

# City of Redmond



## Agenda

**Tuesday, February 9, 2021**

**4:30 PM**

**Remote Viewing: [Redmond.gov/rctlive](https://redmond.gov/rctlive), Facebook (@CityofRedmond),  
Comcast Channel 21, Ziply Channel 34, or listen at 510-335-7371**

## **Committee of the Whole - Planning and Public Works**

### **Committee Members**

*David Carson, Presiding Officer*

*Jeralae Anderson*

*Steve Fields*

*Jessica Forsythe*

*Varisha Khan*

*Vanessa Kritzer*

*Tanika Kumar Padhye*

**AGENDA**

1. Approval for Award of the Construction Contract for the Retaining Walls - Replacement and Installation - Redmond Way @ Willows Project [CM 21-041](#)  
[Attachment A: Vicinity Map](#)  
[Attachment B: Site Plan Overview](#)  
*(Requested by: Public Works) - 5 minutes*
2. Approval of a Contract with DBecker Consulting, LLC, in the Amount of \$494,750 for Owner's Representative services for the Redmond Senior and Community Center [CM 21-042](#)  
[Attachment A: Consultant Agreement](#)  
*(Requested by: Parks/Public Works) - 5 minutes*
3. Acceptance of King County Flood Control District (KCFCD) - 2020 Flood Reduction Grant in the Amount of \$175,000 for the Willows Road Culvert Replacements Project, No. 20021715 [CM 21-043](#)  
[Attachment A: Grant Agreement](#)  
[Attachment B: Project Map](#)  
*(Requested by: Public Works) - 5 minutes*
4. Approve the Ordinance (Attachment A) for the Final Plat of Redmond 13 [CM 21-044](#)  
[Attachment A: Draft Ordinance](#)  
[Attachment B: Vicinity Map](#)  
[Attachment C: Hearing Examiner's Decision](#)  
*(Requested by: Planning) - 5 minutes*
5. Redmond 2050 Existing Conditions Report [CM 21-045](#)  
[Attachment A: Existing Conditions Report Draft 1.0](#)  
[Attachment B: Community Input on Existing Conditions](#)  
[Attachment C: Overview](#)  
*(Requested by: Planning) - 5 minutes*
6. Temporary Construction Dewatering Policy Analysis Study Session [CM 21-046](#)  
*(Requested by: Public Works) - 10 minutes*

7. City of Redmond Utilities Strategic Plan [CM 21-047](#)  
[Attachment A: Issues Matrix](#)  
[Attachment B: Utilities Strategic Plan](#)  
*(Requested by: Public Works) - 10 minutes*
8. 2021 Committee Work Plan [CM 21-048](#)  
[Draft 2021 Work Plan](#)  
*(Requested by: Committee) - 5 minutes*



## Memorandum

**Date:** 2/9/2021

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

**File No.** CM 21-041

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Public Works	Dave Juarez	425-556-2733
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**DEPARTMENT STAFF:**

Public Works	Aaron Noble	Project Manager
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**TITLE:**

Approval for Award of the Construction Contract for the Retaining Walls - Replacement and Installation - Redmond Way @ Willows Project

**OVERVIEW STATEMENT:**

The Redmond Way Rockery Replacement Project is scheduled to be advertised on February 17<sup>th</sup>, 2021. When a winning bid is accepted, we will seek award of the Contract from the City Council in March.

The existing rock retaining wall at Redmond Way and West Lake Sammamish Parkway is at the end of its safe and useful life and has shown significant signs of weathering and degradation.

This project will consist of the following infrastructure improvements:

- 1000 linear feet of failing rockery retaining wall be replaced.
- 1000 linear feet of sidewalk will be replaced and constructed to ADA standards.
- 45 linear feet of storm pipe replacement.

New trees and ground cover will be planted along the steep slopes to prevent erosion.

☐ **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 contracts/agreements over \$300,000 per 2018 City Resolution 1503.



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

**OUTCOMES:**

In February we plan to solicit bids and move forward with award and construction of the Retaining Walls - Replacement and Installation - Redmond Way @ Willows Project. This project will improve pedestrian and traffic safety along Redmond Way and West Lake Sammamish Parkway by removing the risk of failure and rocks falling from the existing rockery.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
There have been numerous meetings and communications with the managers of the Gates of Redmond apartment complex. The Gates of Redmond are located just west of the project site at 15325 Redmond Way.
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**

\$1,758,618

**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):**

CIP:

Total: \$1,758,618

Transportation: \$1,658,618

Stormwater: \$100,00

**Budget/Funding Constraints:**

N/A

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

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

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

The contract needs to be awarded so construction can be completed before the rainy season begins.

**ANTICIPATED RESULT IF NOT APPROVED:**

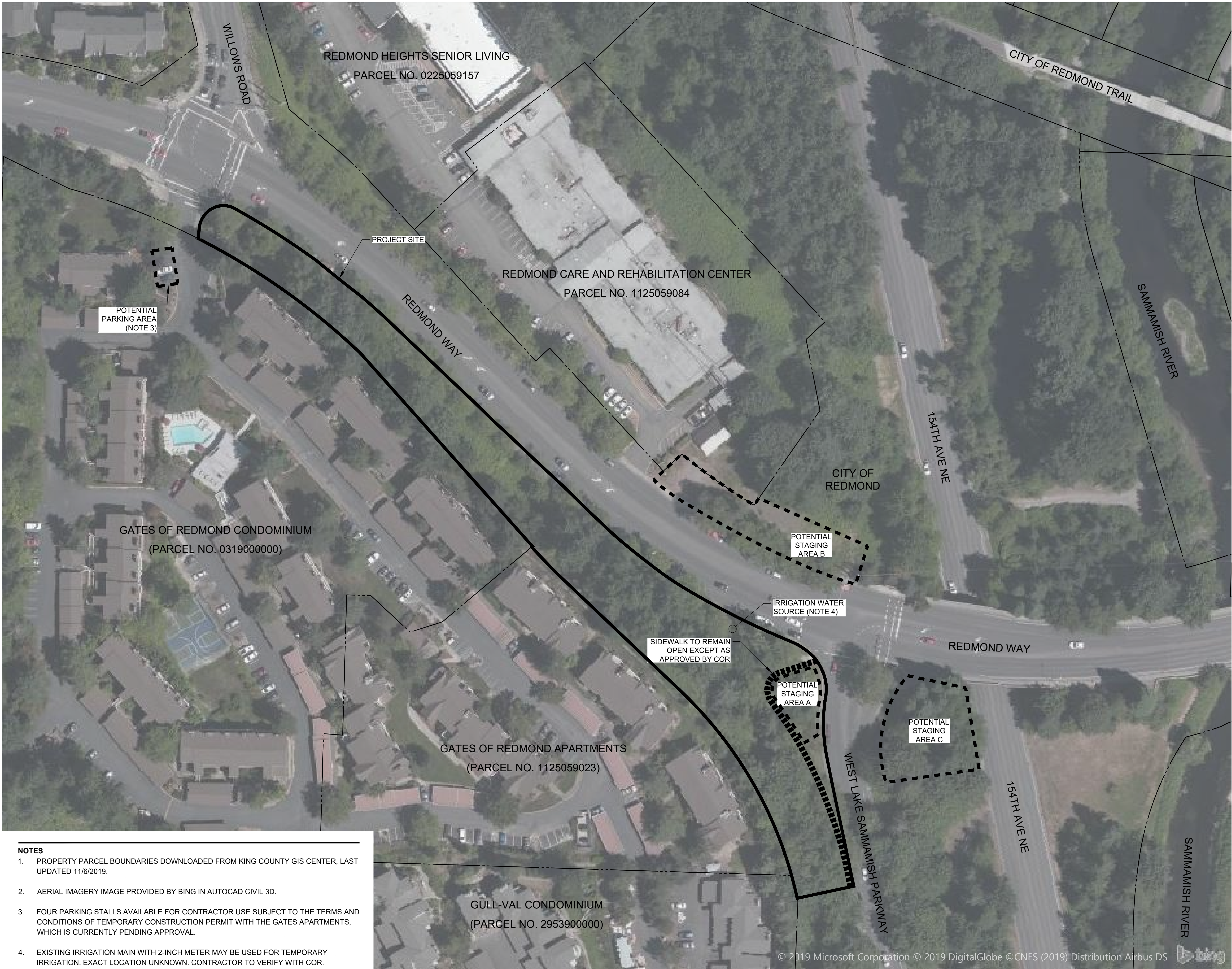
If the project is not awarded construction could be delayed and/or additional costs could be accrued due to weather mitigation.

**ATTACHMENTS:**

Attachment A: Vicinity Map

Attachment B: Site Plan Overview

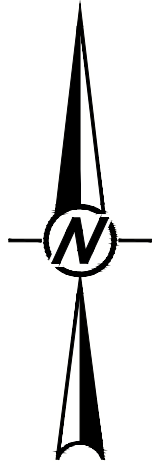
Path: \\redmond-golder-gisdata\gis\external\cityofredmond\redmondrockery\08\_Design\02\_PRODUCTION\DWG\ | File Name: 1403741903\_008\_004.dwg | Last Edited By: wayner | Date: 2020-06-11 Time: 4:47:38 PM | Printed By: VDayner | Date: 2020-06-11 Time: 5:15:02 PM



- NOTES**
1. PROPERTY PARCEL BOUNDARIES DOWNLOADED FROM KING COUNTY GIS CENTER, LAST UPDATED 11/6/2019.
  2. AERIAL IMAGERY IMAGE PROVIDED BY BING IN AUTOCAD CIVIL 3D.
  3. FOUR PARKING STALLS AVAILABLE FOR CONTRACTOR USE SUBJECT TO THE TERMS AND CONDITIONS OF TEMPORARY CONSTRUCTION PERMIT WITH THE GATES APARTMENTS, WHICH IS CURRENTLY PENDING APPROVAL.
  4. EXISTING IRRIGATION MAIN WITH 2-INCH METER MAY BE USED FOR TEMPORARY IRRIGATION. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY WITH COR.

**FINAL DESIGN  
DRAFT**

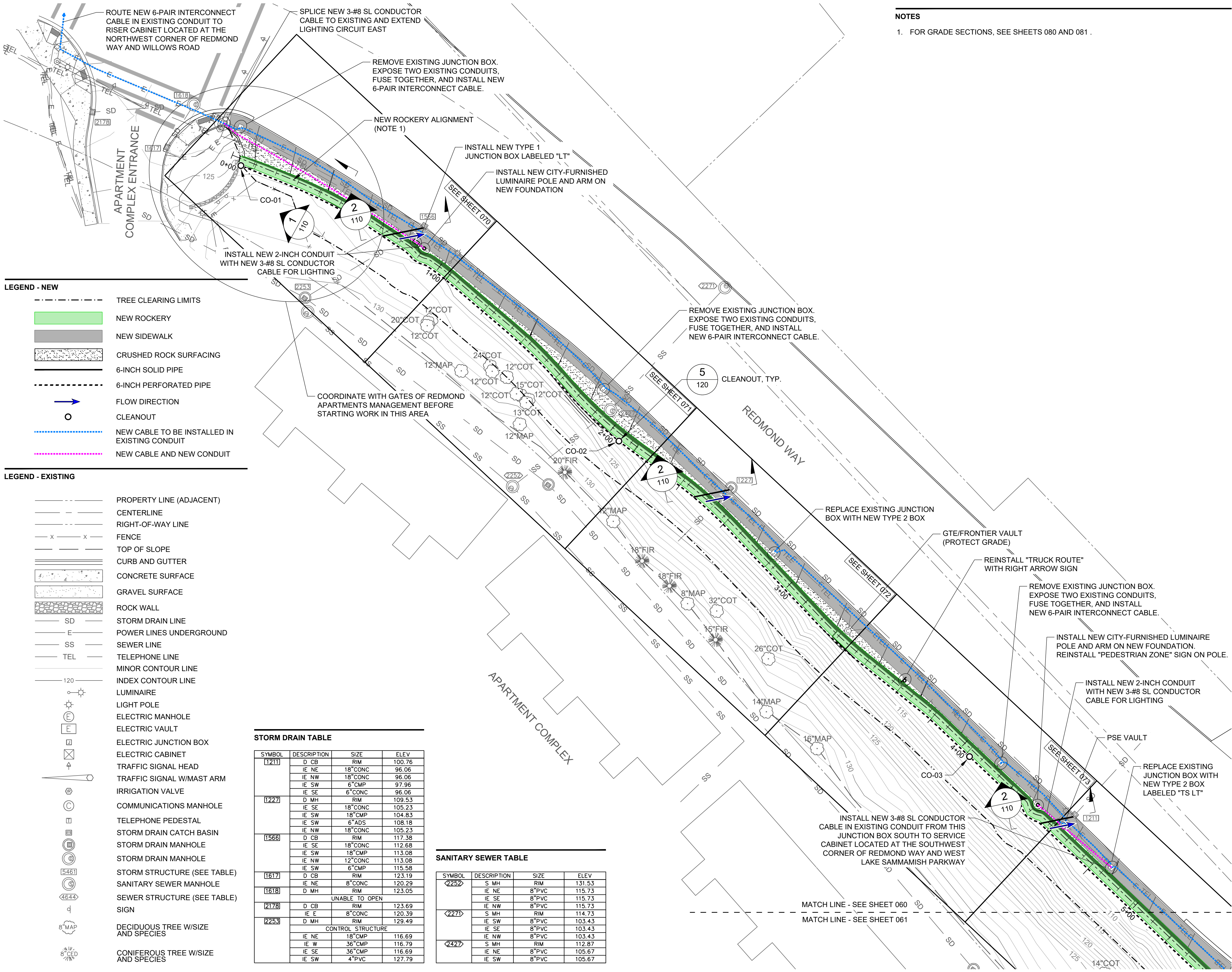
0 50 100  
1" = 50' FEET



PROJECT REDMOND WAY ROCKERY REPLACEMENT REDMOND, WASHINGTON		CLIENT CITY OF REDMOND		CONSULTANT REDMOND 18300 NE UNION HILL ROAD REDMOND, WA 98052 USA [+1] (425) 883-0777 www.golder.com	
TITLE WORK AREAS		CONSULTANT REDMOND 18300 NE UNION HILL ROAD REDMOND, WA 98052 USA [+1] (425) 883-0777 www.golder.com		PROJECT NO. 1403741903	
REV. D		5 of 25		SHEET 040	
REV. D		2020-06-12		FINAL DESIGN DRAFT FOR REVIEW	
C		2020-02-28		100% DESIGN	
B		2019-12-02		60% DESIGN	
A		2019-08-16		30% DESIGN	
REV. YYY-MM-DD		DESCRIPTION		DESIGNED PREPARED REVIEWED APPROVED	



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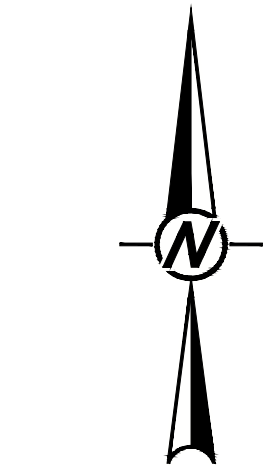
- LEGEND - NEW**
- TREE CLEARING LIMITS
  - NEW ROCKERY
  - NEW SIDEWALK
  - CRUSHED ROCK SURFACING
  - 6-INCH SOLID PIPE
  - 6-INCH PERFORATED PIPE
  - FLOW DIRECTION
  - CLEANOUT
  - NEW CABLE TO BE INSTALLED IN EXISTING CONDUIT
  - NEW CABLE AND NEW CONDUIT

- LEGEND - EXISTING**
- PROPERTY LINE (ADJACENT)
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - FENCE
  - TOP OF SLOPE
  - CURB AND GUTTER
  - CONCRETE SURFACE
  - GRAVEL SURFACE
  - ROCK WALL
  - SD STORM DRAIN LINE
  - E POWER LINES UNDERGROUND
  - SS SEWER LINE
  - TEL TELEPHONE LINE
  - MINOR CONTOUR LINE
  - INDEX CONTOUR LINE
  - LUMINAIRE
  - LIGHT POLE
  - ELECTRIC MANHOLE
  - ELECTRIC VAULT
  - ELECTRIC JUNCTION BOX
  - ELECTRIC CABINET
  - TRAFFIC SIGNAL HEAD
  - TRAFFIC SIGNAL W/MAST ARM
  - IRRIGATION VALVE
  - COMMUNICATIONS MANHOLE
  - TELEPHONE PEDESTAL
  - STORM DRAIN CATCH BASIN
  - STORM DRAIN MANHOLE
  - STORM DRAIN MANHOLE
  - STORM STRUCTURE (SEE TABLE)
  - SANITARY SEWER MANHOLE
  - SEWER STRUCTURE (SEE TABLE)
  - SIGN
  - DECIDUOUS TREE W/SIZE AND SPECIES
  - CONIFEROUS TREE W/SIZE AND SPECIES

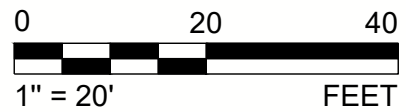
STORM DRAIN TABLE			
SYMBOL	DESCRIPTION	SIZE	ELEV
1211	D CB	RIM	100.76
	IE NE	18" CONC	96.06
	IE NW	18" CONC	96.06
	IE SW	6" CMP	97.96
	IE SE	6" CONC	96.06
1227	D MH	RIM	109.53
	IE SE	18" CONC	105.23
	IE SW	18" CMP	104.83
	IE SW	6" ADS	108.18
	IE NW	18" CONC	105.23
1566	D CB	RIM	117.38
	IE SE	18" CONC	112.68
	IE SW	18" CMP	113.08
	IE NW	12" CONC	113.08
	IE SW	6" CMP	115.58
1617	D CB	RIM	123.19
	IE NE	8" CONC	120.29
	D MH	RIM	123.05
1618	UNABLE TO OPEN		
	D CB	RIM	123.69
	IE E	8" CONC	120.39
2178	D MH	RIM	129.49
	CONTROL STRUCTURE		
	IE NE	18" CMP	116.69
2253	IE W	36" CMP	116.79
	IE SE	36" CMP	116.69
	IE SW	4" PVC	127.79

SANITARY SEWER TABLE			
SYMBOL	DESCRIPTION	SIZE	ELEV
2252	S MH	RIM	131.53
	IE NE	8" PVC	115.73
	IE SE	8" PVC	115.73
2271	IE NW	8" PVC	115.73
	IE SW	8" PVC	103.43
	IE SE	8" PVC	103.43
2427	IE NW	8" PVC	103.43
	S MH	RIM	112.87
	IE NE	8" PVC	105.67
2427	IE NE	8" PVC	105.67
	IE SW	8" PVC	105.67

- NOTES**
- FOR GRADE SECTIONS, SEE SHEETS 080 AND 081.



FINAL DESIGN  
DRAFT



REVISIONS					
REV.	DATE	DESCRIPTION	DESIGNED	PREPARED	APPROVED
D	2020-06-12	FINAL DESIGN DRAFT FOR REVIEW	VMN	REDMOND	FSS
C	2020-02-28	100% DESIGN	VMN	REDMOND	FSS
B	2019-12-02	60% DESIGN	VMN	REDMOND	FSS
A	2019-08-16	30% DESIGN	VMN	REDMOND	FSS

**CLIENT**  
CITY OF REDMOND

**CONSULTANT**  
REDMOND  
18300 NE UNION HILL ROAD  
REDMOND, WA 98052  
USA  
[+1] (425) 883-0777  
www.golder.com

**GOLDER**

**PROJECT**  
REDMOND WAY ROCKERY REPLACEMENT  
REDMOND, WASHINGTON

**TITLE**  
SITE PLAN OVERVIEW (1 OF 2)

**PROJECT NO.**  
1403741903

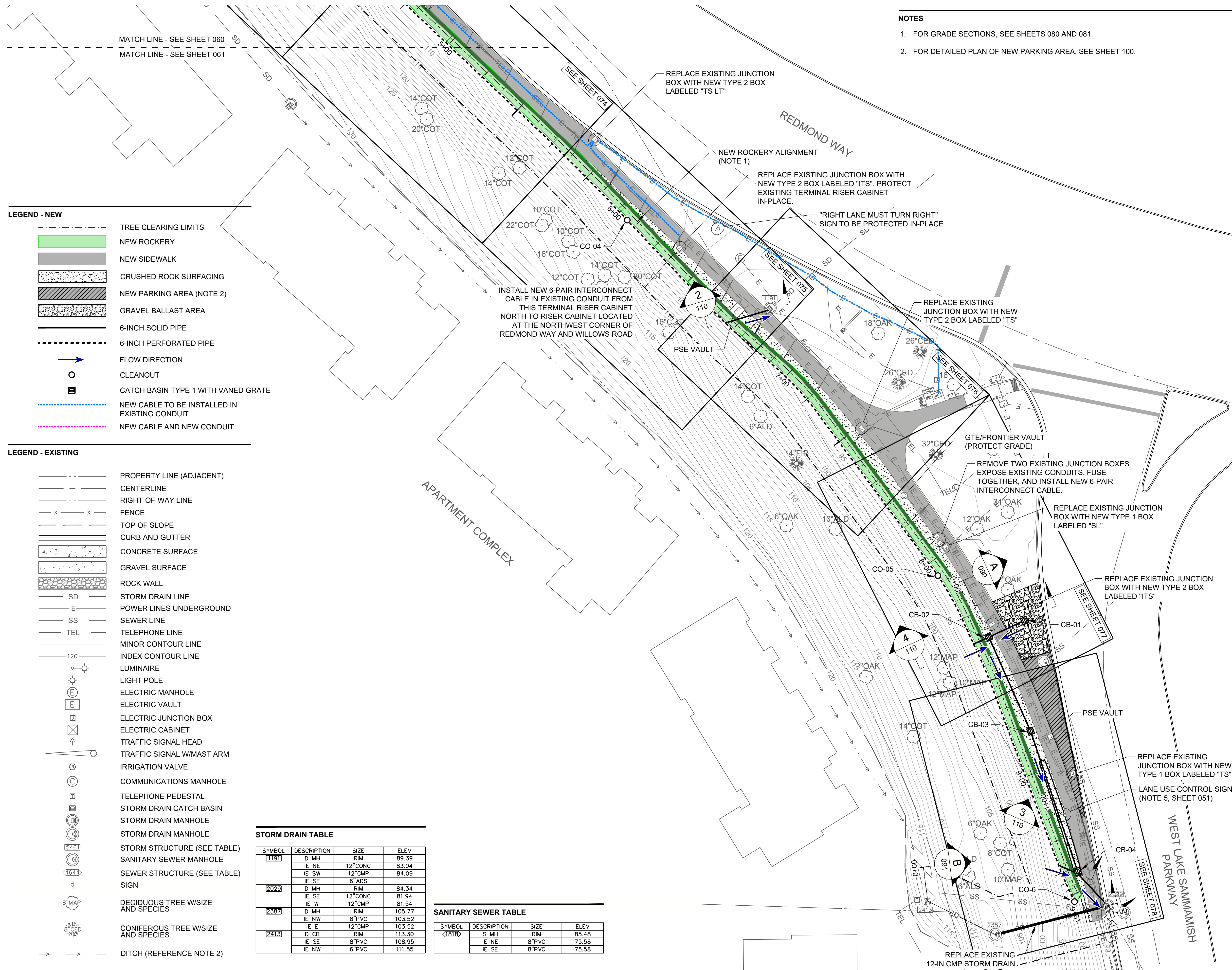
**PHASE**  
008

**SHEET**  
060

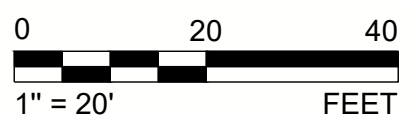
**REV.**  
8 of 25

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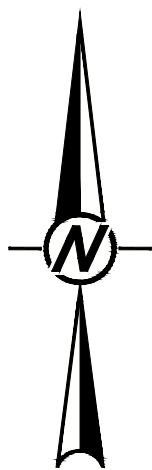




FINAL DESIGN  
DRAFT



SEAL



CLIENT  
CITY OF REDMOND

PROJECT  
REDMOND WAY ROCKERY REPLACEMENT  
REDMOND, WASHINGTON

TITLE  
SITE PLAN OVERVIEW (2 OF 2)

REDMOND  
18300 NE UNION HILL ROAD  
REDMOND, WA 98052  
USA  
[+1] (425) 883-0777  
[www.golder.com](http://www.golder.com)



PROJECT NO.	PHASE
1403741903	008

D	2020-06-12	FINAL DESIGN DRAFT FOR REVIEW	VMN	REDMOND	FSS	JJ
C	2020-02-28	100% DESIGN	VMN	REDMOND	FSS	JJ
B	2019-12-02	60% DESIGN	VMN	REDMOND	FSS	JJ
A	2019-08-16	30% DESIGN	VMN	REDMOND	FSS	JJ
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED



1. SEE SHEET 060 FOR LEGEND

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## NOTES



D	2020-06-12	FINAL DESIGN DRAFT FOR REVIEW	VMN	REDMOND	FSS	JJ
C	2020-02-28	100% DESIGN	VMN	REDMOND	FSS	JJ
B	2019-12-02	60% DESIGN	VMN	REDMOND	FSS	JJ
A	2019-08-16	30% DESIGN	VMN	REDMOND	FSS	JJ
REV	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

REDMOND  
18300 NE UNION HILL ROAD  
REDMOND, WA 98052  
USA  
[+1] (425) 883-0777  
[www.golden.com](http://www.golden.com)



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CONSULTANT

CLIENT  
CITY OF REDMOND

PROJECT  
REDMOND WAY ROCKERY REPLACEMENT

TITLE  
**SITE PLAN - STA 0+00 to 1+04**

PROJECT NO.	PHASE
1403741903	008

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI D 11 in



## Memorandum

**Date:** 2/9/2021

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

**File No.** CM 21-042

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Parks	Carrie Hite	425-556-2326
Public Works	Dave Juarez	425-556-2733

**DEPARTMENT STAFF:**

Parks	Jeff Aken	Senior Planner
Public Works	Eric Dawson	Senior Engineer

**TITLE:**

Approval of a Contract with DBecker Consulting, LLC, in the Amount of \$494,750 for Owner's Representative services for the Redmond Senior and Community Center

**OVERVIEW STATEMENT:**

On October 22, 2020, the City Council directed staff to begin design on the Redmond Senior and Community Center, using input previously received from seniors and stakeholders to guide the design. The Owner's Representative provides consulting services as the liaison between the City and the contractor, including General Contractor/Construction Manager (GC/CM) selection and contract administration, pre-construction services, construction cost negotiations, and risk management. This scope of work includes Owner's Representative services through the design phase.

