could overwhelm their infrastructure or public transportation by promoting increased housing density, thus creating reluctance to adopt an MFTE program.[26] A barrier unique to MFTE impacts are the fiscal impacts associated with a program. In order to assess whether an MFTE program fits a jurisdiction properly, the impacts of a decrease in property tax revenue to their operating budget must be evaluated.

[23] "Property Tax Exemption for Multifamily Housing in Urban Areas", JLARC, 2019.
[24] Washington State Joint Legislative Audit Committee, 2018
[25] "Property Tax Exemption for Multifamily Housing in Urban Areas", JLARC, 2019.
[26] "Housing Incentives & Tools Survey Report", Puget Sound Regional Council, 2020.

Program Performance

In 2019, the Joint Legislative Audit Review Committee (JLARC) issued a report on the MFTE program[27]. The report found that from 2007 to 2018, 424 developments throughout Washington State have received an MFTE exemption (**Exhibit 2**). This has generated a total of 34,885 new units, with 21% of those designated as affordable. Roughly 82% of those units are located in Seattle, Tacoma, Spokane, or Renton.

The report also found that many of the units created through MFTE appear to be directed towards small families and individuals. Nearly 75% of the nearly 35,000 units created between 2007 and 2018 were studio or one-bedroom units.[28] The state law does not put any requirements on the size or type of units that must be built, however, local jurisdictions can enact their own requirements to help govern this. For example, Bellevue requires that at least 15% of units must have two or more bedrooms and Seattle, Bellingham, and Shoreline have stricter affordability limits on smaller units.[29]

[27] "19-08 Final Report: 2019 Tax Preference Performance Reviews. Property Tax Exemption for Multifamily Housing in Urban Areas", JLARC, December 2019.
[28] *Ibid.*
[29] *"Property Tax Exemption for Multifamily Housing in Urban Areas", JLARC, 2019.*

Exhibit 2. MFTE Exempt Value and Number of Developments by City, 2007 to 2018

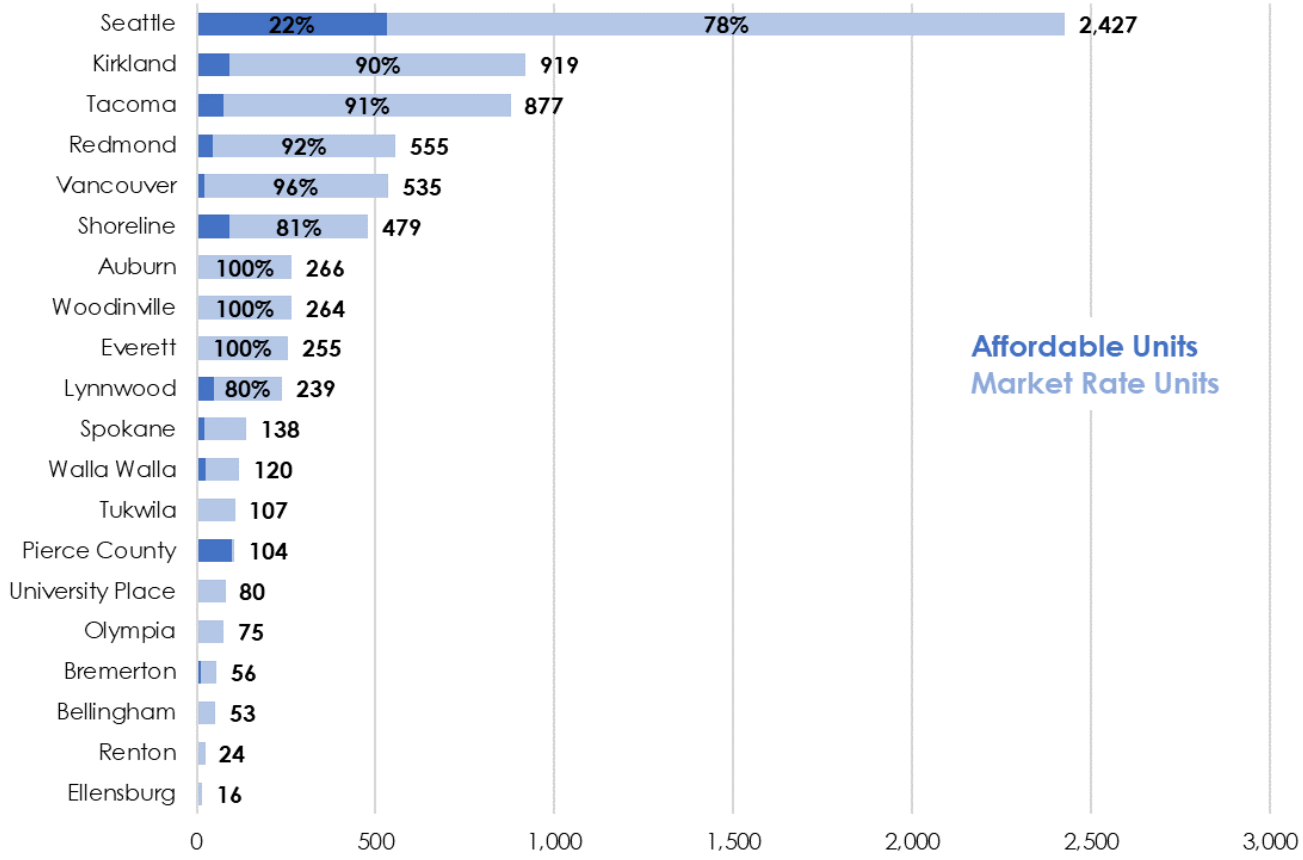
City	Exempt Value	No. of Developments
Seattle	$6,343,081,933.00	216
Tacoma	$437,300,654.00	83
Renton	$404,582,088.00	7
Spokane	$226,920,685.00	47
Kirkland	$110,954,100.00	4
Shoreline	$108,300,020.00	6
Burien	$98,283,970.00	3
Covington	$68,654,300.00	2
Tukwila	$65,555,991.00	1
Everett	$62,275,447.00	7
Vancouver	$60,572,103.00	9
Kenmore	$60,280,700.00	2
Bellingham	$59,482,197.00	11
Bellevue	$52,648,000.00	1
Auburn	$41,374,500.00	2
Lakewood	$31,561,100.00	2
Mountlake Terrace	$30,708,538.00	2
Olympia	$22,714,850.00	4
Kent	$19,997,400.00	1
Bremerton	$19,036,828.00	3
University Place	$16,141,716.00	1
Pierce County	$10,505,157.00	1
Walla Walla	$7,966,260.00	2
Ellensburg	$6,772,630.00	4
Yakima	$6,344,300.00	1
Moses Lake	$5,271,010.00	1
Port Orchard	$1,506,000.00	1
Total	**$8,378,792,477.00**	**424**

Sources: Washington State Joint Legislative Audit Review Committee, 2019; Community Attributes Inc., 2022.
Note: Redmond is not included in this table due to the MFTE program being started in 2017 and having no buildings on the ground through 2018.

In 2021, per jurisdictional reporting to the Washington State Department of Commerce, 1,058 income- and rent-restricted units, and 6,701 market rate units were generated through MFTE programs across 19 cities and one county (**Exhibit 3**). Affordable units represented 14% of total units, which is a decrease compared to previous rates of roughly 20%. These figures only

capture the units built within jurisdictions which reported to the Department of Commerce in 2021.[30]

Exhibit 3. Multifamily Unit Creation per MFTE Reporting, 2021



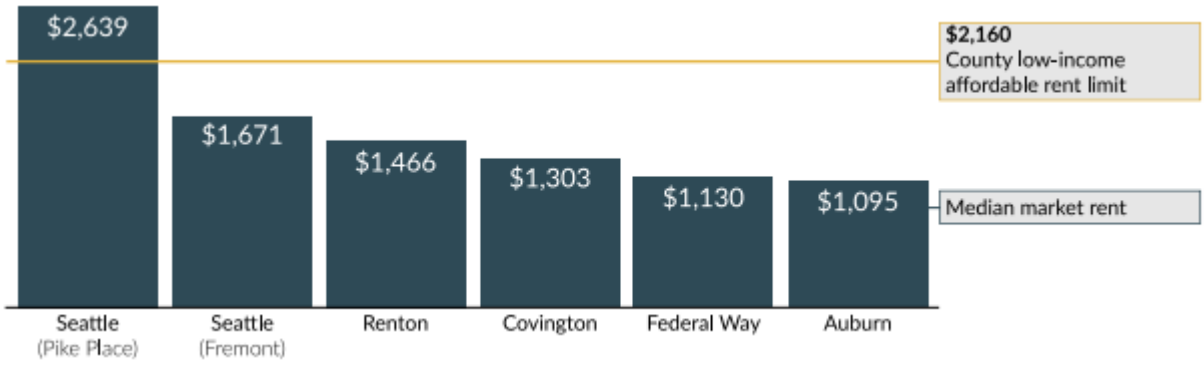
Sources: Washington State Department of Commerce, 2022; Community Attributes Inc., 2022.
Note: The above data may be incomplete as it only captures data from jurisdictions which reported to the Department of Commerce in 2021.

Since the 2021 changes to the state's MFTE statute, every city and Clark, King, Kitsap, Pierce, and Snohomish counties may now offer an MFTE program, each with the liberty to tailor the MFTE program to suit their jurisdiction's specific needs. For example, a project under the 12-year exemption must offer 20% of units at a rent level affordable to a household making no more than 80% of the area median income (AMI). However, it has been found that such statutory limits do not ensure affordable rent levels to low- and moderate-income households in certain jurisdictions. This appears primarily when the county AMI is used to set rent limits and a large, wage driving metro is present in the county. This can give developers the opportunity to charge market or above-market rate rent for units deemed

[30] "2021 Annual Report: Multifamily Property Tax Exemption", Washington State Department of Commerce, 2021.

affordable depending on the jurisdiction. **Exhibit 4** presents an example of such an occurrence in King County.

Exhibit 4. King County Market Rents and Low-Income Affordable Rent Limit, 2019



Source: JLARC, 2019.

Some cities with MFTE programs have worked to overcome this, including Seattle, Kirkland, Bellevue, Issaquah, Mercer Island, Redmond, Shoreline, Snoqualmie, and Woodinville. Seattle addresses this by using a range of income limits, depending on the number of bedrooms with the lowest rental limit set at 40% of AMI for small units, ranging to as high as 90% of AMI for a three-bedroom unit. Kirkland and Bellevue also use a range of income limits, with Kirkland's ranging from 50% of AMI to 100% of AMI and Bellevue's ranging from 45% to 70% of AMI, depending on the location of the project and unit size.

Redmond Inclusionary Zoning and MFTE Program Profile

The following section outlines the IZ and MFTE programs implemented by the City of Redmond and aims to provide program insight through a comparative analysis of these programs across four local jurisdictions.

Overview of IZ/MFTE Programs in Redmond

Inclusionary Zoning

Anticipating growth in the early 1990s, the City of Redmond rezoned key areas for mixed land uses and higher densities, which increased land values for property owners and developers. At the same time, the rezones required owners to use some of that value to make 10 percent of the units in their new developments affordable for moderate income families.

Adopted in 1994, Redmond's IZ policy (RZC 21.20) applies to all new residential and mixed-use developments with over 10 units. The program states that:

- At least 10% of dwelling units must be affordable at 80% AMI ($86,880 for a family of 4 in 2020).
- Jurisdictions have the option to substitute two units at 80% AMI for one unit at 50% AMI.
- One bonus market-rate unit is permitted for each affordable housing unit (at a minimum) up to 15% above the maximum allowed density, except for Downtown, where the city raised height limits and eliminated density limits.
- Units are required to be affordable for the life of the project in the case of rental housing, or 50 years in the case of homeownership.

RZC 21.20.050 allows cash payment in lieu of affordable units through alternative compliance, but this option has been reserved for situations when an immediate use for the funds was present (e.g., Capella, Together Center). Redmond's IZ program has resulted in the creation of nearly 554 affordable units as of 2021.[31]

Multifamily Property Tax Exemption Program

Adopted in July 2017, Redmond's incentive based MFTE program (Redmond Municipal Code 3.38) exempts property taxes for qualified housing projects for a duration of 8 or 12 years. Property owners can apply for an exemption on property taxes on the residential improvement value of new developments for either 8 or 12 years, in exchange for providing affordable housing. The following outline the requirements of the MFTE program:

- The project must be in one of the three targeted city neighborhoods (two Urban Centers) including Downtown, Overlake Village, and Marymoor Village.
- The project must construct new multifamily housing within a residential building or mixed-use development.
- Land, and nonresidential improvements are nonexempt.
- For the 8-year exemption, affordability levels are either 50% or 60% of Area Median Income (AMI) for 10% of the units. Affordability requirements vary by targeted neighborhood.
- For the 12-year exemption, the project must provide at least 20% of units as affordable.
    - The first 10% must be affordable at 60% or 65% of AMI depending on the neighborhood.

[31] "Redmond 2050: Existing Conditions Report", City of Redmond, 2021.

    - The second 10% must be affordable at 80% or 85% of AMI depending on the neighborhood.
- The required number of affordable units must be offered as affordable for the life of the project.
- The mix and configuration of affordable units must be substantially proportional to the mix and configuration of market rate units.[32]

Eligible applicants participating in the MFTE program will naturally be in compliance with the required IZ affordable housing unit set aside since the minimum set aside requirement (10% set aside at 80% AMI or less) is covered by both the MFTE 8-year and 12-year program options (for example, for the 8-year exemption, 10% of the units need to be affordable at 50% AMI in the Marymoor Urban Center). In other words, MFTE projects also satisfy IZ requirements by setting aside at least 10% of the units for affordability. The effect of the tax exemption is to "buy down" the affordability level from the 80% AMI required by the IZ program. Units are required to be affordable for the life of the project.

An estimated 168 affordable units (85% AMI or lower) between July 2017 and July 2020 have been built with the MFTE program, which equates to an average of 56 affordable units per year. If production continues at this rate, a total of 1,120 affordable units could be produced in the next 20 years.

Redmond Housing Action Plan Policy Considerations for IZ and MFTE

Redmond's Housing Action Plan suggests the following changes to consider for IZ and MFTE:

- Expand the areas where MFTE incentives could be used.
- Consider the use of a development agreement approach wherein the city identifies general performance requirements, and a developer chooses from a menu of corresponding incentives.
- In the future, evaluate the feasibility of using MFTE (particularly the 8-year option) to build other housing developments with at least four units.
- Examine the development feasibility effects associated with changing the affordable unit requirement options.
- Consider extending utilities in underdeveloped areas where IZ is required and consider adding bonus unit incentives for adding housing with over two bedrooms.
- Consider adding or reconfiguring IZ in areas anywhere land use regulations are changed to add value for owners and developers; for example, height and density increases and reduced parking

[32] Redmond Municipal Code, Chapter 3.38.

requirements create value that the public can share as affordable housing.
- Consider reconfiguring both IZ and MFTE to get broader or deeper levels of affordability.
- Define the alternative compliance for the IZ program payment in lieu option (RZC 21.20.050).
- Consider developing education and adding code clarifications about how the IZ and MFTE programs can be used jointly, including examples demonstrating program application.

Comparative Assessment

Exhibit 6 and **Exhibit 7** present information regarding the IZ and MFTE programs of comparable local jurisdictions, including the eastside cities of Bellevue, Kirkland, and Issaquah, in addition to Seattle. A summary of each jurisdiction's program includes offerings, geographic parameters, income levels served, affordability requirements, and performance data.

Inclusionary Zoning

The Washington State statute allowing IZ programs gives significant liberty to jurisdictions to craft a program that best fits their individual needs. This liberty can be seen in the variation among Redmond, Bellevue, Kirkland, Issaquah, and Seattle's IZ program requirements and offerings.

Voluntary vs. Mandatory
Inclusionary Zoning programs can be either voluntary or mandatory. The City of Redmond's IZ program was the sole mandatory program, with Bellevue and Seattle possessing voluntary programs and Kirkland and Issaquah offering opt-in requirements alongside a mandatory IZ program. A voluntary program performs best in areas where significant increases in zoning capacity are required. Conversely, in areas where zoning capacity incentives may not be compelling enough to be used voluntarily, a mandatory program is likely to perform better than a voluntary one.

Offerings
Redmond and Bellevue have the simplest incentives, offering bonus units in return for affordable units. Meanwhile, Kirkland, Issaquah, and Seattle have more complex incentives ranging from height bonuses to capacity and density bonuses.

Maximum Density Bonus
A maximum increase in density of 15% is a criterion shared by Redmond and Bellevue's programs, while Kirkland, Issaquah, and Seattle have more nuanced maximum density criteria that are contingent on the underlying

code of a development site. For example, **Exhibit 5** shows the max FAR offerings by zone for Issaquah's IZ program.[33]

Exhibit 5. Issaquah IZ FAR Bonuses by Zone

Zoning District	Base FAR	Max FAR
Village Residential	1.3	3.0
Mixed Use Residential	1.3	2.0
Urban Core	3.0	5.0
Mixed Use	2.5	3.5

Source: City of Issaquah, 2022; Community Attributes Inc., 2022.

One unique offering is presented by the Bellevue program, which offers a 50% bonus above maximum density for developments offering solely affordable units.

Geographical Parameters

Geographical parameters for IZ programs were present for all jurisdictions excluding Bellevue. Typically, the geographic parameters were less restrictive than the MFTE geographic parameters associated with each jurisdiction.

Income Levels Served

IZ programs within comparable jurisdictions focus on providing affordable housing to households earning 50% to 80% of AMI, with Kirkland and Issaquah focusing solely on households earning 50% of AMI or less. In some cases, programs will stipulate that rent must be affordable at a certain level of AMI, in addition to not exceeding 30% of the renter's household income. Seattle's program is one example of this stipulation.

Affordable Unit Requirements

The amount of affordable housing required varies by jurisdiction, but criteria primarily include a percentage of total units, a percentage of added square footage, or a ratio of affordable to market rate units for the added density. For example, Redmond's program requires that a development provides at least 5% of units affordable at 50% of AMI, or at least 10% of units affordable at 80% of AMI to gain the density bonus incentive.[34]

Other Requirements

Other requirements include stipulations for the length of time affordable units must be offered, the minimum number of units that must be created,

[33] https://bellevuewa.gov/sites/default/files/media/pdf_document/FINAL_Bellevue%20Affordable%20Housing%20Strategy_withres.pdf

[34] https://redmond.municipal.codes/RZC/21.20.020

and proportionality requirements. Redmond and Seattle require that affordable units be offered for a minimum period of time. Seattle requires that affordable units must be offered as affordable for a minimum of 50 years[35], while Redmond's program stipulates that affordable rental units must be offered as affordable for the life of the project and affordable ownership units must be offered as affordable for at least 50 years.[36]

Performance

Redmond's IZ program has been the most effective in producing affordable units among the select jurisdictions, with 554 units in service as of 2021. Bellevue and Issaquah's IZ programs have the next highest number of units in service with 326 and 180, respectively (**Exhibit 6**). Due to data limitations, units in service may include non-IZ program units.

[35] https://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/incentive-zoning-program
[36] https://redmond.municipal.codes/RZC/21.20.020

Exhibit 6. IZ Policy and Performance Comparison, Select Jurisdictions

City	Redmond	Bellevue	Kirkland	Issaquah	Seattle
Policy					
Voluntary vs. Mandatory	Mandatory	Voluntary	Both	Both	Voluntary
Offerings	Bonus Units	Bonus Units	Height Bonus, Capacity Bonus, Bonus Units, Maximum Unit Bonus	FAR Bonus, Height Bonus	FAR Bonus, Height Bonus
Maximum Density Bonus	Up to 15% above maximum density	Up to 15% above maximum density*	Varies by zone	Varies by zone	Varies by zone
Geographical Parameter	Yes, residential target areas	No	Yes, certain zones are eligible	Yes, residential target areas	Yes, certain zones are eligible
Income Levels Served	50% - 80% AMI	80% AMI	50% AMI	50% AMI	50%-80% AMI
Affordable Unit Requirements	5% - 10% of units	1:1 Ratio of Market Rate to Afforable units for the 15% in additional density	10% of units	20% of density bonus square footage	14% of gross bonus floor area, 300 net square feet, or any minimum specificied in the provisions of the code
Performance					
Program Adoption	1994	1991	2010	2012	2008
Affordable Units In Service	554	326	41	180	15
Performance Data as of:	2021	2022	2022	2022	2021

Sources: City of Redmond, 2020; City of Seattle, 2021; ARCH, 2022; Community Attributes Inc., 2022.
***Notes:** ARCH data used to estimate affordable units created by IZ programs may include units created by other programs designed to stimulate affordable housing production. Due to limited data availability non-IZ program units were unable to be filtered out. *For developments with 100% affordable units this increases to 50% of maximum density.*

Multifamily Property Tax Exemption Program

Offerings

Of the five jurisdictions reviewed, only Redmond and Kirkland offer an 8-year MFTE exemption. Redmond and Kirkland each have set affordability requirements associated with the 8-year exemption, despite no affordability requirements for the 8-year exemption set in the state statute. Seattle is the only jurisdiction that offers a 20-year exemption, a relatively new addition to the state statute, which only applies to for-ownership projects.

Geographical Parameters

Geographical parameters were common among the MFTE programs, with Bellevue's being the exception.

- Bellevue's program only requires that a project be in any area that is currently zoned for multifamily use within their Land Use Code.[37]
- Redmond limits their program to projects built within three residential target areas which include Downtown, Overlake Village, and Marymoor.[38]
- Kirkland's program applies to 11 targeted neighborhoods, including Central Kirkland, Totem Lake and North Rose Hill, Juanita, NE 85th Street, Houghton/Everest, Bridle Trails, Lakeview, Market Street Corridor, Finn Hill North, Finn Hill South, and Kingsgate.[39]
- Currently, the Tibbetts Valley Transit-Oriented Development Target Area is the only area which falls within Issaquah's MFTE program.[40]
- The City of Seattle's MFTE program targets a fluid set of neighborhoods, which can be found in this map.

Income Levels Served

Each jurisdiction's MFTE program primarily serves households earning an income between 60% and 80% of King County's AMI. Lower levels of affordability are typically associated with lower affordable unit requirements but can also be associated with unit types and size, a tactic utilized by Seattle.

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[37] https://bellevuewa.gov/sites/default/files/media/pdf_document/2021/MFTE_factsheet_Bellevue.pdf

[38] https://www.redmond.gov/1157/Multifamily-Property-Tax-Exemption#:~:text=The%20Multifamily%20Property%20Tax%20Exemption,in%20certain%20areas%20of%20Redmond.

[39] https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Housing#section-5

[40] https://www.codepublishing.com/WA/Issaquah/html/Issaquah03/Issaquah0309.html#3.09.050

Affordable Unit Requirements

The number of affordable units required for each exemption varies by length and jurisdiction. Typically, jurisdictions require between 10% and 20% of units to be provided as affordable, with the exact figure depending on the level of affordability. For example, Kirkland's exemptions require a higher percentage of units to be offered as affordable, 20% for the 8-year and 25% for the 12-year, for developments within the Yarrow Business District compared to requiring 10% of units for the 8-year and 20% for the 12-year exemption in all other eligible areas.[41]

Other Requirements

Other requirements found within the comparable jurisdiction's programs typically revolve around tenant requirements and proportionality requirements. Proportionality requirements, or requirements that state affordable units must be proportional in size and quality of market rate units are found in Redmond, Issaquah, and Seattle. Redmond's program requires the mix and configuration of the affordable units to align with the entire project and that the exterior materials and design of the affordable units must be comparable to the market rate units.[42] Meanwhile, Issaquah's MFTE program states that the size distribution (referring to the number of bedrooms), must be "substantially proportional" to the mix of market rate units.[43]

Performance

Seattle led the way with 5,904 affordable MFTE rental units (**Exhibit 7**). As of 2020, Redmond has the second most affordable MFTE units in service across comparable jurisdictions with 168. Redmond's MFTE program is one of the newest among reviewed jurisdictions, having been implemented in 2017.

[41] https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Housing#section-5

[42] https://www.redmond.gov/1157/Multifamily-Property-Tax-Exemption

[43] https://www.codepublishing.com/WA/Issaquah/html/IssaquahOT/IssaquahOTI.html

Exhibit 7. MFTE Policy and Performance Comparison, Select Jurisdictions

City	Redmond	Bellevue	Kirkland	Issaquah	Seattle
Policy					
Offerings	8-Year & 12-Year Exemptions	12-Year Exemption	8-Year & 12-Year Exemptions	12-Year Exemption	12-Year & 20-Year Exemptions*
Geographical Parameter	Yes, residential target areas	No, citywide	Yes, residential target areas	Yes, residential target areas	Yes, residential target areas
Income Levels Served	60% - 85% AMI	80% AMI	50% - 80% AMI	60% - 80% AMI	30% - 85% AMI
Affordable Unit Requirements	10% - 20% of units	20% of units	10% - 25% of units	20% of units	20% of units
Performance					
Program Adoption	2017	2015	2010	2017	2004
Affordable Units In Service	168	63	81	0	5,904
Under Construction	N/A	102	N/A	175	1,874
Performance Data as of:	June 2020	2021	2018	February 2020	2020

Sources: City of Redmond, 2020; City of Bellevue, 2021; City of Issaquah, 2020; City of Seattle, 2020; Community Attributes Inc., 2022.
**Note: 20-Year exemption applies to for-ownership developments only.*

Best Practices Case Studies

To gain a better understanding of common factors influencing MFTE utilization and affordable housing unit creation through MFTE programs throughout the state, CAI engaged multiple Washington jurisdictions through a series of stakeholder interviews. Interviews included staff managing MFTE programs across three jurisdictions - the City of Seattle, City of Bellevue, and the City of Tacoma. CAI additionally interviewed a representative from Washington State Department of Commerce.

Key Findings

Representatives of local jurisdictions consistently reiterated the importance of transparency and communication with the development community regarding an MFTE program. First and foremost, jurisdiction representatives expressed the need for communication with developers during re-authorization periods or when program updates are being formulated. This developer engagement can help guide updates and ensures the perceptions of program feasibility align between a jurisdiction and developers. Jurisdiction representatives also put an emphasis on proactively engaging with the development community during the pre-application phase of a development. This communication can help provide clarity regarding an MFTE program and help further garner program utilization.

Another theme communicated by interviewees pertains to the clarity and consistency of an MFTE program's requirements. Each jurisdiction noted that the development community has expressed a desire for simplicity within an MFTE program. Interviewees generally indicated that a program with clear and concise requirements increases program utilization, as developers may be more likely to participate in a program they understand and can easily follow. Stakeholders also noted the simplicity regarding the administrative burden an MFTE program can cause for developers as a potential barrier to utilization. The structure and clarity of a program's requirements can help alleviate this burden, but this will likely remain a persistent constraint for developers given the need for annual tracking to ensure compliance with an MFTE program's requirements.

City of Seattle

Program Overview

The City of Seattle's MFTE program was adopted in 2004 and was offered for residential target areas throughout the city. Since 2015, the MFTE program has been expanded to cover any place zoned for multifamily development. Current affordability requirements for new developments range from 40% AMI for small efficiency dwelling units (SEDUs) to 85% for 2-bedroom units. These requirements differ slightly for developments utilizing the 12-year

extension incentive. The most recent updates occurred in 2021, when affordability levels were reviewed, and the city began offering the 12-year MFTE extension. To date, the City of Seattle's MFTE program has produced roughly 5,900 rent restricted units throughout the city.[44]

Factors Impacting MFTE Utilization

Per the City of Seattle, the affordability limits set within their MFTE program are thought to play the largest role in influencing MFTE utilization. Beyond affordability elements, the administrative burden placed on projects by the MFTE program has been a consistent point of concern communicated by the development community to the city. Multiple project managers for development projects throughout the city have expressed difficulty keeping up with the required income verification at lease up and each year thereafter.

Best Practices

While the City of Seattle has the most complex MFTE program of the jurisdictions interviewed, the city has deployed a strong internal feasibility modeling tool and maintained a high level of engagement with the development community, allowing for a high level of MFTE utilization. Recent updates to the program requirements lowered the affordability levels, which the City of Seattle currently sets by unit size. According to the city, these updates have not depressed program utilization, and they stressed the importance of the trust in their modeling due to great confidence in their input data, which utilizes real data on projects collected through their MFTE program. For context, Seattle's program for new projects currently requires small efficiency dwelling units (SEDUs) to be offered at 40% AMI, studios at 60% AMI, 1-bedroom units at 70% AMI, and 2-bedroom at 85%. For a development that includes only SEDUs, affordable units must be offered at 50% AMI.

Success Factors and Challenges

Per the City of Seattle, the strength of the city's modeling tool is the program's greatest key to success over the years. The model is an in-house tool which allows the city to perform in-depth analysis of the impact of MFTE requirements on development feasibility. Historically, the city's confidence in their modeling has allowed them to move forward with updates that have worked to achieve their goal of creating more deeply affordable housing units throughout the city, while continuing to provide enough of an incentive to continue developer utilization of the program.

City staff also noted the importance of strong engagement with the development community. Informed by the analysis performed by the city,

[44] City of Seattle, 2022.

engagement is used by the city to help navigate potential conflicts of interest and keep MFTE utilization high.

Other Programs

Other programs used by the City of Seattle to promote market-rate and affordable housing development include Mandatory Housing Affordability (MHA), Incentive Zoning, and a parking requirement reduction program. While MFTE is responsible for creating the greatest number of income restricted units, the MHA program was also noted by representatives of the city for the in-lieu fees generated. These in-lieu fees are used to help fund affordable housing projects built by non-profit or other non-private development groups.

City of Bellevue

Program Overview

The City of Bellevue's MFTE program was adopted in 2015, and currently offers a 12-year exemption which requires 20% of units to be offered at 80% AMI or lower. Since 2021, when the latest updates were made, Bellevue's MFTE program has no geographical boundaries, and the program's requirements are uniform throughout the city. Recent changes also included increasing baseline affordability levels to 80% AMI and clarifying the parking requirements for affordable units. From 2015 to 2021, Bellevue's MFTE program produced 63 affordable units.[45]

Factors Impacting MFTE Utilization

The City of Bellevue attributes historically low MFTE utilization to the deep levels of affordability required and the complexity of the program caused by differing requirements depending on a project's location within the city. The city's 2021 updates were made deliberately to better incentivize their MFTE program and increase utilization. Stakeholders noted proactive outreach as potentially the most important factor in generating greater program utilization, an initiative the city has taken alongside the 2021 program updates.

Best Practices

Throughout the process of updating the program, Bellevue emphasized the importance of setting a clear objective for MFTE, accompanied by strong engagement with the development community. Stakeholders expressed the importance of setting a clear objective in order to properly communicate with the development community the proposed updates and the reasoning behind them. Stakeholders also emphasized the need for stakeholder engagement as

[45] https://bellevuewa.gov/sites/default/files/media/pdf_document/2021/Neighborhood%20Forum%20092321%20Presentation.pdf

it allows the city to gain a better understanding of potential utilization, and whether the development community will utilize the program if projects continue to show profitability within the program. It was also expressed by interviewees the importance of pro-active outreach prior to the application process. Per stakeholders, this pro-active outreach helps to provide visibility for the program, in addition to showing the development community that the city is communicative and ready to support them should they undertake the program.

Success Factors and Challenges

Bellevue stakeholders expressed that the removal of their 8-year incentive has been crucial for further incentivizing affordable housing production. The 8-year program did not have affordability requirements and was in place to incentivize market-rate multifamily construction. Therefore, Bellevue removed the 8-year program so that any project undertaken within the MFTE program would have to include affordable units. While the interviewees noted raising AMI levels has helped spur greater interest in the MFTE program, they also noted the city's measures to continue incentivizing units offered at greater affordability. To continue incentivizing deeply affordable units, Bellevue updated their municipal code to allow their MFTE and IZ programs to be more easily used in tandem. As a result, affordable units built under MFTE may also be used to satisfy IZ requirements, but the units must be offered at 15% lower AMI than if used for just one of the programs.

Other Programs

In addition to the overlap of Bellevue's MFTE and IZ program and the importance this will have on affordable housing creation, stakeholders mentioned the city has multiple initiatives in place to help generate affordable housing units. These programs include the 1590 work program, which is an initiative taken by the city to help fund affordable housing, in addition to behavioral health services and other housing related services[46], in addition to range of other actions that can be implemented in as short as 18 months. Stakeholders did not provide further detail pertaining to the range of actions and their exact timelines.

City of Tacoma

Program Overview

The City of Tacoma adopted their MFTE program in 2008 in an effort to spur market-rate housing development. As a result, the 8-year exemption offering,

[46] https://bellevuewa.gov/city-government/departments/community-development/housing/ongoing-housing-work#:~:text=1590%20Work%20program,low%2Dincome%20families%20and%20individuals.

which has no affordability requirements, has been the most used throughout the life of Tacoma's program. With recent updates made in 2021, the city has begun prioritizing affordable unit creation. Recent changes include:

- Adding a 20-year exemption (following the latest addition to the state statue)
- Expanding the geographical areas for the 12-year exemption
- Reducing the geographical areas for the 8-year exemption
- Updating AMI to better align with Tacoma income levels (rather than Pierce County)
- Lowering baseline affordability from 80% AMI to 70% AMI

The City's program has produced 252 affordable units to date and will be responsible for an additional 405 affordable units which are currently under construction.[47]

Factors Implementing MFTE Utilization
Stakeholders noted the program's original objective and current market conditions as the largest factors influencing MFTE utilization. Since the City of Tacoma originally adopted an MFTE program to spur multifamily housing development, not necessarily affordable unit development, the city noted the high level of utilization of their 8-year program. Additionally, stakeholders noted favorable market conditions, specifically a historically low vacancy rate, as a key to the success of the MFTE program.

Best Practices
Throughout the process of updating their MFTE program, the City of Tacoma highlighted the importance of communicating with the development community. Through extensive developer engagement, the city found that the development community desires consistency and clarity in MFTE requirements. Interviewees noted that clarity of the number of affordable units, the level of affordability, and required structured reporting has helped drive the success of their MFTE program.

Success Factors and Challenges
Stakeholders noted the positive impacts a strong working relationship between the city and the community of developers serving Tacoma has had on the MFTE program. Throughout engagement and continued communication, the city feels they have expressed their willingness to work with developers to ensure they are properly complying and remain in compliance.

In terms of program challenges, the city noted that the reporting requirements, differing regulations within the program, and the perception

[47] City of Tacoma, 2022.

that the program's AMI limits for the 12-year exemption are too low, have acted as barriers for the development community in the past.

Tacoma also expressed a need for greater communication with potential tenants. In the past, developers have expressed concern over their ability to fill affordable units. Stakeholders believe that by better communicating with potential tenants or working more closely with property managers, this concern could be quelled for much of the development community. Tacoma staff also highlighted the staffing burden placed on them by the MFTE program, and noted the city recently proposed a doubling of the MFTE application fee to help offset the costs of staff time spent on reviewing applications and annual compliance checks.

Washington State Department of Commerce

Through conversation with the Washington State Department of Commerce, a general sense of what has driven success or failure for MFTE programs throughout the state was obtained. Similar to the conversations presented above, Commerce noted the need for transparency and communication between a jurisdiction and the development community. One suggestion Commerce had is for jurisdictions to provide an MFTE webpage that includes items such as the following:

- sample documents for developers
- charts or tables that clearly indicate affordability requirements
- easy to read maps of residential target areas.

In addition to better informing developers about the program, these tools can be helpful for developers when it comes time to secure their project funding. The City of Seattle was noted as a jurisdiction that does a good job providing sample documents for developers and segmenting information to add increased clarity regarding the program. Other key factors Commerce has found to increase MFTE utilization included engaging developers in the pre-application phase of development and writing highly detailed code so that the program remains predictable for developers. Commerce also noted that the development community typically prefers a program that does not vary its requirements by geographical area, however this is often preferred by jurisdictions and can be used as an important tool to properly serve their target audiences.

For jurisdictions focused on affordable housing generation, Commerce suggests they should not offer an 8-year program without affordability requirements. Commerce also noted that for affordable ownership units created by an MFTE program, the jurisdiction should require a deed restriction. A deed restriction ensures that an affordable unit cannot be sold at market-rate during transaction following the initial sale.

Market Analysis

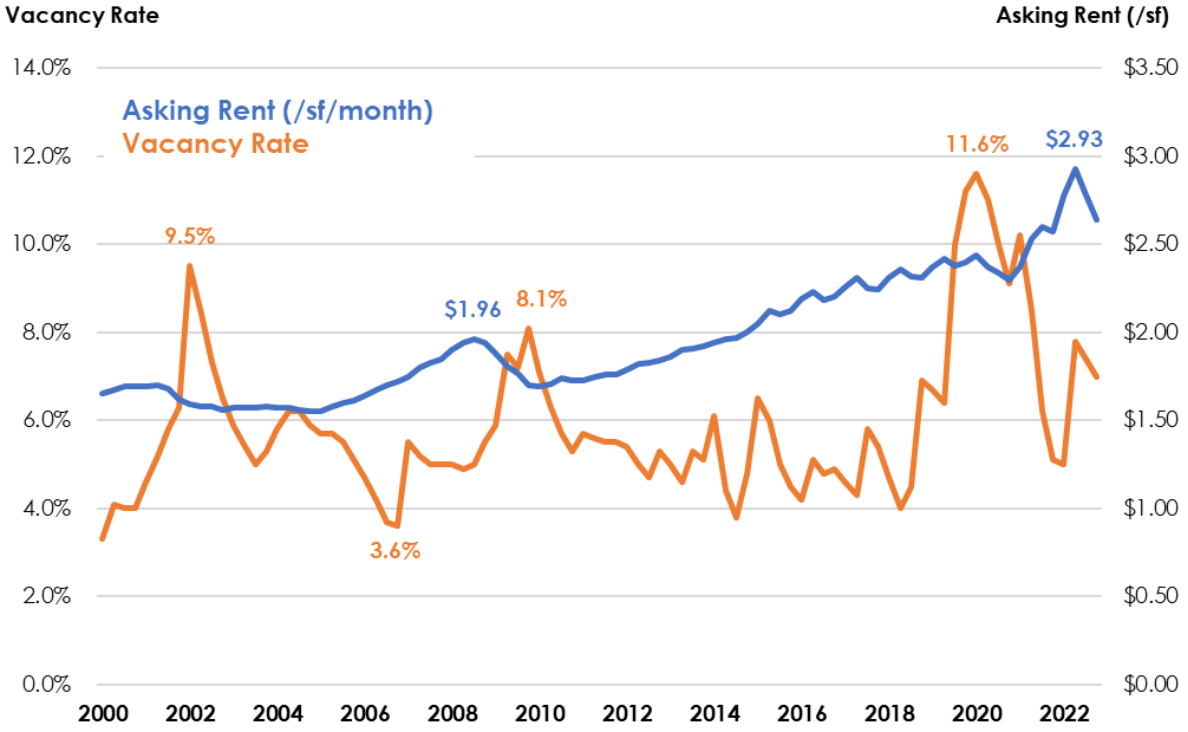
This section outlines the current conditions for Redmond's multifamily real estate market, in addition to the preliminary inputs and assumptions used in the feasibility model for the MFTE and IZ Economic Analysis.

Market Conditions

The following section presents a summary of Redmond's current multifamily market conditions. In addition to market rents and median sale prices, this section outlines Redmond's historical trends in vacancy rates, deliveries, inventory, absorption, and capitalization rates. To provide context for Redmond's current prices, asking rent and median sale prices are compared to the surrounding cities of Kirkland, Bellevue, and Redmond. Additionally, the data presented in this section was utilized, in part, to inform inputs to the pro forma model used to evaluate project feasibility and MFTE and IZ program sensitivities.

Since 2000, multifamily vacancy rates have fluctuated between 3% and 12%. Rental rates have risen from less than $2 per square foot to nearly $3, despite showing a decline in 2022 (**Exhibit 8**).

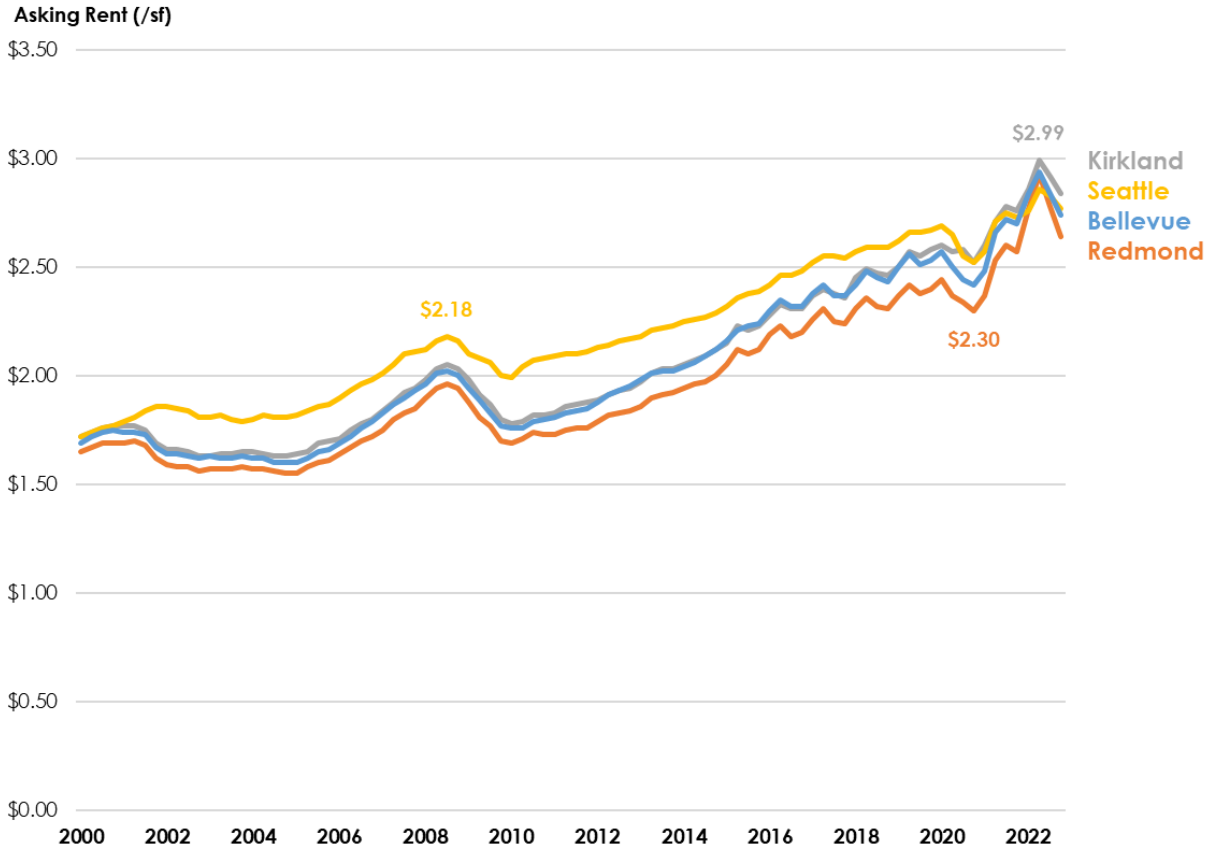
Exhibit 8. Multifamily Lease and Vacancy Rates, City of Redmond, 2000 – 2022



Sources: CoStar, 2022; Community Attributes Inc., 2022.

Historically, multifamily rental rates have been lower in Redmond compared to Bellevue, Kirkland, and Seattle. However, Redmond saw the largest growth in rental rates from the end of 2022 through the middle of 2022 (27%) and experienced similar rents to Bellevue, Kirkland, and Seattle in the first half of 2022 (**Exhibit 9**).

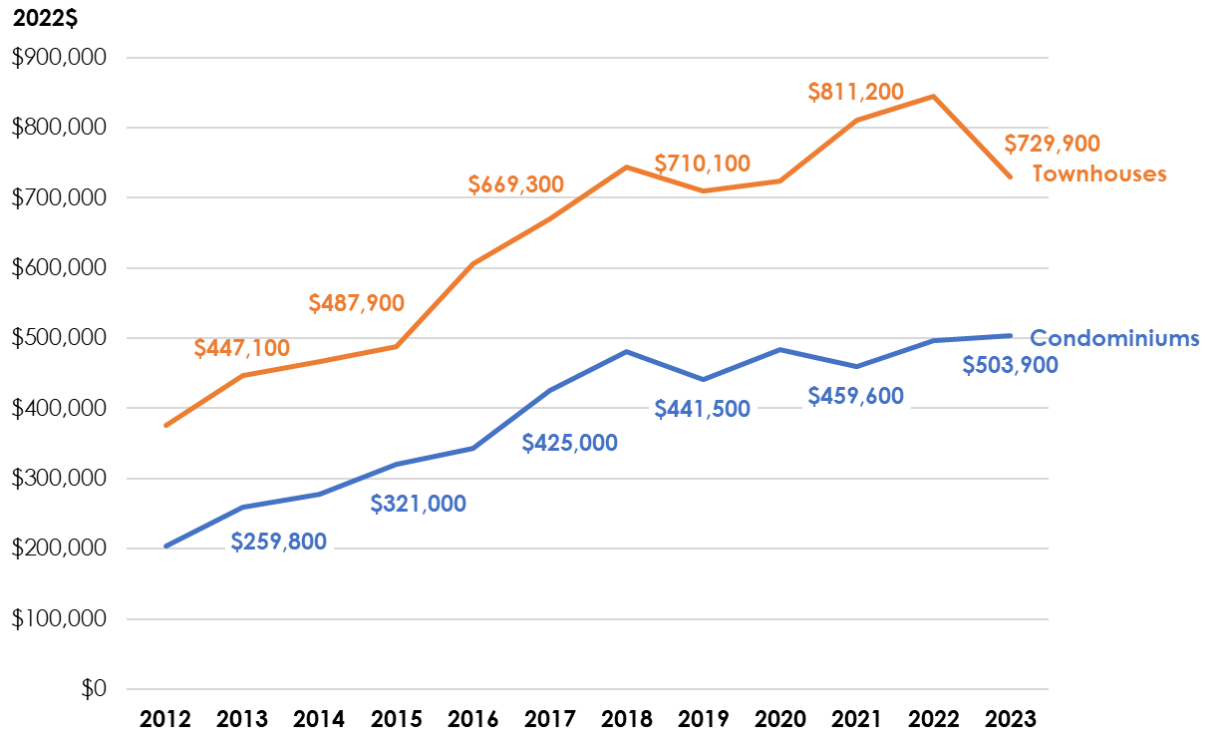
Exhibit 9. Multifamily Rental Rate Comparison, City of Redmond and Select Cities, 2000 – 2022



Sources: CoStar, 2022; Community Attributes Inc., 2022.

Median sale prices for townhouses and condominiums in Redmond steadily increased from 2012 to 2017. Following a brief decline in prices, Redmond townhouses prices increased from 2019 to 2022, before falling in the early months of 2023. Condominium prices have remained relatively steady since 2017, fluctuating between $440,000 and $500,000 (**Exhibit 10**).

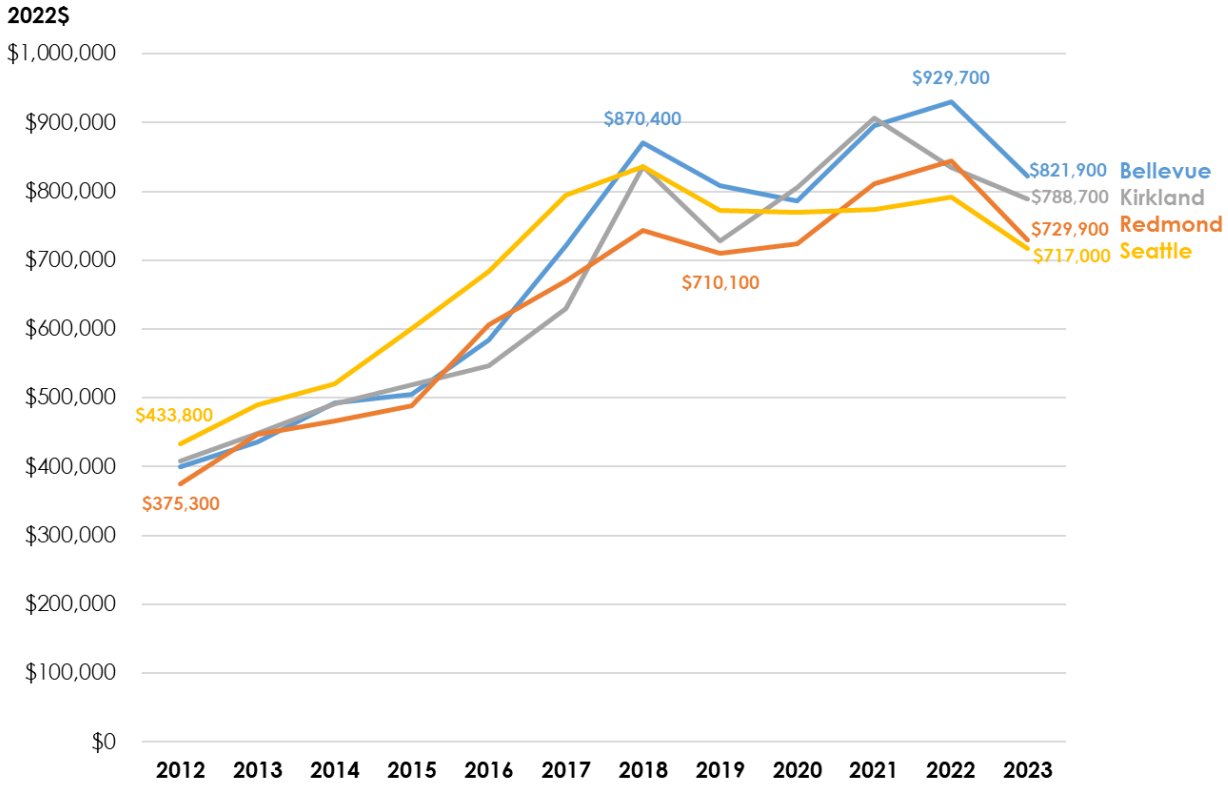
Exhibit 10. Median Sale Price for Townhouses and Condominiums, Redmond, 2012 - 2023 YTD



Sources: Redfin, 2023; Community Attributes Inc., 2022.

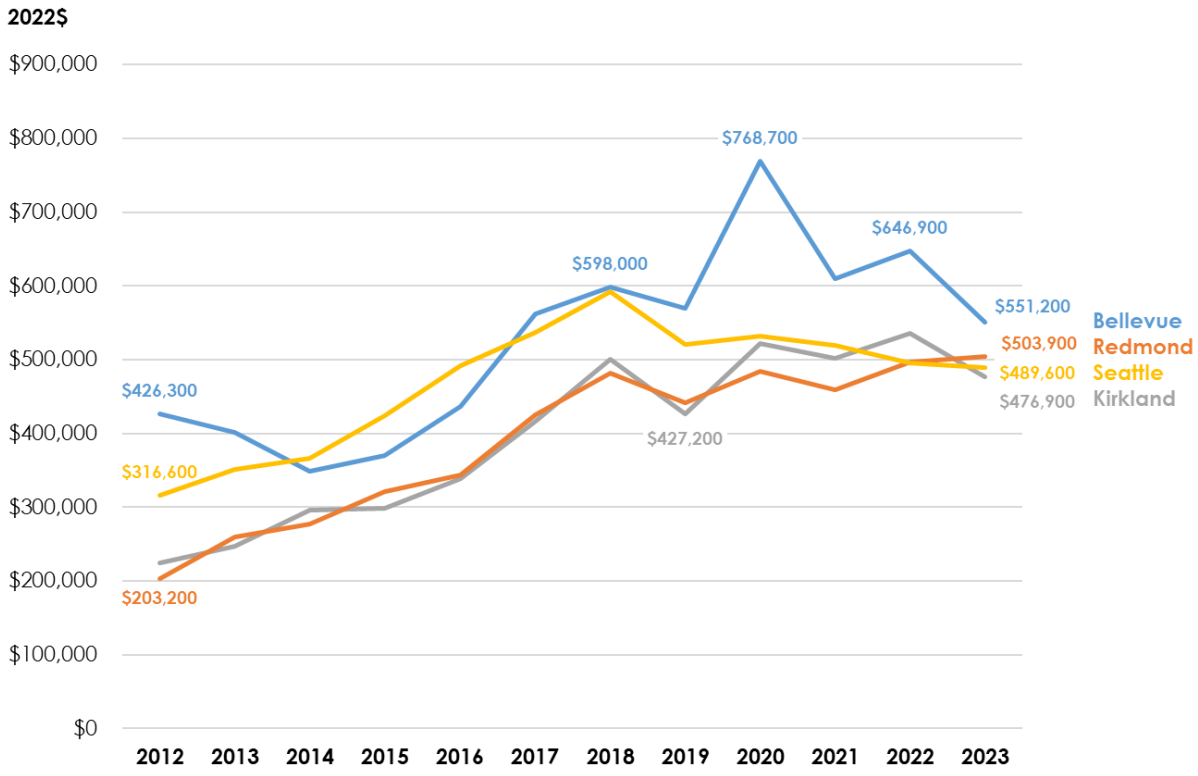
Median sale prices for townhouses and condos in Redmond, Seattle, Bellevue, and Kirkland have increased steadily 2012 to early 2023 (**Exhibit 11** and **Exhibit 12**). Townhouse prices have increased slightly more than condo prices, to levels between $700,000 and $900,000 dollars (**Exhibit 11**), while median condo sale prices currently fall between $500,000 and $600,000 among the four cities (**Exhibit 12**).

Exhibit 11. Townhouse Median Sale Prices, 2012 - 2023 YTD



Sources: Redfin, 2023; Community Attributes Inc., 2022.

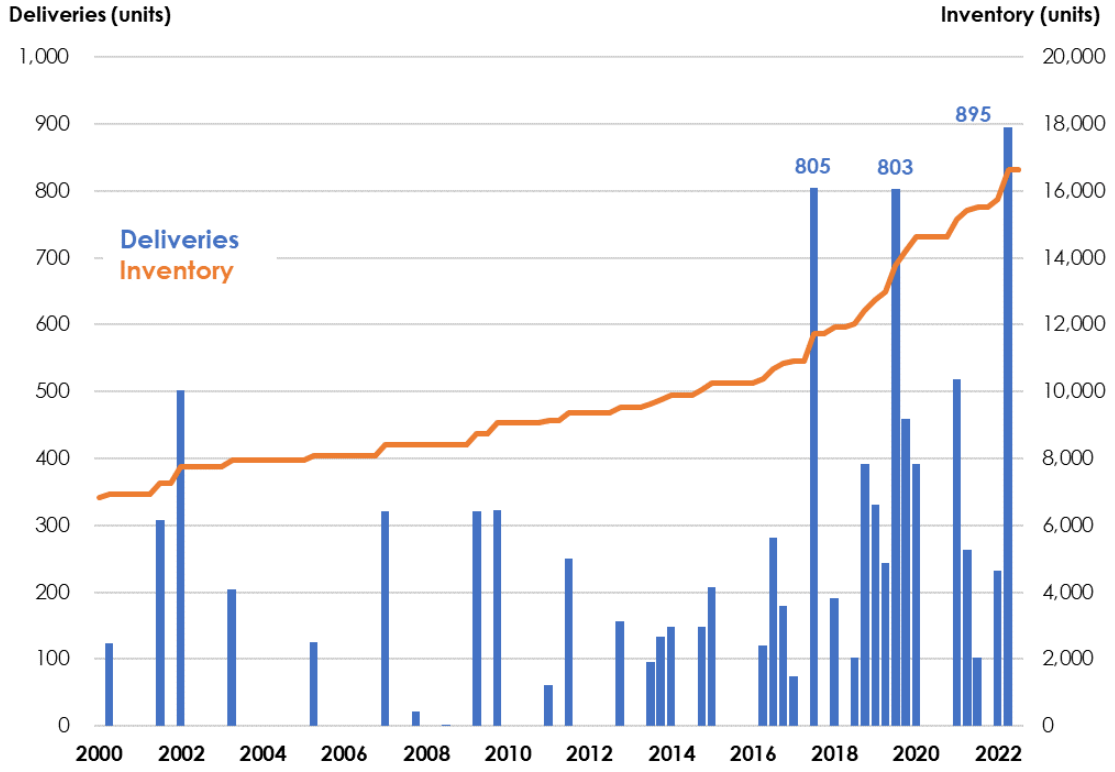
Exhibit 12. Condominium Median Sale Prices, 2012 - 2023 YTD



Sources: Redfin, 2023; Community Attributes Inc., 2022.

Multifamily deliveries have increased in frequency since 2013, with Redmond receiving 7,226 units since Q3 of 2013. The largest count of units delivered occurred in the third quarter of 2017 (805 units), the third quarter of 2019 (803 units), and the second quarter of 2022 (895 units). From 2000 to 2013, Redmond multifamily deliveries totaled 2,717 units. Inventory during this period has increased from roughly 7,000 units to more than 16,000 units (**Exhibit 13**).

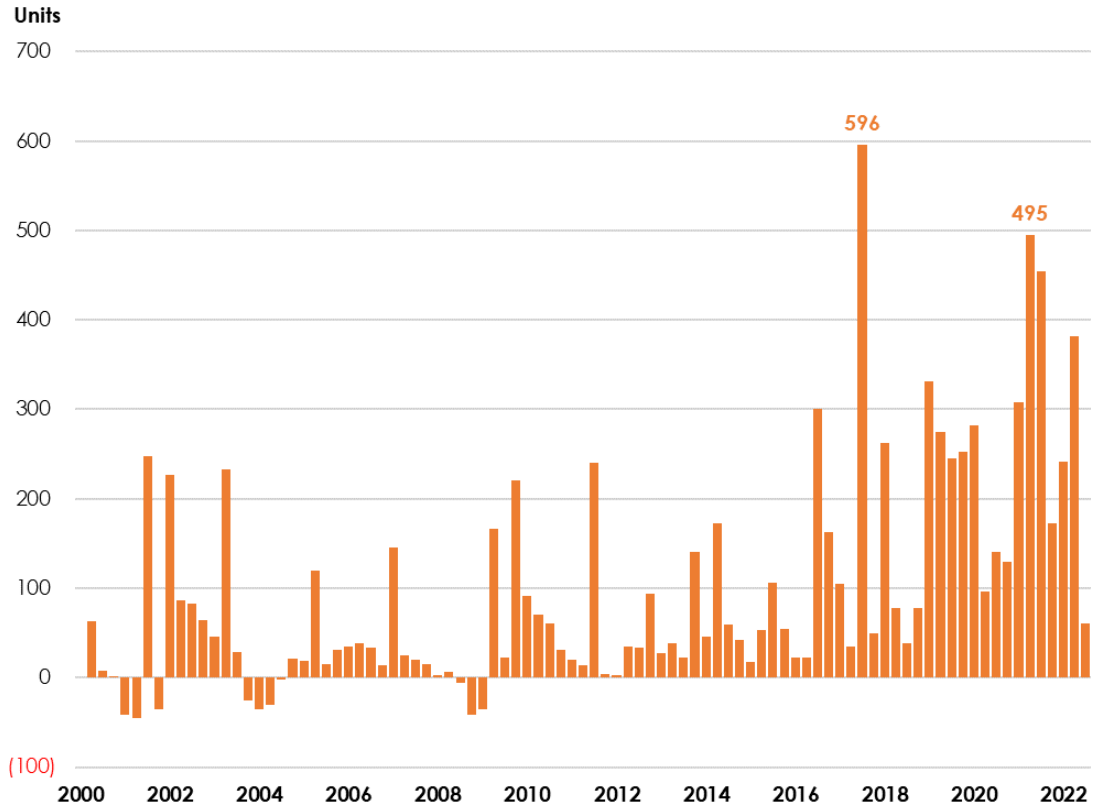
Exhibit 13. Multifamily Inventory and Deliveries, City of Redmond, 2000 – 2022



Sources: CoStar, 2022; Community Attributes Inc., 2022.

Redmond's multifamily absorption has remained positive since the second quarter of 2009. Absorption has been particularly high since late 2016, keeping pace with the high degree of deliveries during this period (**Exhibit 14**).

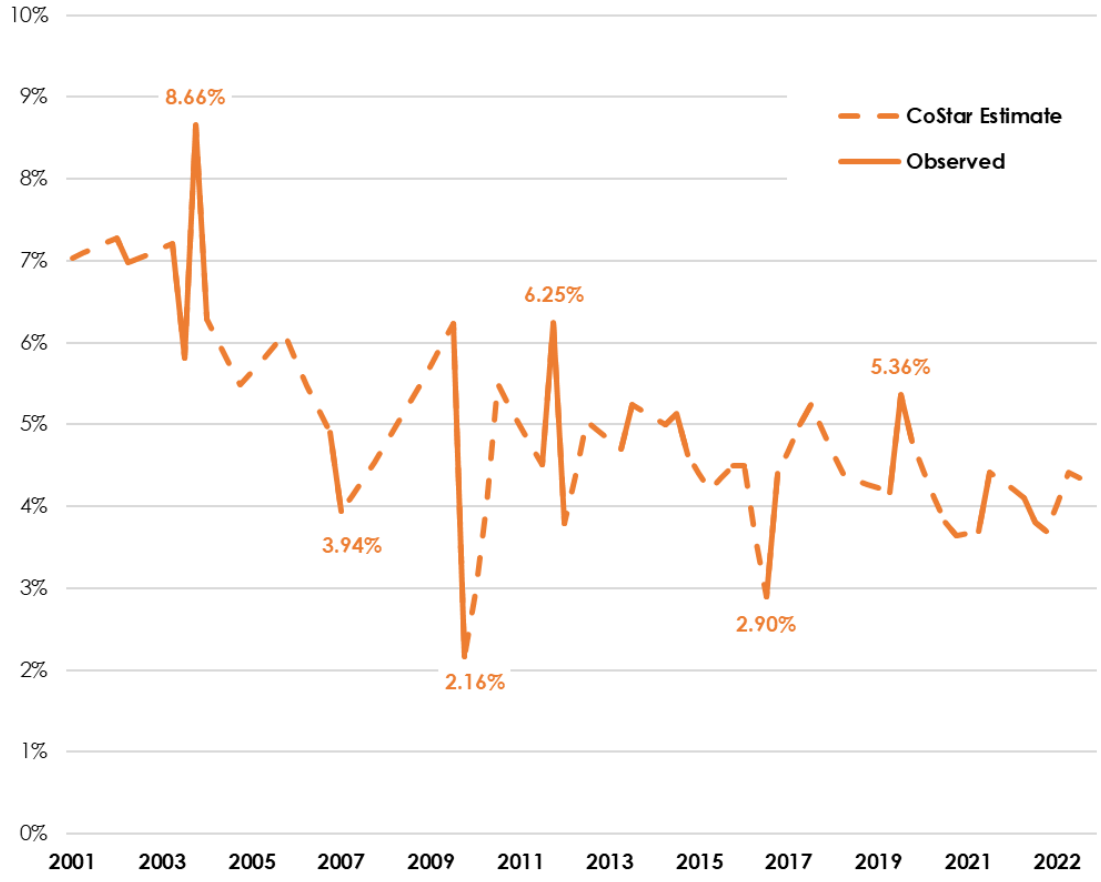
Exhibit 14. Multifamily Absorption, City of Redmond, 2000 – 2022



Sources: CoStar, 2022; Community Attributes Inc., 2022.

Generally, Redmond's multifamily capitalization rates (cap rates) have declined since 2001. While observed data was not available, CoStar estimates multifamily cap rates to be near 4% or 4.25% for the second half of 2022 (**Exhibit 15**).

Exhibit 15. Multifamily Capitalization Rates, City of Redmond, 2001 – 2022



Sources: CoStar, 2022; Community Attributes Inc., 2022.

Model Inputs

The following section introduces the inputs used for feasibility modeling. The inputs presented, particularly inputs influenced by current market conditions, relied upon stakeholder feedback from developers with experience building within the city to vet and ensure accuracy.

Rental Model Inputs

Exhibit 16 presents the development cost inputs used in the feasibility modeling for rental projects. The inputs were informed by multiple sources, including RS Means, Rider, Levett, & Bucknall, and developer input for hard costs; and Dupre and Scott, CoStar, and developer feedback for the surface parking construction costs and tenant improvements. Hard costs inputs use data for the Seattle Metropolitan Statistical Area (MSA) and range from roughly $245 to $600 per gross square foot, depending on the type of development.

Exhibit 16. Development Costs

Development Costs	Input	Notes
Hard Costs		
Small Residential	$245	per gross square foot (GSF)
Lowrise	$265	per GSF
Midrise	$375	per GSF
Highrise	$540-$600	per GSF
Other Costs		
Soft Costs	30%	of hard costs
Site Improvements	$10	per SF
Interest Reserve	5%	of hard and soft costs
Contingency	5%	of hard and soft costs
Surface Parking	$3,000	per Stall
Structured Parking	$55,000	per Stall
TI Allowance (Retail)	$50	per SF
TI Allowance (Office)	$50	per SF

Sources: RS Means, 2021; Dupre and Scott, 2017; Rider, Levett, & Bucknall, 2022; CoStar, 2022; Community Attributes Inc., 2023.

Preliminary land price inputs were estimated using comparable land sales in Redmond and vetted through developer interviews. The inputs utilize sales dating back to 2018, given the limited availability of higher-density zoned land sales in Redmond. Land price inputs range from $90/sf to $250/sf, with land zoned for high-rise and mid-rise properties expected to demand significantly higher prices than land zoned for lower-density developments. Land prices do not appear to be heavily impacted by location within the city. (**Exhibit 17**).