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

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**
  - Envision Redmond Senior Center Building Stakeholders Report March 2020
  - Redmond Community Strategic Plan
  - 2017 Community Priorities for the Future of Redmond's Community Centers Report
  - Redmond Comprehensive Plan
  - Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
  - Redmond Facilities Strategic Management Plan
  - 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**

Revised Code of Washington 39.80 and City Purchasing Policies and Procedures requires Council authorization for the Mayor to sign the contract.

- **Council Request:**

On October 22, 2020, Council provided direction to utilize the existing \$15,000,000 budget for Senior Center renovations to begin design of the new Senior and Community Center

- **Other Key Facts:**

N/A

**OUTCOMES:**

The desire to open a new Senior and Community Center within three years has been well documented by stakeholders, citizens, and the Council. The Council has provided direction to demolish the existing building, begin with the design process, and to include all stakeholder input from past efforts and to include stakeholders as the design begins and progresses.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

01/09/20-Stakeholder Conference Call

01/15/2020-Public Meeting Facilitated by EnviroIssues and Patano

01/16/2020-Lunch Briefing with Seniors

01/23/2020-Public Meeting Facilitated by EnviroIssues and Patano

02/06/2020-RYPAC-Senior Center Discussion

02/10/2020-Community Centers Open House-Facilitated by Patano

02/24/2020-Stakeholder Meeting #1-Facilitated by EnviroIssues

03/05/2020-Stakeholder Meeting #2-Facilitated by EnviroIssues

12/14/2020-Project update for stakeholder and "Meet and Greet" with architect team

01/11/2021-Project Stakeholder Group Meeting #1

01/25/2021-Project Stakeholder Group Meeting #2

- **Outreach Methods and Results:**

Outreach Methods: public meetings, email, city newsletters, city website, lunch briefings with seniors, postcard mailers, social media posts, press releases, online surveys, results-gathered by online surveys, paper surveys, and comment cards

- **Feedback Summary:**

Feedback included items such as build a larger facility than what existed at the prior Senior Center, with the understanding that Redmond's existing recreation spaces are already underserving its senior population, as well as other demographic groups. Future growth is expected and needs to be addressed by considering future demand and trends that keep our community healthy, active, and connected across neighborhoods, ages, and cultures.

**BUDGET IMPACT:****Total Cost:**

\$494,750

**Approved in current biennial budget:**

☒ Yes

☐ No

☐ N/A

**Budget Offer Number:**

CIP



**Budget Priority:**

Infrastructure, Healthy and Sustainable, Vibrant and Connected

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

**If yes, explain:**

The City has \$15M currently in the CIP and approved by Council for use in demolition, design and public outreach and part of the construction. Additional funding will be necessary for full construction of the new Senior and Community Center.

**Funding source(s):**

General Government CIP \$15M, requested direct appropriation from State Legislature \$5M, possible partnerships, and potential Councilmanic bonds. Models of community investment (i.e. individual purchases of solar panels) are also being discussed.

**Budget/Funding Constraints:**

In the 2020 CIP, there is currently \$15M set aside for renovation of the Senior Center. Council has provided direction to staff to use this \$15M for demolition and to begin design and public outreach. This will also fund part of the construction. The City will be seeking a state appropriation for this project, potential partnership funds and community investment, and will seek approval for Councilmanic bonds in order to fund the complete construction.

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
9/17/2019	Business Meeting	Receive Information
12/3/2019	Business Meeting	Receive Information
2/11/2020	Study Session	Receive Information
2/25/2020	Committee of the Whole - Finance, Administration, and Communications	Receive Information
3/3/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/2/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/23/2020	Study Session	Receive Information
7/7/2020	Committee of the Whole - Parks and Human Services	Receive Information
7/28/2020	Study Session	Receive Information
8/4/2020	Committee of the Whole - Parks and Human Services	Receive Information
8/11/2020	Committee of the Whole - Planning and Public Works	Provide Direction
9/1/2020	Committee of the Whole - Parks and Human Services	Provide Direction
9/15/2020	Business Meeting	Approve
10/22/2020	Special Meeting	Approve
12/1/2020	Committee of the Whole - Parks and Human Services	Receive Information

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**Date:** 2/9/2021

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

**File No.** CM 21-042

**Type:** Committee Memo

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1/5/2021	Committee of the Whole - Parks and Human Services	Approve
1/19/2021	Business Meeting	Approve

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
2/16/2021	Business Meeting	Approve

**Time Constraints:**

Delay in approval of this Owner's Representative agreement will result in delay of the design of the Senior and Community Center. The Owner's Representative's primary immediate goal is leading the selection of the General Contractor/Construction Manager (GC/CM) and preparation of the GC/CM contract. The GC/CM will offer critical input into the design of the project and securing their services in the 2<sup>nd</sup> quarter of 2021 is a critical path schedule item.

**ANTICIPATED RESULT IF NOT APPROVED:**

Design of the Senior and Community Center would be delayed, and the goal of a 2023 opening would be jeopardized.

**ATTACHMENTS:**

Attachment A - Consultant Agreement

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

Agreement Number: \_\_\_\_\_

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

## Index of Exhibits

Exhibit A	Scope of Work
Exhibit B	DBE Participation
Exhibit C	Preparation and Delivery of Electronic Engineering and Other Data
Exhibit D	Prime Consultant Cost Computations
Exhibit E	Sub-consultant Cost Computations
Exhibit F	Title VI Assurances
Exhibit G	Certification Documents
<del>Exhibit H</del>	<del>Liability Insurance Increase</del> Not used
Exhibit I	Alleged Consultant Design Error Procedures
Exhibit J	Consultant Claim Procedures

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

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

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

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

## **I. General Description of Work**

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

## **II. General Scope of Work**

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

## **III. General Requirements**

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

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

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

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

In the absence of a mandatory UDBE, the Consultant shall continue their outreach efforts to provide SBE firms maximum practicable opportunities.

The CONSULTANT, on a monthly basis, shall enter the amounts paid to all firms (including Prime) involved with this AGREEMENT into the [wsdot.diversitycompliance.com](http://wsdot.diversitycompliance.com) program. Payment information shall identify any DBE Participation. Non-minority, woman owned DBEs does not count towards UDBE goal attainment.

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

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

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

If to AGENCY:				If to CONSULTANT:							
Name: Eric Dawson				Name: Dan Becker							
Agency: City of Redmond				Agency: DBecker Consulting, LLC							
Address: PO Box 97010				Address: 8005 NE 28th Street							
City: Redmond		State:WA		City: Medina		State:WA		Zip:98073-9710		Zip:98039	
Email: ecdawson@redmond.gov				Email: dfbecker@outlook.com							
Phone: 425-556-2867				Phone: (425) 652-9106							
Facsimile:				Facsimile:							

**IV. Time for Beginning and Completion**

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

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

## V. Payment Provisions

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

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

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

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

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

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

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

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

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

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

## **VI. Sub-Contracting**

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

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

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

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

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

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

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

## **VII. Employment and Organizational Conflict of Interest**

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

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

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

Agreement Number:



## VIII. Nondiscrimination

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

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

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

## IX. Termination of Agreement

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

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

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

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

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

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

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

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

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

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

## **X. Changes of Work**

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

## **XI. Disputes**

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

## **XII. Legal Relations**

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

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

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

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

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

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

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

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

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

## Insurance Coverage

- A. Worker's compensation and employer's liability insurance as required by the STATE.
- B. Commercial general liability insurance written under ISO Form CG 00 01 12 04 or its equivalent with minimum limits of one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) in the aggregate for each policy period.
- C. Business auto liability insurance written under ISO Form CG 00 01 10 01 or equivalent providing coverage for any "Auto" (Symbol 1) used in an amount not less than a one million dollar (\$1,000,000.00) combined single limit for each occurrence.

Excepting the Worker's Compensation Insurance and any Professional Liability Insurance, the STATE and AGENCY, their officers, employees, and agents will be named on all policies of CONSULTANT and any sub-consultant and/or subcontractor as an additional insured (the "AIs"), with no restrictions or limitations concerning products and completed operations coverage. This coverage shall be primary coverage and non-contributory and any coverage maintained by the AIs shall be excess over, and shall not contribute with, the additional insured coverage required hereunder. The CONSULTANT's and the sub-consultant's and/or subcontractor's insurer shall waive any and all rights of subrogation against the AIs. The CONSULTANT shall furnish the AGENCY with verification of insurance and endorsements required by this AGREEMENT. The AGENCY reserves the right to require complete, certified copies of all required insurance policies at any time.

All insurance shall be obtained from an insurance company authorized to do business in the State of Washington. The CONSULTANT shall submit a verification of insurance as outlined above within fourteen (14) days of the execution of this AGREEMENT to:

Name: Eric Dawson

Agency: City of Redmond

Address: PO Box 97010

City: Redmond State: WA Zip: 98073-9710

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

Phone: 425-556-2867

Facsimile:

No cancellation of the foregoing policies shall be effective without thirty (30) days prior notice to the AGENCY.

The CONSULTANT's professional liability to the AGENCY, including that which may arise in reference to section IX "Termination of Agreement" of this AGREEMENT, shall be limited to the accumulative amount of the authorized AGREEMENT or one million dollars (\$1,000,000.00), whichever is greater, unless the limit of liability is increased by the AGENCY pursuant to Exhibit H. In no case shall the CONSULTANT's professional liability to third parties be limited in any way.

The parties enter into this AGREEMENT for the sole benefit of the parties, and to the exclusion of any third part, and no third party beneficiary is intended or created by the execution of this AGREEMENT.

The AGENCY will pay no progress payments under section V "Payment Provisions" until the CONSULTANT has fully complied with this section. This remedy is not exclusive; and the AGENCY may take such other action as is available to it under other provisions of this AGREEMENT, or otherwise in law.

### **XIII. Extra Work**

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

### **XIV. Endorsement of Plans**

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

### **XV. Federal Review**

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

### **XVI. Certification of the Consultant and the Agency**

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

### **XVII. Complete Agreement**

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

### **XVIII. Execution and Acceptance**

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

## **XIX. Protection of Confidential Information**

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

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

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

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

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

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

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

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

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

## **XX. Records Maintenance**

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

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

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

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

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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



# ***Exhibit A Scope of Work***

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Project No. 50022024.05.01.02

# City of Redmond Senior and Community Center Building

## Owner's Representative Scope of Services

### **TASK 1 – PROJECT MANAGEMENT**

- Manage Owner's Representative team including developing subconsultant agreements, processing subconsultant payments.
- Prepare monthly status report to City on the status of Owner's Representative Contract.
- Prepare monthly project status report to be shared with the Mayor and City Council. The report will include activities completed during the month, activities planned for the coming month, status of outstanding contracts and summary schedule.
- Respond to requests from the City.

#### **Assumptions:**

- This scope of services is for the preconstruction phase of the project. The City and Consultant can amend this scope of services and budget to extend the work into the construction phase of the project.
- Preconstruction services will begin in February 2021 and continue for 14 months.
- Unless otherwise stated, all documents provided to the City will be MS Word, MS Excel or PDF.

#### **Deliverables:**

- Monthly contract status report
- Monthly project report to the Mayor and Council

### **TASK 2 – GC/CM CONTRACTOR PROCUREMENT**

- Work with the City to finalize the selection of the GC/CM.
- Work with the City to negotiate the GC/CM preconstruction agreement. Work with the City to finalize the scope of work for the GC/CM for the pre-construction phase. Negotiate the budgets and schedule for these pre-con tasks.

#### **Assumptions:**

- This effort should take about three months to complete before sending to the Council for review and approval.
- The GC/CM will develop the work plan to be incorporated into the GC/CM preconstruction agreement.
- The budget assumes negotiation with the highest rated firm; if the City and firm cannot come to agreement on the work plan and fee and needs to negotiate with the next highest firm, the budget may need to be adjusted.

**Deliverables:**

- Draft and final preconstruction agreement with scope of work.

**TASK 3 – PRE-CONSTRUCTION/DESIGN ACTIVITIES**

- Develop a Project Management Plan (PMP) to define processes and procedures that will be followed by the project team in managing the GC/CM process. It will address roles and responsibilities of each team member, project and document control processes, City procedures for processing contracts and payments, changes, and quality assurance procedures. Consultant shall provide the City with a draft and final copy for review.
- Work with the Architect to develop project WBS. This will be used by the Architect to develop it cost estimates and then by the GC/CM to develop their estimates and project schedule.
- Convene a Risk Management Workshop with the project team, Architect, GC/CM and City staff to develop a Risk Management Plan (RMP).
  - The RMP identifies the potential risks that could potentially have adverse impacts on the project, their cost impacts and mitigation measures should those issues arise. The Plan will rank the risks based on severity of impacts to the project.
  - On a quarterly basis, reconvene the team to assess where we are on those risks, what additional risks that should be considered and what risks are no longer applicable.
- Assist the City with review of the schematic design. Work with City, Architect, and GC/CM to analyze alternatives including the effects to the project cost and schedule for each alternative to zero in on the final project configuration. As the City hones in on the preferred project configuration during schematic design, work with and GC/CM to identify challenges, if any, the design could present on meeting the project cost and schedule.
- Develop budget/contingency tracking log for construction of the facility.
- Coordination with City, Architect, and GC/CM on the following tasks.
  - Attend coordination and community meetings as requested by the City
  - Work with the City, GC/CM and Architect to develop master project schedule. The master schedule will include design, preconstruction, permitting, construction and other activities required to develop the project from planning through start-up and occupancy.
  - Develop construction packages and construction phasing. Look for opportunities to expedite elements of the project for early occupancy.
  - Review and comment on the GC/CM's subcontract plan, including DBE outreach plan.
  - Look for subcontracting opportunities with the GC/CM for DBE subcontractors.
  - Review potential subcontract bid packages and GC/CM solicitation documents for compliance with RCW 39.10.

- Provide constructability review comments as the design approaches 60% and 90% complete. Coordinate constructability review comments with the GC/CM and Architect. Document reconciliation of the comments.
- Coordinate cost estimates between the GC/CM and design team as the design approaches 60% and 90% complete. Reconcile costs between the Architect and GC/CM when the design is 60% and 90% complete.
- Provide a partnering facilitator for 1 session with the City, Architect, and GC/CM during the preconstruction phase.
- As the project design approaches 100%, work with the GC/CM to secure subcontract bids in preparation for negotiating the MACC. This includes reviewing the bid packages prior to bidding and bid prices upon receipt of the subcontractor bids. If the GC/CM is bidding on a construction package administer that bidding process.

**Assumptions:**

- PMP will be for preconstruction activities. As the Project approaches the construction phase DBC will amend the PMP for the construction phase work after agreement on the MACC.
- The WBS will be developed at the conclusion of the Planning phase as the project moves into Schematic Design.
- The GC/CM will develop a detailed construction schedule that will be incorporated into the Master Schedule.
- Budget provides level of effort anticipated for these tasks. The Consultant will keep the City apprised of the budget status monthly and notify the City when any task is approaching the budgeted level of effort and will likely exceed budgeted cost.
- DBC Project Manager will lead development and maintenance of the Risk Management Plan.
- The partnering facilitator will be a reimbursable cost.

**Deliverables:**

- Draft and updated Project Management Plans
- WBS (in conjunction with Architect team)
- Risk Management Register
- Master project schedule, updated at significant milestones
- Partnering meeting materials (City to host, online or in-person)
- Notes from alternative risk analysis to help document decisions
- Notes from cost reconciliation meetings
- Notes from constructability reconciliation meetings

**TASK 4 – MAXIMUM ALLOWABLE CONSTRUCTION COST (MACC) NEGOTIATION**

- Prior to negotiating the MACC, review Architect's cost estimate for the project.
- Review and comment on GC/CM's MACC proposal.

- Work with the City and GC/CM to negotiate “mini- MACC’s”. After negotiating the mini- MACC, we will work with Eric to develop a Contract Amendment(s) to be presented and approved by the City Council.
- As the design approaches 90% to 95% Consultant will lead MACC negotiation efforts. At the conclusion of the negotiations, Consultant will document agreements made during negotiation so that if there are questions as to what is included in the pricing or not, we have a good record to fall back to resolve differences.
- After completing MACC negotiations, Consultant will work with the City to develop a Contract Amendment to be presented and approved by the City Council.

**Assumptions:**

- This work will be performed by DBC Project Manager supported by the estimator.
- The budget assumes negotiation with the highest rated firm; if the City and GC/CM cannot come to agreement on the MACC and needs to negotiate with the next highest firm, the budget may need to be adjusted.

**Deliverables:**

- MACC Summary
- MACC Negotiation notes

**TASK 5 – ADDITIONAL SERVICES**

- Provide services as requested by the City to support capital projects.

**Assumptions:**

- Any work under this task will commence upon receipt of written direction from the City.

**ESTIMATED HOURS FOR PRECONSTRUCTION SERVICES**

Task	Person	2021				2022		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3
1	Project Manager	20	60	60	60	60	60	60
2	Project Manager	40	40					
3	Project Manager	70	200	260	260	260	260	260
	Estimator		60		60			
	Scheduler		40	20	40	20		
	Document Ctl							
4	Project Manager						80	80
	Estimator						40	40
5	Project Manager		60	60	60	60	60	60

## ***Exhibit B***

### ***DBE Participation Plan***

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In the absence of a mandatory UDBE, the Consultant shall continue their outreach efforts to provide SBE maximum practicable opportunities.

# ***Exhibit C***

## ***Preparation and Delivery of Electronic Engineering and Other Data***

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In this Exhibit the agency, as applicable, is to provide a description of the format and standards the consultant is to use in preparing electronic files for transmission to the agency. The format and standards to be provided may include, but are not limited to, the following:

### **I. Surveying, Roadway Design & Plans Preparation Section**

#### **A. Survey Data**

N/A

#### **B. Roadway Design Files**

N/A

#### **C. Computer Aided Drafting Files**

N/A

D. Specify the Agency's Right to Review Product with the Consultant  
As described in scope

E. Specify the Electronic Deliverables to Be Provided to the Agency  
As described in scope

F. Specify What Agency Furnished Services and Information Is to Be Provided  
As described in scope



**II. Any Other Electronic Files to Be Provided**

As described in scope

**III. Methods to Electronically Exchange Data**

As described in scope

A. Agency Software Suite

As described in scope

B. Electronic Messaging System

As described in scope

C. File Transfers Format

As described in scope

***Exhibit D***  
***Prime Consultant Cost Computations***

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## Consultant Fee Determination

## NEGOTIATED HOURLY RATES

**GRAND TOTAL:** \$494,750

## ***Exhibit E***

### ***Sub-consultant Cost Computations***

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The CONSULTANT shall not sub-contract for the performance of any work under this AGREEMENT without prior written permission of the AGENCY. Refer to section VI “Sub-Contracting” of this AGREEMENT.

## EXHIBIT E

### Subcontracted Work

Project Name: Redmond Senior and Community Center Project  
Project Number: 50022024  
Consultant: D. Becker Consulting, LLC

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

<b>Subconsultant</b>	<b>Work Description</b>	<b>Amount</b>
Vanir Construction Management	Project Support	\$55,000
Wilson Jones Consulting	Commissioing Agent - Setup	\$10,000
Partnering Consultant	Partnering Facilitator	\$7,500
<b>Total:</b>		<b>\$72,500</b>

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agrees as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Non-discrimination:** The CONSULTANT, with regard to the work performed during this AGREEMENT, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of sub-consultants, including procurement of materials and leases of equipment. The CONSULTANT shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the REGULATIONS, including employment practices when this AGREEMENT covers a program set forth in Appendix B of the REGULATIONS.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination on the grounds of race, color, sex, or national origin.
4. **Information and Reports:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the AGENCY, the STATE, or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, the STATE, or the FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE, or the FHWA may determine to be appropriate, including, but not limited to:
  - Withholding of payments to the CONSULTANT under this AGREEMENT until the CONSULTANT complies, and/or;
  - Cancellation, termination, or suspension of this AGREEMENT, in whole or in part.
6. **Incorporation of Provisions:** The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the STATE, the AGENCY, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however, that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY enter into such litigation to protect the interests of the STATE and/or the AGENCY and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

## ***Exhibit G*** ***Certification Document***

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- Exhibit G-1(a) Certification of Consultant
- Exhibit G-1(b) Certification of City of Redmond
- Exhibit G-2 Certification Regarding Debarment, Suspension and Other Responsibility Matters - Primary Covered Transactions
- Exhibit G-3 Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying
- Exhibit G-4 Certificate of Current Cost or Pricing Data



## Exhibit G-1(a) Certification of Consultant

I hereby certify that I am the and duly authorized representative of the firm of

DBecker Consulting, LLC

whose address is

8005 NE 28th Street Medina WA 98039

and that neither the above firm nor I have

- a) Employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above CONSULTANT) to solicit or secure this AGREEMENT;
- b) Agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out this AGREEMENT; or
- c) Paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the above CONSULTANT) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out this AGREEMENT; except as hereby expressly stated (if any);

I acknowledge that this certificate is to be furnished to the Washington State Department of Transportation

and the Federal Highway Administration, U.S. Department of Transportation in connection with this AGREEMENT involving participation of Federal-aid highway funds, and is subject to applicable State and Federal laws, both criminal and civil.

DBecker Consulting, LLC

Consultant (Firm Name)

\_\_\_\_\_  
Signature (Authorized Official of Consultant)

\_\_\_\_\_  
Date

**Exhibit G-1(b) Certification of** City of Redmond

I hereby certify that I am the:

☐

☐ Other

of the City of Redmond, and DBecker Consulting, LLC

or its representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this AGREEMENT to:

- a) Employ or retain, or agree to employ to retain, any firm or person; o
- b) Pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind; except as hereby expressly stated (if any):

I acknowledge that this certificate is to be furnished to the Washington State Department of Transportation and the Federal Highway Administration, U.S. Department of Transportation, in connection with this AGREEMENT involving participation of Federal-aid highway funds, and is subject to applicable State and Federal laws, both criminal and civil.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Exhibit G-2 Certification Regarding Debarment Suspension and Other Responsibility Matters - Primary Covered Transactions

- I. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
  - A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
  - B. Have not within a three (3) year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
  - C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; an
  - D. Have not within a three (3) year period preceding this application / proposal had one or more public transactions (Federal, State and local) terminated for cause or default.
- II. Where the prospective primary participant is unable to certify to any of the statements in this certification such prospective participant shall attach an explanation to this proposal.

DBecker Consulting, LLC

Consultant (Firm Name)

Signature (Authorized Official of Consultant)

Date

**Exhibit G-3 Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying**

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative AGREEMENT, and the extension, continuation, renewal, amendment, or modification of Federal contract, grant, loan or cooperative AGREEMENT.
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative AGREEMENT, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the require certification shall be subject to a civil penalty of not less than \$10,000.00, and not more than \$100,000.00 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier sub-contracts, which exceed \$100,000 and that all such sub-recipients shall certify and disclose accordingly.

DBecker Consulting, LLC  
\_\_\_\_\_  
Consultant (Firm Name)

\_\_\_\_\_  
Signature (Authorized Official of Consultant)

\_\_\_\_\_  
Date

Exhibit G-4 Certification of Current Cost or Pricing Data

This is to certify that, to the best of my knowledge and belief, the cost or pricing data (as defined in section of the Federal Acquisition Regulation (FAR) and required under FAR subsection 15.403-4) submitted, either actually or by specific identification in writing, to the Contracting Officer or to the Contracting Officer’s representative in support of \_\_\_\_\_\* are accurate, complete, and current as of \_\_\_\_\_\*\*.

This certification includes the cost or pricing data supporting any advance AGREEMENT’s and forward pricing rate AGREEMENT’s between the offer or and the Government that are part of the proposal.

Firm: DBecker Consulting, LLC

Signature

Title

Date of Execution \_\_\_\_\_\*\*\*.

\*Identify the proposal, quotation, request for pricing adjustment, or other submission involved, giving the appropriate identifying number (e.g. project title.)  
\*\*Insert the day, month, and year, when price negotiations were concluded and price AGREEMENT was reached.  
\*\*\*Insert the day, month, and year, of signing, which should be as close as practicable to the date when the price negotiations were concluded and the contract price was agreed to.

# **Exhibit I**

## ***Alleged Consultant Design Error Procedures***

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The purpose of this exhibit is to establish a procedure to determine if a consultant has alleged design error is of a nature that exceeds the accepted standard of care. In addition, it will establish a uniform method for the resolution and/or cost recovery procedures in those instances where the agency believes it has suffered some material damage due to the alleged error by the consultant.

### **Step 1 Potential Consultant Design Error(s) is Identified by Agency's Project Manager**

At the first indication of potential consultant design error(s), the first step in the process is for the Agency's project manager to notify the Director of Public Works or Agency Engineer regarding the potential design error(s). For federally funded projects, the Region Local Programs Engineer should be informed and involved in these procedures. (Note: The Director of Public Works or Agency Engineer may appoint an agency staff person other than the project manager, who has not been as directly involved in the project, to be responsible for the remaining steps in these procedures.)

### **Step 2 Project Manager Documents the Alleged Consultant Design Error(s)**

After discussion of the alleged design error(s) and the magnitude of the alleged error(s), and with the Director of Public Works or Agency Engineer's concurrence, the project manager obtains more detailed documentation than is normally required on the project. Examples include all decisions and descriptions of work, photographs, records of labor, materials, and equipment.

### **Step 3 Contact the Consultant Regarding the Alleged Design Error(s)**

If it is determined that there is a need to proceed further, the next step in the process is for the project manager to contact the consultant regarding the alleged design error(s) and the magnitude of the alleged error(s). The project manager and other appropriate agency staff should represent the agency and the consultant should be represented by their project manager and any personnel (including sub-consultants) deemed appropriate for the alleged design error(s) issue.