Exhibit 17. Land Prices

Zoning Type	Input	Notes
Small Residential	$90	per SF
Lowrise	$90	per SF
Midrise	$180	per SF
Highrise	$250	per SF

Sources: LoopNet, 2022; Redfin, 2022; CoStar, 2022; Community Attributes Inc., 2023.

Market rental rate inputs range from $2.00/sf per month to $4.00/sf per month within the Overlake Village, Marymoor, and Downtown area (Centers). Non-centers rental rates are slightly lower, ranging from $1.60 to $3.20 depending on development density. Rental rate inputs utilize a combination of comparable rental property data and aggregate data for the City of Redmond (**Exhibit 18**).

Exhibit 18. Market Rate Rental Rates

Development Type	Input	Notes
Centers		
Small Residential	$2.00	/sf/month
Lowrise	$3.50	/sf/month
Midrise	$3.50	/sf/month
Highrise	$4.00	/sf/month
Non-centers		
Small Residential	$1.60	/sf/month
Lowrise	$3.00	/sf/month
Midrise	$3.00	/sf/month
Highrise	$3.20	/sf/month

Sources: Zillow, 2022; Redfin, 2022; CoStar, 2022; Community Attributes Inc., 2023.

Exhibit 19 presents the cap rate inputs used in the modeling. A cap rate of 5.5% is assumed for small residential and low-rise developments, while the modeling utilizes a cap rate of 5.0% for larger developments. Cap rates were informed by CoStar and CBRE aggregate data, in addition to comparable property cap rates collected through LoopNet.

Exhibit 19. Capitalization Rates

Development Type	Input
Small Residential	5.5%
Lowrise	5.5%
Midrise	5.0%
Highrise	5.0%

Sources: CoStar, 2022; LoopNet, 2022; CBRE, 2021; Community Attributes Inc., 2023.

Exhibit 20 presents additional operating and revenue inputs, which were primarily informed by aggregate CoStar data. Retail, office, and parking rents and vacancy rates impact the revenues of the feasibility analysis, while operating costs impact total expenditures for each prototype.

Exhibit 20. Operating and Revenue Inputs

Input	Input	Notes
Retail Rents (/sf/yr)	$35.00	NNN Rent
Office Rents (/sf/yr)	$30.00	Gross Rent
Residential Vacancy and Credit Loss	5.0%	
Retail Vacancy	20.0%	
Office Vacancy	20.0%	
Structured Parking Rent (/stall/month)	$40.00	per stall
Surface Parking Rent (/stall/month)	$100.00	per stall
Operating Costs (% of gross income)	35%	

Sources: CoStar, 2022; Community Attributes Inc., 2023.

Exhibit 21 presents additional inputs utilized in the rental model. Inputs include project financing inputs, tax rates, and stabilization assumptions.

Exhibit 21. Other Inputs

Other Inputs	Input	Notes
Years of Depreciation	25	
Tax Rate (on Cash Flow)	21%	
Property Tax Rate	0.86%	
Land Appreciation	2.4%	
Loan Amount	20%	% of Total Development Costs
Loan Mortgage Rate	4.92%	
Loan Amortization	30	Year
Preleased Units - Affordable	100%	
Preleased Units - Market	10%	
Stabilized Operations - Residential	10	Months
Stabilized Operations - Commercial	8	Months

Sources: King County, 2022; Community Attributes Inc., 2023.

Exhibit 22 presents the ARCH (A Regional Coalition for Housing) income and rental limits used to calculate affordable rents for MFTE and IZ units within the feasibility modeling. Income and rental limits are presented for one to five person households and AMI ranging from 30% to 100%.

Exhibit 22. ARCH Income and Rental Limits

Household Size or Unit Type	Percent of AMI							
	30%	40%	50%	60%	70%	80%	90%	100%
Income Limits								
1 person	$30,765	$41,020	$51,275	$61,530	$71,785	$82,040	$92,295	$102,550
2 persons	$35,160	$46,880	$58,600	$70,320	$82,040	$93,760	$105,480	$117,200
3 persons	$39,555	$52,740	$65,925	$79,110	$92,295	$105,480	$118,665	$131,850
4 persons	$43,950	$58,600	$73,250	$87,900	$102,550	$117,200	$131,850	$146,500
5 persons	$47,466	$63,288	$79,110	$94,932	$110,754	$126,576	$142,398	$158,220
Rental Limits								
Studio	$769	$1,026	$1,282	$1,538	$1,795	$2,051	$2,307	$2,564
1-Bedroom	$824	$1,099	$1,373	$1,648	$1,923	$2,198	$2,472	$2,747
2-Bedroom	$989	$1,319	$1,648	$1,978	$2,307	$2,637	$2,967	$3,296
3-Bedroom	$1,143	$1,524	$1,905	$2,285	$2,666	$3,047	$3,428	$3,809
4-Bedroom	$1,275	$1,699	$2,124	$2,549	$2,974	$3,399	$3,824	$4,249

Sources: ARCH, 2023; Community Attributes Inc., 2023.

Ownership Model Inputs

Exhibit 23 presents the development cost inputs used in the feasibility modeling for ownership projects. The inputs align with the rental model inputs and are informed by the same sources.

Exhibit 23. Development Costs

Development Costs	Input	Notes
Hard Costs		
Small Residential	$245	per GSF
Lowrise	$265	per GSF
Midrise	$375	per GSF
Highrise	$540	per GSF
Other Costs		
Soft Costs	30%	of hard costs
Site Improvements	$10	per SF
Interest Reserve	5%	of hard and soft costs
Contingency	5%	of hard and soft costs
Surface Parking	$3,000	per stall
Structured Parking	$55,000	per stall

Sources: RS Means, 2021; Dupre and Scott, 2017; Rider, Levett, & Bucknall, 2022; CoStar, 2022; Community Attributes Inc., 2023.

Exhibit 24 presents the construction timeline utilized by the ownership model. The analysis utilizes the construction timeline to construct a developer's cash flows throughout the life of a project.

Exhibit 24. Construction Timeline

Construction Timeline	Day
Project Start Date	1
Construction Start	120
Construction End	360
Unit Closing - Affordable	395
Unit Closing - Market	425
Unit Closing - Commercial	425

Sources: Community Attributes Inc., 2023.

The feasibility analysis utilizes the same land prices and cap rates for the ownership model and rental model (**Exhibit 25** and **Exhibit 26**).

Exhibit 25. Land Prices

Zoning Type	Input	Notes
Small Residential	$90.00	per SF
Lowrise	$90.00	per SF
Midrise	$180.00	per SF
Highrise	$250.00	per SF

Sources: LoopNet, 2022; Redfin, 2022; CoStar, 2022; Community Attributes Inc., 2023.

Exhibit 26. Capitalization Rates

Development Type	Input
Small Residential	5.5%
Lowrise	5.5%
Midrise	5.0%
Highrise	5.0%

Sources: CoStar, 2022; LoopNet, 2022; CBRE, 2021; Community Attributes Inc., 2023.

Exhibit 27 presents market rate sale prices for Redmond's centers and non-centers. The centers, comprised of Downtown, Marymoor, and Overlake Village, show market rate sale prices ranging from $650 per sf to $800 per sf depending on the development density. The market rate sale prices for non-centers range from $575 per sf to $700 per sf. Market rate sales prices were informed by comparable sales collected through Zillow and Redfin.

Exhibit 27. Market Rate Sale Prices

Development Type	Input	Notes
Centers		
Small Residential	$695.00	per SF
Lowrise	$650.00	per SF
Midrise	$750.00	per SF
Highrise	$800.00	per SF
Non-centers		
Small Residential	$575.00	per SF
Lowrise	$575.00	per SF
Midrise	$650.00	per SF
Highrise	$700.00	per SF

Sources: Zillow, 2022; Redfin, 2022; Community Attributes Inc., 2023.

Operation and revenue inputs utilized in the ownership model include sale prices for structured and surface parking, and operating costs (**Exhibit 28**).

Exhibit 28. Operation and Revenue Inputs

Input	Input	Notes
Structured Parking Sale Price	$3,000	per stall
Surface Parking Sale Price	$30,000	per stall
Operating Costs	35%	% of Gross Income

Sources: Zillow, 2022; Redfin, 2022; Community Attributes Inc., 2023.

To arrive at financial feasibility for ownership projects, the analysis also requires various financial and miscellaneous inputs including but not limited to the local property tax rate, loan to value ratio (for the developer), and residential mortgage rates (**Exhibit 29**).

Exhibit 29. Finance and Other Inputs

Finance and Other Inputs	Value	Notes
Property Tax Rate	0.86%	
Loan to Value Ratio	80%	
Mortgage Rate	6.25%	
Mortgage Term	360	Months
Marketing	6%	% of sales price
Closing	1%	% of sales price
Finance Costs	6%	Interest Rate and Fee
Appreciation	2%	

Sources: King County, 2022; Rocket Mortgage, 2022; Community Attributes Inc., 2023.

Exhibit 30 presents the household income and sale price limits by MFTE program. Sale price limits are presented by the 8-Year and 12-Year MFTE programs due to the nature of the tax exemption for ownership developments. The analysis conducted for this study calculates maximum sale prices given household income limits and monthly property tax exemptions passed on to the owners, which would allow developers to re-coup a portion of the property tax exemptions on affordable units. The majority of tax exemptions are assumed to be re-couped on market rate units.

Exhibit 30. Affordable Income and Sale Price Limits

Household Size	Percent of AMI							
	30%	40%	50%	60%	70%	80%	90%	100%
Household Income limits								
1 person	$30,765	$41,020	$51,275	$61,530	$71,785	$82,040	$92,295	$102,550
2 persons	$35,160	$46,880	$58,600	$70,320	$82,040	$93,760	$105,480	$117,200
3 persons	$39,555	$52,740	$65,925	$79,110	$92,295	$105,480	$118,665	$131,850
4 persons	$43,950	$58,600	$73,250	$87,900	$102,550	$117,200	$131,850	$146,500
8-Year MFTE Sale Price Limits								
1 person	$133,900	$178,600	$223,200	$267,900	$312,500	$357,200	$401,800	$446,500
2 persons	$153,100	$204,100	$255,100	$306,200	$357,200	$408,200	$459,200	$510,300
3 persons	$172,200	$229,600	$287,000	$344,400	$401,800	$459,200	$516,700	$574,100
4 persons	$191,400	$255,100	$318,900	$382,700	$446,500	$510,300	$574,100	$637,800
12-Year MFTE Sale Price Limits								
1 person	$136,200	$181,600	$227,000	$272,400	$317,800	$363,200	$408,600	$454,000
2 persons	$155,700	$207,600	$259,400	$311,300	$363,200	$415,100	$467,000	$518,900
3 persons	$175,100	$233,500	$291,900	$350,300	$408,600	$467,000	$525,400	$583,800
4 persons	$194,600	$259,400	$324,300	$389,200	$454,000	$518,900	$583,800	$648,600

Sources: ARCH, 2023; Rocket Mortgage, 2023; Community Attributes Inc., 2023.

Developer Feedback

Community Attributes Inc. conducted a series of stakeholder interviews with developers experienced with building in Redmond. The developer interviews aimed to vet inputs used in the feasibility modeling and to discuss Redmond's current building conditions. The remainder of this section discusses the feedback obtained throughout the series of stakeholder interviews.

Parking Requirements

When asked whether they would still build parking if the City of Redmond were to remove minimum parking requirements, nearly all interviewees expressed that they would build parking to a ratio between 0.75 to one parking units per unit.

Primarily, interviewees noted that they believe their target demographic will continue to want a car and they would build parking to perceived demand. Many interviewees expressed that the desire to have a car likely does not lie within a tenant's weekly routine, but rather becomes important for people

wanting to take weekend excursions to the region's nearby mountain ranges or other outdoor amenities. While some developers shared that they would build less parking in more urbanized areas, such as Seattle's Capitol Hill neighborhood, they do not feel the Redmond market is ready for lower parking ratios. With that, nearly all interviewees favored removing minimums to provide freedom for builders that would not like to include parking, especially near the city's transit centers. One interviewee noted that no minimum parking requirement would benefit micro unit development, who often aim to provide "naturally affordable" housing and cannot afford to build to higher parking ratios.

Another note regarding parking included a desire to keep parking rents uniform, rather than tapering costs depending on whether the user is in an affordable unit or market rate unit.

Simple Bonuses

Discussion with developers regarding their preferred bonuses typically revolved around height and FAR bonuses. Generally, developers expressed a desire for simple bonuses that offer ease and transparency of requirements. With that, there was a consensus that the most highly desired density bonus depends on a site's zoning and that "density bonuses for the sake of density bonuses" are not always helpful. This was in reference to the desire to maximize density while not exceeding the 85-foot height limit that would require a new construction type outside of podium construction. Interviewees expressed interest in flexibility between height and FAR bonuses; citing anything to help blend the cost of affordable units with a larger number of market rate units is desirable.

Other non-density bonus incentive ideas to help encourage affordable housing production shared by developers included:

- Setback incentives
- Reduction in retail requirements
- Reduction in parking requirements
- Unit finish requirements
- Reducing green building requirements
- Permit fee and impact fee waivers
- Expedited permitting process

Residential Target Areas Update

Generally, interviewees did not have a strong reaction to the potential for Redmond's residential target areas, and therefore their MFTE program, to be expanded to include the entire city. The majority of developers interviewed have built mid-rise projects in Redmond and expressed that they would not likely build anywhere outside of Redmond's Overlake, Marymoor, or

Downtown centers. However, none of the interviewees were opposed to broadening the residential target areas.

Market Conditions

Many interviewees expressed the difficulty in building new development projects given the current market conditions. Interviewees noted that construction costs for goods and labor have increased drastically in the past few years and rent growth has struggled to keep up. A few developers expressed concern with future conditions as construction costs have never meaningfully decreased but rather just flattened, and rents have begun to decrease slightly. Another interviewee noted that margins are very thin currently, and many projects are being put on hold due to current market conditions. A few interviewees also expressed concerns about current market conditions paired with green building requirements alongside Redmond's affordability requirements and the strain that can put on project feasibility.

Current Programs and Deeper Affordability

Multiple interviewees noted the current structure of Redmond's MFTE program. While the tax exemption lasts eight or 12 years, affordability requirements are permanent, which many developers dislike. They feel the program would be more incentivizing and increase utilization if the affordability requirements align with the length of the tax exemption. In particular, interviewees noted the value impact that permanent affordability has on a project and how this can influence the sale of a development after a short-term holding period due to the expected drop in net operating income.

Additionally, the sentiment around lowering affordability levels to 50% was poor. Interviewees noted the financial pressure this can put on a development and the negative impact it has on their pro forma modeling when trying to ensure projects will be able to be built. Interviewees also noted the inadvertent effects lowering affordability requirements can have on market rate rents. Multiple developers expressed their philosophy that a high level of supply is the best way to ensure market rate rents remain at reasonable levels, something they felt that requiring deeper affordability can impede. Another developer noted that higher utilization of MFTE should be targeted rather than lowering the affordability levels to promote the production of more deeply affordable units.

A few developers mentioned that payment in-lieu of affordable units is a good way to encourage the production of deeply affordable units, as it helps secure funds for non-profit developers that specialize in building such developments. Seattle's MHA program was cited as having generated a great deal of funding for non-profit developers that should allow a large number of deeply affordable units to be built.

In terms of Redmond's current incentive programs, multiple developers noted the success Redmond has had to date. While some developers noted Redmond has done a good job incentivizing affordable housing to date, the margins on their incentive programs are perceived as thin. With that, this mostly pertains to mid-rise developments, as one developer whose firm specializes in for-ownership development noted their programs have not been super helpful to date.

Other Comments

A few developers noted the difficulty of Redmond's permitting and design review processes and expressed desire for them to be more streamlined.

Another developer noted the excitement for eventually using mass timber and CLT for construction, but noted the costs for materials are still too high to become feasible.

Multiple interviewees also noted the need to build underground parking and the importance this plays in determining project feasibility. Without the ability to build down for parking, a few developers felt projects could become infeasible due to the high cost of parking, the need for a high number of residential units to help offset these costs, and the need for podium construction to ensure construction costs don't become even higher.

FEASIBILITY ANALYSIS

The following section introduces the prototypes assessed by the feasibility analysis, in addition to summarizing feasibility results for current IZ and MFTE requirements and a range of requirement scenarios for the programs.[48]

Development Prototypes

The feasibility analysis conducted for this study analyzes five development prototypes across four geographical areas. The geographical areas include Overlake Village, Marymoor, and Downtown ("centers") and the remainder of the city ("non-centers"). The five development prototypes range in density and size and include the following prototypes:

- Townhouses
- Low-rise Multifamily Walk-up
- Mid-rise Mixed-use

[48] **Note:** Due to the complex nature of Redmond's zoning and density limits, the analysis assumes each prototype will receive one additional market rate unit for every affordable unit provided up to a maximum 15% FAR bonus for meeting IZ requirements.

- High-rise Mixed-use
- Tower Mixed-use

The analysis explores the feasibility of each of the prototypes with the mid-rise mixed-use, high-rise mixed-use, and tower-mixed use being tested for the Overlake Village area; and the townhouse, low-rise, and mid-rise prototypes being tested for the Downtown, Marymoor, and non-centers areas.

Exhibit 31 through **Exhibit 35** present the general characteristics of each prototype.

The townhouse prototype captures a townhouse concept, assuming a 3-story development with six 2,000 square feet units. Parking for the townhouse prototype is assumed to be captured within the unit as an attached garage (**Exhibit 31**).

Exhibit 31. Townhouses Prototype

Townhouses	Value	Unit
Space Characteristics		
Gross Floor Area	13,320	Square Feet
Residential	*13,320*	*Square Feet*
Commercial	*0*	*Square Feet*
Net Floor Area	11,322	Square Feet
Residential	*11,322*	*Square Feet*
Commercial	*0*	*Square Feet*
Site Size	11,100	Square Feet
Number of Stories	3	Stories
Residential	*3*	*Stories*
Commercial	*0*	*Stories*
Number of Units	6	Units
Average Unit Size	2,000	Square Feet
FAR	1.20	
Residential	*1.20*	
Commercial	*0.00*	
Parking Characteristics		
Parking Type	In Unit	
Parking	N/A	
Residential	*N/A*	
Commercial	*N/A*	

City of Redmond, 2022; Community Attributes Inc., 2023.

The low-rise prototype aims to capture a low-rise development with a single use. The prototype is a 3-story low-rise with 49 walk-up apartments averaging 785 square feet in size (**Exhibit 32**).

Exhibit 32. Low-rise Multifamily Walk-up Prototype

Low-Rise Multifamily Walk-Up Apartments	Value	Unit
Space Characteristics		
Gross Floor Area	39,015	Square Feet
Residential	*39,015*	*Square Feet*
Commercial	*0*	*Square Feet*
Net Floor Area	33,163	Square Feet
Residential	*33,163*	*Square Feet*
Commercial	*0*	*Square Feet*
Site Size	43,350	Square Feet
Number of Stories	3	Stories
Residential	*3*	*Stories*
Commercial	*0*	*Stories*
Number of Units	49	Units
Average Unit Size	785	Square Feet
FAR	0.90	
Residential	*0.90*	
Commercial	*0.00*	
Parking Characteristics		
Parking Type	Surface	
Parking	61	Spaces
Residential	*61*	*Spaces*
Commercial	*0*	*Spaces*

City of Redmond, 2022; Community Attributes Inc., 2023.

Exhibit 33 presents the mid-rise prototype. The mid-rise prototype aims to capture a mixed-use, mid-rise development with ground floor retail. The prototype captures a 5 to 6 story building with an estimated 85 units and roughly 5,000 square feet of commercial space. The average unit size for the mid-rise prototype is 865 square feet.

Exhibit 33. Mid-rise Mixed-use Prototype

Mid-Rise Mixed-Use Apartments	Value	Unit
Space Characteristics		
Gross Floor Area	78,741	Square Feet
Residential	*74,030*	*Square Feet*
Commercial	*4,711*	*Square Feet*
Net Floor Area	66,930	Square Feet
Residential	*62,926*	*Square Feet*
Commercial	*4,004*	*Square Feet*
Site Size	33,650	Square Feet
Number of Stories	6 to 7	Stories
Residential	*5 to 6*	*Stories*
Commercial	*1*	*Stories*
Number of Units	85	Units
Average Unit Size	865	Square Feet
FAR	2.34	
Residential	*2.20*	
Commercial	*0.14*	
Parking Characteristics		
Parking Type	Structured	
Parking	115	Spaces
Residential	*106*	*Spaces*
Commercial	*9*	*Spaces*

City of Redmond, 2022; Community Attributes Inc., 2023.

The high-rise prototype is a larger mixed-use development assumed to be 8 to 19 stories tall. The prototype used in the analysis has 113 units with an average size of 965 square feet and roughly 5,300 square feet of ground floor commercial space (**Exhibit 34**).

Exhibit 34. High-rise Mixed-use Prototype

High-Rise Mixed-Use Apartments	Value	Unit
Space Characteristics		
Gross Floor Area	115,345	Square Feet
Residential	*109,150*	*Square Feet*
Commercial	*6,195*	*Square Feet*
Net Floor Area	98,043	Square Feet
Residential	*92,778*	*Square Feet*
Commercial	*5,266*	*Square Feet*
Site Size	29,500	Square Feet
Number of Stories	9 to 20	Stories
Residential	*8 to 19*	*Stories*
Commercial	*1*	*Stories*
Number of Units	113	Units
Average Unit Size	965	Square Feet
FAR	3.91	
Residential	*3.70*	
Commercial	*0.21*	
Parking Characteristics		
Parking Type	Structured	
Parking	153	Spaces
Residential	*141*	*Spaces*
Commercial	*12*	*Spaces*

City of Redmond, 2022; Community Attributes Inc., 2023.

The tower prototype captures a large mixed-use development standing 21 stories tall. The prototype contains nearly 250 units with an average size of 965 square feet, in addition to roughly 5,300 square feet of commercial space in the form of retail or office space (**Exhibit 35**).

Exhibit 35. Tower Mixed-use Prototype

Tower Mixed-Use	Value	Unit
Space Characteristics		
Gross Floor Area	246,480	Square Feet
Residential	*240,240*	*Square Feet*
Commercial	*6,240*	*Square Feet*
Net Floor Area	209,508	Square Feet
Residential	*204,204*	*Square Feet*
Commercial	*5,304*	*Square Feet*
Site Size	31,200	Square Feet
Number of Stories	21	Stories
Residential	*20*	*Stories*
Commercial	*1*	*Stories*
Number of Units	248	Units
Average Unit Size	965	Square Feet
FAR	7.90	
Residential	*7.70*	
Commercial	*0.20*	
Parking Characteristics		
Parking Type	Structured	
Parking	322	Spaces
Residential	*310*	*Spaces*
Commercial	*12*	*Spaces*

City of Redmond, 2022; Community Attributes Inc., 2023.

Feasibility Findings

This section summarizes the feasibility findings by prototype and development type.

Eligibility and Parameters Alternatives

The parameters and requirements analyzed are presented in **Exhibit 36** to **Exhibit 37**. Redmond's current 8-year MFTE program requires 10% of units at 50% or 60% AMI depending on whether the development is in Marymoor or Downtown and Overlake Village. Current 12-year MFTE requirements are 20% of total units, with the first 10% of units required to be affordable at 60% or 65% of AMI and the second 10% affordable at 80% or 85% of AMI, depending on the residential target area. Redmond's current IZ program requires 10% of all units be affordable to households earning 80% of AMI (**Exhibit 36**).

Exhibit 36. Current IZ and MFTE Requirements by Residential Target Area

Exemption Program	Number of Units	Affordability Level (% of AMI)
Marymoor		
8-Year MFTE	10%	50%
12-Year MFTE Part 1	10%	60%
12-Year MFTE Part 2	10%	80%
IZ	10%	80%
Downtown and Overlake Village		
8-Year MFTE	10%	60%
12-Year MFTE Part 1	10%	65%
12-Year MFTE Part 2	10%	85%
IZ	10%	80%

Sources: City of Redmond, 2023; Community Attributes Inc., 2023.

In total, the feasibility analysis considers six alternative scenarios. These include two scenarios updating the IZ requirements, two updating the 8-year MFTE and IZ requirements, and two updating the 12-year MFTE and IZ requirements (**Exhibit 37**). In addition to exploring differing requirements, the analysis runs each scenario under the assumption that IZ density bonuses max out at either a 15% FAR increase or a 20% FAR increase. To capture density bonuses associated with Redmond's IZ program, the analysis for this study assumes one affordable unit supplies one additional market rate unit up to the designated FAR cap.

Exhibit 37. IZ and MFTE Requirement Scenarios

Exemption Program	Number of Units	Affordability Level (% of AMI)
Scenario 1		
IZ	10%	50%
Scenario 2		
IZ	8%	30%
Scenario 3		
8-Year MFTE	10%	50%
IZ	10%	50%
Scenario 4		
8-Year MFTE	15%	50%
IZ	10%	50%
Scenario 5		
12-Year MFTE Part 1	10%	50%
12-Year MFTE Part 2	10%	75%
IZ	10%	50%
Scenario 6		
12-Year MFTE Part 1	10%	50%
12-Year MFTE Part 2	10%	60%
IZ	10%	50%

Sources: City of Redmond, 2023; Community Attributes Inc., 2023.

Results Summary

The feasibility results obtained through pro forma modelling for the current (baseline) requirements and scenario requirements are summarized below.

Rental Development

The feasibility analysis analyzing rental developments utilizes three measures. The first measure is first-year cash-on-cash, which aims to provide insights into the return on investment a developer would experience in the first year upon project completion. The second measure is internal rate of return (IRR), which the analysis utilizes to better understand the potential feasibility for a developer over a 10-year holding period. Additionally, the analysis utilizes yield on cost for the first stabilized year of operations as this is a common metric used by developers and helps provide the order of magnitude changes generated by each scenario. The geography tested for the baseline and scenarios was determined by the city.

Baseline results for Redmond's current IZ requirements were consistent among the higher density prototypes tested, with first year cash-on-cash ranging from roughly negative 8% to negative 4%, IRR (levered, 10-year hold, terminal value) ranging from around 9% to as high as 23%, and yield on cost ranging from 4% to nearly 7% depending on the use type and geography. The townhouse prototype was the exception, which returned first year cash-on-

cash values around negative 15% and for which IRR values were unable to be calculated given a single, or no positive cash flows being returned in the first 10 years of operation. Yield on cost was near 3% for the townhouse prototype. Generally, the increased maximum density bonus had a small impact on the return metrics and did not have any effect on prototypes where the increase in market rate units because of the IZ program incentive did not reach the maximum FAR bonus when it is 15%. This included the low-rise, high-rise, and tower prototypes (**Exhibit 38**).

Exhibit 38. Inclusionary Zoning Baseline Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(15.32%)	N/A	2.91%	(13.74%)	(16.03%)	3.43%
Downtown	(15.32%)	N/A	2.91%	(13.74%)	(16.03%)	3.43%
Non-centers	(17.08%)	N/A	2.40%	(15.82%)	N/A	2.81%
Low-rise Prototype						
Marymoor	(5.69%)	13.12%	5.94%	(5.69%)	13.12%	5.94%
Downtown	(5.69%)	13.12%	5.94%	(5.69%)	13.12%	5.94%
Non-centers	(6.77%)	10.29%	5.63%	(6.77%)	10.29%	5.63%
Mid-rise Prototype						
Overlake	(6.77%)	18.12%	6.62%	(6.47%)	18.47%	6.69%
Marymoor	(6.77%)	18.12%	6.62%	(6.47%)	18.47%	6.69%
Downtown	(6.77%)	18.12%	6.62%	(6.47%)	18.47%	6.69%
Non-centers	(8.40%)	15.53%	6.12%	(8.15%)	15.85%	6.17%
High-rise Prototype						
Overlake	(10.23%)	11.00%	5.32%	(10.23%)	11.00%	5.32%
Tower Prototype						
Overlake	(12.93%)	1.19%	4.08%	(12.93%)	1.19%	4.08%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise, high-rise, and tower prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

The feasibility results returned for the current 8-year MFTE requirements aligned closely with the results found for the baseline IZ requirements. Generally, first year cash-on-cash, 10-year IRR value, and yield on costs values were slightly higher than the results found for the current IZ requirements (**Exhibit 39**).

Exhibit 39. 8-Year MFTE Baseline Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(15.22%)	N/A	2.84%	(13.76%)	(15.94%)	3.56%
Downtown	(15.22%)	N/A	2.84%	(13.44%)	(13.51%)	3.63%
Low-rise Prototype						
Marymoor	(5.08%)	13.78%	6.24%	(5.08%)	13.78%	6.24%
Downtown	(4.69%)	14.25%	6.32%	(4.69%)	14.25%	6.32%
Mid-rise Prototype						
Overlake	(5.88%)	18.62%	6.88%	(5.53%)	19.19%	7.00%
Marymoor	(6.12%)	18.36%	6.83%	(5.77%)	18.93%	6.95%
Downtown	(5.88%)	18.62%	6.88%	(5.53%)	19.19%	7.00%
High-rise Prototype						
Overlake	(9.24%)	11.61%	5.58%	(9.24%)	11.61%	5.58%
Tower Prototype						
Overlake	(11.83%)	2.17%	4.38%	(11.83%)	2.17%	4.38%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise, high-rise, and tower prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

The baseline feasibility results for Redmond's current 12-year MFTE requirements were also similar to the baseline and IZ and 8-year MFTE results. However, an increase in the feasibility metrics was seen for all prototypes when considering the increased maximum FAR bonus due to the increase in additional market rate units allowed when 20% of total units are affordable units (**Exhibit 40**).

Exhibit 40. 12-Year MFTE Baseline Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(15.22%)	N/A	2.84%	(13.44%)	(9.68%)	3.63%
Downtown	(15.06%)	N/A	2.87%	(13.28%)	(8.89%)	3.66%
Low-rise Prototype						
Marymoor	(4.64%)	13.73%	6.02%	(3.66%)	15.52%	6.34%
Downtown	(4.28%)	14.18%	6.09%	(3.29%)	15.93%	6.41%
Mid-rise Prototype						
Overlake	(6.69%)	17.00%	6.36%	(6.12%)	18.12%	6.59%
Marymoor	(6.91%)	16.76%	6.32%	(6.34%)	17.89%	6.54%
Downtown	(6.69%)	17.00%	6.36%	(6.12%)	18.12%	6.59%
High-rise Prototype						
Overlake	(10.51%)	9.00%	5.00%	(9.75%)	10.58%	5.23%
Tower Prototype						
Overlake	(12.63%)	0.29%	3.98%	(11.96%)	2.45%	4.19%

Sources: Community Attributes Inc., 2023.

Scenario one analyzes the feasibility of lowering the IZ affordability requirement to 50% AMI, rather than the current level of 80% AMI. Generally, there was a negative directional shift in cash-on-cash, IRR, and yield on cost results (**Exhibit 41**).

Exhibit 41. Scenario 1 Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(15.94%)	N/A	2.78%	(14.37%)	(22.43%)	3.30%
Downtown	(15.94%)	N/A	2.78%	(14.37%)	(22.43%)	3.30%
Non-centers	(17.70%)	N/A	2.27%	(16.44%)	N/A	2.68%
Low-rise Prototype						
Marymoor	(6.45%)	12.16%	5.79%	(6.45%)	12.16%	5.79%
Downtown	(6.45%)	12.16%	5.79%	(6.45%)	12.16%	5.79%
Non-centers	(8.97%)	6.93%	5.01%	(8.97%)	6.93%	5.01%
Mid-rise Prototype						
Overlake	(7.25%)	17.61%	6.52%	(6.94%)	17.97%	6.59%
Marymoor	(7.25%)	17.61%	6.52%	(6.94%)	17.97%	6.59%
Downtown	(7.25%)	17.61%	6.52%	(6.94%)	17.97%	6.59%
Non-centers	(8.88%)	14.98%	6.02%	(8.62%)	15.31%	6.08%
High-rise Prototype						
Overlake	(10.56%)	10.55%	5.25%	(10.56%)	10.55%	5.25%
Tower Prototype						
Overlake	(13.25%)	0.47%	4.01%	(13.25%)	0.47%	4.01%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise, high-rise, and tower prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Scenario two analyzes lowering the percentage of affordable units required by IZ from 10% to 8%, in addition to lowering the affordability level from 80% to 30% AMI. The analysis suggests the reduction in the required units benefits the larger prototypes, despite the lowering of AMI, as cash-on-cash, IRR, and yield on cost values remain near the baseline results. This was particularly the case for the larger prototypes, including the mid-rise, high-rise, and tower prototype. (**Exhibit 42**).

Exhibit 42. Scenario 2 Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(14.01%)	(13.61%)	3.50%	(14.01%)	(13.61%)	3.50%
Downtown	(14.01%)	(13.61%)	3.50%	(14.01%)	(13.61%)	3.50%
Non-centers	(16.36%)	N/A	2.80%	(16.36%)	N/A	2.80%
Low-rise Prototype						
Marymoor	(6.84%)	11.81%	5.73%	(6.84%)	11.81%	5.73%
Downtown	(6.84%)	11.81%	5.73%	(6.84%)	11.81%	5.73%
Non-centers	(9.40%)	6.41%	4.94%	(9.40%)	6.41%	4.94%
Mid-rise Prototype						
Overlake	(7.04%)	18.10%	6.63%	(7.04%)	18.10%	6.63%
Marymoor	(7.04%)	18.10%	6.63%	(7.04%)	18.10%	6.63%
Downtown	(7.04%)	18.10%	6.63%	(7.04%)	18.10%	6.63%
Non-centers	(8.75%)	15.40%	6.10%	(8.75%)	15.40%	6.10%
High-rise Prototype						
Overlake	(10.55%)	10.81%	5.29%	(10.55%)	10.81%	5.29%
Tower Prototype						
Overlake	(13.33%)	0.57%	4.02%	(13.33%)	0.57%	4.02%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise, high-rise, and tower prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Scenario three captures the first modified 8-year MFTE program. Within Scenario 3, IZ and MFTE requirements are assumed to be 10% of units at 50% AMI. Generally, the scenario produces a small negative directional shift across the higher density prototypes, including the mid-rise, high-rise, and tower prototype compared to the baseline 8-year results. Yield on cost results for each of the prototypes returned values similar to the baseline 8-year MFTE results for Marymoor, which currently requires the lowest AMI units within Redmond. (**Exhibit 43**).

Exhibit 43. Scenario 3 Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(15.20%)	N/A	2.77%	(13.42%)	(15.84%)	3.56%
Downtown	(15.20%)	N/A	2.77%	(13.42%)	(15.84%)	3.56%
Non-centers	(17.20%)	N/A	2.25%	(15.77%)	N/A	2.89%
Low-rise Prototype						
Marymoor	(4.67%)	13.83%	6.24%	(4.67%)	13.83%	6.24%
Downtown	(4.67%)	13.83%	6.24%	(4.67%)	13.83%	6.24%
Non-centers	(7.53%)	8.63%	5.39%	(7.53%)	8.63%	5.39%
Mid-rise Prototype						
Overlake	(5.86%)	18.40%	6.83%	(5.52%)	18.97%	6.95%
Marymoor	(5.86%)	18.40%	6.83%	(5.52%)	18.97%	6.95%
Downtown	(5.86%)	18.40%	6.83%	(5.52%)	18.97%	6.95%
Non-centers	(7.72%)	15.69%	6.28%	(7.43%)	16.22%	6.38%
High-rise Prototype						
Overlake	(9.23%)	11.40%	5.55%	(9.14%)	11.67%	5.59%
Tower Prototype						
Overlake	(11.82%)	1.83%	4.35%	(11.82%)	1.83%	4.35%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise, high-rise, and tower prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Scenario four captures the second 8-year MFTE scenario. Scenario four's IZ program requires 10% of units at 50%, while the 8-year MFTE program within the scenario requires 15% of units at 50% AMI. Compared to the baseline 8-year MFTE results, there is a negative directional shift as high as 2% for IRR and 0.5% for yield on cost depending on the prototype (**Exhibit 44**).

Exhibit 44. Scenario 4 Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(15.20%)	N/A	2.77%	(15.20%)	N/A	2.77%
Downtown	(15.20%)	N/A	2.77%	(15.20%)	N/A	2.77%
Non-centers	(17.20%)	N/A	2.25%	(17.20%)	N/A	2.25%
Low-rise Prototype						
Marymoor	(4.93%)	12.79%	6.06%	(4.93%)	12.79%	6.06%
Downtown	(4.93%)	12.79%	6.06%	(4.93%)	12.79%	6.06%
Non-centers	(7.64%)	7.69%	5.26%	(7.64%)	7.69%	5.26%
Mid-rise Prototype						
Overlake	(6.71%)	16.66%	6.48%	(6.71%)	16.66%	6.48%
Marymoor	(6.71%)	16.66%	6.48%	(6.71%)	16.66%	6.48%
Downtown	(6.71%)	16.66%	6.48%	(6.71%)	16.66%	6.48%
Non-centers	(8.40%)	14.08%	5.98%	(8.40%)	14.08%	5.98%
High-rise Prototype						
Overlake	(10.18%)	8.93%	5.18%	(10.18%)	8.93%	5.18%
Tower Prototype						
Overlake	(12.38%)	(0.47%)	4.13%	(12.38%)	(0.47%)	4.13%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise, high-rise, and tower prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Scenario five explores updates to Redmond's current requirements for the 12-year MFTE program and IZ program. Within scenario five, the 12-year MFTE program would require the first 10% of affordable units to be offered at 50% AMI and the second 10% at 75% AMI, while IZ would require 10% of units to be offered at 50% AMI as well. Generally, the analysis suggests the deeper levels of affordability would slightly impact the return metrics, with cash-on-cash, IRR, and yield on cost results for the 12-year baseline requirements and scenario five remaining similar (**Exhibit 45**).

Exhibit 45. Scenario 5 Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(15.20%)	N/A	2.77%	(13.42%)	(11.34%)	3.56%
Downtown	(15.20%)	N/A	2.77%	(13.42%)	(11.34%)	3.56%
Non-centers	(17.20%)	N/A	2.25%	(15.77%)	N/A	2.89%
Low-rise Prototype						
Marymoor	(4.81%)	13.11%	5.90%	(3.82%)	14.93%	6.22%
Downtown	(4.81%)	13.11%	5.90%	(3.82%)	14.93%	6.22%
Non-centers	(7.26%)	8.41%	5.18%	(6.41%)	10.30%	5.46%
Mid-rise Prototype						
Overlake	(7.00%)	16.42%	6.25%	(6.43%)	17.56%	6.47%
Marymoor	(7.00%)	16.42%	6.25%	(6.43%)	17.56%	6.47%
Downtown	(7.00%)	16.42%	6.25%	(6.43%)	17.56%	6.47%
Non-centers	(8.54%)	13.97%	5.80%	(8.05%)	15.03%	6.00%
High-rise Prototype						
Overlake	(10.76%)	8.39%	4.91%	(10.00%)	10.01%	5.14%
Tower Prototype						
Overlake	(12.84%)	(0.58%)	3.90%	(12.12%)	1.87%	4.13%

Sources: Community Attributes Inc., 2023.

Scenario six explores requiring further affordability within Redmond's 12-year MFTE program. Within scenario six, the 12-year MFTE program would require the first 10% of affordable units to be offered at 50% AMI and the second 10% at 60% AMI, while IZ would require 10% of units to be offered at 50% AMI as well. Generally, the analysis suggests the deeper levels of affordability would depress the return metrics, with cash-on-cash, IRR, and yield on cost results falling compared to the 12-year baseline requirements and scenario five results (**Exhibit 46**).

Exhibit 46. Scenario 6 Rental Feasibility Results

Geography	Maximum 15% FAR Bonus			Maximum 20% FAR Bonus		
	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost	Cash-on-Cash (Year 1)	Internal Rate of Return	Yield on Cost
Townhouse Prototype						
Marymoor	(15.20%)	N/A	2.77%	(13.42%)	(11.34%)	3.56%
Downtown	(15.20%)	N/A	2.77%	(13.42%)	(11.34%)	3.56%
Non-centers	(17.20%)	N/A	2.25%	(15.77%)	N/A	2.89%
Low-rise Prototype						
Marymoor	(5.35%)	12.42%	5.79%	(4.36%)	14.29%	6.11%
Downtown	(5.35%)	12.42%	5.79%	(4.36%)	14.29%	6.11%
Non-centers	(7.81%)	7.58%	5.07%	(6.96%)	9.53%	5.35%
Mid-rise Prototype						
Overlake	(7.31%)	16.07%	6.19%	(6.74%)	17.23%	6.41%
Marymoor	(7.31%)	16.07%	6.19%	(6.74%)	17.23%	6.41%
Downtown	(7.31%)	16.07%	6.19%	(6.74%)	17.23%	6.41%
Non-centers	(8.84%)	13.59%	5.74%	(8.35%)	14.67%	5.93%
High-rise Prototype						
Overlake	(10.99%)	8.03%	4.86%	(10.23%)	9.68%	5.10%
Tower Prototype						
Overlake	(13.08%)	(1.14%)	3.86%	(12.35%)	1.37%	4.08%

Sources: Community Attributes Inc., 2023.

Ownership Development

Exhibit 47 through **Exhibit 55** present the feasibility results for ownership developments. Due to the uncommon nature of ownership developments containing commercial space within the City of Redmond, only the townhouse and low-rise prototypes were evaluated using the ownership pro forma model. The results present levered internal rates of return, which capture daily cash flows. The analysis assumes the entirety of units within each prototype would be sold within the first year upon uptake of the development. The geographies and requirements tested for the baseline and scenarios were informed by the city.

Within Redmond's residential target areas (RTAs or "centers"), current IZ requirements returned positive IRRs for the townhouse and low-rise prototype. However, only the low-rise prototype returned positive IRRs for non-centers. For the low-rise prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption (**Exhibit 47**).

Exhibit 47. Inclusionary Zoning Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	13.85%	68.88%
Downtown	13.85%	68.88%
Non-centers	(32.70%)	11.88%
Low-rise Prototype		
Marymoor	52.41%	52.41%
Downtown	52.41%	52.41%
Non-centers	17.13%	17.13%

Sources: Community Attributes Inc., 2023.

Under the current 8-Year MFTE program, the townhouse prototype was heavily impacted by the increase in maximum FAR bonus. This is caused by the fact that the 15% maximum FAR increase does not allow for an additional market rate unit alongside the one required affordable unit, while the 20% FAR bonus does. The low-rise prototype returned IRR values near 70% for both geographies (**Exhibit 48**).

Exhibit 48. 8-Year MFTE Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	27.85%	86.79%
Downtown	30.15%	89.25%
Low-rise Prototype		
Marymoor	67.20%	67.20%
Downtown	70.09%	70.09%

Sources: Community Attributes Inc., 2023.
Note: The maximum 15% FAR density bonus does not allow for the townhouse prototype to receive an additional market rate unit.

The feasibility results for the 12-year baseline requirement suggest that in terms of IRR, the smaller townhouse prototype benefits more from the 12-year program than the 8-year program, while the low-rise prototype benefits more from the 8-year program compared to the 12-year program. For both prototypes, the increase in the maximum density bonus is beneficial. The interplay between the inclusionary zoning incentive of providing one market rate unit for every affordable unit provided, up to 20% of total units required to be affordable to meet the 12-year MFTE requirements, and the maximum FAR bonus cap causes this, as the 20% affordability requirements cause the

total bonus to reach the maximum density bonus (in FAR) of 15% or 20% for each scenario (**Exhibit 49**).

Exhibit 49. 12-Year MFTE Baseline Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	41.75%	103.29%
Downtown	42.92%	104.53%
Low-rise Prototype		
Marymoor	61.28%	74.39%
Downtown	64.03%	77.18%

Sources: Community Attributes Inc., 2023.

Scenario one, which analyzes lowering the affordability requirement for IZ to 50%, still returns positive IRR for both prototypes, but generally decreased returns for both prototypes among all geographies (**Exhibit 50**).

Exhibit 50. Scenario 1 Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	7.32%	61.88%
Downtown	7.32%	61.88%
Non-centers	(38.58%)	5.38%
Low-rise Prototype		
Marymoor	44.15%	44.15%
Downtown	44.15%	44.15%
Non-centers	9.23%	9.23%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Scenario two models lowering the number of units (8%) and the level of affordability (30%) within the City's IZ program. For the townhouse and low-rise ownership prototypes, these requirements decrease the IRR values returned compared to both scenario one and the baseline (**Exhibit 51**).

Exhibit 51. Scenario 2 Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	3.04%	57.26%
Downtown	3.04%	57.26%
Non-centers	(42.41%)	1.11%
Low-rise Prototype		
Marymoor	41.60%	41.60%
Downtown	41.60%	41.60%
Non-centers	6.49%	6.49%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

By lowering the affordability level required by the 8-year MFTE program to 50% across all geographies, return metrics match the baseline results obtained for the Marymoor geography, given the City's current 8-year MFTE program requires 50% AMI for the Marymoor neighborhood (**Exhibit 52**).

Exhibit 52. Scenario 3 Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	27.85%	86.79%
Downtown	27.85%	86.79%
Non-centers	(22.12%)	25.74%
Low-rise Prototype		
Marymoor	67.86%	67.86%
Downtown	67.86%	67.86%
Non-centers	30.12%	30.12%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Scenario four assumes the 8-year MFTE program will require 15% of units to be made affordable at 50% AMI. This did not impact the townhouse prototype, which still would only be required to provide a single affordable unit, but it did drive IRR for the low-rise prototype down roughly 10% (**Exhibit 53**).

Exhibit 53. Scenario 4 Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	27.85%	86.79%
Downtown	27.85%	86.79%
Non-centers	(22.12%)	25.74%
Low-rise Prototype		
Marymoor	57.24%	57.24%
Downtown	57.24%	57.24%
Non-centers	21.22%	21.22%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Scenario five, which explores the 12-year MFTE program requiring the first 10% of affordable units to be offered at 50% AMI and the second 10% at 75% AMI, while IZ would require 10% of units to be offered at 50% AMI, returned IRRs below the baseline results. A more substantial decrease is seen for the low-rise prototype (**Exhibit 54**).

Exhibit 54. Scenario 5 Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	39.41%	100.79%
Downtown	39.41%	100.79%
Non-centers	(12.80%)	37.22%
Low-rise Prototype		
Marymoor	57.17%	57.17%
Downtown	57.17%	57.17%
Non-centers	22.10%	22.10%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Scenario six explores the 12-year MFTE program requiring the first 10% of affordable units at 50% AMI and the second 10% at 60% AMI, while IZ would require 10% of units at 50% AMI. Scenario six returned IRRs below the baseline results. Since the 20% affordability requirement only requires one

affordable unit for the townhouse prototype, the IRRs returned for the townhouse prototype remained the same between scenario five and scenario six, for which the deepest level of affordability (50% AMI) match (**Exhibit 55**).

Exhibit 55. Scenario 6 Ownership Feasibility Results

Geography	Internal Rate of Return	
	Maximum 15% FAR Bonus	Maximum 20% FAR Bonus
Townhouse Prototype		
Marymoor	39.41%	100.79%
Downtown	39.41%	100.79%
Non-centers	(12.80%)	37.22%
Low-rise Prototype		
Marymoor	53.09%	53.09%
Downtown	53.09%	53.09%
Non-centers	18.19%	18.19%

Sources: Community Attributes Inc., 2023.
Note: For the low-rise prototype, return metrics remain the same between the 15% maximum density and 20% maximum density since the additional market rate units associated with the IZ program do not reach the FAR threshold set by each maximum density assumption.

Policy Implications

The following section discusses the feasibility results obtained through the two pro forma models and their policy implications.

Rental Model

Through stakeholder interviews, every developer spoke about how small yield margins are on current developments, given a range of market conditions and other cost pressures. A few developers noted it has become common in the last 18 months to aim for a 6% or 6.5% yield on cost for rental development projects. When factoring in a margin of error inherent when analyzing development feasibility and developer feedback, the analysis conducted for this study suggests only the mid-rise prototype may currently be feasible. However, the analysis can help provide insights beyond current feasibility, including informing policymakers of the directional shift that updates to affordable units required and the affordability levels may have on development yields.

The analysis suggests, especially for the mid-rise prototypes, that updating Redmond's 8-year affordability level requirement to 50% would have a small but negative impact on yield metrics. This level of affordability would match Redmond's current requirements for buildings utilizing MFTE in Marymoor.

Meanwhile, by increasing the number of required units to 15% alongside lowering AMI requirements to 50%, yield on cost dropped nearly 1%, putting greater negative pressure on a project's potential yield. Updates to the IZ program produced similar effects. Yields on cost fell about one-tenth of a percent when comparing scenario one (IZ requiring 10% of units at 50% AMI) compared to the current IZ requirements (10% of units at 80% AMI). Notably, lowering affordability requirements appears to decrease development yield more for the lower-density prototypes compared to the higher-density prototypes.

In comparison to the current requirements for Redmond's 12-year MFTE program, lowering AMI levels also had a small negative directional impact on output metrics, decreasing yield on cost by about 0.15%. Ultimately, the analysis suggests that lowering AMI levels has a significantly smaller impact on project feasibility than lowering affordability and requiring a higher number of affordable units has.

Ownership Model

Throughout Washington, there have been very few developments producing affordable units for ownership that have been built by for-profit developers. Naturally, data around this type of development is limited and developer insights regarding the development of for ownership units was limited.

Generally, the prototypes tested in the ownership model generated generally positive feasibility results in designated centers, and the changes considered to IZ and MFTE do not appear to make the prototypes infeasible. In non-center geographies, projects were infeasible with a 15% FAR bonus, but generated positive IRR with a 20% FAR bonus, so these projects are sensitive to the bonuses available.

Given the lack of ownership multifamily projects, and the historic trend of multifamily projects being more likely to use MFTE, as well as the generally positive feasibility results within centers, outputs and findings from the rental model should likely weigh more heavily in Redmond's determination of new program parameters.

Limitations

The pro forma models used for this analysis assume that density bonuses recovered through meeting IZ requirements come in the form of a one-to-one unit bonus (one affordable for one market rate) up to a threshold of a 15% or 20% increase in FAR. The analysis makes this assumption due to the complex nature of Redmond's maximum density regulations by zone. If policy updates are made as a result of feasibility analysis presented in this report, the City of Redmond will need to work to ensure the density bonuses

provided through IZ align with the assumptions made in the analysis, or will need to do additional analysis to inform any future updates to density bonuses.

Though the financial modeling is intended to be broadly representative of current development economics in the City of Redmond, every development project is different, and some projects may not align with those modeled in this study. Furthermore, as market conditions change, so too do the prospects for various project types, and variability of this nature is not possible to quantify at this point in time. Changes in market conditions are expected over time, and project feasibility may need to be reevaluated as these changes occur. With rapidly rising interest rates and high levels of inflation, macroeconomic conditions may also challenge project feasibility.

The analysis does not contain an appraised valuation of land or development projects. Community Attributes is not a licensed appraiser, and this analysis should not be used to inform investment decisions.

RECOMMENDATIONS

Given the feasibility results and, critically, the statutory limitations on IZ and MFTE, Redmond's and the region's history of producing affordable units using these programs, and the city's allocation of affordable units from King County, the city may wish to redesign these programs to focus on units at lower levels of affordability. This may require a reduction in the percentage of total units required at affordable lease rates. Requiring market rate projects to provide units at the deepest levels of affordability (30% of AMI, with our without supportive services) is likely to be a significant disincentive for developers to participate in the Redmond's MFTE program, and could preclude developer interest in building housing in Redmond altogether. Some jurisdictions in the region have had some success generating units at 50% of AMI through MFTE, and Redmond has a housing unit allocation from King County of about 3,900 units at 50% of AMI through 2044, so targeting this affordability level with the MFTE program may be appropriate.

The 8-year MFTE program has historically had very high levels of developer participation, while the 12-year program has not. Changes to the 12-year program that increase the affordability requirements may not result in the development of new affordable units given the reticence amongst the development community to participate in the program at all. The city could consider changes that increase the affordability levels (allowing higher rental rates that more closely align with market rates) may increase participation.

It will be important for Redmond to consider how bonus square footage is allocated for participants in the IZ and MFTE programs while also evaluating changes to the affordability requirements. Currently, bonuses are

calculated or allocated differently in different parts of the city, and interviewed developers indicated that bonus height is not always beneficial, as they are often looking to maximize market rate units without moving to a more expensive construction type. The city should evaluate the extent to which it can structure its bonuses in a flexible and transparent way and should ensure that the resultant bonuses track with assumptions made in the feasibility modeling.

RACIAL EQUITY, ANTI-DISPLACEMENT POLICIES, AND "MIDDLE HOUSING" RECOMMENDATIONS FINAL CONSOLIDATED REPORT

City of Redmond

Recommendations Prepared by
BDS Planning and Urban Design;
BHC Consultants

June 21, 2023

Redmond
WASHINGTON

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EXECUTIVE SUMMARY

BACKGROUND

The State of Washington has a housing deficit. Redmond is no exception. The Department of Commerce estimates the state will need an additional 1.1 million homes over the next 20 years to meet demand. **For Redmond, this results in 20,000 additional units that need to be added between 2019 and 2044.**

Additionally, the City of Redmond faces a lack of housing diversity. According to Redmond's Housing Needs Assessment, less than 1% of housing units were middle housing types, such as duplexes, triplexes, fourplexes, and townhomes. To address the statewide shortage of housing, the state legislature has passed several bills in the past three years, including HB 1110 during the 2023 session. **This Bill mandates that fourplexes be allowed on most residential lots** and for residences within one-quarter mile of major transit, or if the developer provides two additional affordable units, six units per lot must be allowed.

Lastly, **many residents are unable to acess and/or matain stable housing in Redmond**. One quarter of Redmond's residents pay more than 30% of their household income on housing. Elderly and young adult populations face the greatest burden. Additionally, 89% of Redmond's local workforce lived outside of the city in 2017.[1] In some cases, the legacies of present day housing instability and unaffordability see their roots tied to a web of discrimintatory housing policies, practices and other general cultural pressures of disenfranchisement in King County and Redmond's history.

PROJECT PURPOSE

In response to these housing challenges and their intersecting issues, BDS Planning and Urban Design (BDS) and BHC Consultants (BHC) were hired through the Washington Department of Commerce's Growth Management grants to develop middle housing and anti-displacement strategies for Redmond. Displacement is defined as a process that forces a household to move from its community because of conditions beyond its control. Displacement may fall into one of three categories:

- *Physical displacement:* Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.
- *Economic displacement:* Households are compelled to move by rising rents or costs of home ownership like property taxes.
- *Cultural displacement:* Residents are compelled to move because the people and institutions that make up their cultural community have left the area.[2]

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[1] City of Redmond, Housing Needs Assessment, 2020.

[2] Department of Commerce. "Guidance to Address Racially Disparate Impacts."Washington State Department of Commerce, 2023. https://deptofcommerce.app.box.com/s/1l217l98jattb87qobtw63pkplzhxege.

This report intends to communicate a set of recommendations and strategies that strive to bridge the relationship between middle housing options as a means for addressing racially disparate impacts related to housing access and affordability in Redmond.

This is a consolidated body of work inclusive of racial equity analysis, a public engagement report, and recommended middle housing code and policy changes.

MAJOR THEMES & OUTCOMES

Across the threefold analysis described above, the following major themes best describe the balance of Redmond's context and its opportunities to address racial equity and anti-displacement in and with middle housing policies:

- The presence and/or absence of documented historical racism and discrimination cannot alone justify the level of attention needed to address present day racially disparate impacts
    - An equitable and culturally inclusive response to addressing racially disparate impacts necessitates an approach that tackles histories of racisim, building of community relationships and power, and housing policy updates together.
- Redmond is a desirable yet costly place to live with simultaneous experiences of wealth and meaningful housing/income instability.
- Racial equity, anti-displacement policies, and middle housing recommendations should:
    - Consolidate residential zones to meet new state law and address the housing deficit.
    - Create complete and culturally responsive neighborhoods. Exclusive single-family neighborhoods have long been a tool of discrimination in housing. Allowing more flexibility in uses, as well as housing types, enables more culturally responsive neighborhoods in response to this legacy.
    - Change permitting procedures. While land and material costs impact housing affordability, so too does review timelines and procedures. Creating more flexibility and streamlining, where possible, types of housing, could increase reduce burdens to supplying middle housing.
    - Enhance equity in housing and zoning processes to address past and present harms. Allowing more housing types and diversity does not erase displacement pressures. Continuing and enhancing anti-displacement policies is essential to mitigating further displacement. Implementing inclusive outreach is essential to this to better identify policies and programs that meet the specific needs for communities at risk of displacement.
    - Dedicate funding to anti-displacement efforts. Financial support is vital for many types of effective anti-displacement practices.
- Ongoing community engagement should support the City's planning for prioritization and implementation of recommendations.

RACIAL EQUITY ANALYSIS REPORT

In 2021, the Washington State Legislature passed HB1220 which amended the Growth Management Act in statute RCW 36.70A.020(4) requiring communities to "encourage affordable housing" and to "plan for and accommodate" housing affordable to all income levels. [3]

Additionally, the update requires jurisdictions to adopt a new housing element that identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing; and seeks to implement changes to address and begin to undo such impacts and harms.

This section of this consolidated Racial Equity, Anti-Displacement Policies, and Middle Housing Recommendations report responds to the relationship of these updated requirements as referenced within the supporting Washington State Middle Housing Grant Program.

This section is organized according to the following subsections:

- History of Redmond's Racially Exclusive and Discriminatory
- Land Use and Housing Practices
- Findings of Racially Disparate Impacts in Redmond
- Next Steps and Best Practice Recommendations

HISTORY OF REGIONS'S RACIALLY EXCLUSIVE AND DISCRIMINATORY LAND USE & HOUSING PRACTICES

Throughout the 20th century, the practice of urban planning explicitly and implicitly disrupted the ability of Black, Indigenous, and other communities of color to thrive in place.

With emphasis on the past 100 years, urban planning and policies related to housing, land use, transportation, etc. have compounded the impacts of harms experienced by diverse communities already felt across racist citizenship, education, criminial justice, and other societal instuitutions since the 1700s and beginnings of the United States of America.

This subsection describes some of these exclusionary urban planning and housing practices within Redmond and its likely connected communities. A brief description of each practice along with information about associated local impacts (not exhaustive) in Redmond and the surrounding area is provided. These practices, along with other social dynamics, contributed to racial segregation, systemic barriers to homeownership opportunities for people of color, and exclusion from wealth generating opportunities through homeownership for people of color.

Note – the information presented below represents only those histories that show a documented relationship with Redmond and may not account for the complete breadth of impacts experienced by communities present at the time. Such practices were common not only in the Seattle metro area but also across the country. So, even though there may not be documented instances of some of

[3] Washington State Legislature. *Emergency Shelters and Housing – Local Planning and Development*. Engrossed Second Substitute House Bill 1220. 67th Legislature., 2021 Regular Session

these practices occurring in Redmond, it certainly does not mean that it never occurred there or that Redmond was impervious to the prevailing discriminatory practices and racist attitudes of that time.

Practice	Description	Local Impacts
Exclusionary Zoning (1910s – Present)	After race-based zoning was ruled unconstitutional (1917), many cities began to legally use zoning as a tool to covertly exclude certain populations (e.g. low-income households, racial minorities) from certain areas. Exclusionary practices in single-family zoned areas became more prevalent, which included: minimum lot size requirements, floor area requirements, large setbacks, and exclusion of multi-family housing.[4]	Racist sentiments and exclusionary practices made their way into neighborhood and housing development throughout the region. Restrictive covenants, redlining, and other practices and conditions exacerbated these disparate impacts. Currently, Redmond has high housing costs and lacks housing diversity, which makes finding housing difficult or unattainable to some people who need or prefer to rent housing or who can only afford lower-cost housing types for ownership.[5] In a recent housing survey, people of color reported greater barriers to both renting and buying in Redmond: "More than half said they couldn't find a place they could afford, nearly one-third said they had trouble with down payments/financing, and 16% cited discrimination."[6]
Racially Restrictive Covenants (1926 – 1948)	Racially restrictive covenants, enforceable contracts used by developers, prohibited the sale or rental of property to certain racial minorities and religious groups (e.g. Blacks, Asians, Jewish). These covenants became a widespread instrument used in	Based on preliminary estimates of the number of subdivisions with racially restrictive covenants, 20 subdivisions in cities contiguous with Redmond restricted residence by race. Ames Lake and Weber's point, both on the Eastside outside of Redmond, restricted their

[4] Washington State Department of Commerce. "Guidance to address racially disparate impacts: Updating your housing element to address new requirements." WA Dept. of Commerce. Accessed June 16, 2023. https://deptofcommerce.app.box.com/s/1l217l98jattb87qobtw63pkplzhxege.

[5] City of Redmond, Housing Needs Assessment, 2020.

[6] "Redmond Housing Strategy Questionnaire: Survey Response Report." City of Redmond, 2021. https://www.redmond.gov/DocumentCenter/View/25990/Housing_Survey_Responses_Report.

	the 1920's until they were declared unenforceable in 1948.	ownership to "those of the Caucasian race".[7]
Federal Mortgage Discrimination & Redlining (1934 – 1968)	During the New Deal era, a federal agency was created to provide mortgage assistance to homeowners and would-be homeowners: the Home Owners' Loan Corporation (HOLC). HOLC created "residential security" maps (evaluating perceived lending risk) in which lines were drawn around and rated neighborhoods in larger metropolitan areas across the U.S. as better or worse for housing investments. Properties in neighborhoods with people of color or economically disadvantaged conditions were deemed as riskiest based on these HOLC maps; consequently, people living in these "risky" or "riskiest" neighborhoods were denied access to housing loans by lending institutions (i.e. redlined).[8]	Neighborhoods rated best for housing investments were typically in affluent White suburbs; one of eight criteria for a higher rating was if deed and zoning restrictions were in place to sufficiently protect a neighborhood from certain racial and social groups and incompatible land uses (e.g. multifamily housing). The Seattle metro area includes examples of HOLC maps and associated redlining (e.g. Seattle, Tacoma).[9] Redlining contributed to extremely low homeownership rates in neighborhoods of color, creating a generations-long barrier to wealth building. A 1975 report by the *Central Seattle Community Council Federation* titled "Redlining and Disinvestment in Central Seattle: How the Banks are Destroying our Neighborhoods" found that disinvestment in Seattle's Central Area possible contributed to helping the suburbs: "Ratios of deposits to loans in the Central branch banks was 24%, according to the report; in suburban branch banks the ratio was 97%."[10]
Urban Renewal & Transportation	From the 1950s – 1970s, the federal government provided significant funding for "urban renewal" projects across the U.S.	During this time, various urban renewal and transportation infrastructure projects were federally funded in King County; major transportation projects included

[7] Seattle Civil Rights and Labor History Project. "Racial Restrictive Covenants." University of Washington. Accessed June 9, 2023. https://depts.washington.edu/civilr/covenants.htm.

[8] "Guidance to address racially disparate impacts."

[9] Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," American Panorama, ed. Robert K. Nelson and Edward L. Ayers, accessed June 18, 2023, https://dsl.richmond.edu/panorama/redlining/

[10] Seattle Municipal Archives. "Redlining in Seattle". City of Seattle. Accessed June 20, 2023, https://www.seattle.gov/cityarchives/exhibits-and-education/online-exhibits/redlining-in-seattle

Infrastructure (1950s – 1990s)	This practice allowed cities to use funds to improve areas they had deemed "blighted." Due to patterns of deliberate underinvestment, redlined areas were more likely to be deemed as "blighted", and therefore slated for renewal.	Interstates 5 and 90.[11] Projects implemented as part of these programs often led to disproportionate impacts to low-income and minority communities. Such impacts included displacement, reinforced segregation (e.g. physical barriers via highways), loss of community relations, and further impoverishing communities.[12]
Suburbanization (1950s – 1990s)	The construction of the national highway system accelerated the population growth of suburban cities at the expense of central cities. Most people migrating from central cities to the suburbs were White, leading to a description of this migration as "White flight." Fueling this "White flight" were racially restrictive covenants, redlining, racially-based federal housing incentives post WWII (G.I. bill), and a prevailing racist culture.[13]	The national highway system accelerated population growth in the suburbs of east and south King County. Also, the original opening of the 520 Bridge in 1963 and subsequent improvements to this facility contributed to suburbanization. Moreover, mandatory school integration ordinances in King County fueled "White flight" to Eastside communities.[14]
Gentrification & Displacement (1970s – Present)	Displacement occurs when housing or neighborhood conditions force residents to move. Gentrification occurs when previously disinvested in and/or low-income neighborhoods experience higher-income residents move-in and increase housing costs.[15] Historical	Redmond is growing at a faster rate than King County as a whole, and its local housing market has not kept pace with increased demand. Redmond's "housing costs and rental rates have skyrocketed."[16] Based on PSRC's displacement risk map, 3 of the approximately 12 census tracts

[11] Digital Scholarship Lab, "Renewing Inequality," American Panorama, ed. Robert K. Nelson and Edward L. Ayers, accessed June 18, 2023, https://dsl.richmond.edu/panorama/renewal/#view=-2820.35/-984.31/18&viz=map&city=seattleWA&loc=12/47.6080/-122.3230

[12] "Guidance to address racially disparate impacts."

[13] King County. "King County Countywide Planning Policies Housing Chapter: Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices." King County.