### **Step 4 Attempt to Resolve Alleged Design Error with Consultant**

After the meeting(s) with the consultant have been completed regarding the consultant's alleged design error(s), there are three possible scenarios:

- It is determined via mutual agreement that there is not a consultant design error(s). If this is the case, then the process will not proceed beyond this point.
- It is determined via mutual agreement that a consultant design error(s) occurred. If this is the case, then the Director of Public Works or Agency Engineer, or their representatives, negotiate a settlement with the consultant. The settlement would be paid to the agency or the amount would be reduced from the consultant's agreement with the agency for the services on the project in which the design error took place. The agency is to provide LP, through the Region Local Programs Engineer, a summary of the settlement for review and to make adjustments, if any, as to how the settlement affects federal reimbursements. No further action is required.
- There is not a mutual agreement regarding the alleged consultant design error(s). The consultant may request that the alleged design error(s) issue be forwarded to the Director of Public Works or Agency Engineer for review. If the Director of Public Works or Agency Engineer, after review with their legal counsel, is not able to reach mutual agreement with the consultant, proceed to Step 5.

## **Step 5 Forward Documents to Local Programs**

For federally funded projects, all available information, including costs, should be forwarded through the Region Local Programs Engineer to LP for their review and consultation with the FHWA. LP will meet with representatives of the agency and the consultant to review the alleged design error(s), and attempt to find a resolution to the issue. If necessary, LP will request assistance from the Attorney General's Office for legal interpretation. LP will also identify how the alleged error(s) affects eligibility of project costs for federal reimbursement.

- If mutual agreement is reached, the agency and consultant adjust the scope of work and costs to reflect the agreed upon resolution. LP, in consultation with FHWA, will identify the amount of federal participation in the agreed upon resolution of the issue.
- If mutual agreement is not reached, the agency and consultant may seek settlement by arbitration or by litigation.

# **Exhibit J**

## **Consultant Claim Procedures**

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The purpose of this exhibit is to describe a procedure regarding claim(s) on a consultant agreement. The following procedures should only be utilized on consultant claims greater than \$1,000. If the consultant's claim(s) total a \$1,000 or less, it would not be cost effective to proceed through the outlined steps. It is suggested that the Director of Public Works or Agency Engineer negotiate a fair and reasonable price for the consultant's claim(s) that total \$1,000 or less.

This exhibit will outline the procedures to be followed by the consultant and the agency to consider a potential claim by the consultant.

### **Step 1 Consultant Files a Claim with the Agency Project Manager**

If the consultant determines that they were requested to perform additional services that were outside of the agreement's scope of work, they may be entitled to a claim. The first step that must be completed is the request for consideration of the claim to the Agency's project manager.

The consultant's claim must outline the following:

- Summation of hours by classification for each firm that is included in the claim
- Any correspondence that directed the consultant to perform the additional work;
- Timeframe of the additional work that was outside of the project scope;
- Summary of direct labor dollars, overhead costs, profit and reimbursable costs associated with the additional work; and
- Explanation as to why the consultant believes the additional work was outside of the agreement scope of work.

### **Step 2 Review by Agency Personnel Regarding the Consultant's Claim for Additional Compensation**

After the consultant has completed step 1, the next step in the process is to forward the request to the Agency's project manager. The project manager will review the consultant's claim and will meet with the Director of Public Works or Agency Engineer to determine if the Agency agrees with the claim. If the FHWA is participating in the project's funding, forward a copy of the consultant's claim and the Agency's recommendation for federal participation in the claim to the WSDOT Local Programs through the Region Local Programs Engineer. If the claim is not eligible for federal participation, payment will need to be from agency funds.

If the Agency project manager, Director of Public Works or Agency Engineer, WSDOT Local Programs (if applicable), and FHWA (if applicable) agree with the consultant's claim, send a request memo, including backup documentation to the consultant to either supplement the agreement, or create a new agreement for the claim. After the request has been approved, the Agency shall write the supplement and/or new agreement and pay the consultant the amount of the claim. Inform the consultant that the final payment for the agreement is subject to audit. No further action is needed regarding the claim procedures.

If the Agency does not agree with the consultant's claim, proceed to step 3 of the procedures.



### **Step 3 Preparation of Support Documentation Regarding Consultant's Claim(s)**

If the Agency does not agree with the consultant's claim, the project manager shall prepare a summary for the Director of Public Works or Agency Engineer that included the following:

- Copy of information supplied by the consultant regarding the claim;
- Agency's summation of hours by classification for each firm that should be included in the claim
- Any correspondence that directed the consultant to perform the additional work;
- Agency's summary of direct labor dollars, overhead costs, profit and reimbursable costs associate with the additional work;
- Explanation regarding those areas in which the Agency does/does not agree with the consultant's claim(s);
- Explanation to describe what has been instituted to preclude future consultant claim(s); and
- Recommendations to resolve the claim.

### **Step 4 Director of Public Works or Agency Engineer Reviews Consultant Claim and Agency Documentation**

The Director of Public Works or Agency Engineer shall review and administratively approve or disapprove the claim, or portions thereof, which may include getting Agency Council or Commission approval (as appropriate to agency dispute resolution procedures). If the project involves federal participation, obtain concurrence from WSDOT Local Programs and FHWA regarding final settlement of the claim. If the claim is not eligible for federal participation, payment will need to be from agency funds.

### **Step 5 Informing Consultant of Decision Regarding the Claim**

The Director of Public Works or Agency Engineer shall notify (in writing) the consultant of their final decision regarding the consultant's claim(s). Include the final dollar amount of the accepted claim(s) and rationale utilized for the decision.

### **Step 6 Preparation of Supplement or New Agreement for the Consultant's Claim(s)**

The agency shall write the supplement and/or new agreement and pay the consultant the amount of the claim. Inform the consultant that the final payment for the agreement is subject to audit



## Memorandum

**Date:** 2/9/2021

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

**File No.** CM 21-043

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Public Works	Dave Juarez	425-556-2733
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**DEPARTMENT STAFF:**

Public Works	Emily Flanagan	EUSD Senior Engineer
Public Works	Steve Hitch	EUSD Engineering Supervisor
Public Works	John Mork	Construction Project Manager

**TITLE:**

Acceptance of King County Flood Control District (KCFCD) - 2020 Flood Reduction Grant in the Amount of \$175,000 for the Willows Road Culvert Replacements Project, No. 20021715

**OVERVIEW STATEMENT:**

One component of the Willows Road Culvert Replacement project is replacing an old and undersized culvert carrying Gun Club Creek under Willows Road with a larger box culvert meeting current capacity and fish passage standards. This KCFCD grant will provide partial funding for construction, scheduled for summer 2021.

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

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Stormwater CIP
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
Per the City Purchasing Policies and Procedures, the Council provides authorization for the Mayor or designee to sign grant agreements.

**OUTCOMES:**

The Willows Road Culvert Replacement project will replace the Gun Club Creek culvert and another aging and undersized culvert carrying Willows Creek. The replaced culverts will improve flow capacity and fish passage under Willows Road. Both culverts will be funded from a combination of grant and Stormwater CIP funds. The KCFCD grant that Council is being asked to accept will provide partial funding for the construction of the Gun Club Creek culvert. The award of bid for this project is also coming before the Committee at this meeting in a separate memo.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Ongoing
- **Outreach Methods and Results:**  
Project web page on City of Redmond website, SEPA Determination sent to stakeholders in November 2019, and Construction sign will be posted on-site.
- **Feedback Summary:**  
No feedback to date

**BUDGET IMPACT:**

**Total Cost:**

The grant amount is for \$175,000.

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

**Budget Offer Number:**

169 (2019-2020)

CIP (2021-2022)

**Budget Priority:**

Clean and Green (2019-2020)

Healthy and Sustainable (2021-2022)

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

*If yes, explain:*

N/A

**Funding source(s):**

Willows Creek Culvert:

2018 Washington State RCO - \$400,000

2018 KCFCD - Flood Reduction Grant - \$175,000

2020 KCFCD - Sub-regional Opportunity Fund - \$207,837

Gun Club Creek Culvert:

2019 KCFCD - Sub-regional Opportunity Fund - \$201,489

2021 KCFCD - Sub-regional Opportunity Fund - \$204,733

2020 KCFCD - Flood Reduction Grant - \$175,000 (This Grant)

Stormwater CIP - \$1,864,259

Total Project Cost - \$3,228,318

**Budget/Funding Constraints:**

KCFCD funds must be expended by December 31, 2022.

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
11/20/2018	Business Meeting	Approve
5/21/2019	Business Meeting	Approve
1/21/2020	Business Meeting	Approve
12/1/2020	Business Meeting	Approve

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
2/16/2021	Business Meeting	Approve

**Time Constraints:**

This KCFCD grant will support construction scheduled for summer 2021.

**ANTICIPATED RESULT IF NOT APPROVED:**

If this agreement is not approved, the City would lose the grant funding from KCFCD and construction could be delayed.

**ATTACHMENTS:**

Attachment A: Grant Agreement

Attachment B: Project Map

**AGREEMENT FOR AWARD OF  
FLOOD REDUCTION GRANT FUNDS  
BETWEEN THE CITY OF REDMOND AND KING COUNTY**

This Agreement is made between King County, a municipal corporation, and the **City of Redmond** (“Recipient”) (collectively referred to as the “parties” and in the singular “party”), for the purposes set forth herein. This Agreement shall be in effect from the date of execution to **December 31, 2022**.

Project Contacts:

Contact for King County – Kim Harper, Grant Administrator, 206-477-6079,  
[Kim.harper@kingcounty.gov](mailto:Kim.harper@kingcounty.gov).

Contact for Recipient – Emily Flanagan, Senior Surface Water Engineer, 425-556-2707,  
[Eflanagan@redmond.gov](mailto:Eflanagan@redmond.gov).

**SECTION 1. RECITALS**

- 1.1 Whereas, the King County Flood Control District (“District”) is a quasi-municipal corporation of the State of Washington, authorized to provide funding for flood control and stormwater protection projects and activities; and
- 1.2 Whereas King County is the service provider to the District under the terms of an interlocal agreement ("ILA") by and between King County and the District, dated February 17, 2009, as amended, and as service provider implements the District's annual work program and budget; and
- 1.3 Whereas, on November 12, 2013, the District’s Board of Supervisors passed Resolution FCD2013-14 which established a Flood Reduction Grant Program and criteria for awarding grant funding for projects, and on November 6, 2019, the Board passed Resolution FCD2019-13, which authorized an allocation of \$3,280,201 from the District’s 2020 budget to fund flood reduction projects; and
- 1.4 Whereas, on September 9, 2020 the District’s Board of Supervisors passed Resolution FCD2020-19, which approved the flood reduction projects described in Attachment A to that Resolution; and
- 1.5 Whereas, in accordance with the terms of these Resolutions, and in its capacity as service provider to the District, King County has established policies and procedures for administering the flood reduction grant program, a copy of which has been furnished to Recipient and which is incorporated herein by this reference (hereinafter “Grant Policies and Procedures”); and
- 1.6 Whereas, the Recipient submitted an application to receive funds for a project to be

funded by the Flood Reduction Grant Program; and

- 1.7 Whereas the District's Board of Supervisors approved funding of Recipient's application for the project ("Project"), as described in Attachment A to Resolution FCD2020-19 in the amount of **\$175,000** ("Award"); and
- 1.8 Whereas King County has received a Scope of Work and a Budget for the Project from the Recipient and has determined that the Scope of Work, attached hereto and incorporated herein as Exhibit B ("Scope of Work"), and the Budget, attached hereto and incorporated herein as Exhibit C ("Budget"), are consistent with the Grant Policies and Procedures, the Recipient's application for the Project, and the Resolution approving funding for the Project; and
- 1.9 Whereas, King County and the Recipient desire to enter into this Agreement for the purpose of establishing the terms and conditions under which King County will provide funding from the District in accordance with Resolution FCD2020-19, and the Grant Policies and Procedures, and under which the Recipient will implement the Project.

## **SECTION 2. AGREEMENT**

- 2.1. The Recitals are an integral part of this Agreement and are incorporated herein by this reference.
- 2.2. King County agrees to pay the Award amount to Recipient in the total amount of **\$175,000** from District funds. The Award shall be used by the Recipient solely for the performance of the Project, as described in Exhibit A to this Agreement. Exhibit A, attached hereto and incorporated herein by this reference, contains a description of the Project as described in Attachment A to Resolution FCD2020-19. King County shall pay the Recipient in accordance with the terms of the Grant Policies and Procedures.
- 2.3. The Recipient represents and warrants that it will only use the Award for the Scope of Work of this Agreement and in accordance with the Project Budget. The Recipient shall be required to refund to King County that portion of the Award which is used for work or tasks not included in the Scope of Work. Further, the Recipient agrees that King County may retain any portion of the Award that is not expended or remains after completion of the Scope of Work and issuance of the Final Report, as further described below.
- 2.4. Activities carried out for this Project and expenses incurred by the Recipient may predate the execution date of this Agreement provided that 1) they have been identified by Recipient as being within the scopes of numbers 2) and 3) below, and have been approved by King County as being within such scopes; 2) the activities are specified in the Scope of Work of this Agreement; 3) the expenses are incurred in carrying out the Scope of Work and are authorized by the Award as identified in the Budget of this Agreement; 4) the activities occur after the District passes a resolution approving an award for the Project; 5) such activities and expenses otherwise comply with all

other terms of this Agreement; and 6) reimbursements shall be paid to the Recipient only after this Agreement has been fully executed.

- 2.5. The Recipient shall invoice King County for incurred expenses using the Request for Payment form and Progress Report form for those documented and allowable expenses identified in the Budget and according to the rules set forth in the Grant Policies and Procedures. Blank forms shall be provided to the Recipient by King County upon execution of this Agreement. A progress report (with or without a request for payment) shall be made no less frequently than every six months after the effective date of this Agreement nor more frequently than every three months after the aforementioned date. A Progress Report form shall be submitted with all payment requests. A one- time advance of no more than 25% of the Award amount may be allowed, in the discretion of King County, for expenses anticipated to be incurred in the three months following the date of submission of the advance Request for Payment only for work that is included in the Scope of Work of this Agreement, and identified as such in the Request for Payment. Documentation of payments made from the advance payment shall be submitted to King County prior to any further requests for payment.
- 2.6. The Recipient shall be required to submit to King County a final report which documents the Recipient's completion of the work in conformance with the terms of this Agreement within thirty (30) days after the completion of the work. The final report may be submitted on the Closeout Report form unless a more detailed final report is specified in the scope of work. A blank form shall be provided to the Recipient by King County upon execution of this Agreement. The final report shall include a summary of the Project's successes and shall address the flood reduction benefits accomplished by the work.
- 2.7. The Recipient's expenditures of Award funds shall be separately identified in the Recipient's accounting records. If requested, the Recipient shall comply with other reasonable requests made by King County with respect to the manner in which Project expenditures are tracked and accounted for in the Recipient's accounting books and records. The Recipient shall maintain such records of expenditures as may be necessary to conform to generally accepted accounting principles as further described in Section 2.8 below, and to meet the requirements of all applicable state and federal laws.
- 2.8. The Recipient shall be required to track project expenses using the Budget Accounting and Reporting System for the State of Washington ("BARS") or Generally Accepted Accounting Principles set forth by the Financial Accounting Standards Board or by the Governmental Accounting Standards Board.
- 2.9. King County or its representative, and the District or its representative, shall have the right from time to time, at reasonable intervals, to audit the Recipient's books and records in order to verify compliance with the terms of this Agreement. The Recipient shall cooperate with King County and the District in any such audit.

- 2.10. The Recipient shall retain all accounting records and project files relating to this Agreement in accordance with criteria established by the Washington State Archivist Local Government Common Records Retention Schedule (CORE) as revised.
- 2.11. The Recipient shall ensure that all work performed by its employees, agents, contractors or subcontractors is performed in a manner which protects and safeguards the environment and natural resources and which is in compliance with local, state and federal laws and regulations. The Recipient shall implement an appropriate monitoring system or program to ensure compliance with this provision.
- 2.12. The Recipient agrees to indemnify, defend and hold harmless King County, and the District, their elected or appointed officials, employees and agents, from all claims, alleged liability, damages, losses to or death of person or damage to property arising out of any acts or omissions of the Recipient, its employees, agents, contractors or subcontractors in performing its obligations under the terms of this Agreement.
- 2.13. The Recipient agrees to acknowledge the District as a source of funding for the Project on all literature, signage or press releases related to the Project. The Recipient may obtain from King County a District logo that may be used in the acknowledgement.

### **SECTION 3. GENERAL PROVISIONS**

- 3.1. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.
- 3.2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. No prior or contemporaneous representation, inducement, promise or agreement between or among the parties which relate to the subject matter hereof which are not embodied in this Agreement shall be of any force or effect.
- 3.3. No amendment to this Agreement shall be binding on any of the parties unless such amendment is in writing and is executed by the parties. The parties contemplate that this Agreement may from time to time be modified by written amendment which shall be executed by duly authorized representatives of the parties and attached to this Agreement.
- 3.4. Each party warrants and represents that such party has full and complete authority to enter into this Agreement and each person executing this Agreement on behalf of a party warrants and represents that he/she has been fully authorized to execute this Agreement on behalf of such party and that such party is bound by the signature of such representative.
- 3.5. The Project shall be completed by no later than **December 31, 2022**. In the event that the Project is not completed by this date, King County has the discretion, but not the obligation, to terminate this Agreement and retain any unexpended Award funds.
- 3.6. This Agreement may be signed in multiple counterparts.



- 3.7. If any provision of this Agreement shall be wholly or partially invalid or unenforceable under applicable law, such provision will be ineffective to that extent only, without in any way affecting the remaining parts or provision of this Agreement, and the remaining provisions of this Agreement shall continue to be in effect.
- 3.8. The amount of the Award has been fully funded by the District. To the extent that funding of the Award requires future appropriations by the District, King County's obligations are contingent upon the appropriation of sufficient funds by the Board of Supervisors of the District to complete the Scope of Work. If no such appropriation is made, this Agreement will terminate at the close of the appropriation year for which the last appropriation that provides funds under this Agreement was made.

**KING COUNTY:**

**RECIPIENT:**

**By**\_\_\_\_\_

**By**\_\_\_\_\_

**Name**\_\_\_\_\_

**Name**\_\_\_\_\_

**Title**\_\_\_\_\_

**Title**\_\_\_\_\_

**Date**\_\_\_\_\_

**Date**\_\_\_\_\_

**EXHIBIT A: PROJECT DESCRIPTION**

PROJECT NAME	RECIPIENT	DESCRIPTION	LEVERAGE	AWARD
Gun Club Creek Culvert Replacement at Willows Road	City of Redmond	The culvert where "Gun Club Creek" flows under Willows Road will be replaced with a 10' wide x 4' high, 105' long concrete box culvert, meeting current standards for capacity and fish passage. The culvert will be bedded with cobble and streambed sediment engineered to remain stable in modelled flows. The existing "Gun Club Creek" culvert is an old and undersized (36" wide x 22" high) corrugated metal pipe arch culvert.	\$709,500	\$175,000

**EXHIBIT B: SCOPE OF WORK**

TASKS	ACTIVITIES AND DELIVERABLES	APPROX. PERCENT OF AWARD REQUEST	MONTH/YEAR TASK WILL BE COMPLETED
<b>Task 1: Project Administration (Required task)</b>	Submit reimbursement request forms, backup documentation for billing, and progress reports at least every 6 months. Submit a Fiscal Closeout form and a Closeout Report form with the final reimbursement request.		June, 2022
<b>Task 2:</b>	Permitting: consultant team coordinated with agencies and interested parties, updating the design as needed to secure all permits necessary for construction		March, 2019 (complete)
<b>Task 3:</b>	Final design: consultant team completed final plans, specifications and estimate in a format suitable for bidding		March, 2021 (90% complete)
<b>Task 4:</b>	Bidding: select a contractor through competitive bid process		April, 2021
<b>Task 5:</b>	Construction: contractor will replace an existing undersized culvert with a new box culvert, relocating existing utilities as needed and restoring roadway and sidewalks	100%	December, 2021

**EXHIBIT C: BUDGET**

BUDGET ITEM	GRANT AWARD REQUEST	FINANCIAL LEVERAGE (not required)	LEVERAGE TOTAL	TOTAL (Grant + Leverage)
		SOURCE NAME		
		Redmond Storm CIP		
		AMOUNT		
COMMERCIAL SERVICES AND CREW TIME	\$175,000	\$709,000	\$709,000	\$884,000
<b>TOTAL</b>	<b>\$175,000</b>	<b>\$709,000</b>	<b>\$709,000</b>	<b>\$884,000</b>









## Memorandum

**Date:** 2/9/2021

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

**File No.** CM 21-044

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

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

Public Works	Dave Juarez	Director
Planning and Community Development	Andy Chow	Manager, Development Engineering
Planning and Community Development	Pat Lyga	Senior Engineering Technician

**TITLE:**

Approve the Ordinance (Attachment A) for the Final Plat of Redmond 13

**OVERVIEW STATEMENT:**

The Redmond 13 final plat is a type V application. The decision to approve or disapprove the REDMOND 13 final plat is a quasi-judicial decision made by the City Council.

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

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**

N/A

- **Required:**

RZC 21.74.030 (G)

- **Council Request:**

N/A

- **Other Key Facts:**

Redmond 13 final plat was submitted by applicant for staff review on December 28, 2020. Staff has reviewed the list of conditions outlined in the Hearing Examiner's April 22, 2020 Preliminary Plat Decision and determined that the final plat of Redmond 13 conforms to those conditions and all other requirements set forth under RCW

58.17.170 and RZC 174.030(C). All engineering plans have been approved and the applicant presented, and the City has accepted a financial guarantee for the installation of all plat improvements. Final plat approval does not imply acceptance of improvements.

**OUTCOMES:**

Approval of the final plat will allow the applicant to record the final plat with the King County Recorder and thus create new lots and apply for building permits.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

**BUDGET IMPACT:**

**Total Cost:**  
N/A

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

**Budget Offer Number:**  
N/A

**Budget Priority:**  
N/A

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

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

**Funding source(s):**

Maintenance funding for the utilities (water and sewer) will be provided from the Utility Fund. Maintenance funding for public stormwater utilities will be provided from the Stormwater Utility Fund. Maintenance of public roads will be provided from the General Fund.

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

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

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

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

The applicant would like the final plat scheduled for a City Council meeting as soon as possible. Final plat approval followed by recording of the final plat are necessary prerequisites to obtaining building permits within this subdivision.

**ANTICIPATED RESULT IF NOT APPROVED:**

The applicant will not be able to record the final plat which is a prerequisite to obtaining building permits within this subdivision.

**ATTACHMENTS:**

Attachment A-Ordinance

Attachment B-Vicinity Map

Attachment C-Hearing Examiner Decision

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

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, APPROVING THE FINAL PLAT OF  
REDMOND 13 PURSUANT TO RCW 58.17.170 AND RZC  
21.74.030, AND ESTABLISHING AN EFFECTIVE DATE

---

WHEREAS, the City of Redmond has received an application for approval of the final plat of Redmond 13; and

WHEREAS, final plat approval is addressed under RZC 21.74.030, which requires that the Redmond City Council adopt findings in support of its decision and approve the final plat.

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

Section 1.      Findings adopted.    The Redmond City Council adopts the following findings in support of its approval of the Redmond 13 final plat:

1.    The Redmond Hearing Examiner conditionally approved the related Redmond 13 Preliminary Plat on April 22, 2020. The Hearing Examiner's Decision contains conditions incorporated as shown in Attachment C.
2.    The applicant submitted the Redmond 13 final plat for staff review on December 28, 2020.
3.    Under RCW 58.17.170 and RZC 21.74.030(G), final plat approvals require City Council approval.
4.    Under RCW 58.17.170 and RZC 21.74.030(C), the criteria to be used by the City Council in determining whether to grant final plat approval are:
  - A.    whether the final plat substantially conforms to all terms, conditions and provisions of the preliminary approval; and

- B. whether the final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat; and
  - C. whether the final plat meets the requirements of RZC 21.74, applicable state laws, and all other local ordinances adopted by the City which were in effect at the time a complete application for preliminary plat approval was filed.
- 5. The City staff has reviewed the final plat of Redmond 13 and has advised the Council that the final plat conforms to all terms and conditions of preliminary plat and contains a dedication to the public of all common improvements. Based on the staff review, the Council finds that the final plat meets the first and second criteria for approval.
  - 6. At the time of preliminary plat approval, the Redmond Hearing Examiner determined that, as conditioned, the preliminary plat met the requirements of the state subdivision laws, the State Environmental Policy Act, and the subdivision approval requirements of the Redmond Zoning Code. No evidence has been presented to change this determination. The City Council therefore finds that the final plat meets the third criteria for approval.

Section 2.      Approval of final plat.    The final plat of Redmond 13 is hereby approved, subject to fulfilling any late-comer agreements and posting of any performance guarantees as determined by the Director of Public Works.

Section 3.      Effective date.    This ordinance shall take effect and be in full force five days after its passage and publication of a summary as provided by law.



ADOPTED by the Redmond City Council this \_\_\_\_ day of  
\_\_\_\_\_, 2021.

CITY OF REDMOND

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

ATTEST:

\_\_\_\_\_  
CHERYL XANTHOS, CITY CLERK (SEAL)

Approved As To Form:

\_\_\_\_\_  
JAMES E. HANEY, CITY ATTORNEY

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



**D.R. STRONG  
CONSULTING ENGINEERS**  
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## ***FERNCROFT (F.K.A. REDMOND 13)***

### **VICINITY MAP**

DRAFTED BY: YLP  
DESIGNED BY: YLP  
PROJECT ENGINEER: YLP  
DATE: 11.4.20  
PROJECT NO.: 17088

DRAWING: 1  
SHEET: 1 OF 1

**BEFORE THE CITY OF REDMOND  
HEARING EXAMINER**

In the Matter of the Application of	)	
	)	Nos. LAND-2018-00627
	)	PR-2017-01851
<b>Mr. Justin Lagers, on behalf of</b>	)	
<b>RMJ Holdings LLC</b>	)	<b>Redmond 13</b>
	)	
For Approval of a Preliminary Plat	)	FINDINGS, CONCLUSIONS,
_____	)	AND DECISION

**SUMMARY OF DECISION**

The request for approval of a preliminary plat to subdivide approximately three acres into 13 single-family residential lots, including one affordable housing unit, and one stormwater tract is **GRANTED** subject to conditions.