[14] "King County Countywide Planning Policies Housing Chapter"

[15] "King County Countywide Planning Policies Housing Chapter"

[16] City of Redmond, Housing Action Plan, 2021.

	patterns of disinvestment, discriminatory practices, economic development and urban renewal projects, along with regional economic and housing market pressures have set the stage for gentrification and displacement.	that make up most of City limits in Redmond is considered "moderate risk."[17] Older buildings and homes are at risk of redevelopment and/or renovation, which can potentially increase rents.[18]

Prior to the 19th and 20th century, impacts related to colonialism and fractured treaties with Indigneous People and Black Exclusion Laws in Oregon Territory have acted to shape the foundational basis for White settler entitlement over land occupation and access. Additional ethnic and other discriminatory practices compounding these implications in King County and Washington include Chinese exclusion and "Alien" Land Laws[19] and Japanese Internment.

Other anecdotes of racist ideas and culture practiced in Redmond prominently includes the establishment of the Redmond lodge for the paramilitary Silver Shirt Legion founded by known Hitler supporter and national figure William Dudley Pelley.[20] The land dedicated for the lodge was donated to Dudley by Redmond residents Ruby and Arthur Johnson. [21] Though the lodge stood until the late 1980s and is no longer present, remnants tied to this history remain, as Arthur Johnson is the current name of a park on the east side of Redmond.

FINDINGS OF RACIALLY DISPARATE IMPACTS IN REDMOND

Given the historical context of *documented* racial history in Redmond's housing and other land use practices, the purpose of this subsection is to describe a modern-day cross-section of relative housing outcomes.

NOTE – it is important to understand that the presence or absence of documented discriminatory housing practices does not alone determine the level of response or attention required to address modern racially disparate impacts in housing. The reasons are two-fold:

[17] Puget Sound Regional Council. "Displacement Risk Mapping." Accessed June 18, 2023. https://psregcncl.maps.arcgis.com/apps/MapSeries/index.html?appid=1769d732e3de4905ba0bf5ffaf75f602

[18] City of Redmond, Housing Action Plan, 2021.

[19] Grant, Nicole. "White Supremacy and the Alien Land Laws of Washington State". *The Seattle Civil Rights & Labor History Project*. Accessed June 19,2023. https://depts.washington.edu/civilr/alien_land_laws.htm

[20] *When the 'American Hitler' Came to Washington | Mossback's Northwest*, 2018. https://www.youtube.com/watch?v=mqMWngthj3M.

[21] DAHP. "Silver Shirt Legion Hall; Johnson, Arthur and Ruby House." DAHP, 1985. 46742.

1. It is often difficult to identify or know of historical records detailing narratives from the perspectives of impacted communities. We must acknowledge that our understanding of history likely includes a deficit of records that were not documented or retained; and
2. Many communities – to this day – will cite lore or other beliefs to explain how and why populations did or do not interact with the housing market. This approach to explaining racially disparate impacts in the housing market hinders, or actively worsens, progress towards equity.

With such caveats recognized, The following information reflects some of the existing findings of racially disparate impacts in Redmond.

Total Population Redmond and King County

Race / Ethnicity	Redmond Population Estimate for 2020	% Redmond Population Estimate	% King County Population Estimate
American Indian and Alaska Native	124	0.2%	0.4%
Asian	24,953	36.7%	18.2%
Black or African American	1,069	1.6%	6.4%
Native Hawaiian and other Pacific Islander	155	0.2%	0.7%
White (alone)	33,396	49.1%	58.2%
Other Race	349	0.5%	0.4%
Two or more races	2,725	4%	5.7%
Hispanic or Latino (of any race)	5,188	7.6%	9.8%
Total	67,959	99.9%	

Source: Washington RDI Data Toolkit, 2023

Redmond Median Income, 2021

The 2021 American Community Survey 5-year estimates the Median Household Income in Redmond to be **$147,006.** A breakdown by race/ethnicity:

Race / Ethnicity	White (alone)	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian and other Pacific Islander	Two or more races	Hispanic or Latino (of any race)
Median Income (dollars)	126,836	124,416	n/a	174,762	n/a	128,631	96,356

Source: 2021 ACS 5-Year Estimates Table S1903

Redmond five year change in households by income and race, 2014-2019

The data in this section describes the difference in median household income by race between 2015 and 2020. For the purposes of this detailing, the Washington State RDI Data Toolkit organizes Area Median Income (AMI) bands as such:

- Extremely Low-income (≤30% AMI)
- Very Low-income (30-50% AMI)
- Low-Income (50-80% AMI)
- Moderate Income (80-100% AMI)
- Above Median Income (>100%)

For the purposes of this analysis, *"middle incomes"* will be used to refer to the source data values associated with incomes between 30 – 100% AMI.

	All Households	White (alone)	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian and other Pacific Islander	Hispanic or Latino (of any race)
%change Above Median Income (2015 – 2020)	1.17	1.04	0.77	n/a	1.57	n/a	0.89

%change "Middle Incomes" (2015 – 2020)	0.99	0.91	1.01	n/a	1.50	n/a	0.67

Source: Washington RDI Data Toolkit, 2023

Across this information, it is apparent that overall median income in Redmond is relatively unchanged since 2015 with a modest increase in the highest tier of income earners.

When examining for racial/ethnic categories, only Asian housheholds have seen an increase in both "middle" and high incomes. Black or African American and Hispanic households have seen a decrease in median incomes with the latter seeing a substantial dip in middle incomes. Comparatievely, white households, though reltaively stable, have seen a decrease in middle incomes.

Other Household Characteristics

Race / Ethnicity	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	>100% AMI	Renter	Owner	Cost or Severely-Burdened*
All Households	8%	7%	6%	6%	73%	50%	50%	23%
American Indian and Alaska Native	n/a							
Asian	5%	3%	3%	5%	84%	52%	48%	13%
Black or African American	18%	21%	0%	2%	59%	73%	27%	37%
Native Hawaiian and other Pacific Islander	n/a							
White (alone)	9%	8%	8%	7%	68%	45%	55%	27%
Two or more races	11%	5%	15%	4%	65%	70%	30%	17%
Hispanic or Latino (of any race)	8%	6%	20%	5%	61%	73%	27%	24%

**Cost or Severely-Burdened: combined households whose housing costs amount to 30% or greater of income*

Source: 2020 Census Data

RACIALLY DISPARATE IMPACTS SUMMARY

The brief picture of household characteristics, income, and homeownership across available racial/ethnic data points shows evidence of some racially disparate impacts in Redmond. Of the data available, the demographic picture demonstrates Redmond to be a community that is predominantly white and Asian; representing ~ 86% of the total population combined. Within these demographics, Asian households in Redmond appear to be higher-income earners with a closer split on homeownership. Information suggests the demography is largely reflective of the recruitment patterns of engineering and other tech industry jobs such as at Microsoft, which boomed in the 1990s and saw a wave of immigrant and domestic recruitment of South Asian people. By 2017, Redmond, among the King County Eastside suburbs, had the highest percentage of working

residents who are employed in computer and mathematical occupations in the country, even higher than in Silicon Valley.[22]

Between 2010 and 2020 Redmond's Asian population nearly doubled. This trend suggests such wealth and stability among this community is more recent – aligning with engineering and tech industry recruitment cycles – as opposed to households transferring wealth across generations. However, it is also important to recogonize that the engineering and tech workers in these populations are not a monolith. Some first-person accounts hesitate against the understanding of Asians and Indians in Redmond as solely highly-compensated tech workers, which is a "model minority" archetype:

> *" We should also not forget that this is an area with a very large working-class community of South Asians ... that community never gets talked about because we tend to tell the high-tech success model minority stories"* [23]

For white populations, there are far greater gaps and variations. Simultaneously, while white households in Redmond experience some of the higher ends of income bands and homeownership, they also make up for a significant proportion of the population meaningfully struggling with housing costs. This information suggests that when accounting for more than race, some of the greatest contributors to housing unaffordability and displacement have been economic.

Nonetheless, disparities and impacts and Redmond cannot be entirely explained by solely economic factors. The populations most signficantly experiencing the brunt of rising costs, widening income earnings, and high levels of housing instability comparatively are Black/African American and Hispanic/Latino communities.Given the historical context and present day profile – as presented above – it is apparent that when populations in Redmond have either 1) a long history in Redmond or 2) have moved into the area with high incomes, then they are more likely to be less impacted by such market changes.

NEXT STEPS & BEST PRACTICES RECOMMENDATIONS

A multi-pronged approach to addressing racially disparate impacts is necessary alongside policies addressing housing unaffordability and access. Over the course of its history, whether directly or indirectly, Redmond's use of exclusionary land use practices such as zoning, racially restrictive covenants, and development restrictions have likely contributed to disproportional benefit/harms.

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[22] Balk, Gene. "Diversity surges on the Eastside, especially in Microsoft's hometown, but stalls in Seattle". Seattle Times, December 17, 2018. Accessed June 19, 2023. https://www.seattletimes.com/seattle-news/data/diversity-surges-on-the-eastside-especially-in-microsofts-hometown-but-stalls-in-seattle/

[23] Iyer, Nalini, Interview by Radke, Bill. "'Four raisins in a rice bowl' no more". KUOW, published January 16, 2019. Accessed June 19, 2023. kuow.org/stories/how-has-the-indian-community-in-the-puget-sound-changed-over-time

Middle housing, though not a singular solution to affordability, could support access to housing stability for communities who are seeing their buying power in Redmond decreasing.

For the purposes of ongoing progress across these issues, Redmond should emphasize engagement with under/misrepresented communities and consider progressive recommendations to chip away at existing policies that limit the potential of bridging racial and economic gaps. The following two sections of this report describe best practices and recommendations to address these items.

Beyond what is detailed in this report, it is clear that – while not exhaustive – more consistent and available quantitative data is needed to understand the broader explicit and covert relationships between race, income, and housing. It is especially important to acknowledge that data for American Indian/Alaska Native and Native Hawaiian and other Pacific Islander is lacking. Such information should be deliberately collected to reflect on the complete extent of racially disparate impacts for groups that otherwise regularly experience deficits and barriers to benefits.

PUBLIC ENGAGEMENT REPORT

Equitable and targeted public engagement should serve as the cornerstone contibutor to the inquiry and analysis regarding complex planning proposals. Where the City of Redmond chooses to validate race and social equity as important considerations to evaluate its planning policies/practices, so too then should public engagement. Through thoughtful and deliberate engagement, the City of Redmond can best gather perspectives, collaborate on ideas, and vet potential solutions regarding Middle Housing and other housing policy recommendations' relationship to racial equity and anti-displacement measures.

As the City of Redmond set out to center public engagement as part of the development of this report's recommendations, it contracted with BDS Planning to serve as lead. Critical to this process included compensated co-leadership and advice from local community based organizations (CBOs) to reflect on gaps and identify other opportunties for impacted community feedback and insights on process suggestions. As is detailed below, the City of Redmond, in conjunction with its ARCH partners agreed for local CBO *Eastside For All* (EFA) to lead on the joint middle housing engagement.

This section is organized according to the following subsections:

- Redmond Middle Housing Engagement Process Overview
- Preliminary Engagement Outcomes (Eastside For All)
- Lessons Learned & Next Steps

REDMOND MIDDLE HOUSING ENGAGEMENT PROCESS OVERVIEW

In collaboration with City of Redmond staff, BDS Planning developed a framework and approach to targeted and equitable engagement of Redmond's most underrepresented and impacted communities. The framework and outline for the engagement process followed a process later documented as part of the Department of Commerce's "Talking Race for Planners Toolkit". [24]

The framework includes:

1. Research & Understand History
2. Define Intended Outcomes
3. Recognize Dynamics
4. Engage the community through equitable approaches and practices

1. Research & Understand History

The foreground of any engagement effort begins with a preliminary research exercise to explore questions like:

- What histories occurred within its local communities?
- How have these histories – or their legacies – impacted current conditions?

[24] Nuñez, Ishmael. "Talking Race for Planners". Washington Growth Management Services., May 24th, 2023. Accessed June 20, 2023. https://deptofcommerce.app.box.com/s/hen7osms0qbl23hv4jay52foqth4eo97

- What documented sources of information exist – or do not exist – that describe these histories or their impacts?
- What other sources of information could help to better understand and/or validate the relationship between historical and current conditions?

Through this study, it is evident that documented histories of discrimination are relatively sparse, and do not seem to directly justify current conditions related to housing.

From what is and was known at the outset of this effort, the project team sought to priortize Black/African American, Latino and Spanish Speaking, and Native communities as the focus for engagement.

2. Define Intended Outcomes

The pursuit of evaluated and updated policies to address housing access and affordability is an appropriate endeavor for the City of Redmond. As has, and will continue to be mentioned in this report, middle housing policies alone will not suffice to solve these issues with emphasis on improving racial equity and anti-displacement.

Though not entirely rooted in historical circumstances, the City of Redmond should define intended outcomes for such evaluation and progress around what future conditions it seeks to influence.

Redmond remains a costly yet desirable place to live and by way of its circumstances is exclusionary to a diversified range of households and their needs. In order to mitigate ongoing barriers for certain communities of Color – including those underrepresented in data – the City of Redmond should explore and implement policies to address race and other socioeconomic disparities where possible.

The goals for the engagement were to create buy-in and sustainable relationships with the City of Redmond and community based organizations. The CBOs, in partnership with the City of Redmond, have an opportunity to help shape the housing development and address further displacement in Redmond.

3. Recognize Dynamics

When seeking to unearth such histories and/or current racialized experiences, it is important to acknowledge the power the City holds as a government institution.

The City should leverage and utilize its privelege and historical power to boldy learn new truths and share such a platform with communities who have been most impacted by harms.

As directed by the Department of Commerce, the City of Redmond allocated a portion of funding toward compensation of local community based organizations for their collaborative leadership in the delivery of the work and what long-term relationship building might look like.

The City of Redmond should then acknowledge, that as trust and relationships are built with community, the City is the best positioned to respond to community needs where appropriate. Engaging in a cycle of shared problem solving supported by City infrastructure, resources, and power will best set the city up for a healthy and reciprocal relationship with impacted communities.

4. Engage the Community through Equitable Approaches and Practices

For the purposes of this effort, the BDS team proposed an approach coupling CBO partnership with targeted small-group activities. The process was outlined as such:

a) Identify Community Based Organizations

Leveraging existing contacts and relationships, conduct one-on-one conversations to understand relevant organization's interests, capacity, and networks to serve as a contracted partner organization.

b) Community Partner Recruitment

BDS and the City of Redmond will contract with CBOs as connectors to ethnic groups and convening affinity groups. CBO representatives would serve as trusted advocates between the City and the communities they serve and/or are a part of. Preferences would be expected for bridging across cultural, linguistic, and other ethnic needs.

c) CBO-led Community Engagement

Citywide outreach strategy to gather insights on challenges that communities are experiencing in addition to investments they prefer.

d) Affinity Group Sessions

Up to 5 sessions organized around populations or interests for intimate discussions on housing challenges and reactions to possible solutions.

e) Post Engagement Synthesis

Information validation and synthesis with CBO partners to ground and fill in any outstanding gaps from the affinity-based engagement. Staff recommendations would serve to validate community preferences with an emphasis on implementation.

Following progression of these steps, Eastside for All was identified as the anchor community partner and would sign a contract with ARCH to pool together engagement capacity and mitigate redundancies across similar work of Eastside communities related to middle housing.

As part of this arrangement, Eastside for All took on leadership of all engagement planning, strategy, and coordination. Information from their engagement effort is referenced below, but otherwise, its final product is titled: *Missing Middle Housing: Tell Your City; Engagement Report for A Regional Coalition for Housing and East King County Partner Cities* and should be crosswalked with the recommendations in this report.

PRELIMINARY ENGAGEMENT OUTCOMES (EASTSIDE FOR ALL)

The analysis presented here is generated from source data provided by Eastside For All as part of its *Missing Middle Housing: Tell Your City; Engagement Report for A Regional Coalition for Housing and East King County Partner Cities* report.

Where possible, BDS Planning filtered the source data to isolate for Redmond-based participants (n=101) across EFA-coordinated community meetings and survey respondents.

- 48% of respondents said they are renters, 35% are homeowners, and the remaining either live with others, in a mobile home, are in transitional housing, are unhoused, or have some other living arrangement.
- Household income bands of respondents is broken down as such:
    - 20% of households make less than $25,000
    - 18% of households make between $25,000 - $50,000
    - 9% of households make between $50,000 - $75,000
    - 10% of households make between $75,000 - $100,000
    - 7% of households make between $100,000 - $150,000
    - 26% of households make more than $150,000 and more than $200,000

Consistent with the information above, there is a deficit of households with "middle income" earnings roughly between $50,000 - $150,000 using the above values as a reference

- Race/Ethnicity breakdown of respondents is as such:
    - 11% Black or African American
    - 31% Asian (East and South Asian)
    - 23% Latino/Hispanic
    - 30% White, (including Western/Eastern European) non-Hispanic
    - 1% Indigenous/Native Alaskan
- Approximately 33% of respondents indicated they are not able to afford to live in the city they want. 47% indicated they are able.
    - Approximately 47% of respondents indicated a preference to exclusively live in a City other than Redmond would they be able to afford it. Most of these responses indicated Bellevue as a preferred destination.
- 54 % of respondents indicated that they have had to move in the past due to high costs of renting and/or owning a home.
    - For respondents that indicated they moved for financial reasons, most have done so in the past three years since 2020.
- 18% of households indicated experiencing bias or discrimination in housing
- 60% of respondents indicate their support for having middle housing options in Redmond – even if it is financially beyond reach at the moment.

In addition to these data points, BDS Planning conducted a handful of initial community/cultural stakeholder interviews at the outset of this process. These insights include:

- Affordability is a top priority for communities
- Language access and barriers impact the ability for immigrant and refugee communities to participate in City feedback
- City of Redmond participation in community-led activities is minimal and not proactive
- There is a relevant relationship between minoritized communities, housing instability, and other pressures affecting living conditions

- Organizations attention on addressing housing challenges usually aimed at lowest income bands. Many people are very housing insecure.

LESSONS LEARNED & NEXT STEPS

There are clear threads of connection among historical information and local community conversations to suggest that while racially disparate impacts in Redmond are creating polar experiences for and within communities. Within similar racial/ethnic populations, we can see segments of the community experience the higest end of wealth and housing stability in a similar frequency as there are segments of the community experiencing high barriers to wealth and stability.

Given the resultant process and engagement outcomes, the consulting team suggests the following next steps to build on this initial engagement and fortify long-standing relationships.

- Maintain and evolve partnership with Eastside for All to include collaboration on Redmond-specific activities.
- Establish personal contacts with broader community service organizations.
- Identify and invest in City representatives that can maintain consistent visbility, access, and contacts with community.
- Conduct targeted engagement effort to best understand opportunities for population progression into middle-income bands.
- Round out engagement picture by engaging large foreign-born and other non-English dominant speaking communities.

MIDDLE HOUSING CODE AND POLICY CHANGES REPORT

PURPOSE

The purpose of this section is to recommend middle housing and anti-displacement policies in support of achieving housing goals and implementing HB 1110. The following recommendations aim to address the following grant objectives:

- Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including Zoning; Disinvestment; Infrastructure
- Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments;

SUMMARY OF OPTIONS

This report provides four categories of policy options. The Policy Options are evaluated against each other in the policy evaluation matrix on page 36.

1. Consolidate residential zones to meet new state law and address the housing deficit.
2. Create complete and culturally responsive neighborhoods.
3. Change permitting procedures.
4. Instill equity in housing and through anti-displacement policies.

Where possible, these recommendations balance providing guidance on tools that the City can leverage with the relationship of adjacent but very important approaches to address racial equity and anti-displacement.

The policy options proposed in this document provide a framework for strategies as well as some specific guidance for drafting new development regulations. Furthermore, community discussions and outreach have been led by a community-based organization consultant, Eastside for All.

While these recommendations consider some community input that has been gathered thus far, guidance from this report should be crosswalked with EFA's engagement outputs. **Moreover, we recommend that the City of Redmond engage with community populations as a result of these recommendations to vet ideas and identify priorities prior to implementation.**

RECOMMENDATIONS

1. CONSOLIDATE RESIDENTIAL ZONES: POLICY APPROACHES

Redmond is proposing consolidating zones to both increase housing diversity and choices and satisfy HB 1110 middle housing requirements. The zoning changes would combine:

- R-1 through R-8 into a Neighborhood Residential zone
- R-12 through R-30 into a new Neighborhood Multifamily zone

The policy options in this section ask the question, how should these zones be regulated to address the following key issues, in addition to housing supply and state compliance?

- Housing is generally unaffordable for those making less than the area median income (AMI) of $108,600.[25]
- Redmond lacks housing diversity in its types of housing. The majority of Redmond's housing is single-family residential and apartment building types.
- Development regulations limit, and in some cases prohibit, middle housing types. For example, existing R-4 and R-6 zoning requires distance between duplexes in some neighborhoods.
- Redmond's development patterns and land use regulations make car ownership a de facto requirement in many neighborhoods. Corner stores and small-scale neighborhood commercial opportunities are generally prohibited and would require policy and regulatory changes in order to advance.

Policy Option 1.A Form-Based Code

Traditional zoning regulations limit types of land use in a zoning district. A form-based code approach allows a variety of different uses in a building or on a property but regulates the built form for conformance with the desired neighborhood scale and design.

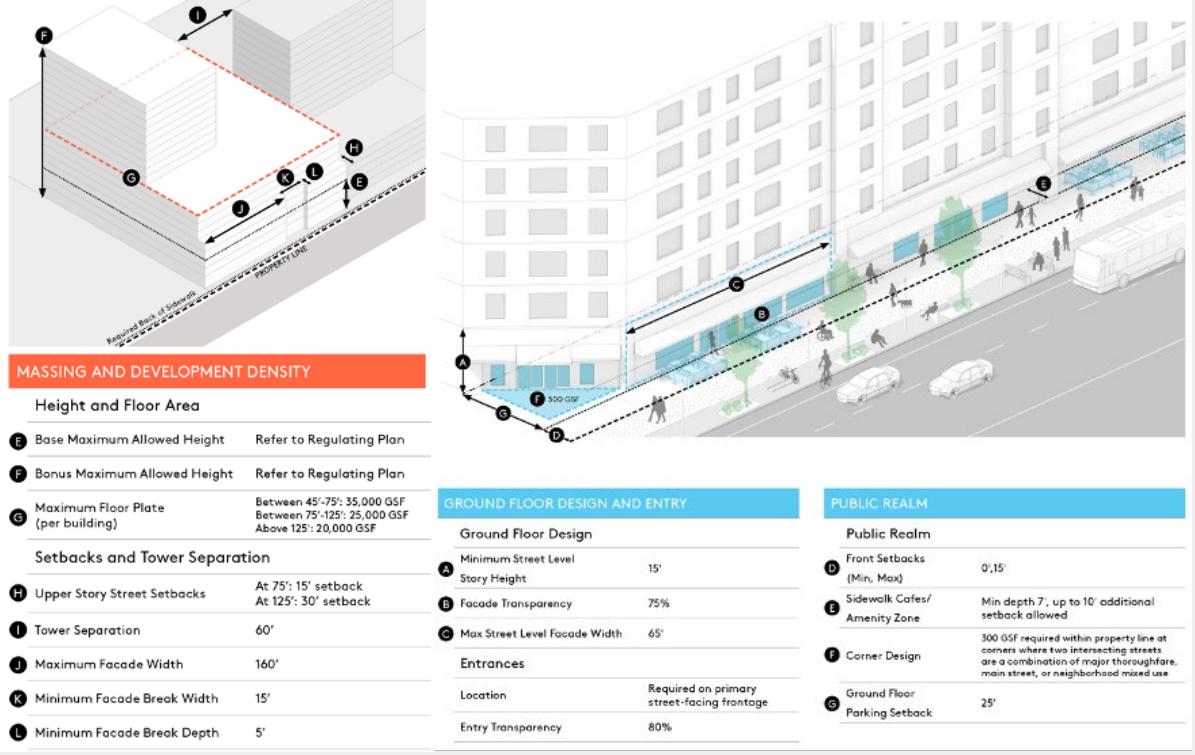
This approach would deregulate land uses and instead regulate the building massing and form. Form-based codes can be designed and implemented in a variety of ways to achieve community design objectives. For example, form-based codes may require larger buildings to provide setbacks to ensure neighboring structures are not impacted by shade. Or, they may require that the frontage of the building provide transparency and have entrances certain feet from the public right-of-way. The case study, below, describes how a form-based code is applied in Kirkland.

Case Study: Form-Based Code in Kirkland, WA

To support the vision for Sound Transit's regional transit investment (new Bus Rapid Transit Station) in Kirkland for a redeveloped interchange at NE 85th St and I-405, Kirkland adopted a Station Area Plan that holistically aims to leverage and maximize the investment to encourage an equitable, mixed-use, and sustainable transit-oriented community. To support this Plan (first

[25] City of Redmond, Housing Needs Assessment, 2020.

phase), Kirkland adopted a Form-Based Code in 2022 that focuses on *regulating districts, frontage types, street types, and districtwide standards*. These four complementary elements work together to support the implementation of this vision.



The image on the left shows development standards for commercial mixed-use districts; the image on the right shows frontage standards for retail and active uses.

Regulating districts define primary characteristics of overall building form (e.g. lot parameters, height, and permitted uses). *Frontage types* provide design regulations for private property frontages (e.g. ground floor design, café and amenity zones), the types of which are defined based on street type designation. *Street types* provide a cohesive design direction for improvements to private and public right of way (e.g. sidewalks, road widths, streetscapes). *Districtwide standards* concerning parking, public space, and landscaping requirements (and others) are consistent throughout the regulating districts to support the vision and objectives of the Station Area Plan.[26]

Moreover, the Form-Based Code includes an Incentive Zoning Program, which provides additional development capacity above the allowed base height zoning in exchange for providing amenities with a clear public benefit. Among the list of eligible amenities is affordable housing; more specifically, commercial development contributions (fee-in-lieu) to affordable housing. As part of

[26] City of Kirkland, "Form-Based Code for the NE 85th Street Station Area Plan," in Kirkland Zoning Code Chapter 57, (Kirkland: City of Kirkland, 2022).

the second phase of the Station Area Plan, Kirkland is working to finalize affordable housing requirements by Spring 2023 as well as expand on the Form-Based Code.[27]

Pros

- De-regulates use types
- Potential to promote greater mixed uses and complete neighborhoods. By de-regulating uses, property owners and builders have greater flexibility to provide different residential and businesses that would complement each other through a market-based approach.
- Provision of affordable housing is prioritized in the Incentive Zoning Program, which helps to mitigate displacement potential. Also, the Station Area Plan includes a community benefits policy framework, in which maximizing affordable housing options is identified as a priority community benefit.[28]
  Form-based code supports other citywide housing initiatives that aim to address supply and affordability issues (e.g. inclusionary zoning requirements).

Cons

- Could require complex design standards to translate the FBC into approved building design, thereby excluding smaller, locally-owned contractors.
- Unclear whether community development contributions to affordable housing will be directed to meet the greatest impact for affordability.
- Perhaps there are additional opportunities to expand the list of eligible amenities under the Incentive Zoning Program that further prioritize development of affordable housing as well as other equity considerations.

Policy Option 1.B Deregulation in the consolidated zones.

This option would de-regulate uses and housing types in the consolidated zones, reduce lot size and parking restrictions, and instead set a density limit. This is a free market approach, enabling the market to address housing supply issues and allow neighborhood commercial services through permitted use changes. Practically, for Redmond, this would mean allowing more uses in the zones by right. Development would still be regulated through various dimensional standards, parking requirements, and landscaping.

Case Study: Reducing Regulations to Encourage Infill in Houston, TX

[27] City of Kirkland, "NE 85th Street Station Area Plan," City of Kirkland Washington, 2023, https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Code-and-Plan-Amendment-Projects/NE-85th-Street-Station-Area-Plan#panel-1-1.

[28] City of Kirkland, "4.0 Community Benefit Strategies," in NE 85th Street Station Area Plan, (Kirkland: City of Kirkland, 2022), 110-111.

Houston, Texas, does not have a zoning code. In other words, they do not regulate uses in a traditional permitted use table. However, certain uses are still regulated to mitigate nuisances. For example, junk shops, slaughterhouses, and uses that have impacts to the community are not allowed within certain distances of residential areas and schools. Furthermore, the City still regulates development through a series of ordinances including, but not limited to:

- Subdivision platting, minimum lot sizes, and development
- Parking requirements
- Hazardous uses and tower regulations
- Landscaping and historic preservation

In 1998, the city reduced the minimum lot size from 5,000 square feet to 3,500. With the lack of zoning regulation and the liberalization of lot size restrictions, an estimated 25,000 infill housing units were developed over 20 years.[29]

As a result of this regulatory regime, the city has been able to mitigate increasing housing costs with increasing demands, as supply has better kept pace with demand through infill.[30]

Pros

- Allows greater development flexibility and predictability, encouraging supply.
- Enables the city to regulate potential negative impacts directly through code, rather than indirectly by regulating density and land use.
- By creating more flexibility, more builders will be able to enter the market. This opens the door to a variety of builders serving a diversity of markets, potentially opening the gates for more culturally responsive housing.

Cons

- May not address middle housing directly, as housing development will be driven by the market rather than guided through policy. For example, to maximize profits, housing development may continue to skew towards one- and two-bedroom units to fit more units per square foot.
- While it encourages supply to meet housing demands, which keeps costs lower, it does not guarantee affordability for lower-income earning brackets.

[29] Gray, M Nolan, and Adam A Millsap. "Subdividing the Unzoned City: An Analysis of the Causes and Effects of Houston's 1998 Subdivision Reform." *Journal of Planning Education and Research*, 2020.

[30] Hamilton, Emily. "Want More Housing? Ending Single-Family Zoning Won't Do It." *Bloomberg.Com*, July 29, 2020. https://www.bloomberg.com/news/articles/2020-07-29/to-add-housing-zoning-code-reform-is-just-a-start.

- Does not effectively promote and advance racial equity goals.[31] Deregulation alone would not undo racial discriminatory impacts from zoning and land use.

Policy Option 1.C. Zone consolidation

This option consolidates zones to meet the minimum requirements of the new state law on middle housing, HB 1110. Two zones would be created from the existing residential zones: Neighborhood Residential and Neighborhood Multi-Family. This consolidation would simplify zones with fewer changes to the permitted use tables except where necessary to meet state requirements. This would perpetuate existing issues surrounding residential areas of Redmond–lack of affordability and segregated uses that hinder cohesive neighborhoods with diverse services. However, it would be a more moderate change with less staff time to implement.

Pros

- Consistent with the approach of the other zoning designations.
- Less of a change than the other options.
- Encourage more diverse housing stock by allowing new options for developers

Cons

- Does not address inherent shortcomings that accompany a traditional zoning approach with segregated uses. For example, it does not encourage compact, culturally responsive, and resilient neighborhoods that are connected with services. While this addresses compliance with updated state housing law, the opportunity to do a more "complete" update might have to wait for a later date.

Policy Option 1.D. Combination approach.

This option would involve a combination of approaches 1.A through 1.C. For example, form-based code could be applied to arterials or collectors, while a traditional land-use approach with greater flexibility for different types of uses allowed along local streets. The benefit of this approach is that it would harness the strengths of the different options. However, it could create more complexity in how the zoning map is applied instead of having one approach.

Implementation Recommendations

Regardless of the chosen policy path for updating zoning designations, there are a few key recommendations that would apply to any of the above.

- Allow greater density within a 20-minute walk from downtown. Downtown already has a variety of uses and businesses that could serve nearby residential areas. Encourage more density closer to these services.

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[31] Qian, Zhu. "Shaping Urban Form without Zoning: A Case Study of Houston," 2009. https://oaktrust.library.tamu.edu/handle/1969.1/ETD-TAMU-3253.

- Parking requirements increase the costs of residential development. Consider reductions in required on-site parking wherever feasible.
- Allow greater flexibility in the permitted use tables in the consolidated zones. Currently, the tables prohibit certain use types in residential zones (see Table 21.04.030A above). These limitations result in segregated uses and increased car dependency. Notable categories are food-related retail and commercial uses, postal services, and neighborhood-scale medical offices and clinics. Without allowing more mixed uses and with increased housing capacity, Redmond's neighborhoods will continue to seem disjointed and lack overall cohesion. Additionally, it would increase pressure to drive to these services in other zones, increasing traffic volumes and parking demand.

2. Create Complete And Culturally Responsive Neighborhoods

Exclusive single-family development and zoning have been used to exclude Black, Indigenous, and people of color from housing opportunities.[32] To address this racist legacy, this report provides options to create more "complete neighborhoods" that are more culturally responsive and resilient to allow more small business opportunities. Providing more flexibility in allowable uses in exclusively residential neighborhoods has the potential to encourage small-scale businesses, cultural institutions, and income-generating opportunities to reduce both residential and business displacement pressures.

The options in this section should be considered as complements to the policy path chosen in *Section 1, Consolidate Residential Zones*. Currently, Redmond's residential subdivisions face inward and away from each other, hindering a cohesive public realm.