**SUMMARY OF RECORD**

**Request:**

Mr. Justin Lagers, on behalf of RMJ Holdings, LLC (Applicant) requested approval of a preliminary plat to subdivide approximately three acres into 13 single-family residential lots, including one affordable housing unit, and one stormwater tract. The subject property is located at 11069 172nd Avenue NE, in Redmond, Washington.

**Hearing Date:**

The Redmond Hearing Examiner conducted an open record hearing on the request on April 6, 2020. At adjournment, the record was held open through April 8, 2020 to allow for additional written public comment from members of the public who had been provided with audio-only access to the proceedings, with instructions on how to provide such additional comments, and provision made to allow for responses from the parties. No written public comment was submitted through April 8, 2020 and the record closed on that date.

**Testimony:**

At the open record hearing, the following individuals presented testimony under oath:

Ben Sticka, Senior Planner, City of Redmond  
 Andrew Steele, Senior Stormwater Engineer, City of Redmond  
 Min Luo, Senior Transportation Engineer, City of Redmond  
 Yoshio Piediscalzi, Applicant Representative  
 Maher Joudi, Applicant Representative  
 Justin Lagers, Applicant Representative

**Exhibits:**

At the open record hearing the following exhibits were admitted in the record:

1. City of Redmond Technical Committee Report to the Hearing Examiner, revised dated March 13, 2020, with the following attachments:
  1. Determination of Completeness
  2. General Application
  3. SEPA Application Form DNS Certificate of Posting
  4. Vicinity Map
  5. Plan Set
  6. Notice of Application, Certificate of Public Notice and Public Notice Site Plan
  7. Neighborhood Meeting Notice
  8. Public Comment
  9. SEPA Checklist
  10. Stormwater Report
  11. Traffic Study
  12. Critical Area Report
  13. Geotechnical Report
  14. Notice of Public Hearing and Certificates of Posting
  15. Arborist Report
  16. Tree Exception Letters
2. Planning Staff's PowerPoint Presentation (21 slides)
3. Public comment email from Harjit Singh, dated March 23, 2020, with reply email from Planner Benjamin Sticka, dated March 23, 2020
4. Hearing Clerk email confirming no post-hearing comment submittal, dated April 13, 2020

Upon consideration of the testimony and exhibits submitted, the Hearing Examiner enters the following findings and conclusions:

**FINDINGS**

1. Mr. Justin Lagers, on behalf of RMJ Holdings LLC (Applicant), requested approval of a preliminary plat to subdivide approximately three acres into 13 single-family residential lots, including one affordable housing unit, a private access tract, two open space

landscaping tracts, and one stormwater tract. The subject property is located at 11069 172nd Avenue NE, in Redmond, Washington.<sup>1</sup> *Exhibits 1, 1.2, and 1.5.*

2. The preliminary plat application was deemed complete on June 21, 2018. *Exhibit 1, page 3; Exhibit 1.1.*
3. The subject property is located in the North Redmond Neighborhood. The Comprehensive Plan's land use policies for the North Redmond Neighborhood include preserving the residential character of the neighborhood, conserving and enhancing natural areas, encouraging a variety of affordability levels, and encouraging coordinated development. *Exhibits 1 (page 11) and 2.*
4. The subject property is zoned Single-Family Urban Residential (R-4). *Exhibit 1.* The purpose of the R-4 zone is to:

[Provide] for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of four dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed.

*Redmond Zoning Code (RZC) 21.08.060.A.*

5. The 3.01-acre subject property is essentially rectangular and flat, vegetated with dense Himalayan blackberry and scattered Douglas firs. It is developed with a storage structure and graveled driving and parking areas. *Exhibits 1 and 1.12.* Surrounding properties are zoned R-4 in all directions, and the site is abutted by single-family residential development in all directions except that there is intervening right-of-way (172nd Avenue NE) to the west. The Hawthorne Lane subdivision abuts the site's eastern boundary. The Smith Woods and Meadow Park are both located within a half-mile of the subject property. *Exhibits 1 and 2 (Slide 2).*
6. The development standards applicable to the R-4 zone include a maximum base density of four units per acre and a minimum density of 80% of the maximum, with an average lot size of 7,000 square feet, a minimum lot width circle of 40 feet in diameter, and minimum frontage on a public street of 20 feet. The R-4 zone also requires a minimum 20% of total lot area in open space, 35% of lot area in coverage by structure, and 65% of lot area coverage by impervious surface. Regulations governing the R-4 zone also establish minimum setbacks from various property boundaries and a maximum building height of 35 feet, all of which would be reviewed at time of building permit submittal. *Exhibit 1; RZC Table 21.08.060.B.* The application materials demonstrate that the proposal can comply with the standards for the R-4 zone. All lots provide a minimum 40

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<sup>1</sup> The legal description of the subject property is a portion of the Northeast Quarter of Section 36, Township 26 North, Range 5 East, W.M.. *Exhibit 1.12.*

foot lot width circle and at least 20 feet of frontage. The smallest proposed lot (Lot 6) is 4,877 square feet, and the largest is 13,344 square feet, with an average lot size of 7,637 square feet. Compliance with the City's architectural, minimum setback, maximum height, maximum lot coverage, and other applicable standards would be reviewed during the building permit process for each parcel. *Exhibits 1 and 1.5.*

7. There are four tracts proposed with the plat. Tract A is a 1,062 square foot landscaped tract along 172nd Avenue NE site frontage south of the site entrance. Tract B, proposed between Lots 6 and 7 abutting the eastern plat boundary would be 7,641 square feet of landscaped open space, and would contain a below ground stormwater vault and a trail connection between the proposed cul-de-sac blub and a trail identified along at the east site boundary. Tract C is a 3,964 square foot private access tract serving Lots 9, 10, and 11. Tract D is a 2,108 square foot landscaping tract along 172nd Avenue NE frontage north of the site entrance. *Exhibits 1 and 1.5.*
8. Pursuant to the North Redmond Neighborhood regulations, the proposed residences would be required to provide the following design features to protect neighborhood character: an 80 square foot front yard transition area, a minimum of 15 feet of building separation, a maximum of 35% lot coverage, and front yard landscaping. Review for these features would be conducted during the building permit process. *Exhibits 1 and 2 (Slide 19); RZC 21.08.180.*
9. Pursuant to RZC 21.20.020-.030, all new single-family residential developments in the North Redmond Neighborhood must provide 10% of proposed units as affordable housing consistent with Redmond's standards.<sup>2</sup> The required number of affordable housing units on this site is 10% of the proposed 13, or 1.3 which rounds down to one unit pursuant to RZC 21.20.030.F. One affordable housing unit is proposed on Lot 6. *Exhibits 1 and 1.5.*
10. Subdivisions in the R-4 zone are required to set aside at least 20% of the total site area as open space. *RZC Table 21.08.060.B.* Rather than setting aside 20% of the subject property as common open space, the instant proposal intends to provide lot by lot open space of 20% on each lot, consistent with RZC 21.08.180.L.2(a).<sup>3</sup> The amount of contiguous open space provided on each lot exceeds the 20% minimum, ranging from 21% to 26%. *Exhibits 1 and 1.5 (Sheet C16).*

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<sup>2</sup> Per RZC Chapter 21.78, "Affordable Housing Unit" Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed eighty percent of median income, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

<sup>3</sup> RZC 21.08.170.L.2(a): Lot-By-Lot Compliance. Where the minimum open space requirement is met on a lot-by-lot basis, open space shall consist of a contiguous area of natural vegetation, landscaping, or recreation and may include front or backyard areas. Decks and porches shall be counted towards the minimum open space requirement. No portion of the open space created under this option may have a dimension of less than 15 feet.

11. Pursuant to RZC 21.08.180, new subdivisions are required to provide landscaping along the perimeter of the site incorporating native vegetation to soften the transition between new and existing dwelling units when the new dwellings are adjacent to lots with existing dwellings or the proposed dwellings would be viewed from public streets or park areas. As proposed, the instant project would provide perimeter landscaping along the perimeter of the site, which is abuts either R-4 zoned parcels or 172nd Avenue NE. *Exhibits 1 and 1.5 (Sheet L-1).*
12. The Applicant submitted a professionally prepared critical area study that evaluated the site for the presence of critical areas. This report concluded that no portion of site contained areas meeting the definition of stream or wetlands on-site. The nearest known wetland and stream are 200 feet east of the subject property in the Hawthorne Lane subdivision. The study found that the subject property does contain one small remnant of a mature Douglas fir forest; however, the understory in the forest remnant is highly disturbed, as is the rest of the site. No priority habitats or species are mapped within the subject property. The City accepted the study as meeting critical area review requirements established in RZC Chapter 21.64. *Exhibits 1 and 1.12.*
13. Redmond Zoning Code 21.72 requires that all healthy landmark trees and 35% of all healthy significant trees be retained.<sup>4</sup> Removed landmark trees (when authorized) must be replaced at a 3:1 ratio and removed non-landmark significant trees must be replaced at a 1:1 ratio. The Applicant submitted an arborist report that found 61 significant trees and 16 landmark trees on-site, or 77 regulated trees. Due to the need to place infrastructure and provide building envelopes, the proposal would remove 50 trees, 10 of which are landmark and 40 significant trees. In support of this design, the Applicant submitted landmark tree removal exception requests for each of the 10 landmark trees. The landmark tree exception requests were administratively approved by the Technical Committee on March 11, 2020 consistent with RZC 21.72.090. Tree replacement provisions require 1:1 replacement for the significant trees and 3:1 replacement for the landmark trees. A total of 70 replacement trees are proposed, while 35.1% of the existing trees would be retained, complying with minimum tree retention requirements. The City reviewed the Applicant's landscape plan and submitted that it complies with the City's landscaping requirements. *Exhibits 1, 1.5, and 1.16.*
14. Access to the plat would be from a single-site entrance from 172nd Avenue NE. Each lot would access public streets by a new internal public street ("Road A" on the plat map). Frontage improvements along 172<sup>nd</sup> Avenue NE and Road A would include City standard pavement width and depth, streetlights, ADA curb ramps, vertical curbs, planters, and sidewalks. A 20-foot wide private access easement would extend north from the plat's cul-de-sac bulb to the north plat boundary, providing access to Lots 9, 10, and 11. In addition, the project would provide a 20-foot wide access easement within Tract B, within which a connector trail would be provided connecting to the eastern plat boundary.

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<sup>4</sup> Pursuant to RZC 21.78, significant trees are those that are at least six inches in diameter at breast height, and landmark trees are those that are over thirty inches in diameter.

The City determined the proposed frontage, public and private street, and connector trail improvements are feasible and recommended conditions to ensure compliance with applicable standards. *Exhibits 1 and 1.5; Testimony of Yoshio Piediscalzi and Maher Joudi.*

15. The Applicant submitted a trip generation technical memorandum prepared by professional transportation consultants. The trip memo determined that the proposed 13 lots would generate 124 new average daily trips, including 10 am peak hour and 13 pm peak hour trips. Following review of this trip memo, the City did not require further traffic impact assessment. The project's trips are anticipated to be served by the existing road network without adverse impacts. The Applicant would be required to mitigate traffic impacts through payment of mitigation fees. *Exhibits 1 and 1.11; Redmond Municipal Code Chapter 3.10; Min Luo Testimony.*
16. As confirmed by a geotechnical report, the site soils are not appropriate for on-site infiltration of stormwater runoff. *Exhibit 1.13.* The Applicant submitted a professionally prepared stormwater technical information report, which met City stormwater assessment standards. According to the report, all stormwater runoff from proposed on-site impervious surfaces would be collected and conveyed to a public combination detention and wet vault in Tract B, designed to meet both flow control and water quality requirements. The public vault would discharge to the existing public conveyance system in the adjacent Hawthorne Lane plat, which was designed to accommodate the instant project's flow volumes. Runoff from the frontage improvements along 172nd Avenue NE would be collected and conveyed to an existing public stormwater system, connecting at the southeast corner of the site. The Applicant designed the proposed stormwater system for compliance with Washington State Department of Ecology's 2014 Stormwater Management Manual for Western Washington and with the Redmond Stormwater Technical Notebook. *Exhibit 1.10; Andrew Steele Testimony.*
17. The proposed development would be served by the City of Redmond water and sewer systems. A water main in 172nd Avenue and a sewer main extension from Hawthorne Lane to the east are available consistent with current City of Redmond Design Requirements Water & Wastewater System Extensions (2019) and City of Redmond Special Specifications (2019). *Exhibit 1.*
18. The proposed subdivision would be served by Albert Einstein Elementary, Redmond Middle School, and Redmond High School. The middle school is approximately 1.3 miles southwest of the subject property, while the elementary and high schools are within one mile each of the site, at 0.7 and 0.8 miles respectively. The project includes a connector trail from the sidewalk of the internal cul-de-sac through Tract B to the Hawthorne Lane development east of the site. Students would be able to use this trail to access NE 116th Street, which features a fully improved sidewalk on the south side of the right-of-way. In this way, there would be a safe walking path between the plat and the schools serving its residents. In addition, bus transportation would be provided to all schools, with bus stops between 0.01 and 0.30 miles from the subject property. The



subdivision is subject to per-lot school impact fees, payable at time of building permit. *Exhibit 1; Redmond Municipal Code Chapter 3.10.*

19. Planning Staff submitted that the proposed subdivision would be consistent with policies and goals of the City of Redmond Comprehensive Plan including (but not limited to) the following:

- HO-37 Provide incentives and bonuses intended to minimize or eliminate any additional costs to the developer/builder associated with providing housing that is affordable to low- and moderate- income households.
- HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.
- LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.
- LU-3 Allow new development only where adequate public facilities and services can be provided.
- LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.

In building 13 dwellings, including one Affordable Housing unit, on a single parcel currently improved only with outbuildings in a location where urban utilities are available for extension, the project constitutes infill development at a density allowed in the R-4 zone that will help meet the demand for housing in Redmond. *Exhibit 1.*

20. Notice of the instant application was published, posted at City Hall and the Redmond Regional Library, posted at the subject property, and mailed to owners of property within 500 feet of the site on December 31, 2019. *Exhibits 1 and 1.6.* The City received one public comment in response to notice of application by a neighboring property owner requesting consideration of timing during construction. The City responded to the request and forwarded the neighbor's concerns to the Applicant representative. *Exhibit 1.8.*
21. The City of Redmond acted as lead agency for review of the project's environmental impacts under the State Environmental Policy Act (SEPA). In review of the environmental checklist and application materials, the City's SEPA Responsible Official determined that the project's impacts would be mitigated to a point of non-significance through compliance with City of Redmond Codes and regulations. The City issued a determination of non-significance (DNS) on March 13, 2020. No comments or appeals were filed in response to the DNS. *Exhibits 1, 1.1, 1.3, and 1.9.*
22. Notice of the open record public hearing on the application was posted on-site, at City Hall, and the Redmond Library, published in the *Seattle Times*, and mailed to

surrounding owners of property within 500 feet of the site on or before March 16, 2020. *Exhibit 1.14.* Information about how to participate in the virtual hearing was provided on the City's hearing examiner meeting webpage. One written comment was submitted after publication of the hearing notice and before the hearing, expressing concern that construction vehicles would be allowed to damage the local roads and not repair them, specifically 172nd Avenue, NE 116th Street, Avondale, Redmond-Woodinville Road, and NE 111th Street. This member of the public asserted that construction vehicles create much more wear and tear on local roads than regular daily vehicle traffic.<sup>5</sup> *Exhibit 3; Ben Sticka Testimony.*

23. City Transportation Staff testified that the Applicant typically provides a traffic control plan that includes construction vehicle routes, which must be reviewed and approved by City traffic operations. The City would follow up if it were discovered that construction vehicles damaged public rights-of-way during construction. *Min Luo Testimony.*
24. The Technical Committee, comprised of staff from Redmond Planning, Public Works, and Fire Departments, reviewed the complete application and supporting materials for compliance with City regulations and the Comprehensive Plan. The Technical Committee recommended project approval subject to conditions. *Exhibit 1; Testimony of Andrew Steele, Min Luo, and Ben Sticka.*

## CONCLUSIONS

### **Jurisdiction:**

The Hearing Examiner is authorized to conduct open record hearings and issue decisions on Type III permits, including preliminary plat permit applications, pursuant to RZC 21.76.050.C, Table 21.76.050B, and RZC 21.76.060.F.

### **Subdivision Criteria for Review:**

Pursuant to RZC 21.74.030.B.1, the Examiner shall approve an application for subdivision if findings can be entered showing the following criteria are satisfied:

- a. The proposal complies with the general criteria applicable to all set forth in RZC 21.76.070.B, Criteria Applicable to All Land Use Permits;
- b. The proposal conforms to the site requirements for the zoning district in which the property is located;
- c. The proposal conforms to the requirements of this chapter;
- d. The proposed short subdivision, binding site plan, unit lot subdivision, or preliminary subdivision:

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<sup>5</sup> At the conclusion of the hearing, the record was held open for two business days to allow for additional written public comment, in the event that anyone had technical or other trouble participating in the virtual hearing. After the two days passed, the Hearing Clerk confirmed that no further public comment was offered after close of the hearing.

- i. Makes adequate provision for streets, roads, alleys, other public ways, and transit stops as required by this chapter; and the proposed street system conforms to the City of Redmond Transportation Master Plan and Neighborhood Street Plan, and is laid out in such a manner as to provide for the safe, orderly, and efficient circulation of traffic;
  - ii. Will be adequately served with water, sewer, storm drainage, and other utilities appropriate to the nature of the subdivision or short subdivision;
  - iii. Makes adequate provision for parks, recreation, and playgrounds, as required by this chapter;
  - iv. Makes adequate provision for schools and school grounds;
  - v. Makes adequate provisions for sidewalks and other planning features that meet the requirements of this chapter and that provide safe walking conditions for students who walk to and from school;
  - vi. Serves the public interest and makes appropriate provisions for the public health, safety, and welfare.
- e. Geotechnical considerations have been identified, and all hazards and limitations to development have been considered in the design of streets and lot layout to assure streets and building sites are on geologically stable soil, considering the stress and loads to which the soil may be subjected.

RZC 21.74.030.B.2 states that lack of compliance with the criteria set forth in subsection (1) of this section shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.

### **Conclusions Based on Findings:**

1. As conditioned, the proposal complies with the general criteria applicable to all land use permits, which include in relevant part consistency with the City's development regulations, the Comprehensive Plan, and SEPA. The proposal would satisfy the City's tree retention/replacement standards, critical areas standards, and affordable housing requirements. A SEPA determination of non-significance was issued for the project. The proposal is consistent with Comprehensive Plan policies that promote infill development and affordable housing. *Findings 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 21, and 24.*
2. As conditioned, the proposal conforms to the requirements of the R-4 zone. The proposed housing density is within the allowed range and proposed lot dimensions are consistent with the dimensional standards of the zone. Contiguous per-lot landscaped open space is provided in excess of the 20% minimum on each lot, in addition to three landscaped tracts throughout the plat. The site contains no critical areas. At least 35% of

significant trees are proposed to be retained. Perimeter landscaping would be provided consistent with code requirements. *Findings 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, and 17.*

3. As conditioned, the proposal is consistent with the requirements of RZC 21.74. The lots comport with minimum dimensional standards. No native growth tracts are proposed or required on-site, and the subject property contains no watercourses or critical areas. Easements, utilities, and streets are all provided for in accordance with applicable regulations. No transfer of development rights was utilized in the proposal. *Findings 4, 5, 12, 13, 14, and 16.*
4. As conditioned, the proposal makes adequate provision for streets. *Findings 14, 15, 22, and 23.*
5. As conditioned, the proposed subdivision would be adequately served by utilities. Each lot would be served by public sewer and water. Stormwater runoff from the lots would be collected and treated on-site in Tract B prior to discharge to a public system. *Findings 16 and 17.*
6. There are two public parks within half a mile of the site, and two public schools within one mile of the site. Each lot contains open space for resident recreation. A connection would be provided to the off-site trail to the east. As conditioned to pay park impact fees, the proposal makes adequate provision for parks, recreation, and playgrounds. *Findings 5, 7, and 10.*
7. As conditioned, the proposal makes adequate provision for schools and school grounds via payment of the required per-lot school impact fee. The School District did not identify the need for any additional mitigation measures. *Findings 14 and 18.*
8. Sidewalks on the new internal public road and along the site's 172nd Avenue NE frontage would connect to existing sidewalks and trails off-site to provide a safe walking route to schools within one mile of the site. Bussing would also be available to students. As conditioned, the proposal makes adequate provisions for sidewalks and safe walking conditions for students. *Findings 14 and 18.*
9. As conditioned, the proposal serves the public interest and makes appropriate provisions for the public health, safety, and welfare. The 13 dwelling units, one meeting the City's Affordable Housing requirements, would increase available housing supply in conformance with adopted standards. In addition to park and school fees, the project is subject to fire and transportation impact fees per RMC 3.10. *Findings 1, 3, 4, 5, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 19, and 24; RMC 3.10.*
10. Geotechnical considerations were professionally reviewed. No geotechnical hazards were identified. Limitations to development, including the infeasibility of stormwater infiltration, were considered in the design of streets and lot layout. *Findings 5, 12, and 16.*

## DECISION

Based on the preceding findings and conclusions, the request for approval of a preliminary plat to subdivide three acres into 13 single-family residential lots and an open space/stormwater tract is **GRANTED** subject to the conditions below.

### A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set	12/19/19	<i>and as conditioned herein.</i>
SEPA Checklist	6/14/20	<i>and as conditioned herein</i>
Conceptual Landscaping Plan	12/19/19	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	12/19/19	<i>and as conditioned herein.</i>
Stormwater Design	12/19/19	<i>and as conditioned herein.</i>

The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:

### Development Engineering - Transportation and Engineering

**Reviewer: Min Luo, Senior Engineer**

**Phone: 425-556-2881**

**Email: mluo@redmond.gov**

- a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
  - i. Easements are required as follows:
    - (a) The Applicant and/or Owner is required to work with Puget Sound Energy (PSE) to relinquish the PSE existing easement and relocate the existing PSE power meter and other equipment that are adjacent to 172<sup>nd</sup> Avenue NE. The PSE easement is required to be relinquished or obtain a written agreement from PSE, prior to the construction civil drawing approval.
    - (b) A 10-foot wide sidewalk and utility, granted to the City of Redmond, along all right-of-way on the east side of 172<sup>nd</sup> Avenue NE.
    - (c) A 10-foot wide sidewalk and utility, granted to the City of Redmond, along all right-of-way on the north and south sides of “Road A”, including around the cul-de-sac at the end of “Road A”.

- (d) A 20-foot wide access easement within “Tract B”, granted to the City of Redmond. Portion of the access easement shall be reserved for the connector trail.
  - (e) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
- ii. Dedications for right-of-way are required as follows:
- (a) New right-of-way lines joining at the intersection of 172<sup>nd</sup> Avenue NE and “Road A” shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
  - (b) A strip of land 50-feet wide for “Road A” shall be dedicated as right-of-way.
  - (c) The entire cul-de-sac with a diameter of 111 feet shall be dedicated as right-of-way.

**Code Authority: RZC 21.52.030.G & RMC 12.12**

- b. Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on 172<sup>nd</sup> Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR STD 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City’s bi-annual pavement survey), the development shall be required to plane and overlay the half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751 if there are questions.

**Code Authority: RMC 12.08; Redmond Standard Specifications & Details**

**c. Street Frontage Improvements**

- i. The frontage improvements along 172<sup>nd</sup> Avenue NE must meet the current City Standards which include asphalt paving 18 feet from ROW centerline to the face of curb with appropriate tapers, type A-1 concrete vertical curb and gutter, five-foot wide planter strip, eight-foot wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement thickness for the existing and new sections for the streets shall consist of:
- Four-inches HMA Class ½” PG 64-22
  - Five-inches HMA Class ½” PG 64-22
  - Four-inches of 1-1/4” minus crushed rock base course per WSDOT standard spec 9-03.9(3).
  - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTM D 1557)
  - Street crown 2% sloped to drain system

**Code Authority: RZC 21.52.030, 21.17.010, RMC 12.12, RZC 21 Appendix 2; Redmond Standard Specifications & Details**

ii. The frontage and the entire roadway sections improvements for “Road A” must meet the current City Standards, which include asphalt paving 28 feet from face of curb to face of curb with appropriate tapers, type A-1 concrete vertical curb and gutter, five-foot wide planter strip on both sides and five-foot wide concrete sidewalks on the south side of “Road A” and six-foot wide concrete sidewalks on the north side of “Road A”, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- Seven-inches HMA Class ½” PG 64-22.
- Four-inches of 1-1/4-inch minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTM D 1557).
- Street crown two-percent sloped to drain system.

**Code Authority: RZC 21.52.030, 21.17.010, RMC 12.12 & RZC 21 Appendix 2; Redmond Standard Specifications & Details**

iii. A separate 20 or 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual. The specific traffic calming location on 172<sup>nd</sup> Avenue NE shall be designed and approved in the civil construction plan review stage.

**Code Authority: RZC 21.52.030.F, RZC 21 Appendix 2, Redmond Standard Specifications & Details RCW 47.24.020**

iv. Sidewalks constructed to City standards are required at the following locations:

- An eight-foot concrete sidewalk along east side of 172<sup>nd</sup> Avenue NE.
- A five-foot concrete sidewalk along south side of “Road A”.
- A six-foot concrete sidewalk along north side of “Road A”.
- A six-foot concrete path for the connector trail within “Tract B”.

**Code Authority: RZC 21.10.150, RZC 21.17.010, RZC 21.52.050 & RMC 12.12**

**d. Access Improvements**

i. The type and location of the proposed site accesses are approved as shown on the Redmond 13 site plan prepared by RMJ Holdings, LLC on October 24, 2019.

**Code Authority: RZC 21.52.030.E & RZC 21 Appendix 2**

- ii. Direct access from each individual lot to 172<sup>nd</sup> Avenue NE will not be permitted. This restriction shall be indicated on the civil construction plans and other final documents.

**Code Authority: RZC 21.52.030.E & RZC 21 Appendix 2**

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

**Code Authority: RZC 21.17.020; RZC 21 Appendix 2 – A.11**

- f. **Hard Surface Connector Trail.** A six-foot wide concrete hard surface connector trail with a one-foot shoulder and a two-foot vegetation clear zone on each side is required. The property owners or homeowner association are required to maintain the pathway in a safe and passable conditions. The nonmotorized path needs to meet the ADA requirements.

**Code Authority: COR Comprehensive Plan Page 13-78 Map N-NR-5 Redmond Supplemental Connections and Page 46 of Chapter 6 of the PARCC Plan**

- g. **Street Lighting.** Illumination of the street(s) along 172<sup>nd</sup> Avenue NE frontage and along “Road A” must be analyzed to determine if it conforms to the current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Hidemi Tsuru, Traffic Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City’s Illumination Design Manual which can be accessed at: <https://www.redmond.gov/862/Transportation-Documentation-Library>

**Code Authority: RZC 21.52.030.F & RZC 21 Appendix 2**

- h. **Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. A safe walk route is available to schools within one-mile of the development. Bus transportation is provided to all schools at bus stops between 0.01 and 0.30 miles from the development.

**Code Authority: RCW 58.17.060; RZC 21.17.010.F.2; RZC 21.52.030; RZC 21.74.020.I**

**Condition Applies: Civil Construction**



## 2. Development Engineering – Water and Sewer

**Reviewer: Zheng Lu, Senior Utility Engineer**

**Phone: 425-556-2844**

**Email: zlu@redmond.gov**

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:

An eight-inch water main shall be connected to the existing 12-inch ductile iron water main along 172<sup>nd</sup> Ave NE and extended into the development. Single or double meters shall be installed within planter area behind the curb along the road and cul-de-sac to serve all 13 lots. Two fire hydrants shall be installed, one is in cul-de-sac area and the other one at the west side of development entrance along 172<sup>nd</sup> Ave NE.

**Code Authority: RZC 21.74.020.D & RZC 21.17.010**

**Condition Applies: Civil Construction**

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows:

An eight-inch PVC sewer main shall be extended from the existing manhole 4D1SMH135 from Hawthorne Lane development into Redmond 13 development along northern property line. The sewer main shall then be extended through private road to the south into the cul-de-sac and public road (Road A). Each lot will be served by a private side sewer from the new sewer main. In total, three manholes shall be installed for the sewer extension.

**Code Authority: RZC 21.74.020.D & RZC 21.17.010**

**Condition Applies: Civil Construction**

- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Off-site easements must be recorded prior to construction drawing approval. Specific required easements include, but are not limited to:

- A 20-foot wide sewer main easement, granted to the City of Redmond, through proposed private access road from cul-de-sac entrance to north property line.

**Code Authority: RZC 21.74.020, Appendix 3**

**Condition Applies: Civil Construction, Short Subdivision Document**

- d. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All stub fees shall be paid prior to sale of water and side sewer permits.

**Code Authority: RMC 13.08**

**Condition Applies: Prior to Permit Purchase**

**3. Development Engineering – Stormwater/Clearing and Grading**

**Reviewer: Andrew Steele, Senior Stormwater Engineer**

**Phone: 425-556-2706**

**Email: asteele@redmond.gov**

**a. Water Quantity Control:**

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the two-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained combined detention and wet vault.
- ii. Provide for overflow routes through the site for the 100-year storm.

**Code Authority: RZC 21.74.020.D; RMC 15.24.080.9**

**Condition Applies: Civil Construction**

**b. Water Quality Control**

- i. Basic water quality treatment shall be provided in a publicly maintained combined detention and wet vault. Treatment is required for the six-month, 24-hour return period storm.

**Code Authority: RZC 21.74.020.D; RMC 15.24.080.8**

**Condition Applies: Civil Construction**

- c. **Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded off-site easements shall be provided to the Development Engineering Division. Specific required easements include, but are not limited to:

- A variable-width storm drainage easement, granted to the City of Redmond, encompassing the entirety of “Tract B” as shown on the plans prepared by D.R. Strong Consulting Engineers.

**Code Authority: RZC 21.74.020.C**

- d. Private Stormwater Easements.** Private stormwater easements (with a minimum width of 15 feet) will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval, fully executed and recorded easements shall be provided to the Development Engineering Division.

**Code Authority: RZC 21.54.010.D, 21.74.020.C, 21.54.010.E**

**Condition Applies: Civil Construction, Short Subdivision Document**

- e. Clearing and Grading.**
- Connect the combined detention/wet vault discharge pipe to the existing public storm pipe in the Hawthorne Lane plat.
  - The maximum ground slope on graded surfaces is 3H:1V except as approved in association with a roadway section in City rights-of-way where the maximum ground slope may be up to 2H:1V

**Code Authority: RMC 15.24.080**

- f. Temporary Erosion and Sediment Control (TESC).**  
Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with an approved Wet Weather Plan.

**Code Authority: RMC 15.24.080**

- g. Floodplain Management.** The project does not lie within a designated FEMA flood hazard zone.

**Code Authority: RZC 21.64.010 and 21.64.040**

- h. Landscaping.**
- For the developed site conditions, all landscape areas and all lawn areas within the project site are required to have compost amended soils. See City or Redmond Standard Detail 632 and City of Redmond Specification 9-14 for requirements

**Code Authority: RZC 21.32**

- i. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at:  
[www.ecy.wa.gov/pubs/0710044.pdf](http://www.ecy.wa.gov/pubs/0710044.pdf).

**Code Authority: Department of Ecology Rule**  
**Condition Applies: Prior to Commencement of Construction**

#### 4. **Fire Department**

**Reviewer: Scott Turner, Assistant Fire Marshal**

**Phone: 425-556-2273**

**Email: [sturner@redmond.gov](mailto:sturner@redmond.gov)**

The current submittal is generally adequate for (LAND-2018-00627) approval, but does not fully represent compliance with all requirements. The following conditions are integral to the approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

- a. Site Plan Condition – Fire land signage, pavement markings and designations for Emergency Vehicle Access Easements will be determined in the Civil Review Process.
- b. Fire Protection Plan – The water system installed shall supply a minimum of 1500 gpm and the hydrants as shown on the plans will meet Redmond Fire Department standards for spacing and distance from structures. Homes shall be equipped with NFPA 13d fire sprinkler systems.
- c. Change or Modification – Hydrants along 172<sup>nd</sup> Ave frontage for Redmond 13 shall be retrofitted with storz connections if necessary. New addresses shall be assigned in the Civil Review Process.
- d. Fire Code Permit – All homes shall obtain a permit for the required NFPA 13d fire sprinkler system. Other applicable fire permits may apply.

**Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG**

#### 5. **Planning Department**

**Reviewer: Ben Sticka, Senior Planner**

**Phone: 425-556-2470**

**Email: [bsticka@redmond.gov](mailto:bsticka@redmond.gov)**

##### a. **Site Specific Conditions**

- i. Applicant shall comply with all development standards in the R-4 (Single-Family Urban Residential) zoning designation.

**Code Authority: RZC 21.08.060**

**Condition Applies: Civil Construction & Building Permits**

- b. Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
172 <sup>nd</sup> Avenue NE	Kwanzan Flowering Cherry	30 feet on-center

**Code Authority: RZC 21.32.090**  
**Condition Applies: Civil Construction**

- c. Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A map of all retained trees shall be shown and recorded at the time of final plat.

**Code Authority: RZC 21.72.060.D**

- d. Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

**Code Authority: RZC 21.32**  
**Condition Applies: Civil Construction**

- e. Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.

**Code Authority: RZC 21.08.170.H**  
**Condition Applies: Building Permits and Final Plat documents**

- f. Residential Architectural, Site, and Landscape Design.** All single-family building permits associated with the Plat shall be reviewed by the Department of Planning and Community Development for conformance with the residential architectural, site and landscape design requirements. Please see Building Permit User Guide.

**Code Authority: RZC 21.08.180.B**  
**Condition Applies: Building Permit**

- g. Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of eight feet

from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least four feet of clearance from the center of all fire hydrants/connections.

**Code Authority: RZC 21.32.080**

**Condition Applies: Civil Construction**

- h. Open Space.** The proposal includes compliance with both Lot-by-Lot and development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 10 percent of total lot square footage in open space. Open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 25 feet. Required open space shall be illustrated on the final subdivision document.

**Code Authority: RZC 21.08.170.L.2.a**

**Condition Applies: Building Permits and Final Plat Document**

- i. Impact Fees.** For the purpose of Impact Fees, the use assigned for this project has been determined as single-family. One existing 1,220 square-foot building classified as single-family use may be credited at time impact fee calculation during building permit review. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

**Code Authority: RMC 3.10**

**Condition Applies: Building Permit**

- j. Bonds.** Bonds for Landscaping, Tree Preservation and Tree Replacement shall be submitted no less than five days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at time of CCR submittal, entire submittal will be rejected for intake.

**Code Authority: RZC 21.76.090.F**

- k. Building Permit Submittal.** Items listed within the Building Permit User Guide shall be provided at the time of building permit submittal. All tables, associated information, and submittal items shall be completed per the

required formatting. The Intake Requirements Overview and Signature Page, Tree Preservation Plan, and a copy of the recorded final plat shall be provided no less than TWO business days prior to permit application submittal. If these requirements are not met and provided at the designated time per the building permit application submittal, application intake will be rejected.

- l. **Affordable Housing.** The Redmond 13 Preliminary Plat shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050. An agreement in a form approved by the City must be recorded with the King County Recorder's Office to stipulate conditions under which the required affordable housing unit will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. Applicant shall initiate contract by contacting Sarah Stiteler on Human Services and Long-Range Planning staff at 425-556-2469 or at [ssiteler@redmond.gov](mailto:ssiteler@redmond.gov).

**Code Authority: RZC 21.20.050**

**Condition Applies: Building Permit**

- m. **Archeological and Historical Preservation:** The applicant shall provide a copy of the standard Inadvertent Discovery Plan on-site during all ground disturbing and construction related activities. This will ensure that all Federal and State laws are adhered to and managed in the event of any inadvertent discovery that may occur.
- n. **Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

## **B. Compliance with City of Redmond Codes and Standards**

This approval is subject to all applicable City of Redmond codes and standards, including the following:

### Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RZC 21.40.010(E):	Design Requirements for Parking Facilities
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RMC 12.16:	Highway Access Management
RZC 21.76.100(F)(9)(c)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G):	Site Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, July 2015
City of Redmond:	Standard Specifications and Details (current edition)

### Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RZC 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2012.

### Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC21.64.060 (C):	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 8, April 1 <sup>st</sup> , 2019
Department of Ecology:	Stormwater Management Manual for Western Washington (amended December 2014)



**Fire**

RMC 15.06:	Fire Code
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

**Planning**

RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.40:	Parking Standards

**Building**

2012 International Building Codes (IBCs)  
 2012 Uniform Plumbing Code  
 2012 International Residential Code (IRC)

**DECIDED** April 22, 2020.

By:



Sharon A. Rice  
 City of Redmond Hearing Examiner

**Note:** Type III decisions of the Hearing Examiner may be appealed to the City Council in a closed record appeal proceeding as provided in RZC 21.76.060.M. Any party with standing (detailed at RZC 21.76.060.M.2.a) may appeal this decision by filing the appropriate appeal form along with the required fee no later than 5:00 pm on the tenth business day following the expiration of the reconsideration period. See RZC 21.76.060.M for further detail on appeal requirements.

**BEFORE THE HEARING EXAMINER  
FOR THE CITY OF REDMOND**

In the Matter of the Application of	)	NO. LAND-2018-00627
	)	PR-2017-01851
	)	
	)	
Redmond 13	)	PRELIMINARY PLAT
	)	

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of April, 2020, a true and correct copy of the Findings, Conclusions and Decision in the Matter of the Application of **REDMOND 13 LAND-2018-00627 PR-2017-01851** for approval of a Preliminary Plat was sent via email to the Staff Planner and via United States Postal Service first class mail to the Parties of Record with adequate postage prepaid.

April 23, 2020

\_\_\_\_\_  
Date

*Cheryl Xanthos*

\_\_\_\_\_  
Cheryl Xanthos  
City Clerk  
City of Redmond, Washington



## Memorandum

**Date:** 2/9/2021

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

**File No.** CM 21-045

**Type:** Committee Memo

**O:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

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

Planning and Community Development	Beverly Mesa-Zendt	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager

**TITLE:**

Redmond 2050 Existing Conditions Report

**OVERVIEW STATEMENT:**

Over the past three months staff have produced and sought community input on the Redmond 2050 Existing Conditions Report, draft 1.0. The Existing Conditions Report is an early deliverable of the Redmond 2050 project. It provides readers with information about the legal context for local planning, current conditions, trends, and perhaps most importantly, policy considerations for updating the Redmond Comprehensive Plan. At the Council's March 23, 2021 study session, staff will seek input from Council specifically on policy considerations: what considerations are missing from the Existing Conditions Report draft 1.0? What policies should be considered moving forward?

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

**REQUESTED ACTION:**

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

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Redmond Comprehensive Plan Policy PI-15
- **Required:**  
RCW 36.70A.130
- **Council Request:**  
N/A
- **Other Key Facts:**  
An existing conditions report summarizes community characteristics and technical information related to existing land use, zoning, demographic trends, market potential, transportation networks, community facilities, parks, environmental features, and open spaces. This catalogue of information facilitates informed decision making by allowing all community members to start with the same set of facts. An understanding of existing

conditions and trends is needed to inform the development of future goals, policies, and regulations. This report will provide important baseline information that will serve as the foundation for Redmond 2050 periodic review and update of the Redmond Comprehensive Plan.

#### **OUTCOMES:**

The outcome of seeking input on policy considerations from the community and City Council will be a Comprehensive Plan that reflects the community's vision for the future of Redmond.

#### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

Previous (Q4 2020)

- Pains and Gains questionnaires, rounds 1 and 2
- Location of Growth tool
- Community Workshop on growth priorities
- SEPA scoping questionnaire
- TMP Update Vision, Principles, and Strategies questionnaire
- TMP Project Ideas map tool

Planned (Q1 2021)

- Form of Growth questionnaire: design principles
- Form of Growth questionnaires: look and feel
- Themes questionnaire
- Small and minority-owned business focus group
- Community Stakeholder interviews

- **Outreach Methods and Results:**

Outreach methods will include:

- Press Release
- Social Media
- Posters & Yard Signs
- Emails to City eNews, Redmond2050, and Parks & Recreation list
- Emails to partner organizations
- Virtual Lobby (3D & alternative versions)
- Community Advisory Committee input
- Technical Advisory Committee input
- Community and small group workshops

- **Feedback Summary:**

A summary of early involvement will be provided to City Council at the next quarterly update scheduled for March 16, 2021.

#### **BUDGET IMPACT:**

##### **Total Cost:**

\$4,535,222 is the total appropriation to the Community and Economic Development offer and is where most staff expenses related to Redmond 2050 are accounted for.

Approved in current biennial budget:

☒ Yes

☐ No

☐ N/A

**Budget Offer Number:**  
000250 Community and Economic Development

**Budget Priority:**  
Vibrant and Connected

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

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

**Funding source(s):**  
General Fund

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

☐ 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

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
3/23/2021	Study Session	Provide Direction

**Time Constraints:**

Timely input from the City Council on Redmond 2050 policy considerations will keep the Redmond 2050 project on schedule. Phase 1 is scheduled to be complete by the end of 2022. Phase 2 must be complete by June 30, 2024 under state law.

**ANTICIPATED RESULT IF NOT APPROVED:**

Staff is not requesting action at this time.

**ATTACHMENTS:**

Attachment A: Redmond 2050 Existing Conditions Report, draft 1.0  
Attachment B: Community Input on Existing Conditions Report  
Attachment C: Redmond 2050 Overview

# REDMOND »»» 2050

## PRELIMINARY DRAFT FOR REVIEW

### Existing Conditions Report

#### *Introduction*

Supporting information about report  
can be included on the cover if  
applicable.

DRAFT

# Table of Contents

DRAFT



# Redmond 2050: Existing Conditions

Understanding today to inform how we plan for tomorrow

## Introduction

The purpose of the Redmond 2050 Existing Conditions Report is to summarize existing conditions and trends in Redmond, Washington in preparation for the periodic review and update of the Redmond Comprehensive Plan. An existing conditions report summarizes community characteristics and technical information related to existing land use, zoning, demographic trends, market potential, transportation networks, community facilities, parks, environmental features, and open spaces. This catalogue of information facilitates informed decision making by allowing all community members to start with the same set of facts. An understanding of existing conditions and trends is needed to inform the development of future goals, policies, and regulations. This report will provide important baseline information that will serve as the foundation for Redmond 2050 periodic review and update of the Redmond Comprehensive Plan.

This report will be comprised of seven technical reports on the following topics.

1. Land Use
2. Housing
3. Natural Resources
4. Economic Vitality
5. Utilities
6. Capital Facilities
7. Transportation

Each technical report will provide the following information as it relates to the subject of the individual technical reports.

- State and Regional Planning Context
- Local Planning and Regulatory Context
- Current Conditions: Inventory (land uses, facilities, existing housing, natural resources, parks and open space etc.)
- Level of Service Analysis
- Trends Analysis
- Policy Considerations

## State and Regional Planning Context

The Growth Management Act (GMA) requires that each Washington city and county periodically review and, if needed, revise its comprehensive plan and development regulations every eight years (RCW 36.70A.130). Redmond must complete its next periodic review and update no later than June 30, 2024 ([HB 2342](#)).

**Puget Sound Regional Council and VISION 2050.** The region's local governments come together at the Puget Sound Regional Council ([PSRC](#)) to make decisions about transportation, growth management, and economic development. PSRC serves King, Pierce, Snohomish, and Kitsap counties, along with cities and towns, tribal governments, ports, and state and local transportation

agencies within the region. PSRC is the federally designated Metropolitan Planning Organization for the region.

PSRC, together with its membership, has articulated a vision of the future of the Puget Sound region, through VISION 2050. VISION 2050 is the regional planning document that provides a framework for how and where development occurs and how the region supports efforts to manage growth. VISION 2050 coordinates actions across jurisdictional boundaries, informs both countywide and local planning documents, and sets the framework for updates to both local comprehensive plans and countywide planning policies (more fully discussed below). The PSRC General Assembly adopted VISION 2050 on October 29, 2020.

**Core Cities, Regional Centers and Centers.** VISION 2050 identified Redmond as a Core City. A Core City is a regional geography within VISION 2050 that refers to a city that contains one or more regionally designated centers and is connected to the high-capacity transit network. Redmond has two regionally designated centers, referred to locally as urban centers: Downtown and Overlake.

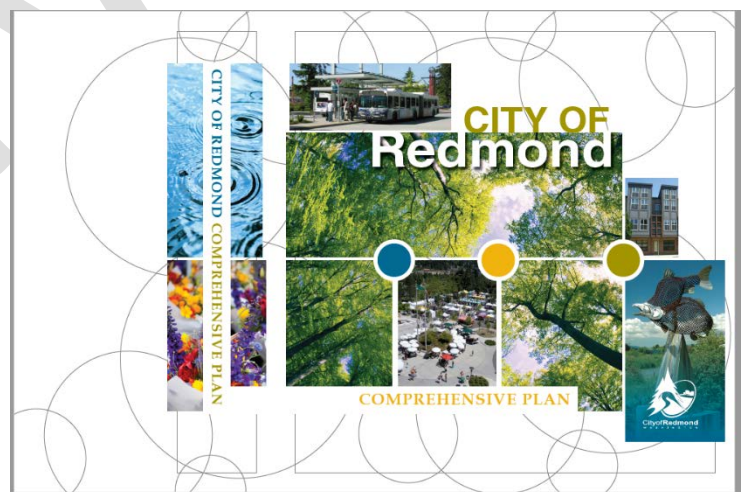
Urban centers include housing, employment, retail and entertainment uses and are pedestrian-oriented, and are well-served by transit. They allow people to reach destinations or attractions using a variety of travel modes. Under the VISION 2050 Regional Growth Strategy, urban centers are areas where significant growth is planned. Redmond also has one designated local center, Marymoor Village, which provides a local gathering place, serves as a community hub, and is also a focal point for additional growth.

**The King County Countywide Planning Policies** (CPPs, update pending) address growth management issues in King County. The Growth Management Planning Council (GMPC) brings together elected officials from King County and the jurisdictions within King County to develop the CPPs. Local jurisdictions must update their comprehensive plans to ensure consistent and coordinated implementation of the CPPs.

## Local Planning Context

The last major update to the Comprehensive Plan took place in 2010-2011 (Ordinance 2638). This update was completed ahead of the 2015 state deadline for completion of comprehensive plan periodic review and updates for King County. The 2010-2011 update included document-wide changes to text, maps, and figures. Since the last major update, amendments have continued almost yearly by through the annual docketing process. Below are some of the major plan updates since 2011:

- February 17, 2013: Urban Centers
- August 31, 2013: Capital Facilities
- March 29, 2014: Housing



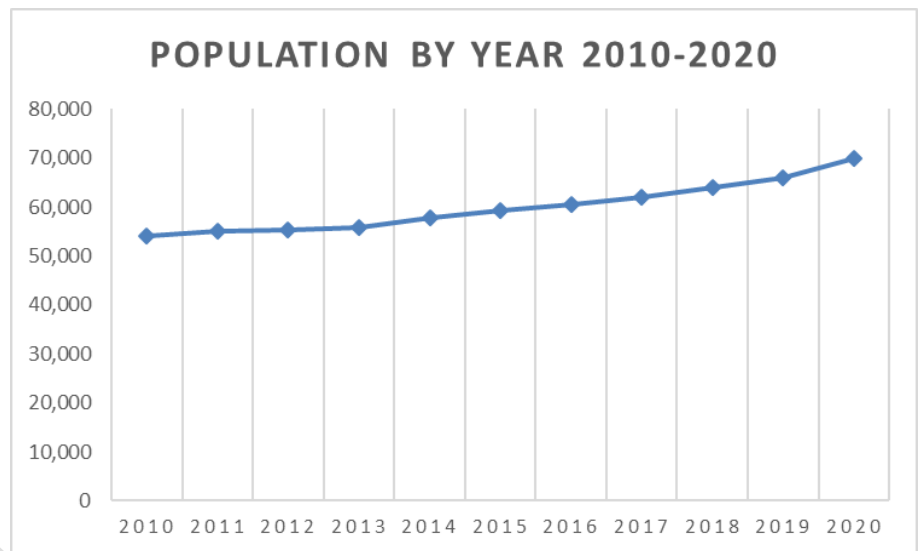
- July 5, 2014: Land Use
- November 1, 2014: Neighborhoods and Land Use
- April 18, 2015: Land Use
- March 2015: Economic Vitality
- June 2017: Goals, Vision, and Framework; Land Use; Housing; Economic Vitality; Transportation; Capital Facilities; and Neighborhoods.

FIGURE 1: POPULATION 2010-2020

## Community Profile

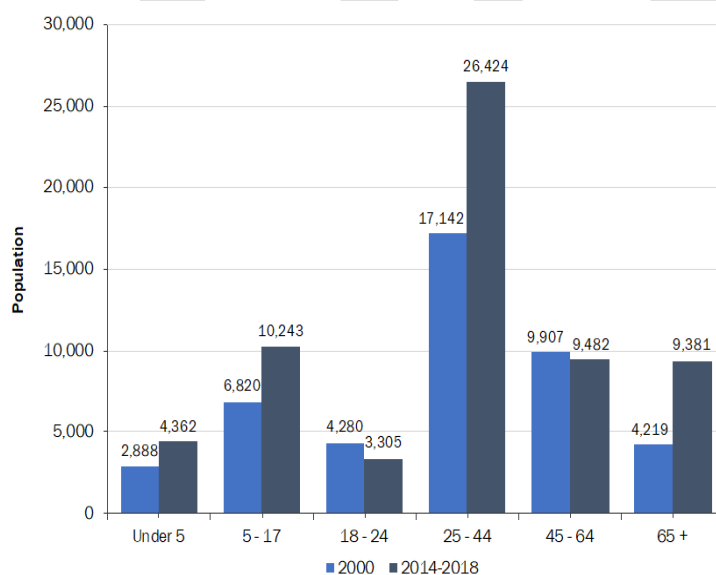
### Population

Redmond has a 2020 population of 69,900 people and is the 17<sup>th</sup> most populous city in the state of Washington and the 10<sup>th</sup> most populous city in King County. Redmond has experienced steady growth since 2010, growing faster than King County as a whole and at a similar rate as Bellevue. Redmond grew by over two percent per year on average while King County grew by 1.34 percent between 1990 and 2018.



Sources: Office of Financial Management (OFM), 1990 Census Demographic Profiles; OFM Census 2000 Public Law 94-171 Redistricting Data; U.S. Census Bureau, 2010 Summary File 1; American Community Survey (ACS) 5-year Estimates

FIGURE 2 - AGE DISTRIBUTION



U.S. Census Bureau, 2000 Summary File;  
ACS 2014-2018 5-year Estimates.

Forty-one percent (41%) of Redmond residents are between the ages of 25 to 44, comprising the single largest age category among all residents. This age group together with the 65+ age group have grown disproportionately to other age groups since 2010.

- Residents that are 65+ represented 9 percent of the population in 2010 and by 2019 accounted for 14 percent of the population.
- Residents that are 25-44 represented 38 percent of the population in 2010 and by 2018 accounted for 41 percent of the population.

Two age groups have decreased as a proportion of total population since 2010:

- Residents that are 18-24 represented 9 percent of the population in 2010 and by 2018 accounted for 5 percent of the population
- Residents that are 45-64 represented 22 percent of the population in 2010 and by 2018 accounted for only 15 percent of the population.