Policy Option 2.A Allow more Retail and Commercial Uses by Right in Residential Neighborhoods

Currently, retail sales are not permitted in residential zones (See RZC Table 21.04.030A below). While the City of Redmond allows these uses in Neighborhood Commercial zones, or "nodes," neighborhoods or developers would need to petition for a zoning change to obtain more flexibility. Allowing small-scale, corner-store retail in residential zones by right could provide more opportunities for goods and services in residential zones with fewer restrictions to start up such an endeavor. Impacts from commercial uses could be effectively mitigated by the scale of the use. For example, a small corner or convenience store could be allowed, but a larger grocery store would not be.

[32] Rothstein, Richard. The Color of Law: A Forgotten History of How Our Government Segregated America. Reprint edition. New York London: Norton, 2018.

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones[1, 2]											
Online Users: Click on District Abbreviation to View Map -->	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
General Sales or Service											
Retail sales	N	N	N	N	N	N	N	N	N	N	N
Marijuana retail sales	N	N	N	N	N	N	N	N	N	N	N
Business and service	N	N	N	N	N	N	N	N	N	N	N
Food and beverage	N	N	N	N	N	N	N	N	N	N	N

Policy Option 2.B Amend the Home Business Code to allow garage businesses or Accessory Commercial Units (ACUs), where feasible.

Redmond's home business regulations allow for businesses within residential areas. These can include anything from a local music teacher to a family day care facility. This policy option would amend the code to allow garages to be converted into small-scale commercial and retail opportunities for the neighborhood.

Because home businesses are required to be virtually invisible in the context of the residential neighborhood, certain commercial uses are not feasible. For example, Redmond's Zoning I Code states:

> **RZC 21.08.340.C.6 - Maintaining Residential Character.** The business shall be conducted in a manner which is consistent with the residential use in the zone where it is located. Alterations and operations that have potential to impact residential uses include but are not limited to exterior alteration of the property, expansion of parking, construction, creation of a separate entrance, the use of color, materials, lighting, signs (other than on the applicant's vehicle), exterior storage of materials, goods or merchandise, or by the emission of sound, electric interference, vibration, dust, glare, heat, smoke, odors or liquids.
>
> This standard means a small-scale, neighborhood cafe would not be allowed to display a sign to list beverages. Relaxing these standards to allow greater flexibility would enable opportunities for small-scale commercial opportunities and local business development.

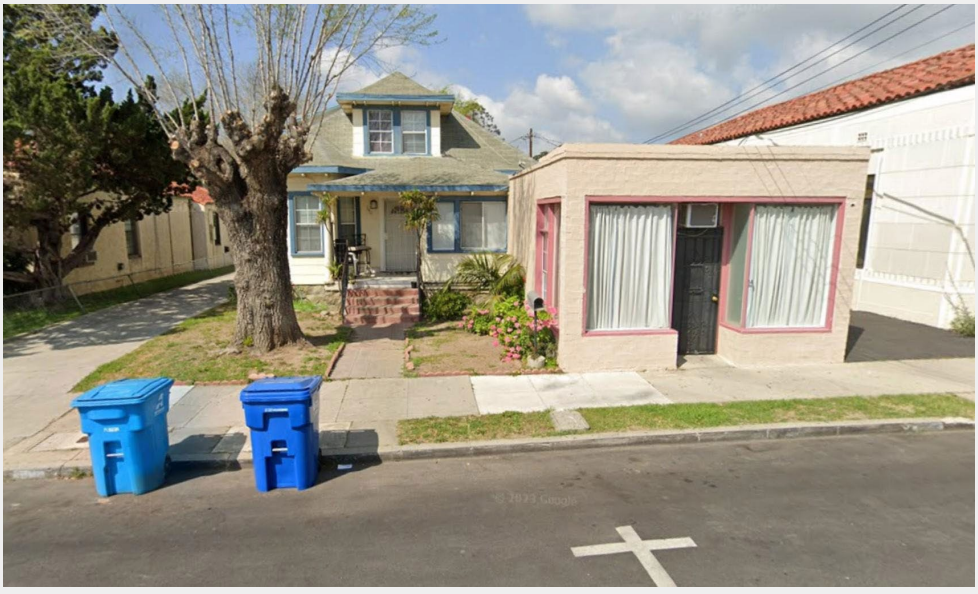
Specifically, to allow this, the regulations would be amended to provide an exception to on-site parking requirements for home business (RMC 21.08.340.C.9). To mitigate any impacts—such as street parking impact—the City may include the following conditions for approval:

- Parking is currently provided in a garage;
- On-street parking is already available; and
  The garage is converted into a home business/corner store.

As an alternative to updating home business regulations, a separate use could be created to allow "Accessory Commercial Units" (ACUs). An ACU would be similar to an Accessory Dwelling Unit (ADU), except it would serve a commercial use rather than a residential one.

Case Study: Allowing Accessory Commercial Units (ACUs)

Accessory Commercial Units (ACUs) provide opportunities for locally sourced economic development. They can provide opportunities for a neighborhood cafe, salon, or deli in a neighborhood where residents would otherwise have to travel further to for services. Not only do they provide an opportunity to enable small, neighborhood-scale commercial opportunities, but they also reduce the barriers to entry for new local businesses. A prospective business owner or entrepreneur could pilot their business out of their own home, without needing to sign a lease for a retail storefront.



[Image source: Google Maps] An ACU salon space in Santa Paula, CA

3. Change Permitting Procedures

To support housing production, these policy options would make it easier to permit housing. The policy options in this section consider the following key issues:

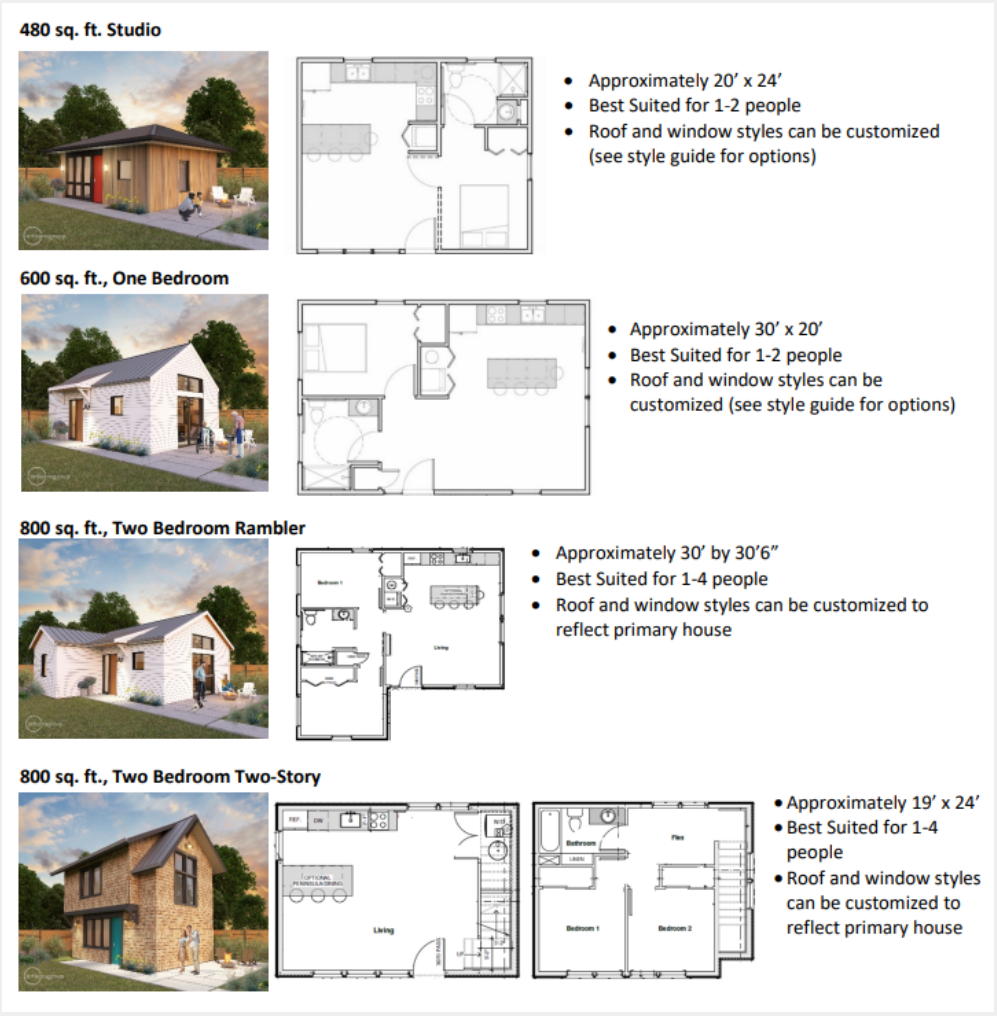
- Permitting process is currently slow. This prevents additional housing units from being added, contributing to housing deficits.
- Development currently favors larger mixed-use and multi-family construction, providing development opportunities for a small number of larger developers.
- Local, smaller developers could benefit from regulations and procedures that allow for smaller, simpler construction techniques. Opening the door to a larger pool of developers could allow developers to build for their target markets, leading to housing development that is more culturally responsive to the needs of broader communities.
- Current zoning requirements set up inconsistencies between densities allowed via attached dwelling units and the density restrictions set by the underlying zone. Internal inconsistencies of this kind are not easy for local developers to understand and navigate.
- New state legislation in 2023 has opened up new opportunities for accessory dwelling units.

Policy Option 3.A: Pre-approve ADU designs (pilot program)

Pre-approved designs for accessory dwelling units (ADUs) can reduce permit approval times and save on construction costs. Coordination with community-based organizations could provide insight into culturally appropriate design considerations. The City could test a few designs and site parameters through a pilot program.

Case Study: Pre-Approved ADU Plans in the Cities of Olympia, Lacey, and Tumwater

These cities have pre-approved four ADU plans that are compliant with building health and safety codes. A variety of design finishing choices are available so that homeowners can match design elements of the ADU to those of the primary residence. The size of the pre-approved ADUs range from about 480 to 800 square feet, appropriate for occupancy of between one and four people.



[Image source: City of Olympia] Examples from the City's pre-approved design handout.

Pros

- Allows greater development flexibility and predictability, encouraging supply.
- By reducing costs and process barriers, more builders may be able to enter the market.
- Lower construction costs can lead to lower housing costs.
- This style of ADU may not directly address Redmond's need for family housing, but ADU's might provide additional flexibility for Redmond populations to age in place, vacating larger, affordable homes if they can make the move to smaller ones in the same community.
- Pre-approved designs could be provided as guides to support development regulations, rather than being directly codified, allowing the guides to be more easily updated over time.

Cons

- Pre-approved designs may or not be feasible, based on a lot's specific dimensions. While providing a variety of options could mitigate this, it may not resolve all issues of a site's condition.
- If pre-approved designs are codified, the development community has expressed concern that "unmarketable" designs could remain in the code longer than desirable. If trends in housing shift, pre-approved designs could lag consumer choice and become less profitable over time if they don't sell as quickly as custom designed ADUs.

Policy Option 3.B: Reduce permit times and design standards for middle and multi-family housing

This option includes revising design standards to both become compliant with HB 1293, as well as expand revisions to ensure that middle and multifamily housing developments do not face greater burdens in design review. Design review can add both time and cost to development.

Case Study: Washington State House Bill 1293

This state law was passed by the Washington State legislature in 2023. The law states that design requirements must be "clear and objective" for review of building exteriors. It also prohibits jurisdictions from requiring more than one public meeting for design review purposes.

4. Instill Equity in Housing and through Anti-Displacement Policies

Reducing displacement pressures involves two key elements:

- Preserve and enhance opportunities for community members to remain in the city. This can be accomplished by providing financial incentives or by preserving the existing affordable housing stock .
- Ensure inclusive and consistent outreach and engagement. Direct and inclusive outreach can connect community members at risk of displacement to programs that reduce displacement pressure. Additionally, it is impossible for the City to anticipate all displacement pressures at once. Providing the community a voice in policy would be more effective at reducing displacement risk by providing resources that best meet community needs.

Policy Option 4.A: Increase Diversity, Equity, and Inclusion Outreach Capacity.

The City of Redmond has one position for a Diversity, Equity, and Inclusion (DEI) Manager. As Redmond's DEI programs evolve, the City should consider establishing a *trusted advocate* model, or another model that achieves similar ends.

A *trusted advocate* model honors the ability and knowledge of leaders from a wide spectrum of cultural, ethnic, and racial identities and experiences, including immigrant and refugee communities,

as experts on what their community needs to thrive. Trusted advocate programs are most successful when overlapped with civic education, leadership, workforce development, and capacity building. Such programs should be compensated and have been known as Community Liaisons or Community Consultants.

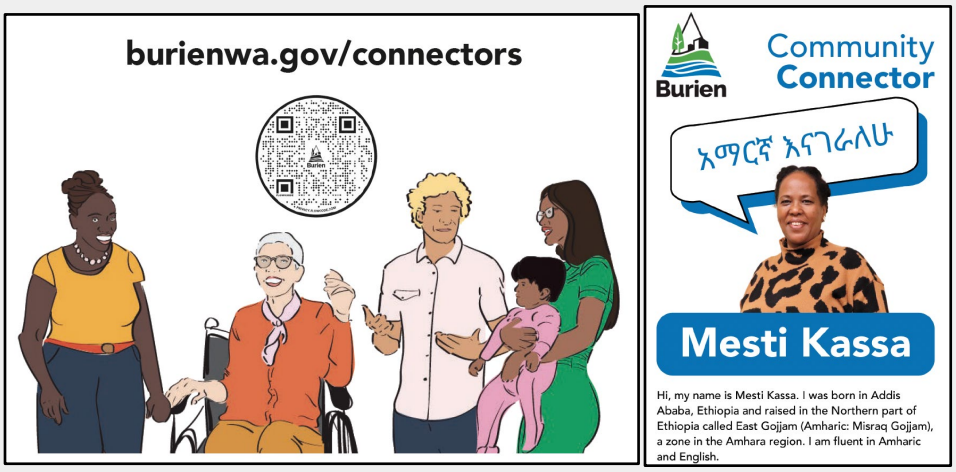
Through such an initiative the City of Redmond can maximize on the multi-pronged approach necessary to address racial disparities, elevate community invovlement, and tackle housing affordability together. This approach can serve to better evaluate and produce new policies and regulations targeted at anti-displacement whether through middle housing, or other means.

Case Study: Community Connectors Program in Burien, WA

The Burien Community Connectors program works with trusted leaders from Burien's diverse communities to connect more people to civic planning processes. In the first cohort, Connectors from Spanish, Amharic and Vietnamese communities were recruited to the program. Burien's Community Connectors are compensated and work with City staff to advise on engagement plans and program development, conduct outreach and engagement, create events, interact with ethnic media and other community media outlets, provide interpretation, and translate materials as needed.

The benefits of a trusted advocate model like the Community Connectors program is that it allows the City to build stronger relationships with non-English speaking communities connecting them to resources and gathering information on how City programs impact their communities.

In Burien, the Community Connectors program launched in tandem with the promotion of the City's "Shape Your City" engagement campaign tied to updates to the Comprehensive Plan, a new Transportation Master Plan, and an update to the Parks, Recreation and Open Space Plan.



Highly visible and graphic communication materials are used in Burien to request applicants for recruitment and promote its connectors.

Policy Option 4.B: Expand funding and opportunities for Community Land Trusts (CLTs) to be implemented

Land costs are one of the most expensive items for providing housing. For example, a senior household living in a small, single-family residence could be displaced as property taxes increase due to land costs, while the home itself depreciates. Or a younger household looking to purchase a home but cannot due to high land costs may need to look to other cities. CLTs can be particularly valuable in preserving existing affordable housing stock by controlling the land in perpetuity.

Controlling these costs by acquiring the land through a non-profit ownership structure can substantially increase affordability and reduce displacement pressures. ARCH has an existing Housing Trust Fund that targets incomes 80% or less Area median Income (AMI). However, demand for this program has outstripped funding. ARCH estimates that they will receive $21 million in funding requests for potential pipeline projects over the next three years. However, the program only has around $3 million budgeted to go towards such projects.

Policy Option 4.C: Explore a Guaranteed Basic Income program for Redmond residents based on housing cost burden.

Economic inequality has risen across the U.S.[33] Rising housing costs have only exacerbated these differences. This approach aims to reduce these burdens for Redmond residents by addressing the source issue–the lack of financial resources to afford housing. While housing vouchers address some of these gaps, despite illegality, housing discrimination still occurs for voucher holders.[34] Providing payments could resolve this issue. Furthermore, providing direct funding for housing could prevent further displacement of Redmond residents struggling to afford to live and work in the city--considering affordability is a key issue identified through outreach efforts, providing funding to reduce these burdens may have a direct impact in reducing displacement pressures.

Ultimately, much of effective anti-displacement policy comes down to financial support to the populations of need. Sudden loss of employment, home repairs, weatherization, relocation assistance, bridge mortgage/rent coverage, and more are issues associated with displacement which generally require dedicated financial support. This could be direct financial support or indirect support such as a city free-of-charge home repair program.

However, such a program would be a change in approach from existing city programs and may involve tradeoffs and startup costs to best implement. Additionally, providing such assistance does not alleviate housing cost increases due to insufficient supply.

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[33] Mitchell, Travis. “Trends in Income and Wealth Inequality.” Pew Research Center’s Social & Demographic Trends Project, January 9, 2020. https://www.pewresearch.org/social-trends/2020/01/09/trends-in-income-and-wealth-inequality/.

[34] Vesoulis, Abby. “How Housing Voucher Programs Can Hurt the Low-Income Families They’re Designed to Help.” *Time*, February 20, 2020. https://time.com/5783945/housing-vouchers-discrimination/.

Case Study: Growing Resilience in Tacoma

The City of Tacoma is currently piloting a Guaranteed Basic Income Program. While the complete impact assessment is not going to be completed until summer 2024, preliminary results have shown that 23% of the payments were spent on food and groceries and 12% on housing costs. For one such participant, the "dream of buying a house she can one day pass down to her grandson finally feels achievable."[35] Given housing stability and intergenerational wealth is often tied with homeownership, the implications of this impact could extend beyond the life of the pilot program.

Policy Options 4.D and 4.E: Continue and expand the Inclusionary Zoning and Multifamily Property Tax Exemption (MFTE) programs.

The City's Housing Action Plan recommended expanding and improving both the MFTE and Inclusionary Zoning programs to increase housing production. Particular recommendations noted in the Action plan were to expand the areas where MFTE could be used in the city. With the consolidation of zones to allow more diverse housing types and options, ensuring that the MFTE program expands alongside will help ensure that new housing is not only built, but is affordable.

Policy Option 4.F Support Homeownership Programs for Wealth Generation and Equity

Homeownership is important to generating wealth. However, racial disparities in ownership persist throughout the country.[36] Reducing these disparities through both existing programs and expanding opportunities with increases in middle housing supply has the potential to reduce such disparities and displacement pressures among Black and Indigenous and other communities of color in Redmond. ARCH conducts a Downpayment Assistance Loan Program that should be supported and continued to this effect. Additionally, with the passage of HB 1110 and HB 1337 and the implications for more housing supply and ownership opportunities, this report recommends pursuing incentives to encourage affordable homeownership opportunities to this effect. Specifically,

- Provide incentives for middle housing applications that guarantee affordable homeownership opportunities. For example, if an ADU or duplex development guarantees that the unit will be guaranteed affordable, the city will fast track the proposal or provide financial relief. Affordability could be guaranteed through covenants. Coordinate with ARCH on presiding and facilitating such sales and covenants.
- Pursue and explore incentives and grant and funding opportunities to expand downpayment assistance programs.

[35] Yoon-Hendricks, Alexandra. "How Tacoma's Yearlong Guaranteed Income Experiment Fared." The Seattle Times, January 5, 2023. https://www.seattletimes.com/seattle-news/how-tacomas-yearlong-guaranteed-income-experiment-fared/.

[36] Snowden, Brandi. "Racial Disparities in Homeownership Rates." National Association of Realtors, March 3, 2022. https://www.nar.realtor/blogs/economists-outlook/racial-disparities-in-homeownership-rates.

POLICY ANALYSIS TABLE

METHODS

Evaluation Criteria

To evaluate potential impacts of the policy options and recommendations, this report uses a multi-criteria evaluation method. Criteria were selected based on the grant objectives and City and community input. The criteria are:

- **Reduced racially disparate impacts**. Selected based on grant objectives.
- **Fosters middle housing supply**. Selected based on grant objectives.
- **Increases housing affordability**. This criterion acknowledges that while increasing housing supply can impact affordability, just allowing more housing types and supply does not guarantee that new units will be more affordable.
- **Encourages complete, culturally responsive neighborhoods**. Complete neighborhoods encourage a variety of uses. Ensuring that neighborhoods are connected to services can encourage more culturally responsive institutions and businesses in zones modeled after exclusionary principles.
- **Evidence of impact**. Has this policy option been implemented before? Is it the best practice option for the issues at hand? Redmond seeks to be a leader in the pursuit of equity, which means that experimentation may be required. As such, a lack of case studies does not necessarily lower a score.
- **Policy complexity**. How easy would the policy be to implement? Are there significant trade-offs?

Scoring

The policy options are evaluated against one another in the following matrix using a three-tiered system: low, moderate, and high potential impact. The scores are informed by both case studies, historical impact and precedent, and how relevant the policy option is to address the underlying key issues affecting the criterion.

- **Low** impact. The policy will likely have a low positive impact on achieving the criterion objective. For example, for the racially disparate impact criterion, if an aspect of the policy has shown that similar policies have ignored addressing displacement pressures, it would receive a low score.
- **Moderate** potential impact. The policy will likely have a moderately positive impact on meeting the criterion. May have had mixed results or modest returns in other jurisdictions.
- **High** potential impact. The policy will likely have a high positive impact towards or plays a vital role in, meeting the criterion. Positive impacts are likely and of significant intensity.

POLICY ANALYSIS TABLE

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
1. Consolidate SF Zones into one R8 Zone							
1.A	Form-Based Code Approach	**Moderate.** Allowing more diverse uses does not undo past injustices. However, it does facilitate other solutions to ensure greater inclusion and equity in housing.	**High.** By regulating form and not uses and density, more housing types would be allowed.	**Low**. While increasing potential for greater housing supply would reduce housing costs in the long run, it does not guarantee affordable housing in the short term.	**High.** A Form-Based approach would provide specific regulations on the size and locations of development to encourage a more cohesive and connected public realm.	**High.** Form-Based Codes have been implemented in various US communities since 1982.	**Moderate.** Redmond would need to identify what form elements they would want to regulate and how form design standards can mitigate any foreseen impacts from the change.
1.B	De-regulatory Approach	**Moderate.** Removing zoning restrictions does not undo past injustices.	**Moderate**. Allowing more flexibility to build different types of housing could	**Low**. While increasing potential for greater housing supply would	**Moderate.** While this approach would allow greater uses and flexibility in	**Moderate**. While shown effective in Houston to encourage housing supply to	**Moderate**. While this approach would mean loosening restrictions and

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
		However, it does facilitate other solutions to ensure greater inclusion and equity in housing.	support middle housing production.	reduce housing costs in the long run, it does not guarantee affordable housing in the short-term.	neighborhoods to establish local retail opportunities within shorter distances, without regulation walkability may not be addressed.	meet demand, it has not been widely used in other places.	red tape, it would also mean accounting for unforeseen consequences of the change. For example, would deregulation mean greater commercial capacity and result in fewer housing units?
1.C	Zoning consolidation	**Low**. Regulating land uses has historically had little impact on addressing racially disparate zoning practices.	**High**. Redmond currently does not have a large supply of middle housing types due to lack of permission in code. Allowing	**Low**. Existing land use regulations have not been able to adjust fast enough for Redmond to accommodate the housing supply	**Low.** The current approach to regulating uses has proven inadequate to encourage complete neighborhoods. As	**Low.** This regulatory framework separates uses and constraints housing supplies.	**High.** This policy option would require the least amount of planning to implement.

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
			middle housing types by right is a vital step before any supply can be added.	demanded. This has contributed to increasing housing unaffordability in the city.	a result, subdivisions appear disjoined from one another. Neighborhoods lack walkability and nearby services/retail to support them		
1.D	Combination approach. For example, FBC on arterials and main corridors, with a more relaxed land use based approach on local streets.	**Moderate.** Removing zoning restrictions does not undo past injustices. However, it does facilitate other solutions to ensure greater inclusion and equity in housing.	**High.** This change would target providing greater flexibility for middle housing types.	**Moderate.** This approach could focus on ensuring lower barriers to housing affordability and lower cost production through streamlined development regulations.	**High.** This approach could use Form-Based Approaches and overlays to target walkability, connectivity, and complete neighborhoods	**High.** Many existing Form-Based approaches do not apply to whole areas of a city, but rather certain places where it has been identified to be most effective.	**Moderate.** This approach could reduce the burden of implementation by accounting for existing practices, while providing flexibility and design standards in others. However, designing the

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
							program would involve staff efforts to draft the best mix of policy approaches.
2. Create complete neighborhoods							
2.A	Allow more Retail and Commercial Uses by Right in Residential Neighborhoods	**Moderate**: Could open pathways for neighborhood patterns that are more culturally responsive.	NA	**Moderate**: Allowing a property to provide housing in addition to family income generation could assist with affordability and reduce residential and business displacement pressures.	**High.** Allowing scale-appropriate commercial opportunities in residential zones reduces the need for residents to travel longer distances to purchase everyday items or essential services.	**High**. Allowing small-scale commercial opportunities in residential areas is a long standing practice, both in the US in older neighborhoods and internationally.	**High**. This change would involve amending the permitted land use tables to allow more uses in residential zones.

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
2.B	Amend the Home Business Code to allow garage businesses or Accessory Commercial Units (ACUs), where feasible.	**Moderate.** Allowing greater flexibility may reduce displacement pressures by allowing economic development opportunities for those wishing to start a business, by reducing overhead costs by seeding those businesses in current residences.	NA	NA	**High.** Allowing a greater mix of uses encourages more "third places", making residential neighborhoods	**Moderate.** Garage businesses and Accessory Commercial Units have been implemented in both Seattle and Portland. Seattle made it easier for garage businesses to run in response to the pandemic to encourage local businesses and reduce displacement	**Moderate.** This policy would be implemented similar to an ADU program, however for commercial uses. However, considering curb and on-site parking requirements to ensure feasibility would involve some impact analysis.
3. Change the Permitting Process							

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
3.A	Pre-approved ADU designs (pilot program)	**Low**. New construction is unlikely to be affordable. Pre-approved designs may not be directly responsive to cultural needs.	**Low**. Pre-approved designs (or a test pilot program) will likely need to be smaller scale and less complex than what might typically be considered middle housing.	**Low**. Even if time can be shaved from the design process, new ADU construction is unlikely to be affordable in the short term. It could allow for faster ADU development, which would chip at overall housing deficits	**Low.** An increase in ADUs would diversify housing options in each neighborhood.	**Low.**. Pre-approved ADU programs are relatively new, thus evidence of impact is as yet undetermined. However, they have been implemented in other cities from Olympia/Lacey, Seattle, Eugene and Bend, OR.	**Moderate**. The city would need to fund architects and coordinate with them to design ADUs that would work for various, "typical" neighborhoods in Redmond.
3.B	Reduce permit times and design standards for middle and	**Moderate**. Allowing middle and multi-family housing to be built faster will not	**High**. Developers who want to build middle and multi-family housing could benefit from	**Moderate**. Faster permitting times could result in some increased affordability.	**Moderate.** An increase in middle and multi-family housing would diversify housing	**High**. Cities with fewer permit requirements and design standards tend to have	**Moderate**. While some design standards and processes need to be streamlined

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
	multi-family housing	undo past injustices. However, it does facilitate other solutions to ensure greater inclusion and equity in housing.	inside guidance and reduced permit times.	Mostly, however, new construction is unlikely to be affordable in the short term.	options in each neighborhood.	greater housing production	per updated state law (HB 1293), ensuring that design processes are optimized to provide both oversight and ease of use may take code testing and trial and error.
4. Instill Equity in Housing through Anti-Displacement Policies							
4.A	Expand the DEI Program Capacity	**High.** Providing more staff connections directly to the community increases representation in decisions and city	NA	**Low.** Staff could play an active role in providing resources to community members facing housing burdens.	NA	**High.** This program has been effective in bridging the gap between community voices	**High.** This would expand an existing program.

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
		processes. This results in more inclusive processes.				and city staff and processes	
4.B	Expand funding and opportunities for Community Land Trusts (CLTs) to be implemented	**Moderate**. CLTs can be programmed to alleviate racially disparate impacts in housing. However, it can be dependent on the program's design and implementation. For example, some CLT's focus on housing for seniors.	NA. CLTs can be designed for various housing typologies.	**High**. Controlling for the cost of land can have a high impact in maintaining housing affordability.	NA	**High**. CLTs have been a proven to be effective in both preserving existing affordable housing and expanding affordable ownership opportunities	**High**. This would expand an existing program.

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
4.C	Explore a Guaranteed Guaranteed Basic Income program for Redmond residents based on housing cost burden or based on specific communities.	**High.** Addresses racially disparate impacts by providing financial tools to reduce economic inequity. (Would not be able to assist those who have already been displaced from Redmond)	NA	**High.** High land values and increasing housing costs have made it unaffordable for many of Redmond's workers to afford to live in the city. A GBI would directly address the key issue of inadequate funds to afford housing.	NA	**Low**. While there have been GBI pilot programs and studies, there has not been a program with long-term implementation.	**Low**. This program would involve creating a funding mechanism and completing a study to ensure the benefit would be sufficient enough to address the problems.
4.D	Continue and expand the Inclusionary Zoning Program	**Moderate**. IZ programs have potential to reduce displacement pressures.	NA	**High.** IZ programs require a certain number of units to be affordable, or by providing a fee to support	NA	**Moderate.** IZ programs are known to be effective in providing support for different	**High**. This would expand an existing program.

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
				affordable housing		incomes. It can also encourages mixes of incomes in one residential building rather than increasing housing segregation by income. However, fee-in-lieu can sometimes result in paying the fee rather than supplying the housing	
4.E	Continue and expand the City's Multifamily Property Tax Exemption (MFTE) program	**Moderate**. MFTE programs could reduce racially disparate housing burdens and reduce	NA	**High.** MFTE programs are known to be effective in providing support	NA	**High.** MFTE programs are known to be effective in providing support for different	**High**. This would expand an existing program.

	Policy Option	Reduces racially disparate impacts	Fosters middle housing supply	Increases housing affordability	Encourages complete neighborhoods (mix of uses, increased walkability/ connectivity)	Evidence of impact. Has there been a proof of concept? Is it a known best practice approach?	Policy Complexity. How easy would it be to implement? What are the tradeoffs?
		displacement pressure. However, since it is a race-neutral program, it does not immediately address wealth distribution imp		for different incomes.		incomes. It can also encourages mixes of incomes in one residential building rather than increasing housing segregation by income	
4.F	Support Homeownership Programs for Wealth Generation and Equity	**High**. Providing homeownership assistance can reduce the racial gaps in homeownership.	NA	**Moderate**. Reduce the burdens of entry for homeownership increases affordability. However, homeownership can provide other barriers to affordability	NA	**Moderate**. This would be an expansion of existing programs while programming new ones to target homeownership opportunities through middle housing.	**Moderate**. This would be an expansion of existing programs while programming new ones to target homeownership opportunities through middle housing.

Missing Middle Housing: Tell Your City

Engagement Report for A Regional Coalition for Housing and East King County Partner Cities

June 2023



Partner Cities:
Bellevue
Bothell
Kenmore
Newcastle
Redmond

"Affordable housing feels impossible to find, especially when you are a single-income household. Whatever is affordable is far away from work or family and friends and is simply not where I want to live. I want to be able to have the option to stay in East King County but the price of living is too high for what I earn."

-18-25-year-old Redmond worker who lives in another city in King County (English speaker)

Community Voices: About this Report

Community members and city leaders alike recognize that King County, like many urban, suburban, and rural counties throughout the United States, faces a major crisis in affordable housing. Too many residents struggle with housing security, cost burden, and displacement from the communities in which they work, shop, and send their kids to school. The five East King County cities that commissioned this report – Bellevue, Bothell, Kenmore, Newcastle, and Redmond – know that the historical approach to housing must change. Driven by market forces and with a heavy focus on single-family housing, this approach tends to exclude BIPOC and low-income community members. Cities must invest in new housing options to retain their residents and workers and to thrive.

This report summarizes a concerted effort to engage people in the five Partner Cities who have historically been excluded from decision-making about housing policies. People from a wide range of ethnic and social communities came together to learn about *middle housing* (housing options more dense than single-family homes, but less dense than multi-story apartments) in meetings convened by trusted community organizations. Individuals from 651households shared their personal experiences, responding to questions and providing detailed comments in English and five other languages.

Many of these participants were homeowners (40%) and/or business owners (15%). And many were struggling to afford to keep their housing within the East King County communities they preferred.