## Race and Ethnicity

Redmond has become more racially and ethnically diverse since 2000, when those who identified as white represented 79 percent of the population. Asians comprised the second largest racial/ethnic category in 2000, representing 13 percent of the population.

TABLE 1 - REDMOND RACE AND ETHNICITY

Race/Ethnicity	2000	2014-2018
White	79%	56%
Asian	13%	35%
Black or African American	2%	2%
Some other race alone	3%	2%
Two or more races	3%	5%
Hispanic or Latino	6%	7%

## Languages in Redmond

The 2018 American Community Survey 5-year estimates indicates that 45.5 percent of residents speak a language other than English at home with 11.9 percent of those indicating that they speak English less than very well. After English, the top languages spoken at home are Asian and Pacific Islander languages, other Indo-European languages, and Spanish.

TABLE 2 - PREDOMINANT LANGUAGES IN REDMOND

Language	Percent
English Only	54%
Asian and Pacific Islander Language	19.5%
Other Indo-European Language	17.0%
Spanish	6.1%

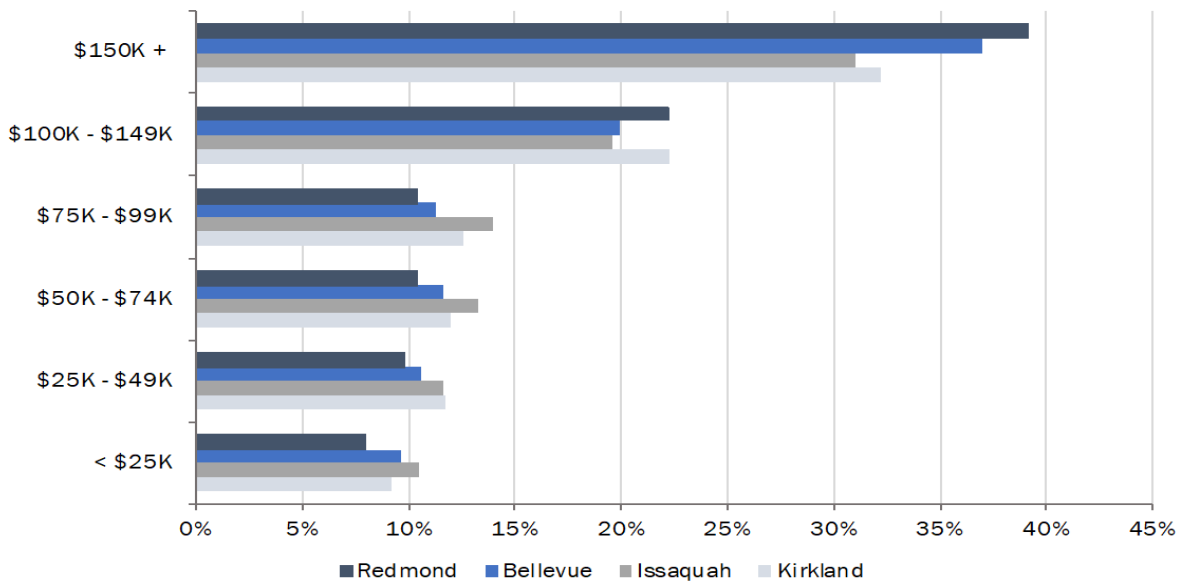
Because the languages of India are combined into an "Other Indo-European languages" category, it is difficult to identify specific percentages that capture Hindi speakers only. The 2018 Public Use Microdata Sample that in Northwest King County, which includes the cities of Redmond, Kirkland and Inglewood and Finn Hill areas, identifies Hindi as the third most common language after Spanish and Chinese. [2018: ACS 5-Year Estimates](#)

## Household Income

The City of Redmond's median household income is estimated at \$123,449 for with almost 40 percent of its population earning over \$150,000. Despite the occurrence of a recession, Redmond's

median household income increased by 40 percent, from \$88,194 in 2000 to \$123,449 in 2018. (Sources: U.S. Decennial Census, 2000, US Census Bureau; 2014-2018 ACS 5-year Estimates). The 2018 median income for Redmond is above King County's median income of \$95,009 000 (Sources: U.S. Census Bureau, 2010 ACS 5-Year Estimates; King County (2018), accessed at: [www.kingcounty.gov/independent/forecasting](http://www.kingcounty.gov/independent/forecasting)). In comparison to the neighboring cities, Redmond has the highest share of \$150,000 household incomes and the lowest share of household incomes under \$25,000. The median household income in Redmond is \$123,449 per year. This has risen steadily since 2000. Redmond has the highest share of \$150k+ household incomes among its jurisdictional peers.

**FIGURE 3: HOUSEHOLD INCOME, REDMOND, BELLEVUE, ISSAQUAH, AND KIRKLAND, 2014-2018**



Source: U.S. Census Bureau, 2014-2018 ACS 5-year Estimates.

Source: [Redmond Housing Needs Assessment](#)



## Existing Conditions

# Land Use Element

### Introduction

The Land Use Element provides information on land use patterns at the city and subarea scale, forming the basis for planning for growth, including needs for transportation, parks and open space, water, and other public facilities and services. This section of the report provides information on the current land use planning framework in Redmond, including adopted land use plans, existing land uses, and future land use designations and zoning applied by the City of Redmond.

### State & Regional Planning Context

#### State Regulations

The Washington State Growth Management Act (GMA, [RCW 36.70A](#)) is the preeminent legislation for land use planning in Washington state. The GMA identifies three distinct landscapes: urban lands, rural lands, and natural resource lands. The GMA makes clear that the long-term sustainability of rural and resource lands depends on accommodating most development within designated urban growth areas. The GMA requires local governments to prepare comprehensive plans to accommodate 20 years of expected growth. Each comprehensive plan must include land use, transportation, housing, capital facilities and utilities elements. Redmond is within the King County urban growth area and as such must plan to accommodate the 20-year growth allocation assigned to Redmond through the countywide growth target allocation process.

While the GMA requires counties and cities to provide capacity to accommodate 20-year projected growth targets, capacity may be greater than land use growth assumptions used in comprehensive plans.

The GMA also requires that all elements of a comprehensive plan shall be consistent with the future land use map ([RCW 36.70A.070](#)). A land use element must:

- Designate the proposed general distribution, location and extent of the uses of land;
- Include population densities, building intensities, and estimates of future population growth;
- Provide for protection of the quality and quantity of groundwater used for public water supplies;
- Promote physical activity where possible; and,

### Fast Facts

- 65%: Land designated for residential use
- 2: Urban Centers, Downtown and Overlake
- 10: Neighborhoods
- 49: Types of zones
- 13: Land use designations (within city limits)

- Review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

## Puget Sound Regional Council

In the four-county central Puget Sound region, local governments have collaborated through the Puget Sound Regional Council (PSRC) to establish a Regional Growth Strategy, contained in VISION 2050. VISION 2050 addresses a spectrum of land use planning issues, including aligning transportation investments with rates of development, involving diverse voices in planning, community design, and preserving special land uses. Each of these is important for achieving the Regional Growth Strategy that accommodates most new growth in urban centers throughout the region while supporting and enhancing existing communities.

VISION 2050 envisions a future where the region:

- Maintains a stable urban growth area.
- Focuses the great majority of new population and employment within the urban growth area.
- Maintains a variety of community types, densities, and sizes.
- Achieves a better balance of jobs and housing across the region.
- Within the urban growth area, focuses growth in cities.
- Within cities, creates and supports centers to serve as concentrations of jobs, housing, services, and other activities.
- Builds transit-oriented development around existing and planned infrastructure.
- Uses existing infrastructure and new investments efficiently.

Redmond is designated as a “core city” with two regional growth centers within the VISION 2050 plan, which means it has access to high-capacity frequent transit that connects to other regional centers. Downtown Redmond is designated as an “Urban” growth center with a target density of 45 units per acre, while Redmond Overlake is designated as a “Metro” growth center with a target density of 85 units per acre. Urban centers are planning districts intended to provide a mix of housing, employment, commercial, and cultural amenities in a compact form. Within urban centers, PSRC requires that cities plan for a mix of uses, including housing, employment, retail and entertainment uses, that are served by multiple transportation options. Urban centers are focal points of vibrant city life and activity, as well as strategic locations for accommodating a significant share of future population and employment growth. They also are priority areas for PSRC's federal transportation funding.

Vision 2050 contains the following key land use development requirements. A full list can be found at the PSRC website ([Vision 2050](#)):

- **MPP-DP-1** Develop high-quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.
- **MPP-DP-2** Reduce disparities in access to opportunity for the region's residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.

- **MPP-DP-3** Enhance existing neighborhoods to provide a high degree of connectivity in the street network to accommodate walking, bicycling, and transit use, and sufficient public spaces.
- **MPP-DP-9** Support urban design, historic preservation, and arts to enhance quality of life, support local culture, improve the natural and human-made environments, promote health and well-being, contribute to a prosperous economy, and increase the region's resiliency in adapting to changes or adverse events.
- **MPP-DP-11** Identify and create opportunities to develop parks, civic places (including schools) and public spaces, especially in or adjacent to centers.

Specific goals for accommodating growth are provided through the Regional Growth Strategy and include:

- **MPP-RGS-8** Attract 65% of the region's residential growth and 75% of the region's employment growth to the regional growth centers and high-capacity transit station areas to realize the multiple public benefits of compact growth around high-capacity transit investments. As jurisdictions plan for growth targets, focus development near high-capacity transit to achieve the regional goal.
- **MPP-RGS-9** Focus a significant share of population and employment growth in designated regional growth centers.
- **MPP-RGS-11** Encourage growth in designated countywide centers.
- **MPP-RGS-12** Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit.

## Countywide Planning Policies

Countywide planning policies (CPPs) address a wide variety of growth management topics at the countywide scale. The 2012 King County CPPs were updated to address changes to the GMA, take into account the passage of 20 years since their initial adoption, and to specifically reflect the Regional Growth Strategy. For the purposes of this report, the 2012 CPPs, as amended in 2016, will be referenced because proposed amendments to the CPPs will not be adopted until 2021. The primary focus of this chapter will be applicable policies that are firmly grounded in GMA requirements and are consistent with regional objectives.

Redmond's land use policies must be consistent with King County CPPs. Countywide planning policies addressing land use are found primarily in the Development Pattern Chapter. Some are also found in the Environment Chapter and Economy Chapter. The following provides a high-level summary of key CPP policy directives.

## Development Patterns Chapter

- **DP-3** Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as;



- Directing concentrations of housing and employment growth to designated centers;
  - Encouraging compact development with a mix of compatible residential, commercial, and community activities;
  - Maximizing the use of the existing capacity for housing and employment; and
  - Coordinating plans for land use, transportation, capital facilities and services.
- **DP-4** Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local centers.
- **DP-13** All jurisdictions shall plan to accommodate housing and employment targets. This includes:
  - Adopting comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in VISION 2050;
  - Coordinating water, sewer, transportation and other infrastructure plans and investments among agencies; and
  - Accommodating unincorporated area housing and employment targets as annexations occur.
- **DP-32** Adopt a map and housing and employment growth targets in city comprehensive plans for each Urban Center, and adopt policies to promote and maintain quality of life in the Center through:
  - A broad mix of land uses that foster both daytime and nighttime activities and opportunities for social interaction;
  - A range of affordable and healthy housing choices;
  - Historic preservation and adaptive reuse of historic places;
  - Parks and public open spaces that are accessible and beneficial to all residents in the Urban Center;
  - Strategies to increase tree canopy within the Urban Center and incorporate low impact development measures to minimize stormwater runoff;
  - Facilities to meet human service needs;
  - Superior urban design which reflects the local community vision for compact urban development;
  - Pedestrian and bicycle mobility, transit use, and linkages between these modes;
  - Planning for complete streets to provide safe and inviting access to multiple travel modes, especially bicycle and pedestrian travel; and
  - Parking management and other strategies that minimize trips made by single occupant vehicle, especially during peak commute periods.

## Environment Chapter

- **EN-16** Plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions, including:
  - Maintaining or exceeding existing standards for various air pollutants;
  - Directing growth to Urban Centers and other mixed use/ high density locations that support mass transit to reduce personal vehicle trips

- Facilitating transportation alternatives to single occupancy vehicles;
  - Incorporating energy-saving strategies;
  - Encouraging green building techniques; and
  - Increasing the use of low emission vehicles.
- **EN-20** Plan and implement land use, transportation, and building practices that will greatly reduce consumption of fossil fuels.

## Economic Chapter

- **EC-2** Support economic growth that accommodates employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies.
- **EC-16** Add to the vibrancy and sustainability of our communities and the health and well-being of all people through safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g. grocery stores and farmers markets), and transportation choices.

## Local Planning & Regulatory Context

### Local Planning Context

Redmond plans under the GMA as described above. As such, Redmond's local land use plan must be consistent with the King County CPP's, PSRC's VISION 2050, and the GMA. Redmond's Comprehensive Plan details goals, vision, and framework for the city. Framework Policy 13 establishes the parameters for land use patterns within the city.

- **FW-13** Ensure that the land use pattern in Redmond meets the following objectives:
  - Takes into account the land's characteristics and directs development away from environmentally critical areas and important natural resources;
  - Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation;
  - Supports the preservation of land north and east of the city, outside of the Urban Growth Area, for long-term agricultural use, recreation and uses consistent with rural character;
  - Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices;
  - Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers;
  - Provides for the transition of the Marymoor Local Center to be a location that includes housing, services and a diversity of employment opportunities;
  - Retains and encourages research and development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows and Southeast Redmond;
  - Provides for industrial uses in suitable areas, such as portions of the Southeast Redmond neighborhood;

- Provides opportunities to meet daily shopping or service needs close to residences and work places;
- Provides and enhances the geographic distribution of parks and trails to support active, healthy lifestyles; and Advances sustainable land development and best management practices, multimodal travel and a high-quality natural environment.

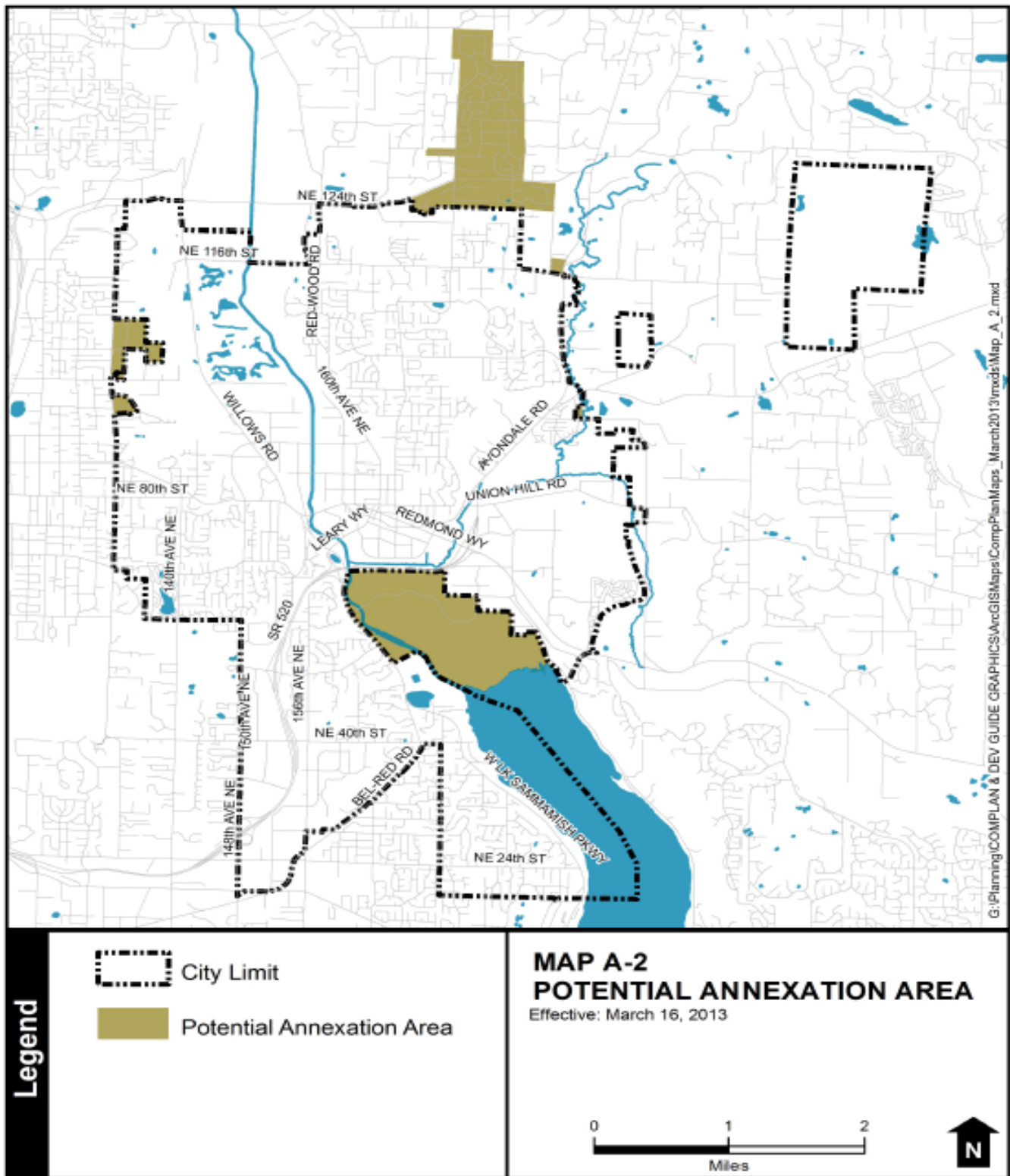
The Comprehensive Land Use Plan Map (see Map LU-1 at the end of the Land Use Element) graphically displays the preferred land use pattern. The different areas on the Comprehensive Land Use Plan Map are referred to as land use designations. The policies with the Redmond Comprehensive Plan provide guidance regarding the purpose of each designation, appropriate land uses and other considerations. Below is a summary of the land use designations and the corresponding zones that fall under those designations.

In addition to planning for areas within city limits, Redmond expects to annex areas adjacent to the city that are within the UGA yet remain in unincorporated King County. These areas are identified as Potential Annexation Areas (PAA). Together with the Utilities Element, the Annexation and Regional Planning Element of the Comprehensive Plan provide policies and guidance for managing growth and change in these areas.

FIGURE 1 LAND USE DESIGNATIONS

Land Use Plan Map Designation	Consistent Zones
Single-Family Constrained	R-1, R-2, R-3
Single-Family Urban	R-4, R-5, R-6, R-8 and Residential Innovative (RIN)
Multifamily Urban	R-12, R-18, R-20, R-30
Neighborhood Commercial	NC-1, NC-2
General Commercial	General Commercial
Downtown Mixed-Use	Downtown Zones
Overlake Mixed-Use	Overlake Zones
Business Park	Business Park
Manufacturing Park	Manufacturing Park, Industry
Design District	Design District
Marymoor Design District	MDD1, MDD2, MDD3, MDD4, MDD5
Urban Recreation	Urban Recreation
Semirural	RA-5
Park and Open Space	All zones

FIGURE 2 POTENTIAL ANNEXATION AREA MAP



While most policies related to land use can be found in the Land Use Element, the Redmond Comprehensive Plan also contains policies for land use in other elements, as shown in the table below.

TABLE 1 LAND USE POLICIES IN COMPREHENSIVE PLAN

Element	Summary
Land Use	Designed to help Redmond achieve its vision by setting forth policy for land development across the entire city
Neighborhoods	Contains neighborhood-specific policies for ten distinct neighborhoods. Neighborhood planning addresses neighborhood-level issues and opportunities in a manner consistent with overall City land use policy to develop solutions that foster opportunities and address problems.
Urban Centers	Contains policies for Redmond's two urban centers: Downtown and Overlake. Note that the urban centers are located within, but are smaller than, the associated neighborhood. For example, the Downtown Urban Center is located completely within the Downtown neighborhood, but the urban center is not comprised of the entire downtown neighborhood.

## Redmond Land Use Regulations

The Redmond Zoning Code (RZC), which is Title 21 of the Redmond Municipal Code, regulates land use in Redmond. The RZC contains regulations addressing land use, building form, site development standards, architectural design, environmental standards, land division, and development review procedures. The Zoning Map (RZC 21.04 and appended to the end of this section) is required to be consistent with the Comprehensive Land Use Map and categorizes Redmond's zoning districts into one of four categories.

1. Recreation,
2. Residential,
3. Commercial/Industrial, and
4. Mixed Use.

## Sound Transit

A total of four light rail stations will be constructed in Redmond. Sound Transit Link light rail will be coming to Redmond's Overlake neighborhood in 2023 and to Southeast Redmond and Downtown in 2024. Link will give riders a fast, frequent and reliable connections among the Eastside's biggest population and employment centers and destinations, as well as to the wider region. Sound Transit partners with private and non-profit developers to build transit-oriented development (TOD) on its surplus property, where housing affordable to 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.

## Current Conditions

### Inventory of Existing Conditions

The City of Redmond has a hierarchy of broader land use designations (see Figure 1), each of which contain a subset of land use zones (Table 2). The most intense land uses are directed to Overlake, Downtown, and Marymoor Village.

The RZC identifies 49 zoning districts. Each zone contains unique development regulations to:

- Guide growth in a logical and orderly manner;
- Maintain a quality environment; and
- Provide for the conservation, protection and enhancement of the public health, safety and general welfare of the city.

The largest zones as a percent of all zoned areas in Redmond are R-4 (17.8%), R-5 (12.5%), and Semi-Rural Residential (9.2%) (Table 2). In contrast, the sum of all Overlake zones comprises 8.3% of all zoned areas in Redmond.

Table 2 City of Redmond Zones by Land Use Designation

Land Use	Consistent Zones	Percent of All Land Area
Single-Family Constrained	R-1, R-2, R-3	7.0%
Single-Family Urban	R-4, R-5, R-6, R-8 and Residential Innovative (RIN)	40.3%
Multifamily Urban	R-12, R-18, R-20, R-30	8.9%
Neighborhood Commercial	NC-1, NC-2	0.2%
General Commercial	GC	0.6%
Downtown Mixed-Use	AP, BC, CTR, EH, OT, RR, RVBD, RVT, SMT, TR, TSQ, TWNC, VV	5.7%
Design District	MDD1, MDD2, MDD3, MDD4, MDD5, NDD1, NDD2, NDD3, NWDD, BDD1, BDD2	3.2%
Overlake Mixed-Use	OBAT, OV1, OV2, OV3, OV4, OV5	8.3%
Semi-Rural	RA-5	9.2%
Urban Recreation	UR	5.3%
Parks & Open Space	All Zones	N/A
Manufacturing Park	MP, I	6.7%
Business Park	BP	4.7%
	<b>TOTAL</b>	<b>100.0%<sup>1</sup></b>

<sup>1</sup> Differences from 100.0% due to rounding

FIGURE 3 - LAND USE IN REDMOND BY GENERAL CATEGORY

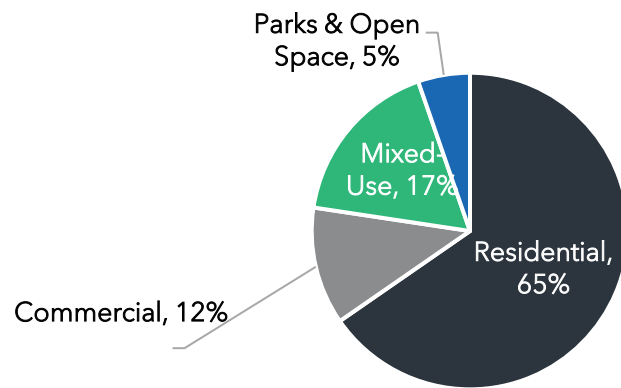
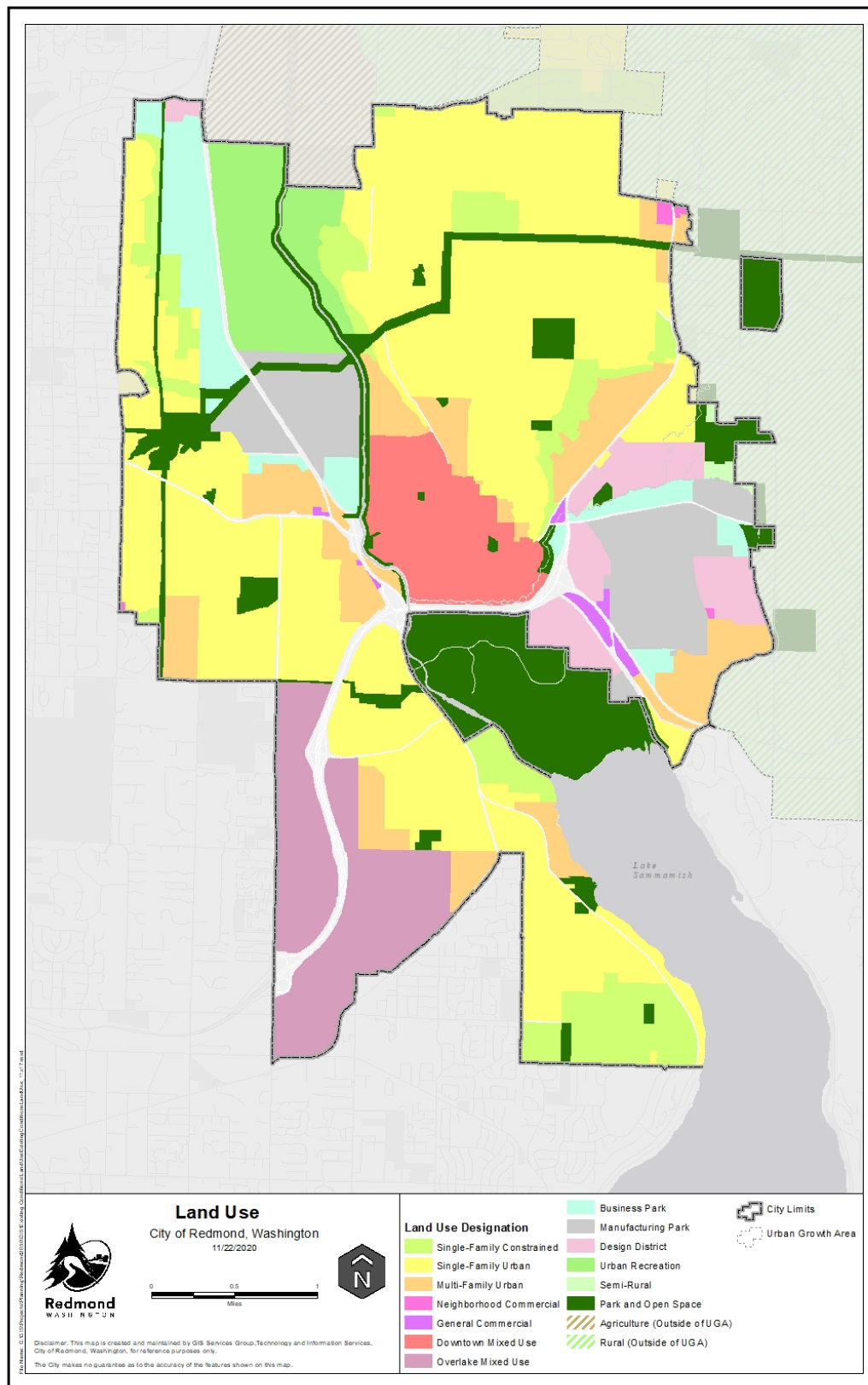


FIGURE 4 - MAP OF LAND USE DESIGNATIONS





## Neighborhoods

The City of Redmond is divided into 10 neighborhoods (Figure 5 and Table 3). Downtown, Overlake, and Southeast Redmond are the most intensely developed neighborhoods. This corresponds with the Regional Growth Strategy to accommodate most growth in urban centers and around light rail stations.

FIGURE 5 MAP OF NEIGHBORHOODS AND URBAN

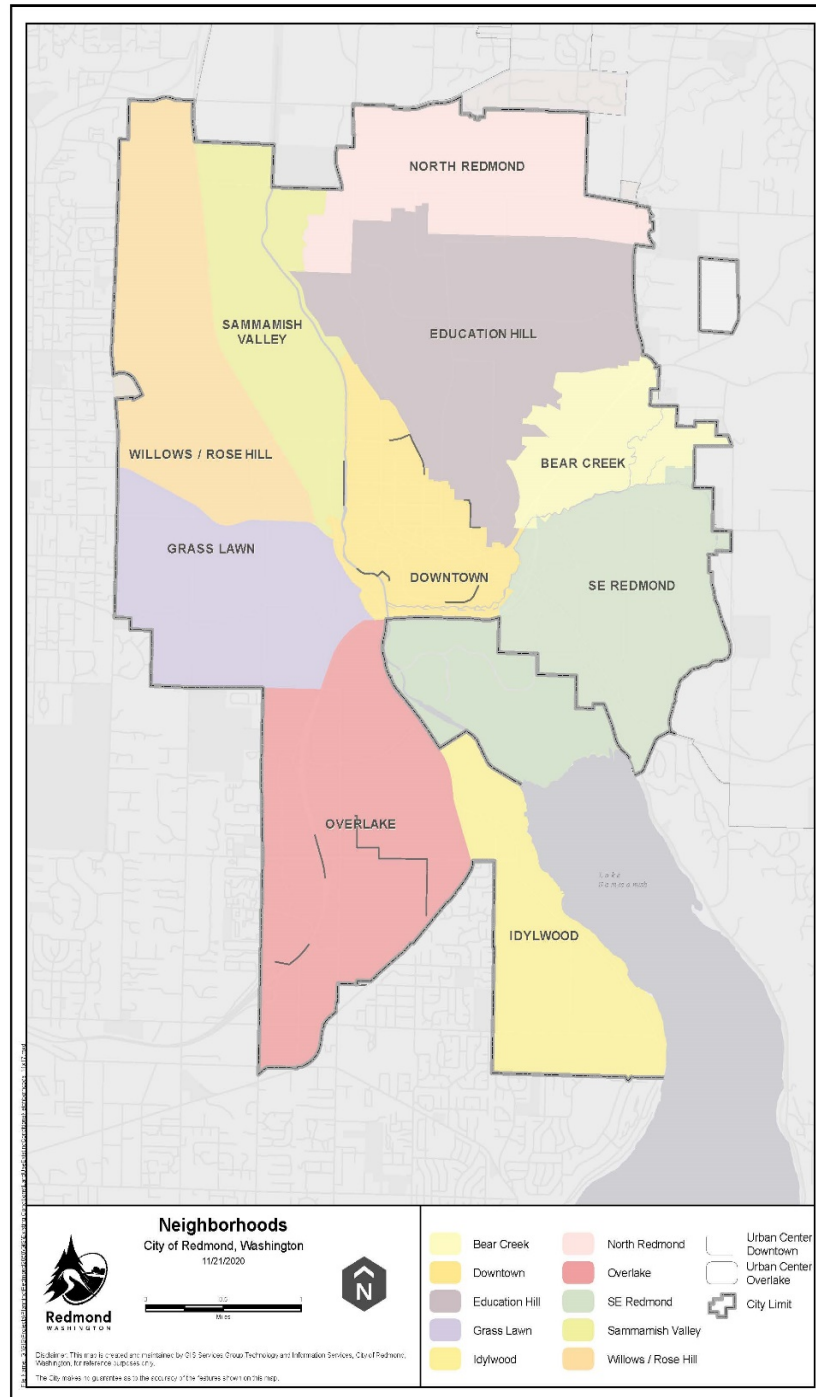


TABLE 3 - NEIGHBORHOOD ACREAGE

Neighborhood	Acres	Percent Area of All Neighborhoods
Idylwood	840	8%
Overlake	1,493	14%
Grass Lawn	944	9%
SE Redmond	1,624	16%
Bear Creek	486	5%
Downtown	659	6%
Education Hill	1,482	14%
Sammamish Valley	801	8%
Willows / Rose Hill	1,113	11%
North Redmond	1,011	10%

### Urban Centers

Redmond contains two urban centers: Downtown and Overlake. They are focal points for development, transit and employment and account for 20% of the city's land (Table 3).

Downtown Redmond is currently home to 6,000 residents and 10,000 jobs with 1.1 million square feet of commercial space and 1.6 million square feet of retail space. There are 4,336 multi-family dwellings up to 85' or 7 stories in height. There are 2-5 parking spaces per 1,000 square feet of commercial space available. Current land use is predominantly low to mid-rise commercial. Blocks are small, creating a strong foundation for a comfortable pedestrian environment. Housing is primarily renter occupied. (The IBI Group, 2020)

The Overlake neighborhood contains more than 48,000 jobs, making it the third largest job center in the region (City of Redmond, 2019). Overlake has a much more diverse population than the regional average. This regional center contains primarily multi-family housing developments with more than 20 homes per development. Around Overlake Village station and the Redmond Technology Station, the current land use is predominantly commercial. The small residential population has a higher level of education on average, and 59% are a racial or ethnic minority. Around Overlake Village, the median income for the residents is \$57,732, lower than the city's average while the Overlake Transit Center median income is closer to the citywide average at \$91,214 (The IBI Group, 2020).

The City of Redmond's growth strategy is to accommodate most growth in its two urban centers. An estimated 26% of dwelling units are in our urban centers, with a goal of approximately 1/3 of all the housing to be in Urban Centers by 2030. The City is on track to reach that goal with 70% of the dwelling units that were built between 2010 and 2019 taking place in the Urban Centers.

TABLE 4 GROWTH IN URBAN CENTERS VS. CITYWIDE

	2010 <sup>2</sup>	2019 Actuals	2010- 2019 Growth	2030 Comp Plan Projection
Urban Center Housing Units	3,140	7,532	4,392	11,900
Overall Citywide Housing Units	25,000	31,316	6,316	36,500

### Transfer of Development Rights Program

The City of Redmond has codified a Transfer of Development Rights (TDR) program ([RZC 21.48](#)). The purpose of the TDR program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), open spaces, and the ability to provide affordable housing, by transferring the right to develop on the land needing protection to land more suitable for urban development.

### Level of Service Analysis

Redmond is on-track to meet the 2035 growth targets that had been set at the last Comprehensive Plan update.

TABLE 5 REDMOND GROWTH VS. 2035 GROWTH TARGETS

	2035 Growth Target	2006-2018 Growth	% of Target Achieved
Housing	11,832 new housing units	4,946 new housing units	42% - ahead of target (41% of time period has elapsed)
Jobs	26,680 new jobs	11,967 new jobs	45% - ahead of target (41% of time period has elapsed)

### Trends Analysis

#### Office Developments

Microsoft is replacing 12 office buildings with 3 million square feet of office space at its corporate campus in Redmond's Overlake neighborhood. The net increase in office space for the Microsoft redevelopment is approximately 2,094,000 square feet. The project has a clustered village design that will encourage multimodal travel and include shops, restaurants, and sports facilities.

Additional technology-based jobs in a campus setting are expected along Willows Road with Facebook/Oculus developing a 678,000-square-foot campus that will feature green roofs to mimic the surrounding forest. At the Redmond Town Center, the former 111,000-square-foot department store will be transformed into office space for approximately 600 Amazon employees.

<sup>2</sup> From the Comprehensive Plan

## Overlake Mixed Use Communities

The Esterra Park 26-acre and Seritage 13-acre Master Planned Developments in Overlake are examples of how Redmond land use patterns are changing. These two sites will include housing, hotels, office, retail and public amenities that are well served by transit as light rail arrives to Redmond. The developments replace a hospital and 1- and 2-story developments with mid-rise, mixed use buildings.

	Housing	Retail	Hotel	Office	Parks
Seritage	500 multifamily units (476,865 square feet)	185,000 square feet	210-room hotel (121,565 square feet)	266,800 square feet	2.4 acres
Esterra Park	No less than 1,400 units	Not less than 25,000 square feet	Accommodate groups of at least 300 people		2.67 acres
		1,384,656 square feet of GFA			

## Downtown Housing Developments

As Redmond plans for light rail, land use intensification near station areas in Downtown is expected and encouraged through land use policy and regulations. A typical example is Porch & Park: a planned, 6-story mixed-use, multifamily building that will replace a one-story fast food restaurant and strip mall. The building will have a reduced parking ratio of .86 spaces per unit and will implement measures to reduce reliance on personal vehicles.

## Marymoor Village

Although Marymoor Village is not envisioned to become an urban center like Downtown and Overlake, it will begin to feature additional and more diverse uses and buildings than currently present. Marymoor Village is currently a diverse mosaic of manufacturing, education, distribution industrial, and religious uses. Much like a small urban village, the area already offers many options but is now beginning to add transit-oriented development that includes housing in advance of the arrival of light rail service.

LMC Marymoor is an example of a TOD planned near the Southeast Redmond light rail station. It will include 450 residential units, underground parking, and 37,000 square feet of commercial space. The development will include sustainable design elements like solar panels, bioretention facilities, and electric vehicle charging.

## Light Rail Stations

Light rail stations are mobility hubs around which to build transit-oriented developments, and more broadly, transit-oriented communities. Sites near light rail stations can be developed with housing affordable to a range of income levels, as well as new retail, restaurants, offices, and community spaces, contributing to vibrant neighborhoods with direct access to transit. The City collaborates with Sound Transit to develop TOD on properties that Sound Transit determines are surplus to its needs.

## Annexations

Redmond's regulates and plans for annexations. The Annexation and Regional Planning Element defines the areas that are eligible for annexation. These areas are also known as Potential Annexation Areas (PAA). The Annexation and Regional Planning Element harmonizes with the Land Use Element to guide annexation into the City. The City regulates how facilities and service provisions are integrated into annexed areas, including how to handle facility and service issues within the PAA, as called for in the King County CPPs.

The City of Redmond has annexed much of its PAA. One large "peninsula" of PAA exists north of Redmond city limits. Although there have been sporadic inquiries for many years, no formal annexation process for this area has begun.

## Policy Considerations

### Policies

All relevant Comprehensive Plan policies concerning land use are under review as part of this Comprehensive Plan update. How the City chooses to accommodate its growth targets is a key consideration in determining which policies should be considered for revision. Policies will also be reviewed for alignment with Redmond 2050 themes of equity and inclusion, sustainability, resiliency, and being technology forward.

At least 65% of growth is required to be allocated to Redmond's two urban centers (Overlake and Downtown). However, the City has discretion on how to allocate the remaining 35%. If the City pursues a more distributed allocation of growth, several major corridors and neighborhood retail hubs may need new land use and/or zoning designations in order to accommodate growth. This may require revisions to associated Land Use policies and would have impacts to equity and inclusion, sustainability, and resiliency themes within the comprehensive plan.

The list below includes some of the more far-reaching policies that could be amended as part of this plan update depending on the growth strategy that the City pursues. Note, these policies are from both the Land Use and other elements in the Comprehensive Plan.

Policy Consideration	Relationship to Themes
LU-36 Multifamily Urban Designation. This purpose of this policy is to provide guidance for designating certain lands for multifamily developments based on three conditions.	Equity & Inclusion
OV-66 Allow a mix of housing types and a range of choices, while maintaining the overall single-family character of established developments within Overlake. This maintenance of overall single-family character component of this policy may need to be revised in order to meet the mandated growth target allocations.	Equity & Inclusion Sustainability Resiliency

LU-27 Apply zones consistent with the Comprehensive Land Use Plan Map designations. This policy organizes zones into land use categories. The policy must be updated because the City has adopted additional types of zones since this policy was last updated.	
N-BC-21 Consider allowing neighborhood commercial zoning. This policy provides a list of criteria for considering neighborhood commercial zoning designations within the Bear Creek neighborhoods. This may be revised to meet corridor planning goals for allocated growth targets.	Sustainability Resiliency
Urban Centers & Transit Oriented Development: The City of Redmond is growing, as is the greater Seattle metropolitan area. To accommodate this growth, the PSRC assigns jurisdictions a regional growth allocation share. As planning for the Redmond Comprehensive Plan continues, growth is planned to largely be concentrated near High-Capacity Transit areas, Light Rail Stations, and in the Urban centers. There is often overlap between these three areas.	Equity & Inclusion Sustainability Resiliency

Land Use considerations involve policies across many other elements, especially Housing and Urban Centers. As such, continued analysis of policies will be viewed through several lenses. One such example comes from Housing Action Plan recommendations to promote more uniformity of development standards across neighborhoods to facilitate ease of multiplex development.

## Existing Conditions

# Housing

### Introduction

The Redmond Comprehensive Plan's Housing Element describes the existing conditions and community vision for the future of housing in Redmond. The Housing Element also describes the goals and requirements of the state Growth Management Act and the King County Countywide Planning Policies.

Over the years, Redmond has changed substantially from a suburban bedroom community to an urban employment center offering various housing, jobs, and community amenities.

While the community only makes up a small portion of King County's total population, Redmond is growing at a faster rate than King County and at a similar rate as Bellevue.

This growth has resulted in increased housing scarcity and increased housing costs.

### Fast Facts

- 31,316: Housing units (2019)
- \$2,256: Average Rent for 2-Bedroom Apartment (2019)
- \$823,300: Median Home Price (2019)
- 24%: Households that are Cost-Burdened.

### State & Regional Planning Context

#### State Regulations

The Washington State Growth Management Act requires an inventory and analysis of existing and projected housing needs as part of each jurisdiction's comprehensive plan housing element ([RCW 36.70A.070\(2\)](#)).

Local housing elements should ensure the vitality and character of established residential neighborhoods and include the following components:

1. An inventory and analysis of existing and projected housing needs;
2. Goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing;
3. Identification of sufficient land for a range of housing types to match community needs; and
4. Adequate provisions for the needs of all economic segments of the community. (WAC 365-196-410).



The housing element shows how a county or city will accommodate anticipated growth, provide a variety of housing types at a variety of densities, provide opportunities for affordable housing for all economic segments of the community.

## Puget Sound Regional Council

The Puget Sound Regional Council's [VISION 2050](#) regional plan identifies the primary housing objective: the region preserves, improves, and expands its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. The region continues to promote fair and equal access to housing for all people.

VISION 2050 directs jurisdictions to plan for housing and job growth in places designated for higher densities, a mix of land uses, and transportation choices. The region's continuing expansion of high-capacity transit provides one of the best opportunities to expand accessible housing options to households with a wider range of incomes. Promoting or requiring affordable housing in walking distance – about ¼ to ½ mile – from high-capacity transit stations and in regional growth centers can help to ensure all residents have opportunities to live in accessible and connected communities. Such housing will be particularly valuable to low-income households, who are the most dependent on transit and are at risk for displacement as housing costs rise.

The PSRC has collaborated with member jurisdictions to develop Local Housing Actions, which provide guidance and direction for Countywide Planning Policy Updates. Local Actions include:

- H-Action-4: Local Housing Needs: Conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals. Analysis should include access to jobs and transportation to determine total household costs.
- H-Action-5: Affordable Housing Incentives: Evaluate and adopt techniques such as inclusionary or incentive zoning to provide affordability.
- H-Action-6: Displacement: Develop and implement strategies to address displacement of at-risk populations.
- H-Action-7: Housing Choice: Update regulations and strategies to reduce barriers to the development and preservation of moderate density housing.
- H-Action-8: Housing Production: Review and revise development standards and regulations to reduce barriers to the development of housing.

A full list of policies and actions can be found at <https://www.psrc.org/sites/default/files/vision-2050-plan.pdf>

## Countywide Planning Policies

The King County Countywide Planning Policies provide a framework for all jurisdictions to plan for and promote a range of affordable, accessible, and healthy housing choices for current and future residents. Within King County, there is an unmet need for housing that is affordable for households earning less than 80 percent of area median income (AMI).



The policies below recognize the significant countywide need for affordable housing to focus on the strategies that can be taken both by individual jurisdictions and in collaboration with other partners to meet the countywide need. These policies envision cities and the county following a specific process;

1. Plan for countywide need;
2. Conduct a housing inventory, analysis, and evaluation;
3. Collaborate regionally;
4. Implement policies and strategies to equitably meet housing needs;
5. Measure results and hold the region accountable; and
6. Respond to measurement with reassessment and adjustment of strategies.

The overarching goal of the housing countywide planning policies is that the housing needs of all economic and demographic groups are met within all jurisdictions.

## Local Planning & Regulatory Context

The Housing Element of the Comprehensive Plan was last updated on March 18, 2014. However, several other updates to housing related regulations and programs were completed since the last Comprehensive Plan Periodic Update in 2011. One noteworthy example is the adoption of Multifamily Property Tax Exemption regulations in 2017.

### Redmond Regulations

While the City of Redmond has a wide range of policies, regulations, and programs related to housing, two are especially relevant to affordable housing: inclusionary zoning and alternative compliance.

The City's **inclusionary zoning regulations** ([RZC 21.20](#)) require that residential projects in most areas of Redmond with 10 or more units provide at least 10% of the units affordable at 80% of the Area Median Income (AMI). The regulations also provide the option that instead of 10% of the units at 80% AMI, 5% of the units can be at 50% AMI. In addition, for each affordable unit, one bonus unit is allowed (up to 15% above the maximum density for the zone) except Downtown, where the City raised height limits and eliminated density limits. Affordable units are kept affordable for the life of the project in the case of rental housing, or 50 years in the case of homeownership. The regulations have resulted in the creation of 531 affordable homes, with a further 69 in the development pipeline.

The City's inclusionary requirements allow a developer to meet the provisions of the regulations through **alternative compliance**, which can be implemented by either providing affordable units off site or by providing cash payments "in lieu" of providing affordable housing within the project itself ([RZC 21.20.050](#) and [RMC 3.38.170](#)). Fee-in-lieu payments will only be used for the provision of affordable housing units by the City or other housing provider and must demonstrate that any alternative achieves a result equal to or better than providing the housing units on site. The City has used fee-in-lieu payments primarily to assist in funding non-profit housing developments that provide greater levels of affordability.

The **Multifamily Property Tax Exemption** (MFTE) program in Redmond ([RMC 3.38](#)) provides a tax exemption to encourage the development of affordable units within new multifamily rental projects at greater levels of affordability within three designated “Residential Targeted Areas” in Redmond. The MFTE provides a tax exemption on eligible multifamily housing in exchange for affordable income- and rent-restricted units. By supporting mixed-income residential development in the urban centers, the MFTE program ensures affordability as the community grows.

- The exemption provides either an 8 or a 12-year property tax exemption on the assessed improvements for those projects.
- Land, and nonresidential improvements are nonexempt.
- Affordability levels for an 8-year exempted project are typically 60% of Area Median Income (AMI) for 10% of the units.
- Affordability levels for a 12-year exempted project are typically 60% to 85% AMI for 20% of the units.
- Affordable units must remain affordable for the life of the project, similar to Redmond’s inclusionary requirements.
- MFTE regulations have resulted in the creation of 41 affordable homes, with a further 17 homes in the development pipeline.

### Redmond Partnerships

A Regional Coalition for Housing ([ARCH](#)) is a partnership of the County and East King County cities who have joined together to assist with preserving and increasing the supply of housing for low- and moderate-income households in the region. The City of Redmond collaborates with ARCH to create ARCH work programs, budgets, and special projects.

ARCH assists member governments in developing housing policies, strategies, programs, and development regulations; coordinates the cities' financial support to groups creating affordable housing for low- and moderate-income households; and assists people looking for affordable rental and ownership housing.

ARCH's member governments have supported a wide range of housing created and operated by local organizations and private developers that serve individuals, families, seniors, the homeless, and persons with special needs.

### Current Conditions

In 2019, Redmond received a grant to develop a Housing Action Plan. The Plan includes an analysis of the existing housing stock, current and projected housing needs, and opportunities for housing. The Plan also conducted outreach with community members, special stakeholder groups, and housing specialists, to gain a better understanding of existing conditions for housing in Redmond.

The information provided in this section was first provided in the Redmond Housing Needs Assessment is available on the City of Redmond [website](#).

### Household Size and Count

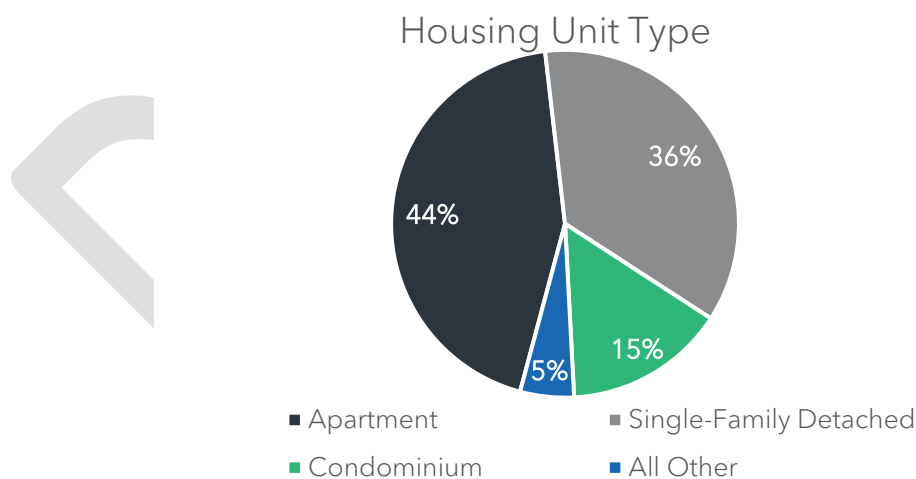
Two-person households represent the most common household size within Redmond. Redmond's 32 percent of two-person households is the lowest of all city comparisons within the eastside collection of jurisdictions (Table 1). Redmond has the highest share of households with over three persons (42 percent) in comparison to neighboring cities.

**TABLE 1 - HOUSEHOLD SIZE AND COUNT, REDMOND, NEIGHBORING CITIES, 2014-2018<sup>1</sup>**

Geography	1-Person Households	2-Person Households	3-Person Households	4-or-More Person Households
Redmond	26%	32%	16%	26%
Bellevue	26%	34%	15%	25%
Issaquah	29%	34%	16%	21%
Kirkland	28%	37%	16%	19%

### Redmond's Housing Units are Mainly Single-Family Detached and Multifamily

In 2019, the City of Redmond had 31,316 housing units. Most of the housing units were Apartments (13,721), Single-Family Detached (11,235), and Condominiums (4,550) (Figure 1).



**FIGURE 1 - REDMOND HOUSING TYPES, 2019<sup>2</sup>**

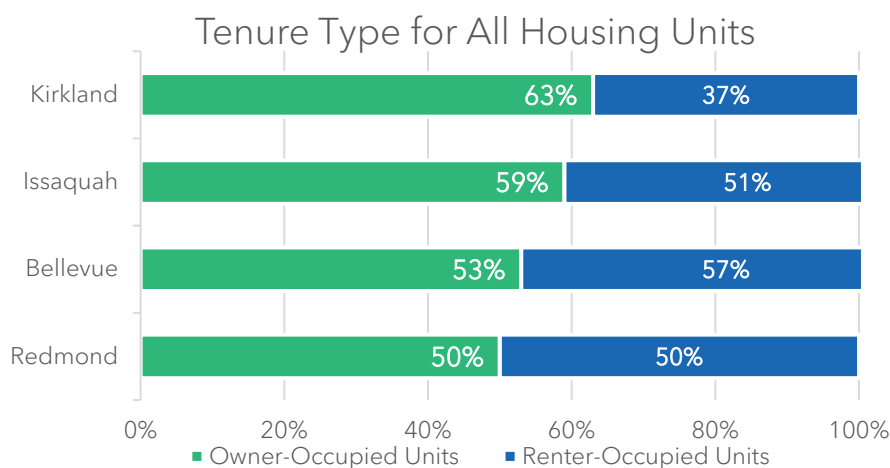
### Redmond Has the Highest Share of Rental Units in Comparison to Neighboring Cities

<sup>1</sup> Sources: U.S. Census Bureau, 2014-2018 ACS 5-Year Estimates. Redmond Housing Action Plan Needs Assessment. EcoNorthwest.