Some of the participants in this process could imagine themselves in middle housing. And some might have been unable to look past the urgent need for housing help right now, to the construction of moderate-income units perhaps many years in the future.

Almost half (46%) of participants had already been displaced at least once due to the high costs of housing. The voices of others previously displaced from the Partner Cities, and perhaps the region as a whole, are absent from this report, but deserve the consideration of its readers.

As the Partner Cities continue their planning and partnership with community members, they must listen for answers to questions both asked and unasked, and facilitate a balanced landscape of housing welcoming to all.

"Esta es la primer vez que se me pregunta sobre esto. En mi comunidad no conozco a nadie que haya hablado con ningún representante de la ciudad. Estos procesos son muy importantes y deberíamos de tener mejores formas de comunicación, especialmente si se trata de asuntos relacionados al futuro de nuestras familias y comunidades emigrantes.

This is the first time I have been asked about this. I don't know anyone in my community who has spoken to any city representative. These processes are very important, and we should have better ways of communication, especially when it comes to issues related to the future of our immigrant families and communities."

- 46-55-year-old employed Newcastle renter (Spanish speaker)

Background



A Regional Coalition for Housing (ARCH) is a partnership of King County government and East King County Cities working to preserve and increase the supply of housing for low- and moderate-income households in the region. In 2022, five of ARCH's member cities (Bellevue, Bothell, Kenmore, Newcastle, and Redmond, collectively the "Partner Cities") initiated a series of planning processes to explore expanding the types of housing (collectively known as "middle housing") that may be built in neighborhoods that currently allow only single-family or low-density residential housing types. At the same time, each city is conducting a racial equity analysis to address displacement of very low-, low- or moderate-income households, and/or individuals from racial, ethnic, and religious communities that have been subject to discriminatory housing policies in the past.

The Partner Cities were interested in hearing about displacement and affordability concerns, preferred housing types/locations, and other input to inform planning and policy decisions.

As part of these planning processes, the Partner Cities provided funding through ARCH to contract with Eastside For All to assist with engaging underrepresented populations whose voices and perspectives have not historically been part of public planning processes in East King County.

Such populations may include, but are not limited to:

- Renters
- BIPOC (Black, Indigenous, and other people of color) individuals, families and communities
- Immigrant and non-English-speaking communities, including cultural communities from the top-spoken languages in East King County
- Low-, very low- and moderate-income persons, including people who work in East King County but live elsewhere
- People with disabilities
- Religious minority communities
- People experiencing housing instability and homelessness

A detailed methodology of this engagement is provided in Appendix A: Methodology.

Middle Housing

Middle housing refers to a range of housing types that are compatible in scale, form, and character with single-family houses but offer more *housing density* (see right) than single-family homes. The term "missing middle" describes the relative lack of this type of housing in many American communities. Common types of middle housing include:

- **Duplexes, triplexes, fourplexes, fiveplexes, or sixplexes.** These buildings contain between two and six separate living units. On the outside, they sometimes look like single-family homes and sometimes look like small apartment buildings.
- **Townhouses.** These buildings are at least two stories tall and include three or more separate living units that share at least one wall.

Housing density describes the number of individual housing units within a given amount of space: a higher housing density means that there are more housing units in an area. Large apartment buildings are examples of high housing density, while single-family homes, which often have space-consuming features like yards, driveways, and/or garages, are typically examples of low housing density.

- **Accessory Dwelling Unit (ADU or DADU) or backyard cottage.** This is a living unit that is added to the same lot as a single-family home. These can be either attached to a single-family home (such as an addition that shares walls or a developed second story with a separate entrance) or detached (i.e., a separate structure).
- **Garden style apartments, courtyard apartments, or cottage housing.** These living units may or may not share common walls and are arranged around a shared garden or courtyard.
- **Stacked flats.** These living units each span a single story of a multifamily building of up to three stories, with each unit having windows on all sides of the building and its own front door.

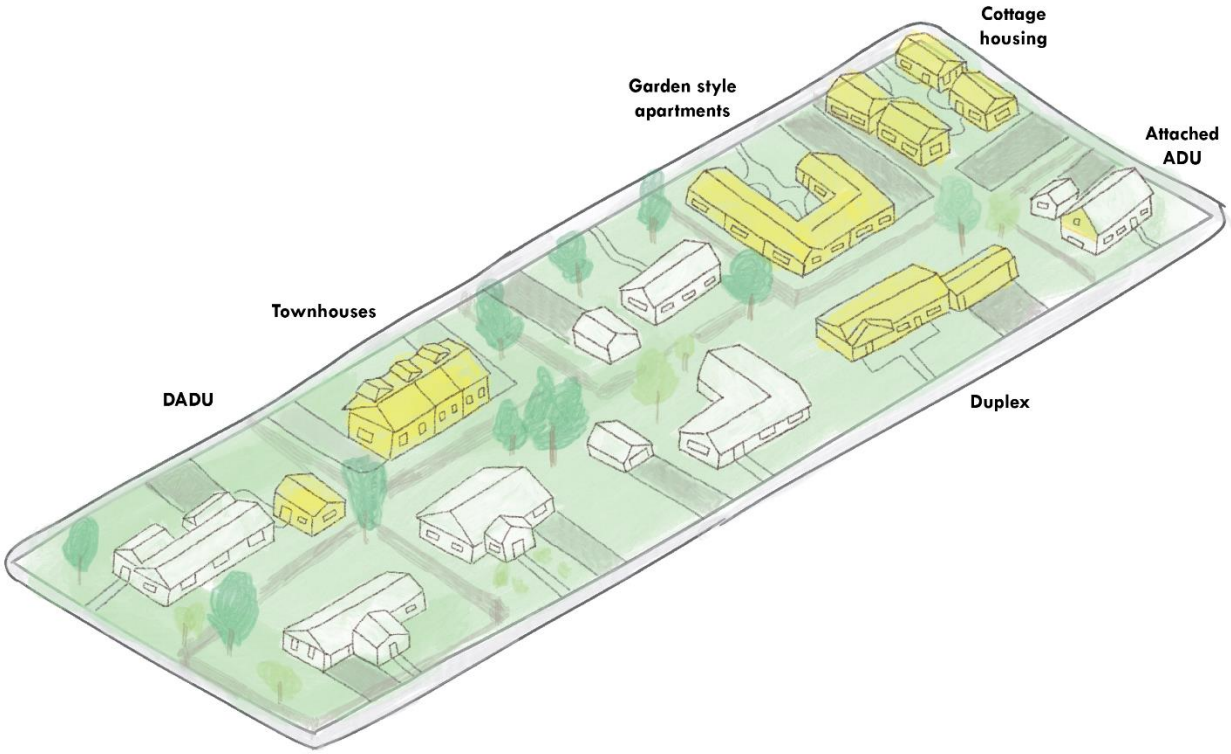
Exhibit 1 illustrates some examples of middle housing.

In 2023, a new law passed in Washington state that will allow many types of missing middle housing throughout many cities in the state, including in neighborhoods that have historically only allowed single-family homes, making the public engagement and review conducted by the Partner Cities especially timely and relevant. The law also removes off-street parking requirements for development of middle housing within a ½-mile walk of a major transit stop. The law comes into effect on July 23, 2023 and offers different types of zoning by city size.

- **Cities with at least 75,000 residents.** All residential lots will be zoned to allow two or more units. Residential lots that are within a ¼-mile walk of a major transit stop or that include at least two affordable housing units will be zoned to allow six or more units.
- **Cities with between 25,000 and 74,999 residents.** All residential lots will be zoned to allow two or more units. Residential lots that are within a ¼-mile walk of a major transit stop or that include at least one affordable housing unit will be zoned to allow four or more units.
- **Cities with fewer than 25,000 residents.** If the city is within a continuous urban growth area with another city that is the largest in a county of at least 275,000 residents, then all residential lots will be zoned to allow two or more units.

This law defines "affordable housing" as affordable to households with incomes at 60% of area median income (AMI) for rental units and 80% of AMI for ownership. Cities can alternatively comply by ensuring that three-quarters of lots allow the densities described above, with the remaining one-quarter of lots including environmentally critical areas that have not previously had any exclusionary covenants.

Exhibit 1. Examples of Middle Housing



Source: BERK, 2023.

About Eastside For All

Eastside For All (EFA) is a nonprofit organization founded in 2019 to advance racial equity and social justice in East King County. EFA organizes and mobilizes within communities of color and immigrant communities who are most impacted by racial disparities and inequities.

EFA provides training and consultation to city partners, school districts, King County departments, and other large institutions on co-creation frameworks for public participation and decision-making. One of EFA's core priorities is housing justice.



Outreach Approach and Planning

Together with trusted partners, EFA connected with impacted community members and leaders in Bellevue, Bothell, Kenmore, Newcastle, and Redmond. This work was designed and implemented using racial and cultural equity approaches to ensure broad participation among the populations prioritized by ARCH for the outreach project.

In collaboration with ARCH and Partner Cities, EFA coordinated drafting the format, process, and materials needed for community engagement activities, the translation of materials, and the development of data/input collection tools. A subset of community-based organizations were essential advisors in the co-development of background materials, survey questions, review of translations, and other engagement design aspects. Preparation and onboarding with community-based organizations took place throughout the month of March and into early April 2023.

Engagement via community events, small group conversations, and individual meetings took place from April to May 2023. Each organization was encouraged to conduct outreach in ways that best suited their communities. Although people were able to fill out the survey without other engagement, the focus was on gathering input as part of individual and group conversations where people could ask questions, share their experiences more fully, and be supported when housing issues were raised.

The final report was prepared by BERK Consulting, a public sector consulting firm in Seattle, summarizing data collected by community-based partners and compiled by EFA.

An important aspect of this work will be following up with all the communities who participated. In addition to sending the summary report to participants and partners, EFA will work with ARCH and the Partner Cities to provide updates on how the communities' input was applied, next steps, and other ways for community members to be involved. These community gatherings will launch in the summer and are intended to support bridge-building and ongoing relationships between cities and communities.

Community-Based Partners

The community-based organizations that engaged with Eastside For All (EFA) as partners include the following:

- Africans on the Eastside
- BizDiversity
- Brazilian Community Services
- Hopelink
- Immigrant Women's Community Center
- Indian American Community Services
- Islamic Center of Bothell
- King County Promotores Network
- Larissa Chuprina
- Pride Across the Bridge
- Team TEAD
- United Hub
- YES, Latine Youth & Family Services, Community-Based Programs

Information and invitations to participate were also sent by the Partner Cities, posted on EFA's website, and shared with additional groups, organizations, and at events.

It is important to acknowledge the organizations and leaders who contributed their time, energy, and expertise to this initiative. It is also important to acknowledge that there are many more community-based organizations and groups that were invited but could not participate or did not respond. Many of our community members are struggling to meet basic needs, cope with mental health issues, and navigate other stressors. Local organizations are lifelines are helping community members address a range of critical needs. Although they have a strong interest in housing justice, and often advocate in other ways, they do not have the time to add an outreach project like this to the many priorities they are focused on.

Community Participants

This section provides an overview of the characteristics of attendees of community meetings and other survey respondents (broadly called participants throughout the report).

About three-quarters of all participants lived in the five Partner Cities, with just a small percentage (4%) outside of King County. Exhibit 2 shows the detailed distribution, with the highest number of participants (228) in Bellevue, and the smallest number among the Partner Cities in Newcastle (26, or 4%). While this project identified participants by their current city of residence (and also asked about work location, discussed in the Employment subsection of the section Our Experiences, Our Stories), some of the people most impacted by housing cost burden may already have been displaced from the Partner Cities, and may have been unavailable to participate due to this impact.

Exhibit 2. Geographic Distribution by City of Residence

Q: What city do you live in?

City / Geography	Number of Participants	Percentage
Bellevue	228	35%
Bothell	99	15%
Kenmore	40	6%
Newcastle	26	4%
Redmond	101	16%
Seattle	21	3%
Other in King County	109	17%
Outside of King County	27	4%
Grand Total	**651**	**100%**

Source: Eastside For All, 2023.

Through the community-based partners, this project sought to engage a broad range of people of color who live or work in the Partner Cities. Exhibit 3 shows the distribution of racial categories with which participants identified. The largest number of responses (198, or 30% of responses) identified the participant as Latino/Hispanic, followed by East Asian (127 responses) and White/Non-Hispanic (113 responses). However, these categories may be overlapping, given the choices provided ("mix race" as well as other categories which are non-exclusive).

Exhibit 3. Self-Identified Race(s)/Ethnicit(ies) of Participants

Q: (Optional) Race/Ethnicity (check all that apply for mixed race/ethnicity)

Race/Ethnicity	Number of Participants Self-Identifying in Category
African	54
Arab or North African	21
Black/African-American (U.S. born)	28
East Asian	127
Eastern European	12
Indigenous, Native Alaskan	8
Latino/Hispanic	198
Mix Race	34
Native Hawaiian or Pacific Islander	1
South Asian	41
Southeast Asian	24
Western European	7
White, non-Hispanic	113
Grand Total	**668**

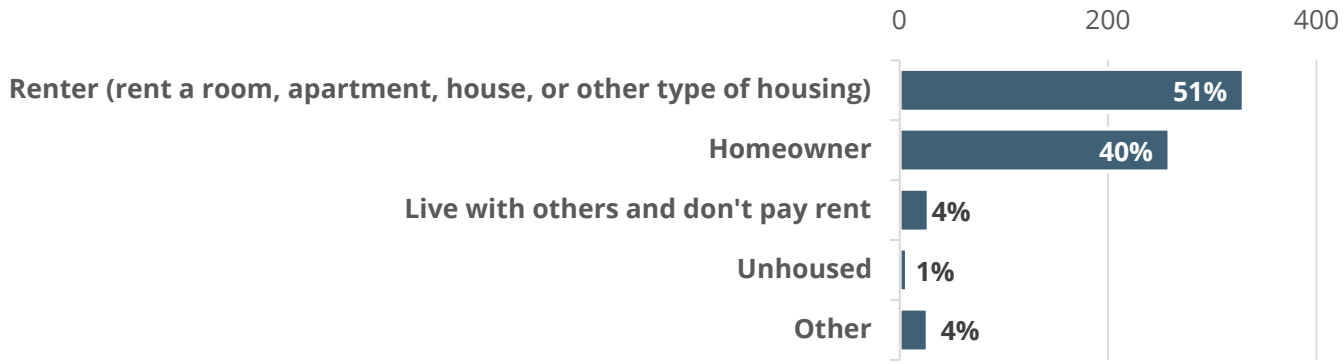
Note: There were 551 individual respondents to this question. Respondents could select all answers that apply, so the total number of responses is higher (668) than the number of respondents.
Source: Eastside For All, 2023.

> *"Надо помочь старшему поколению оставаться в своих домах и их делить с другими семьями.*
>
> *There is a need to help the older generation to stay in their homes and share them with other families."*
>
> - Self-employed homeowner who commutes to Bellevue, Bothell, and Redmond (Russian speaker)

Exhibit 4 shows the situation in which respondents currently live (sometimes known as "housing tenure"). Slightly more than half of respondents (51%) currently rent their housing and 40% are homeowners. The remaining respondents live with others without paying rent or live in other housing types including manufactured homes (commonly called mobile homes) and transitional housing. One percent of respondents (seven people) are unhoused.

Exhibit 4. Housing Situation

Q: "Are you currently…" [with response options as noted]

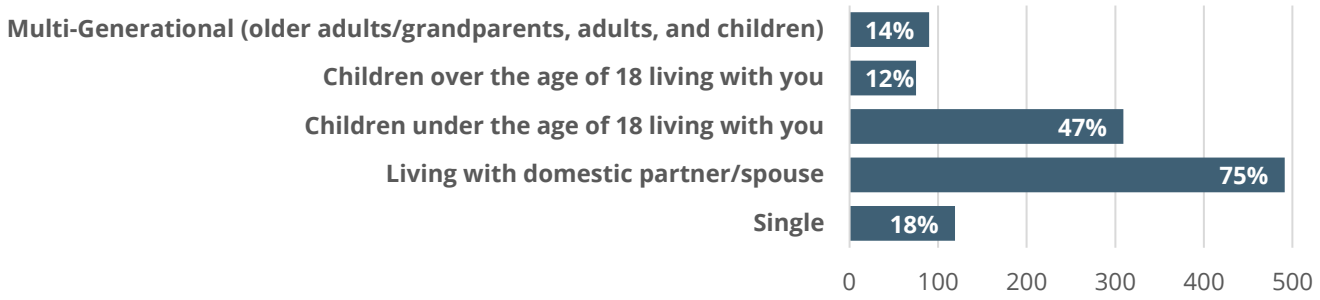


Note: 651 respondents.
Source: Eastside For All, 2023.

Exhibit 5 shows that three-quarters of participants lived with spouses or partners, and almost half (47%) had children under 18 living in their households. However, nearly one in five (18%) lived alone. The question did not include an option for living with roommates or "other," so this percentage is unknown.

Exhibit 5. Household Composition

Q: "Please describe your household. Check all that apply."

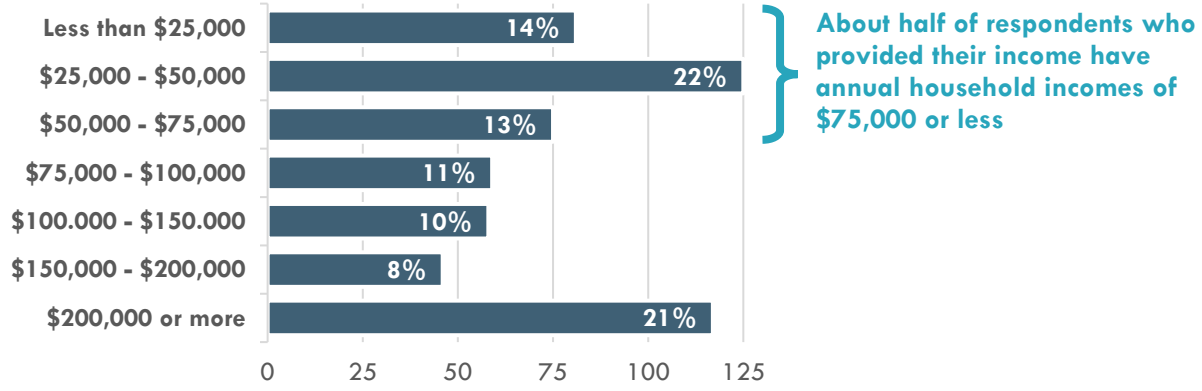


Note: 651 respondents.
Source: Eastside For All, 2023.

When asked about household income, as shown in Exhibit 6, 1 in 7 (14%) of participants said they were not sure or preferred not to answer. Of the 561 participants who did provide a household income, half (281 people) said that their income was $75,000 or less. One in five said that their household income was higher than $200,000.

Exhibit 6. Household Income

Q: "What is your annual household income level? (Counting all those who work)"



Note: 561 respondents provided household income. 90 respondents selected "Not sure or prefer not to answer."

Source: Eastside For All, 2023.

"Tired of you ... tearing down historical things in cities, to build homes that people that have helped the community and have lived there for years can't afford. You are taking away [the] culture of cities to put [in] insanely high priced houses."

-18-25 year old employed renter who commutes to Bellevue, Bothell, Redmond, and Kenmore (English speaker)

Our Experiences, Our Stories

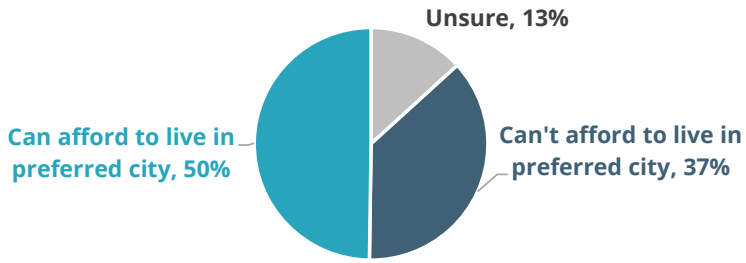


Current and Preferred Housing

Exhibit 7 shows how participants felt about whether they can afford to live in their preferred city. Half of respondents (50%) reported that they can afford to live in their preferred city, while over one-third (37%) reported that they cannot. The rest (one in eight respondents) were unsure of whether they can afford to live in their preferred city. Notably, the survey and community meetings primarily engaged residents and workers in Partner Cities, rather than people who may have already been displaced to locations outside of those cities.

Exhibit 7. Perceived Ability to Afford to Live in Preferred City

Q: "Are you able to afford to live in the city you want to live in?"

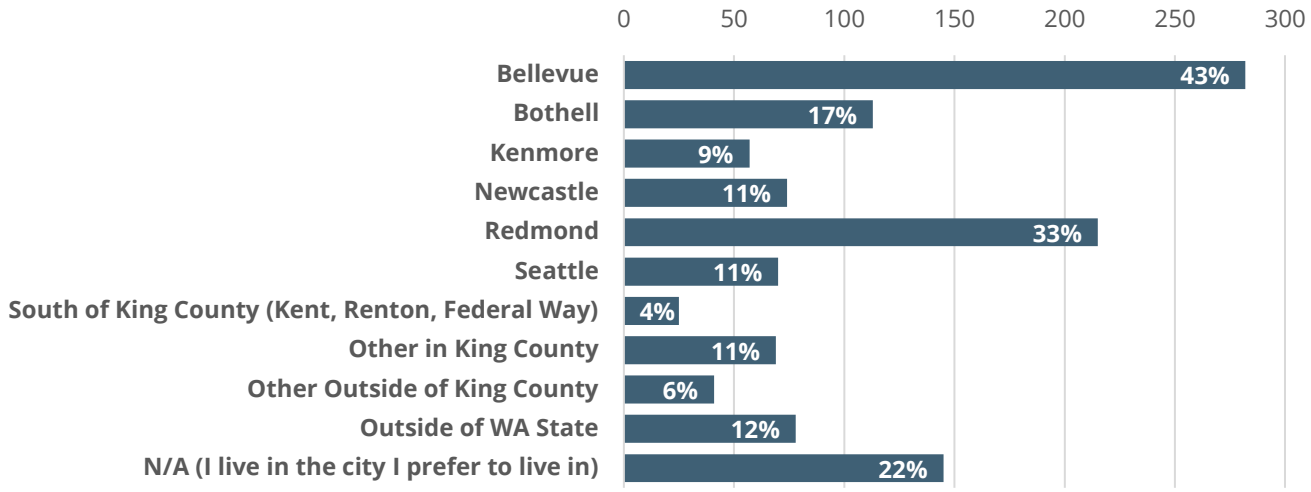


Note: 651 respondents.
Source: Eastside For All, 2023.

Exhibit 8 shows the cities in which participants would like to live if they could afford to do so. The largest proportions of respondents would want to live in Bellevue (43%) and/or Redmond (33%). One in five respondents (22%) reported that they currently live in their preferred city.

Exhibit 8. Preferred Cities to Live In

Q: "If you could afford to live in a different city, where would you like to live? Check as many cities/regions as you want."



Note: 651 respondents. Percentages do not sum to 100% because respondents could select multiple options.
Source: Eastside For All, 2023.

"Eu trabalho todos os dias na região de Kirkland mais os altos preços me fazer ter que dirigir muito todos os dias, diminuindo assim o meu tempo de qualidade com minha família.

I work every day in the Kirkland area but the high prices make me have to drive a lot every day, decreasing my quality time with my family."

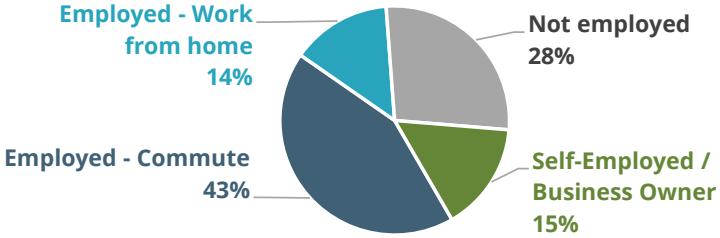
- Self-employed 26-35 year old who would like to live in Redmond (currently commutes to multiple Eastside cities, Portuguese speaker)

Employment

Exhibit 9 shows participants' employment status. Nearly three-quarters (72%) of respondents are employed, including in a location other than their home (43%), working from home (14%), or with self-employment or business ownership (15%). Slightly more than one-quarter (28%) of respondents are not employed.

Exhibit 9. Employment Status

Q: "Employment"

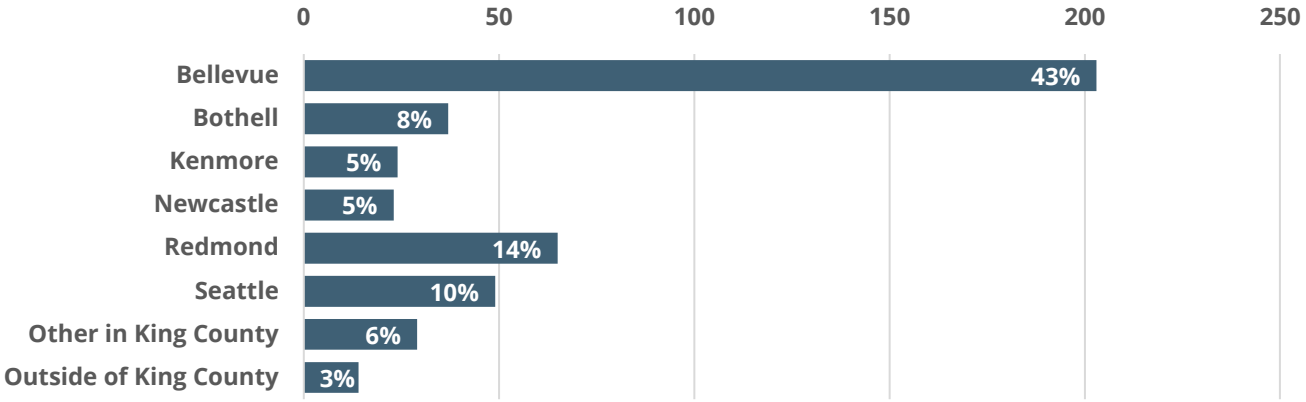


Note: 651 respondents.
Source: Eastside For All, 2023.

Exhibit 10 shows the locations to which participants who work in a location outside of their home commute to work. The largest proportion of respondents (43%) commute to Bellevue, and the next highest proportion of respondents (14%) commute to Redmond. This aligns with participants' preferred cities of residence as shown in Exhibit 8.

Exhibit 10. Locations of Employment

Q: "If you are employed and you commute to work, what city do you work in? Check all that apply."



Note: 467 respondents. Percentages do not sum to 100% because respondents could select multiple options.
Source: Eastside For All, 2023.

> *"We are [a] hardworking family and it pains me to say that we still can't afford to buy a house in the place we want to live in because of the outrageously high housing markets."*
>
> - 26-35 year old, employed Bothell renter (English speaker)

Middle Housing: Aspirations and Preferences

The survey presented respondents with sample price ranges from Zillow to rent and own middle housing versus a single-family home, as shown in Exhibit 11. The survey then then asked participants if they thought they would be able to afford middle housing, given these price ranges, shown in Exhibit 12.

Exhibit 11. Zillow Cost Estimates for Rental and Ownership of Single-Family Homes and Middle Housing

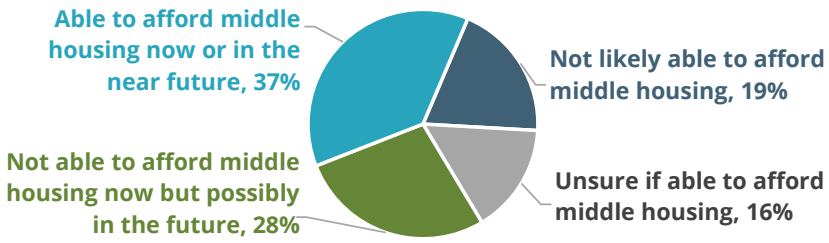
	Estimated Rent Range			Estimated Cost to Own Range		
	Minimum	Maximum	Median	Minimum	Maximum	Median
Single-family Home	$1,995	$9,800	$4,725	$824,000	$9,850,000	$2,662,500
Middle Housing	$2,200	$4,600	$3,593	$510,000	$980,000	$732,000

Source: Zillow, April 2023.

Exhibit 12 shows that more than one-third (37%) of respondents thought that they could afford to rent or own middle housing now or in the near future and more than one-quarter (28%) reported that they could not afford middle housing now but that they possibly could in the future. One in five respondents (19%) reported that it is not likely that they could afford to rent or own middle housing and one in six (16%) were unsure.

Exhibit 12. Perceived Likelihood of Being Able to Afford Middle Housing for Themselves

Q: "Considering the above price ranges to rent or own middle housing, would middle housing be affordable for you?"



Note: 651 respondents.
Source: Eastside For All, 2023.

"No middle housing please in our Newcastle neighborhoods."

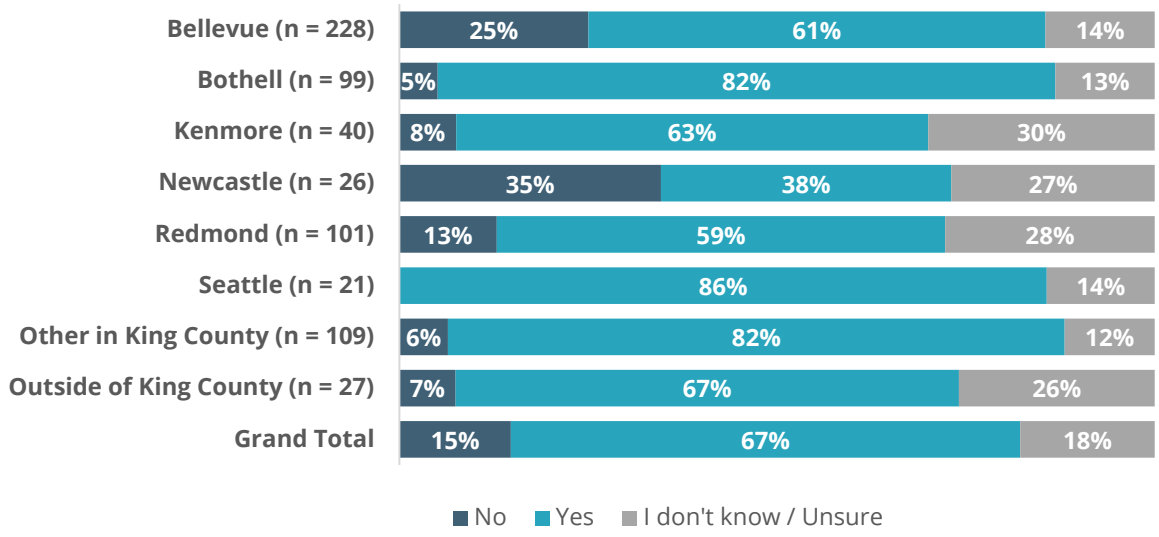
- 45–54-year-old employed Newcastle home owner (English speaker)

Across all participants, two-thirds (67%) expressed support for having middle housing options in their city; 15% did not support middle housing options, while the rest (18%) were unsure.

Exhibit 13 shows the support by city of residence. Among residents in Partner Cities, support was lowest in Newcastle (38%) and highest in Bothell (82%), and hovered around 60% in the other three Partner Cities.

Exhibit 13. Support for Middle Housing by City of Residence

Q: "Do you support having Middle Housing options in your city even if you may not be able to afford it?"

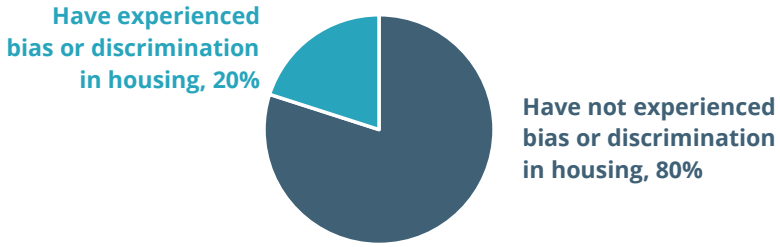


Note: 651 respondents. "n" refers to the number of people who responded in the category shown to the left, for example, 228 Bothell residents.
Source: Eastside For All, 2023.

Exhibit 14 shows that one in five respondents had previously experienced discrimination in housing. These experiences may cause distrust of authorities that guide or enforce housing policy, and make respondents less likely to expect that middle housing would be accessible to them, whether or not they could afford it.

Exhibit 14. Experiences with Bias or Discrimination in Housing

Q: "(Optional) Have you or someone in your household experienced bias or discrimination in housing?"

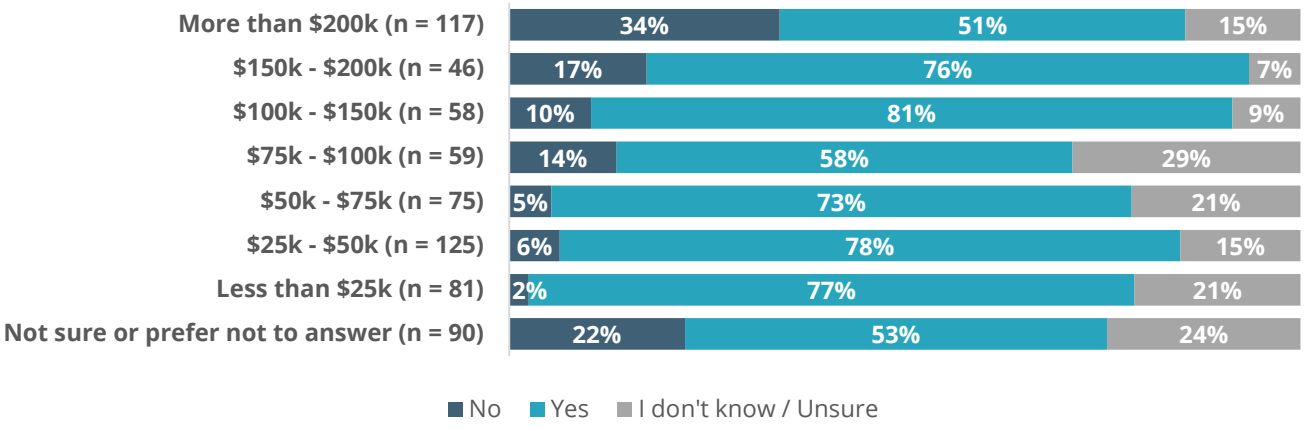


Note: 584 Respondents
Source: Eastside For All, 2023.

Participants also showed support for middle housing across all income levels, as shown in Exhibit 15. Support was lower at the highest income level (51% of households with incomes above $200,000 supported middle housing options) but was only 58% among households with incomes between $50,000 and $75,000, and was 53% among people who preferred not to answer. Eastside For All believes that some participants may have responded not supporting middle housing because they think of it as competing with the need for affordable housing for people at lower income levels.

Exhibit 15. Support for Middle Housing by Income Level

Q: "Do you support having Middle Housing options in your city even if you may not be able to afford it?"

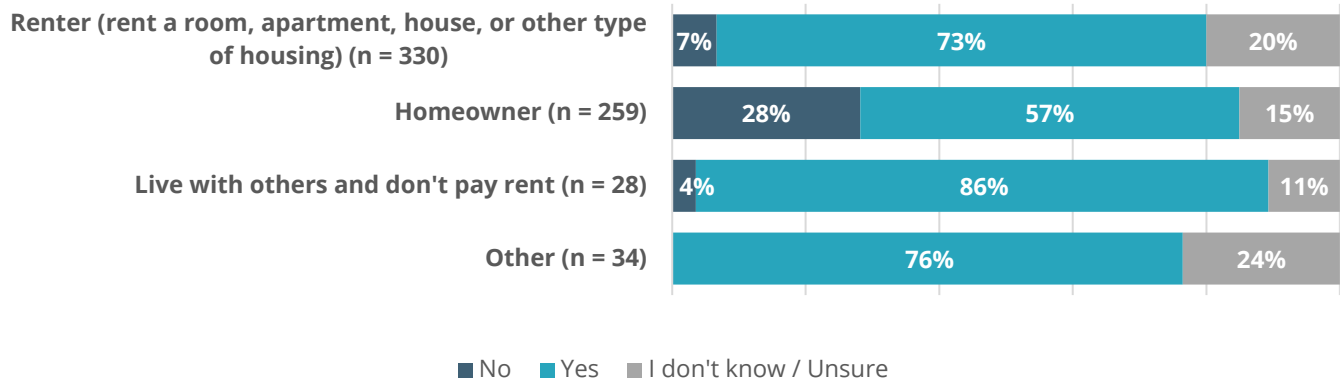


Note: 651 Respondents
Source: Eastside For All, 2023.

> *"Bellevue is really amazing but extremely expensive. Is a great place but not accessible for most of the community around. To live there you must have a very good income and prove you are very financially stable, otherwise almost not possible."*
>
> - 18-25 year old self-employed Bellevue renter (English speaker)

As shown in Exhibit 16, respondents who owned their homes were less likely to support middle housing (57% supporting) than others. Almost three-quarters of renters (73%) and even higher proportions of people living with others without paying rent or in other housing situations (including being unhoused) supported middle housing.

Exhibit 16. Support for Middle Housing by Current Housing Situation



Note: 651 Respondents
Source: Eastside For All, 2023.

There was broad support for middle housing across self-identified racial categories, although the limited number of respondents of some ethnicities and races make this data less reliable. More detail is available in Appendix

B. Full Results.

Business Owner Experience

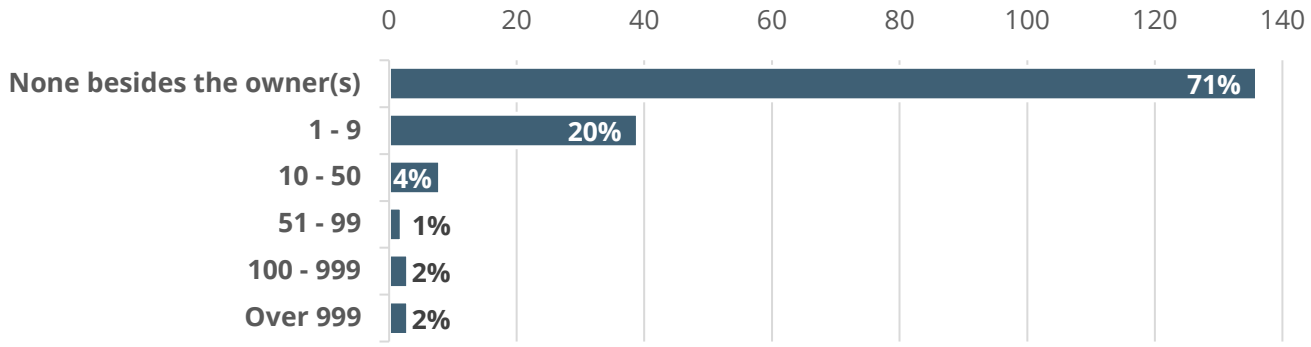
Because the BIPOC communities engaged through this project include many small business owners (15% of participants), EASTSIDE FOR ALL and its partners sought information from their unique perspective. The survey provided instructions that asked only business owners to respond to the questions shown in this section.

Exhibit 17 shows the number of employees at respondents' businesses. Nearly three-quarters (71%) of respondents are the sole employee at their businesses. One in five respondents (20%) have between one and nine employees, and the remaining 5% of business owner respondents have 10 or more employees. These limited numbers of employer respondents suggest that Partner Cities should use caution in relying on this data to guide decision-making.

> *"Housing is becoming more and more expensive. I am afraid the younger generations cannot afford to buy their own house at all. We need a change."*
>
> - 46-55 year old elf-employed Redmond business owner, home owner (English speaker)

Exhibit 17. Number of Employees at Respondents' Businesses

Q: "How many employees do you have?"

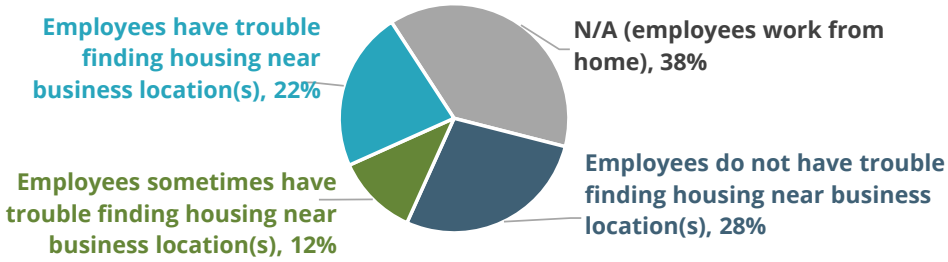


Note: 191 Respondents
Source: Eastside For All, 2023.

Exhibit 18 shows how participants assess their employees' difficulty in finding housing near their business location(s). One-third (34%) of respondents reported that their employees have trouble or sometimes have trouble finding housing near their business location(s). The remaining two-thirds of respondents reported that their employees do not have difficulty with this or work from home. There is an unexplained discrepancy in the number of people who responded to this question (173) given that only 55 people reported having employees besides themselves in the previous question (as shown in Exhibit 17).

Exhibit 18. Employer Assessment of Employee Difficulty Finding Housing Near their Business Locations

Q: "Do your employees have trouble finding housing near your business location(s)?"



Note: 173 Respondents
Source: Eastside For All, 2023.

> *"Me siento muy frustrada, preocupada y triste. Necesitamos precios accesibles para personas de bajos recursos.*
>
> *I feel very frustrated, worried and sad. We need affordable prices for low-income people."*
>
> - 36–45-year-old employed Bellevue renter (Spanish speaker)



Reflecting Community Priorities

ARCH and Partner Cities have taken meaningful steps to equitably involve community members in housing policymaking. ARCH and Partner Cities have engaged with a broad cross-section of community members to shape housing policy and investment at the local level, and have conducted racial equity analysis to address displacement of lower-income households from communities that have historically been subject to discriminatory housing policies. Nonetheless, there are still significant barriers to meaningful participation in this work for populations whose voices and perspectives have not historically been a part of public planning processes in East King County.

As noted in the Background section above, despite a strong interest in housing justice, many members of these underrepresented communities are struggling with basic needs and do not have the time to add an outreach project like this to the many priorities they are focused on. For these same reasons, middle housing can seem unattainable to many lower-income households. For the many residents in our communities struggling with housing cost burden and housing insecurity, it may be hard to form meaningful opinions about new housing production, even for units costing less than traditional single-family homes. Future townhouses and duplexes can seem far off to people in a housing crisis.

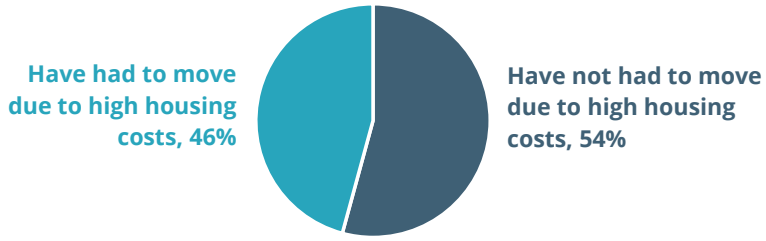
This section describes respondents' experience with displacement and highlights their homeownership aspirations and hopes for themselves.

Displacement

Exhibit 19 shows the proportion of respondents who have previously had to move due to the high costs of renting or owning a home. Nearly half (46%) of respondents have had to move due to high housing costs.

Exhibit 19. Prior Displacement due to Housing Affordability

Q: "Have you had to move because of the high costs of renting and/or owning a home?"



Note: 651 Respondents
Source: Eastside For All, 2023.

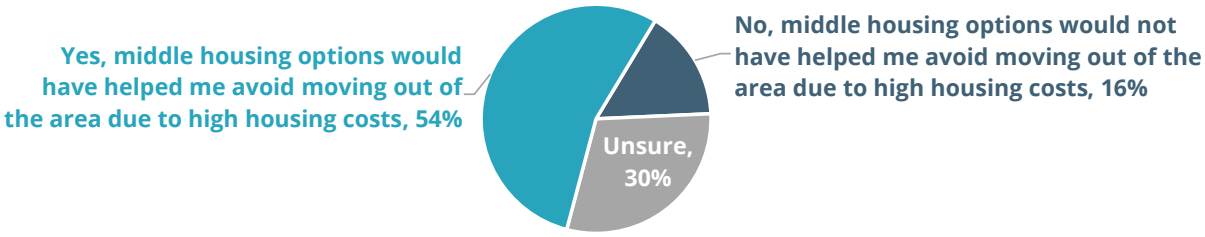
> *"住宅增加，人口稠密，也许会给交通，治安和教育带来一些麻烦*
>
> *The increase in housing and population density may indeed bring about some challenges in terms of transportation, public safety, and education."*
>
> - 56–65-year-old employed Bellevue homeowner (Chinese speaker)

Exhibit 20 shows whether respondents thought more middle housing options could have prevented their displacement. Notably, 523 survey participants responded to this question, while only 298 participants reported that they had previously had to move due to high housing costs in response to the question shown in Exhibit 19. More than half (54%) of the 523 respondents reported that the availability of more middle housing options would have helped them stay in the area, while one-third (30%) were unsure. One in six respondents (16%) noted that middle housing options would not have helped them stay in the area during prior displacement events.

> *"I dislike your housing policies. These cost-reducing middle housing options are simply exacerbating factors like traffic congestion and community insecurity."*
>
> - 36-54-year-old self-employed Bothell homeowner (English speaker)

Exhibit 20. Can Middle Housing Options Help Residents Avoid Displacement?

Q: "(Optional) If in the past you had to move for financial reasons, would more Middle Housing options have helped you stay in the area?"



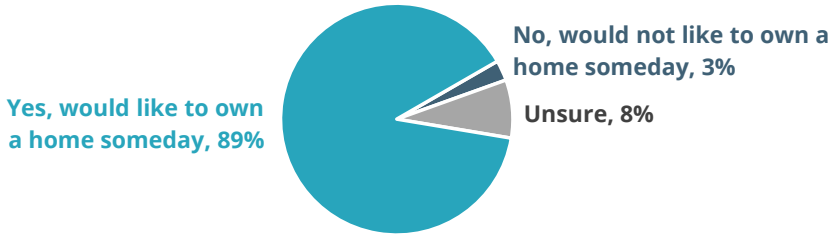
Note: 523 Respondents
Source: Eastside For All, 2023.

Housing Aspirations and Interest

While many of the people who provided input have experienced displacement or other challenges with basic housing affordability, they largely do aspire to own homes. Exhibit 21 shows that among those who did not respond that they already owned a home, almost 90% of respondents said that they would like to own a home someday. (Since only 195 respondents to this question said that they already owned a home, versus 259 who said that they were homeowners in Exhibit 4, some homeowners must have said that they were unsure, would, or would not like to own a home someday if it is financially possible.)

Exhibit 21. Homeownership Status and Aspirations

Q: "Would you like to own a home someday if it is financially possible?"

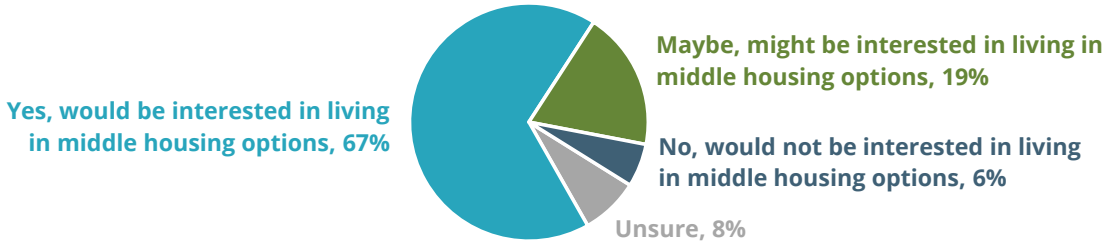


Note: 456 Respondents. An additional 195 respondents indicated they already own a home.
Source: Eastside For All, 2023.

Given descriptions of middle housing types (see Background) and estimated cost ranges for middle housing (see Exhibit 11. Zillow Cost Estimates for Rental and Ownership of Single-Family Homes and Middle Housing), participants were asked if they would be interested in middle housing *if it was affordable to them*. Exhibit 22 shows the responses from people who did not say that they already own a home. While two-thirds said that they would be interested in middle housing, it's important to reflect on how this is qualified. Nearly 300 of 651 respondents said they had experienced displacement due to high housing costs. For these and other people under significant financial pressure simply to stay in their current housing, even homeownership of lower-cost middle housing might be too high to be affordable.

Exhibit 22. Interest in Middle Housing Among Non-Homeowners

Q: "If these types of middle housing options would be affordable to you, would you be interested in them for your home?"



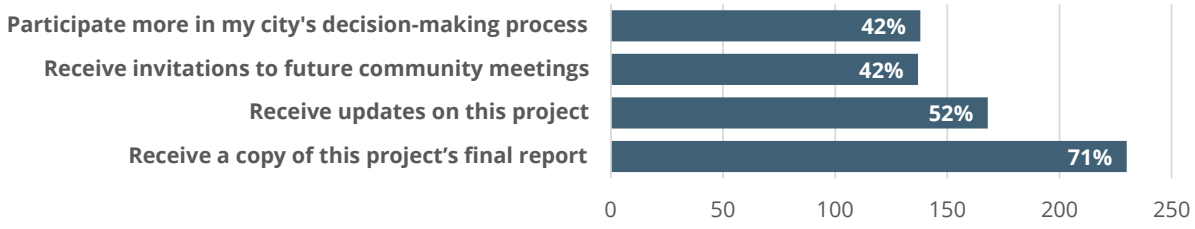
Note: 392 Respondents. An additional 259 participants said that they were already homeowners. "These types" refer to middle housing examples provided in the survey, as described in the Background and in Exhibit 12.
Source: Eastside For All, 2023.

> *"No conozco los líderes de mi ciudad y la mera verdad no sé si este tema se toque con ellos.*
>
> *I do not know the leaders of my city, and to be truthful I don't know if this issue is something they deal with."*
>
> - 36–45-year-old employed Bellevue renter (Spanish speaker)

This was the first time some participants were asked about the topic of housing, and others said that they didn't know whether their city leaders cared about this topic. Almost three-quarters (71%) asked to receive a copy of the report, but a smaller percentage (just 42%) expressed interest in participating more in their city's decision-making process or receiving invitations to future community meetings. One possible explanation for this discrepancy is the need to connect more concretely with participants on their priorities: to reflect their contributions in city policies, and to build further trust.

Exhibit 23. Interest in Further Engagement about this Project

Q: "Interest in further engagement"



Note: 326 respondents. Percentages do not sum to 100% because respondents could select multiple options.
Source: Eastside For All, 2023.

Eastside For All (EFA) wishes to acknowledge ARCH and the Cities of Bellevue, Bothell, Kenmore, Newcastle, and Redmond for investing in community-based outreach efforts to ensure participation from people whose opinions are typically lacking in city forums, surveys, and other engagement efforts. Building bridges between community members and the city governments was an important desired outcome, beyond gathering input on middle housing.

By supporting and compensating each community group to co-design the process and facilitate outreach in culturally specific ways that are most relevant and meaningful, the network of organizations and leaders were successful in engaging diverse opinions and experiences. (See Appendix A, Methodology, for details on the community-centered approaches.) Trusted messengers, who share similar cultures and backgrounds to those they work with, extended personal invitations to their community members in the context of existing relationships, conversations, and priorities - as opposed to a one-time isolated outreach effort. This aligned with community-based groups' desire to have ongoing influence and impact on decision-making, with more opportunities to share their voices in their own languages and in supportive settings that nurture future civic involvement and leadership opportunities.

EFA extends deep gratitude to the community-based organizations and leaders who took time out of their many priorities to partner on this project. Their insights and guidance were essential to the project's success and most importantly, to ensuring that a broad range of community members were given the opportunity to voice their needs and suggestions for regional decision-making. Thank you to each community member who came to learn about middle housing, shared their personal experiences about the local housing crisis, and provided thoughtful input in hopes that their participation would help others or future generations, regardless of whether they would be able to personally benefit.

EFA also wishes to thank BERK Consulting, Inc. for developing the written report in a way that closely aligned with the focus and spirit of the outreach effort.

Appendices

A. Methodology

Typically, engagement efforts with cities or other large institutions do not include local community groups and leaders in the co-creation process, which often means that the first time community organizations are aware of the outreach is when they receive an email to invite their community members to a focus group or to complete a survey. While these engagement activities are often provided in other languages, the translations are not consistently vetted for accuracy and cultural meaning. The information shared in the invitations often requires community organizations to craft messaging to convey the importance of the topic and the relevance to their community members. Most organizations do not have the time or bandwidth for this work, nor are they compensated for it.

Nonprofit leaders are mindful about what they ask of their communities. Without taking part in the planning and design, many organizations are reluctant to encourage their community members to participate, not knowing what to expect, how people will be treated, who is facilitating the meeting or survey, and how their opinions will be received.

The methodology and approach sought to address these challenges by including community partners at the beginning of the process and supporting the engagement methods they recommended. While the input to ARCH and the Partner Cities about middle housing was important, the network of community-based partners emphasized the opportunity to support their communities who are struggling with housing options. They wanted to have conversations, understand how cities make decisions, and have a supportive space to share their experiences, needs, and ideas. Organization partners were encouraged to have individual and group conversations alongside sharing the survey.

Timeline and Key Activities

February 15, 2023
Eastside For All was selected as the lead organization for the outreach effort.

February 22, 2023
Initial meeting with ARCH and the Partner Cities (5 additional meetings of this group took place through May 24th).

March 2023
Eastside For All contacted Eastside-based organizations who have been involved in housing issues or other community engagement projects, as well as additional organizations that may not have been involved, but serve populations that the project intended to reach. An overview of the project, including compensation information, was sent out and invitations to participate were extended to community-based organizations and local community leaders.

March-April 2023

- 21 individual and small group meetings took place with potential community-based partners to provide more details about the project including what would be expected and the desired outcomes.
- As partner organizations were identified, subcontractor agreements were prepared and finalized.
- A subgroup of the partners participated in the early co-design process, providing input on the materials about middle housing that would be most helpful for community members, identifying their desired outcomes, and drafting questions that would be best to ask of their communities.

- Eastside For All compiled the input and created an initial survey draft and presentation materials in English and Spanish. These were reviewed and edited by the subgroup.
- Updates to the English and Spanish versions were completed. The final English version of the presentation and survey was translated into Russian, Chinese, Portuguese, Japanese, Hindi, and Arabic by professional translators. The survey was also translated into Vietnamese and Korean to reach additional communities that would potentially be impacted by middle housing policies. (There are many more language and cultural groups in the region; however, without a community-based group to engage for each cultural community, the project was limited to the community's current capacity for the type of outreach required to support full engagement from participants.)
- Outreach partners vetted the translations and made corrections.
- A list of community resources related to housing was developed and translated into the primary outreach languages, to be shared with participants throughout the engagement project who needed housing help.
- The event host survey was created and shared to be completed by organizations after each event they facilitated. It captured basic information about attendees and overall themes discussed.
- Partner organizations were provided with information on how to distribute and document stipends to community members to support their participation in events. Most provided $25 in the form of Visa gift cards.

Mid-April to May 25, 2023 (survey closed on May 25)

The bulk of the outreach activities took place following spring break and the end of Ramadan. Community-based organizations and leaders engaged in a range of outreach efforts including:

- Virtual and in person group meetings/events, either as part of existing gathering times or as additional ones.
- Individual phone calls and meetings.
- Tabling at community events.
- Sharing via social media and emails.

Outreach partners hosted 22 events with a total of 12 languages spoken at the various events. Because events were hosted in language by community-based partners – some of whom are multilingual – it was common to have events in multiple languages. Organization staff and leaders facilitated the events, which contributed to the welcoming and safe space as well as allowed each community to put the topic in context of their community's priorities.

Most events were attended by 8-15 participants; there was one large group with 98 participants and a tabling event at the United Festival in Redmond with several organizations who shared information about the middle housing effort with over 1,000 event attendees.

Along with Eastside For All, four community-based organizations jointly hosted an event with some of the Eastside cities on May 3, 2023 called *Let's Build for All*. This interactive community engagement workshop invited community members to share ideas about their ideal neighborhoods. Although not specifically part of the middle housing outreach project, event partners shared a handout with the survey links in multiple languages at their tables and spoke about the middle housing effort. There were 75 attendees.

Eastside For All was in regular communication with the outreach partners throughout the project to provide support, answer questions, process payments, and send reminders about due dates.

May 26 to June 15, 2023

- Eastside For All compiled the raw data from the spreadsheets, highlighting data per the co-design input from the community partners as well as the data requested by ARCH and the Partner Cities.
- Community-based organizations assisted with the translation of a small number of quotes to be featured in the report.
- Eastside For All engaged BERK Consulting, Inc. to draft the report summary, including the design layout.
- Eastside For All organized detailed data to post online.
- Drafts of the report were shared with ARCH, the Partner Cities, and the community-based partners.
- Final report prepared and published.

Next Steps

Eastside For All's proposal to serve as the lead community-based organization included engaging community members after the project to build ongoing relationships with city staff and leaders. The community-based partners will again be involved in co-planning, working on a series of gatherings where community members can hear how their input is being used and other ways they can get involved. As part of that planning process, there will be a debrief of the outreach effort. The group will highlight what went well and what can be improved. This information will be shared with ARCH, the Partner Cities, and others interested in engaging community members from a range of races and cultures in large initiatives.

B. Full Results

Full survey results are available online at https://eastsideforall.org/middle-housing-outreach/.

Attachment G

REDMOND 2050

From suburb to city

Schedule Update and Final Draft Policies

September 5, 2023

Redmond
WASHINGTON

Agenda

- Project schedule update
- Introduce final drafts for four elements and one functional plan
- Identify discussion issues
- Next steps

Objectives:

- Common understanding of overall project schedule
- Identify issues for discussion as Sept. 12 and 26 study sessions

2023-2024 Project Milestones

Sept. 2023: we are here

Final drafts of early elements for review and discussion

Publication of Supplemental Draft Environmental Impact Statement

Q4
2023

Final action on PARCC Element and PARCC Plan

Publication of Final EIS

Phase 2 policy review begins

Q1
2024

Phase 2 policy review continues

Planning Commission public hearings begin for remaining elements and regulations

Q2
2024

Planning Commission public hearings continue for remaining elements and regulations

Council final review of remaining elements and regulations begins

Final action on Water System Plan

Q3
2024

Council final review of remaining elements and regulations continues

Final action on all other parts of Redmond 2050

Q4 2024: Completion

PARCC Element and PARCC Plan

What We Heard: Core Goals of the PARCC Plan	What We Did
Expand Access for All	• Policies on universal/inclusive design of facilities • Actions around expanding communications • Actions on offering diverse programming
Innovate for the Future	• Policies on expanding parks and recreation system in high need areas • Policies and actions emphasizing partnerships • Policies around multi- and flexible use of facilities
Protect the Natural Environment	• Actions to expand volunteer opportunities • Actions on best management practices for maintenance and operations • Policies to expand and enhance tree canopy
Build Strong Communities	• Coordination with other adopted plans to further citywide goals (Transportation Master Plan, ESAP, Redmond 2050) • Promote art and cultural events to enhance community connections and placemaking



1,211

completed surveys!

Plus: events; stakeholder focus groups; Commission feedback; two community meetings; nine council meetings

Economic Vitality: Key Updates

- Equity and quality of life
- Mitigating displacement of legacy and vital community businesses
- Preserving manufacturing and industrial land uses
- Addressing barriers created by high costs of housing, land, and space
- Supporting a diverse workforce
- Continuing efforts to achieve a sustainable economy

Economic Vitality Outreach

What we heard:	What we did:
Education and workforce development – how the City can support?	✓ Addressed in EV-9, EV-14, EV-15
Neighborhood-based businesses – support, but need clarity on how to implement	✓ Concept of "business districts" added to EV-18. See EV-16, EV-17
Use of public spaces for private use – variety of opinions	✓ Added concept of "equitable use…"
Business diversity and need for 18-hour city/nightlife	✓ Addressed in EV-25 and EV-26, can also be addressed in other elements.
Business retention - supportive of retaining small and local businesses	✓ Policies maintained, updated and added (EV-29)

Housing: Key Updates

- Addressing racially exclusive land use and housing practices
- Reducing displacement risk
- Addressing affordable housing need (HB 1220)
- Housing diversity (HB 1110 – middle housing)
- Complete neighborhoods
- Updated housing data in Technical Appendix

Housing Outreach

What We Heard	What We Did
Affordability • Serve all members of community • Equity and displacement concerns	• Policies prioritizing affordable housing, especially lower AMIs. • Preferred alternative has sufficient capacity to accommodate estimated housing need. • Policies on anti-displacement and proactive housing equity.

Support for more housing choices
• Middle Housing
• Condos:
  • Near recreational amenities
  • Near transit
  • Near healthcare
	• Policies on expanding housing choices.
	• Policies emphasizing transit-oriented development.
	• Policies on complete neighborhoods.

• **Need more ownership opportunities**	• Policies on implementing strategies to increase home ownership opportunities.
• **Need family-size housing (multiple bedrooms)**	• Policy support to promote multiple bedroom units.

Centers: Key Updates

- Equitable transit-oriented development (TOD)
- Small business retention and anti-displacement
- Honor and acknowledge multicultural community
- Universal design
- Accommodating growth

Centers Outreach (Overlake)

What We Heard	What We Did
Enable a future that is equitable and inclusive, sustainable, and resilient	• Incorporated into UC-6 and policies addressing co-location of facilities, universal design, transit-oriented development, anti-displacement, housing affordability, an intercultural district, and parks and open spaces.
Maximize the opportunities of Transit-Oriented Development (TOD) near light rail stations	• Incorporated this idea into UC-1 and UC-6.
Reduce the number of land use and zoning categories to simplify and streamline development review and approvals	• Addressed in Map OV-1, which simplifies subareas, and in draft regulations, which simplifies zoning.
Remain aware of displacement as growth and development occurs - retaining small businesses is important (particular concern for the ethnic businesses in Overlake Village)	• This is the focus of OV-4.
Make Overlake welcoming for families and seniors	• Incorporated into neighborhood vision statement and policies UC-11 and OV-11

Next Steps

- **Sept. 12 and 26 study sessions:** ***what topics do Councilmembers want to discuss (Housing, Economic Vitality, Centers, PARCC)?***
- **October:** first review of Phase 2 elements, with discussion at Oct. 10 study session
- **November:** final action on PARCC Element and PARCC Plan to Council for final action

REDMOND 2050

From suburb to city

Thank You

Any Questions?

redmond.gov/Redmond2050

Redmond
WASHINGTON

15670 NE 85th Street
Redmond, WA

City of Redmond

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. SPC 23-059
Type: Executive Session

Potential Litigation RCW 42.30.110 (1)(i) - 30 minutes

Memorandum

Date: 9/5/2023
Meeting of: City Council

File No. SPC 23-061
Type: Executive Session

Potential Litigation RCW 42.30.110 (1)(i) - 15 minutes

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City of Redmond

Payroll Check Approval Register

Pay period: 8/1 - 8/15/2023

Check Date: 8/25/2023

Check Total:	$	46,528.89
Direct Deposit Total:	$	2,673,148.42
Wires & Electronic Funds Transfers:	$	1,660,202.90
Grand Total:	$	4,379,880.21

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 **187889** through **187913** ,
Direct deposits numbered **153187** through **153959** , and
Electronic Fund transfers **1612** through **1616**
are approved for payment in the amount of **$4,379,880.21**
on this **5 day of September 2023.**

Note:

Check Print - Dillon Edwards # 187888

City of Redmond

Payroll Final Check List

Pay period: 8/1 - 8/15/2023

Check Date: 8/25/2023

Total Checks and Direct deposit:	$	3,918,532.34
Wire Wilmington Trust RICS (MEBT):	$	461,347.87
Grand Total:	$	4,379,880.21

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:
7C0092BCC9C549B...

Human Resources Director, City of Redmond
Redmond, Washington

DocuSign Envelope ID: EEBEA011-81A6-433C-94D2-34750371E09D

City of Redmond
Payroll Check Approval Register
Pay period: 7/16 - 7/31/2023
Check Date: 8/10/2023

Check Total:	$	78,107.11
Direct Deposit Total:	$	2,552,328.75
Wires & Electronic Funds Transfers:	$	1,598,761.87
Grand Total:	$	4,229,197.73

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 **187863** through **187887** ,
Direct deposits numbered **152409** through **153186** , and
Electronic Fund transfers **1607** through **1611**
are approved for payment in the amount of **$4,229,197.73**
on this **5 day of September 2023.**

Note:

Check Print - George Downing # 187861
Check Reprint - David Wu # 187862

City of Redmond
Payroll Final Check List
Pay period: 7/16 - 7/31/2023
Check Date: 8/10/2023

Total Checks and Direct deposit:	$	3,766,170.66
Wire Wilmington Trust RICS (MEBT):	$	463,027.07
Grand Total:	$	4,229,197.73

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:
7C0092BCC9C549B...

Human Resources Director, City of Redmond
Redmond, Washington

DocuSign Envelope ID: 9C201244-79C7-440A-81D8-92D1A83CB9C1

City of Redmond
Payroll Check Approval Register
Pay period: 7/1 - 7/31/2023
Check Date: 7/31/2023

Check Total:	$	-
Direct Deposit Total:	$	6,698.15
Wires & Electronic Funds Transfers:	$	3,048.78
Grand Total:	$	9,746.93

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 **152401** through **152408** , and
Electronic Fund transfers **1606** through **1606**
are approved for payment in the amount of **$9,746.93**
on this **15 day of August 2023.**

Note:

City of Redmond
Payroll Final Check List
Pay period: 7/1 - 7/31/2023
Check Date: 7/31/2023

Total Checks and Direct deposit:	$	7,704.69
Wire Wilmington Trust RICS (MEBT):	$	2,042.24
Grand Total:	$	9,746.93

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