<sup>2</sup> Sources: King County Assessments, 2019

Redmond has the highest percent of renter-occupied units in comparison to Bellevue, Issaquah, and Kirkland (Figure 2). This is likely attributable to Redmond's continual decrease in home ownership rates, from 58 percent in 1990 to 50 percent between 2014 and 2018.<sup>3</sup> Most new housing built in Redmond has been multifamily housing and this housing tends to be rental units. In fact, 86 percent of people rent an apartment rather than own in Redmond and from 2010-2019, 64 percent of the new units built were multifamily rentals.<sup>4</sup>

Redmond's share of renter and owner-occupied units is split evenly, giving the city the lowest share of owner-occupied units in comparison to neighboring cities. Redmond's households with incomes below \$150,000 primarily rent rather than own. Ownership opportunities are generally in the less dense periphery of city limits. Rental opportunities are generally in the denser urban centers.



**FIGURE 2 - TENURE, OCCUPIED UNITS, REDMOND, BELLEVUE, ISSAQUAH, AND KIRKLAND, 2014-2018<sup>5</sup>**

### Cost Burdened

The U.S. Department of Housing and Urban Development (HUD) guidelines indicate that a household is cost burdened when they pay more than 30 percent of their gross household income for housing and severely cost burdened when they pay more than 50 percent of their gross household income for housing. About 24 percent of Redmond's households are cost burdened overall (Table 2).<sup>6</sup>

<sup>3</sup> Sources: U.S. Census Bureau, 2014-2018 ACS 5-Year Estimates; ARCH, 2011.

<sup>4</sup> Sources: U.S. Census Bureau, 2014-2018 ACS 5-Year Estimates; OFM, 2019; and Decennial Census, 2010.

<sup>5</sup> Source: U.S. Census Bureau, 2014-2018 ACS 5-year Estimates.

<sup>6</sup> Source: CHAS, 5 year 2012-2016

TABLE 2 - COST-BURDENED HOUSEHOLDS BY TENURE, 2014-2018

<b>Tenure</b>	<b>Cost Burdened</b>	<b>Severely Cost Burdened</b>	<b>Total Cost Burdened</b>
<b>Renter</b>	7.3%	6.5%	13.8%
<b>Homeowner</b>	6.4%	3.4%	9.8%

Redmond's renters are more likely to be cost burdened or severely cost burdened than homeowners. Renters are more likely to be cost burdened than homeowners because renters tend to have lower incomes.

Cost burdening for owner-occupied households is not terribly common because mortgage lenders typically ensure that a household can pay its debt obligations before signing off on a loan. However, cost burdening can occur when a household secures a mortgage and then sees its income decline.

### Jobs to Housing Ratio

The jobs-to-housing ratio is another metric for describing the availability of housing for local workers. King County uses the jobs-to-housing assessment to improve the jobs/housing balance within the county, and as a factor in determining the allocation of residential and employment growth for different jurisdictions.

Redmond has a higher jobs-to-housing ratio compared to neighboring cities (Table 3).

TABLE 3 - REDMOND JOBS TO HOUSING RATIO, 2018<sup>7</sup>

<b>Geography</b>	<b>Jobs-to-Housing Ratio</b>
<b>Redmond</b>	3.4
<b>Bellevue</b>	2.5
<b>Issaquah</b>	1.6
<b>Kirkland</b>	1.9
<b>King County</b>	1.5

### Housing Supply

Using population forecasts from the Washington State Office of Financial Management (OFM), the Puget Sound Regional Planning Council (PSRC), and selected Census information we can estimate both the current underproduction and future housing need for Redmond.

Combining the existing underproduction units and future housing need, Redmond has a need for about 8,897 units (Table 4). This number should be considered the minimum number of additional housing units needed to support the expected population growth in 2050.

<sup>7</sup> Sources: Puget Sound Regional Council, Washington State Office of Financial Management (OFM).

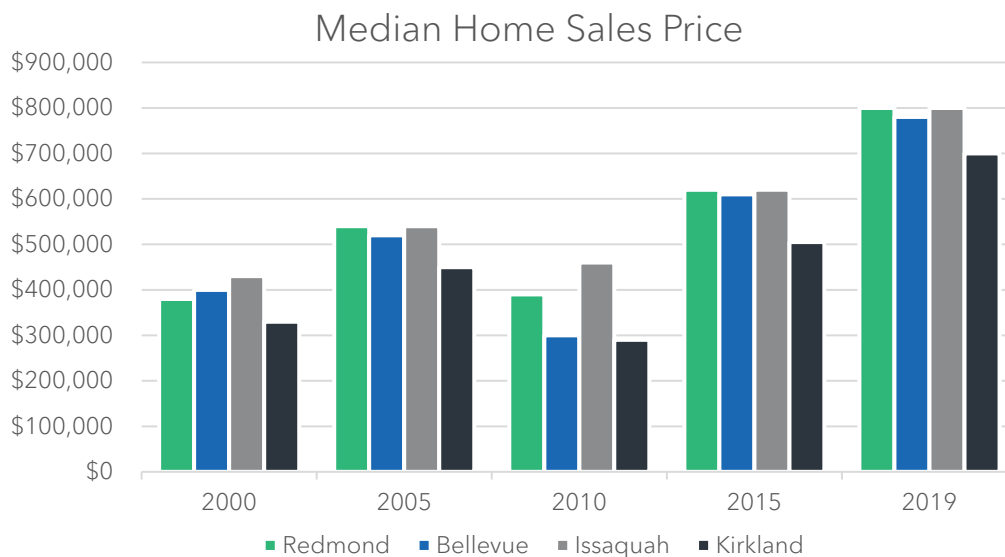
TABLE 4 - HOUSING NEED AND GAP ANALYSIS FOR REDMOND BY 2040<sup>8</sup>

City	Current Estimated Underproduction, Units	Future Housing Need, Units	Total Housing Need, Units
Redmond	309	8,589	8,897

## Trends Analysis

### Housing Cost Trends: Median Sales Price Doubled

Redmond median home sale price has more than doubled since 2000, rising from \$378,595 in 2000 to \$823,300 in 2019.<sup>9</sup> This increase in Redmond's median home sale price represents a four percent compound annual growth rate which is similar to Kirkland's and a little higher than Bellevue and Issaquah's rates. However, the cities of Bellevue and Issaquah have had relatively similar median home sales prices as Redmond between 2015 and 2019, while Kirkland's median home sales price is currently closer to \$700,000 (Figure 3).



<sup>8</sup> Source: ECONorthwest calculation, Washington Office of Financial Management, 2019 and PSRC, 2019.

Notes: Current estimated underproduction provides the number of the existing shortage of housing units from the past 10 years based on household formation. Future housing need shows the estimated housing demand up to 2040. The "total units" number is the sum of the current estimated underproduction and future housing needs.

<sup>9</sup> Source: King County Assessor's Office, 2020.

### FIGURE 3 - HOUSING COST TREND OF MEDIAN SALES PRICE, REDMOND, BELLEVUE, ISSAQUAH, AND KIRKLAND, 2000-2019<sup>10</sup>

#### Average Rent has Remained Above 100 Percent AMI Over Last Few Decades

In addition to home sale prices, rental rate changes across time should be recognized. Over the last 20 years, Redmond's average apartment pricing has been higher than the King County average, but lower than that of Seattle and Bellevue. Redmond's average rent in 2019 was \$2,256, a number that is not far off from its rent prices of the last few decades but is much higher than the \$570 to \$1,519 affordable range for household earning 30-80 percent of AMI—a group comprising 28 percent of Redmond's population.

#### Policy Considerations

Several themes have been identified for Redmond 2050, and will be woven into each element throughout the process:

- Resiliency/Recovery,
- Equity & Inclusion,
- Technology Forward ("Smart City"), and
- Sustainability.

These themes should be considered in identifying policy updates. The need to achieve equitable outcomes should be an important consideration in the development of housing policy and advance distributional, process, and cross-generational equity.

**Distributional equity**—Fair and just distribution of benefits and burdens to all affected parties and communities across the community and organizational landscape. This should include providing for a mix of incomes and housing choices throughout the community. Currently renters are concentrated in Urban Centers with limited ownership opportunities outside of Redmond's neighborhood. Members of the community should have housing choices throughout the community and a balance of tenure, income, and housing types should be available throughout Redmond.

**Process equity**—Inclusive, open and fair access by all stakeholders to decision processes that impact community and operational outcomes. Process equity relies on all affected parties having access to and meaningful experience with civic and employee engagement, public participation, and jurisdictional listening. Process equity should be a goal for all regulatory and policy updates.

**Cross-generational equity**—Effects of current actions on the fair and just distribution of benefits and burdens to future generations of communities and employees. Opportunities for entry-level homeownership and missing middle housing should be a priority to provide opportunities for wealth building and cross generational transfer of wealth to community members for whom that has been historically out of reach.

<sup>10</sup> Source: King County Assessor's Office, 2020. \*Note: All values are in 2019 inflation-adjusted dollars.

## Existing Conditions

# Transportation

### Introduction

The Comprehensive Plan Transportation Element describes the future vision for mobility to and through Redmond and the City's policies to achieve that vision. The Transportation Element is supplemented by the Transportation Master Plan, a functional plan that describes how the City will achieve the transportation vision in additional detail.

Redmond's 2030 transportation vision is: *"Redmond's 2030 transportation system supports Redmond's vision for vibrant urban centers in Downtown and Overlake, connected neighborhoods and a sustainable community. Movement of people, goods, and freight both locally and regionally is provided by street, light rail, transit, pedestrian, and bicycle systems that are complete and fully integrated."*

As Redmond continues to grow, mobility in and around Redmond will depend increasingly on travel modes other than single-occupancy vehicles. Redmond's transportation plans and policies support the land use vision and intersect with economic vitality and other areas of the Comprehensive Plan. Those connections will be highlighted and referenced throughout this report.

### State & Regional Planning Context

#### Growth Management Act Requirements

Transportation is one of several required elements of comprehensive planning under the Growth Management Act. RCW 36.70A.070(6) requires that the transportation element include:

1. Land use assumptions used when estimating travel;
2. Estimated traffic impacts to state-owned facilities;
3. An inventory of facilities and service needs;
4. Level of service standards for transportation facilities;

### Fast Facts

- Redmond operates and maintains 197 miles of streets, 107 traffic signals, 1,857 streetlights, 229 miles of sidewalks and 72 miles of bicycle lanes.
- Redmond will have four light rail stations by 2024, with an expected 43,000 – 52,000 daily riders on East Link by 2026.
- Transit ridership in Redmond has tripled since 2004.
- The Southeast Redmond parking garage will have more parking stalls (1,400) than the rest of Redmond's park-and-rides combined.
- Three new pedestrian-bicycle bridges over roads and water will open between 2020 and 2024.
- Redmond's pavement condition is worsening as infrastructure ages.
- Downtown Redmond has 1,156 on-street parking stalls and over 12,000 off-street stalls.



5. Traffic forecasting based on the land use plan;
6. A financial plan based on needs identified in the comprehensive plan and potential funding sources;
7. Intergovernmental coordination efforts;
8. Demand-management strategies; and,
9. A pedestrian and bicycle component.

Redmond fulfills several of the required elements in the Transportation Master Plan, which is adopted by reference as part of the Redmond Comprehensive Plan.

### Regional Coordination

Redmond's transportation plans must also be consistent with policies in the Puget Sound Regional Council's VISION 2050 and PSRC's Regional Transportation Plan. From VISION 2050: *"The region has a sustainable, equitable, affordable, safe, and efficient multimodal transportation system, with specific emphasis on an integrated regional transit network that supports the Regional Growth Strategy and promotes vitality of the economy, environment, and health."* As the federally designated Metropolitan Planning Organization (MPO) and Regional Transportation Planning Organization (RTPO), PSRC administers federal transportation funds throughout in King, Snohomish, Pierce, and Kitsap counties.

Like other parts of the Redmond Comprehensive Plan, the Transportation Element and Transportation Master Plan must also be consistent with the King County Countywide Planning Policies for transportation, which in turn are consistent with VISION 2050 and the Regional Transportation Plan.

This regional coordination also includes ongoing collaboration with the Washington State Department of Transportation (WSDOT) regarding state highways, which in Redmond are SR 202 (Redmond Way) and SR 520. Redmond also has interests in I-405 and I-90 planning since those highways are major travel corridors in the region and how they operate affects Redmond.

King County Metro Transit and Sound Transit provide service to Redmond on streets owned and maintained by the City, requiring ongoing collaboration to best serve people traveling to and through Redmond. Over the last decade, transit ridership has experienced robust growth, with the central Puget Sound region being one of only four regions across the country with consistent growth in transit boardings. The City will continue to work closely with Sound Transit to bring light rail service to Overlake and Downtown, and with King County Metro to improve bus service into and within the community.

Finally, Redmond coordinates closely with neighboring jurisdictions to ensure that the transportation system functions across city boundaries. For example, Redmond and Kirkland share a long border along 132<sup>nd</sup> Avenue NE, a street that Kirkland owns and operates but is also the sole access for Redmond residents on the east side of the street. Redmond and Bellevue share ownership of 148<sup>th</sup> Avenue NE and Bel-Red Road in Overlake.

### Transportation Funding

Redmond funds its transportation system with a mix of federal, state, local, and private funds subject to various requirements and restrictions. This makes the overall financial plan complex and subject to uncertainty as regulatory and economic conditions evolve. In 2019-2020, Redmond's budget

allocated about \$44 million to transportation capital projects and about \$21 million to transportation operations. While the mix of funding is not paramount when establishing the transportation vision, it is important to keep in mind when drafting policies and implementing programs and projects that achieve the vision.

## **Local Planning & Regulatory Context**

The transportation context in Redmond has evolved over the past few decades as the city has grown from a semi-rural bedroom community to an employment center with emerging urban transportation characteristics. Today, Redmond's transportation system ranges from a well-developed system of streets and pathways in Downtown to more suburban development patterns in single-family neighborhoods.

### **Transportation Strategic Direction**

Redmond's Transportation Master Plan, last updated in 2013, is organized around five strategies for achieving the vision quoted earlier in this report. These strategies and how they support the vision are shown in Figure 2.

FIGURE 1 TRANSPORTATION MASTER PLAN STRATEGIES



Redmond Transportation Master Plan, 2013

### Redmond Regulations

The strategies above are implemented through regulations in the Redmond Zoning Code. These regulations generally fall into three categories:

1. Requirements for what physical improvements must be built as part of development;
2. Requirements for how such improvements must be built; and,
3. Requirements concerning non-capital improvements, such as for programs encouraging use of non-single-occupant vehicle modes of travel.

Regulations for *what* physical improvements must be built can be found in the Redmond Zoning Code, its appendices, and the Transportation Master Plan. These improvements may include streets (including pedestrian and bicycle facilities and on-street parking), multi-use paths, and off-street parking. Requirements for *how* such improvements are constructed are found in those same documents, as well as the Redmond Standard Specifications and Details book published each year. These documents all contain design standards for the streets, pathways, and other infrastructure that

constitute Redmond's transportation system. Regulations for non-capital improvements are also found in the Redmond Zoning Code.

### Redmond Partnerships

As noted in the State and Regional Planning section of this report, Redmond is a partner with WSDOT, King County Metro Transit, and Sound Transit in operating facilities and services that make it possible to travel in and around Redmond. The City also partners with neighboring jurisdictions to coordinate street, pathway, and transit plans that have effects beyond any one city's boundaries.

## Current Conditions

### Inventory of Existing Conditions

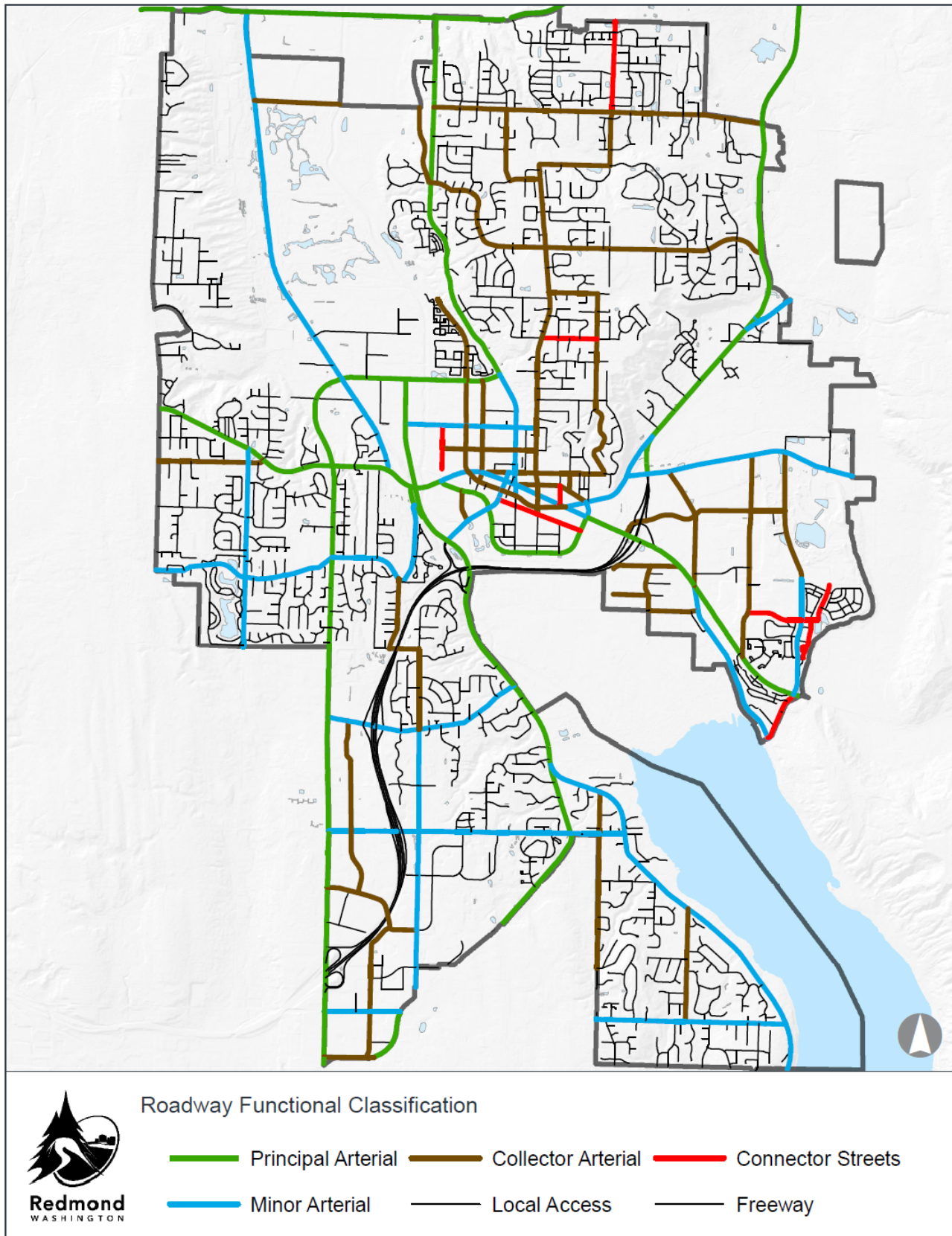
#### Street System

Redmond's street system comprises 197 centerline miles of streets ranging from the SR 520 freeway that supports regional mobility to local streets that provide property access. Table 1 summarizes Redmond's street system. Figure 3 shows a map of Redmond's street system.

TABLE 1 - REDMOND STREET SYSTEM

Functional Class	Centerline Miles
Principal Arterial	17.7
Minor Arterial	20.5
Collector Arterial	23.7
Connector	2.8
Local Access	123.9
Freeway	8.0

FIGURE 2 REDMOND STREET SYSTEM MAP



## Transit System

King County Metro Transit and Sound Transit operate public transit service in Redmond. Table 2 summarizes current transit service in Redmond. Figure 4 shows a map of transit service in Redmond.

**TABLE 2 - TRANSIT SERVICE IN REDMOND**

Route <sup>1</sup>	Service Area	Type <sup>2</sup>	COVID-19 Status <sup>3</sup>
<b>B</b>	Redmond TC-Bellevue TC	RapidRide	Full
<b>224</b>	Duvall-Novelt Hill-Redmond TC	DART all-day	Full
<b>930</b>	Totem Lake-Redmond TC	DART all-day	Full
<b>221</b>	Ed Hill-Bellevue College	All-day	Reduced
<b>245</b>	Kirkland TC-Overlake-Eastgate	Frequent all-day	Reduced
<b>269</b>	Issaquah-SE Redmond-Overlake	All-day	Reduced
<b>225</b>	Kenmore-Overlake/RTS	All-day	Reduced
<b>226</b>	Bellevue TC-Overlake-Eastgate	All-day	Reduced
<b>250</b>	Avondale-Kirkland-Bellevue TC	Frequent all-day	Reduced
<b>ST 542</b>	Redmond TC-Green Lake	All-day	Reduced
<b>ST 545</b>	SE Redmond-Downtown Seattle	Frequent all-day	Reduced
<b>232</b>	Duvall-Redmond TC-Bellevue TC	Peak-hour	Suspended
<b>249</b>	Idylwood-Overlake-Bellevue	All-day	Suspended
<b>268</b>	SE Redmond-Downtown Seattle	Peak-hour	Suspended
<b>931</b>	UW Bothell-Woodinville-Redmond	All-day	Suspended
<b>ST 541</b>	Overlake-U District	Peak-hour	Suspended
<b>ST 544</b>	Overlake-S Lk Union	Peak-hour	Suspended

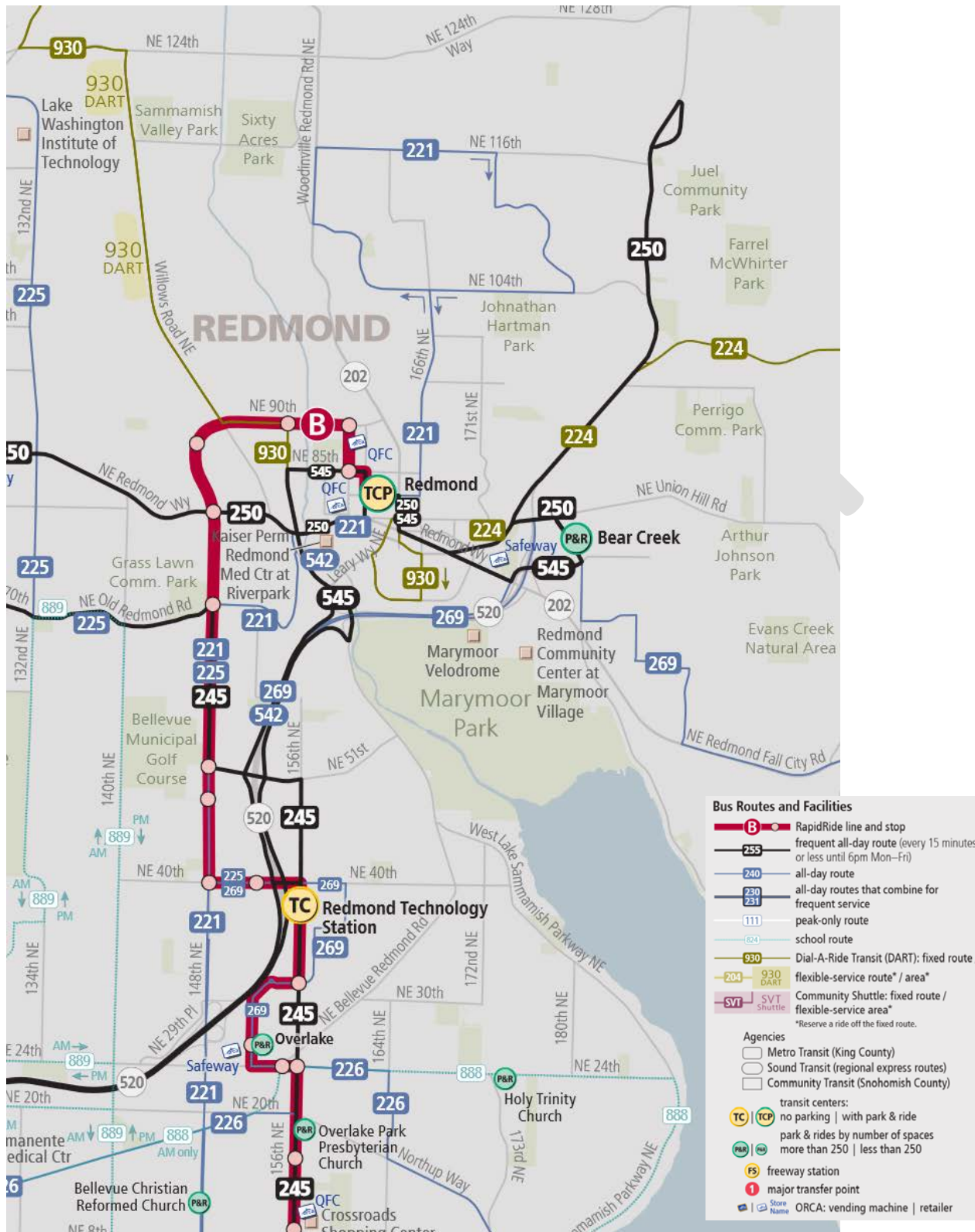
<sup>1</sup>"ST" means "Sound Transit"

<sup>2</sup>"Frequent" means 15-minute service frequency

<sup>3</sup>Sound Transit and King County Metro have temporarily reduced or suspended service on some routes due to the COVID-19 pandemic. "Full" means that the transit agency is operating all or almost all service in place prior to the COVID-19 pandemic. Although service reductions are expected to be temporary, the reduced service levels accurately represent existing conditions and so are reported here.



FIGURE 3 REDMOND AREA TRANSIT



Route 249 serving Idylwood and route 931 serving NE 124<sup>th</sup> St. and Red-Wood Road are currently suspended due to COVID-19 and are not shown on the map.

Metro and Sound Transit also operate park-and-ride lots in Redmond, summarized in Table 3 below.

**TABLE 3 – REDMOND PARK-AND-RIDES**

<b>Park-and-Ride</b>	<b>Location</b>	<b>Owner</b>	<b>Parking Stalls</b>
Bear Creek P&R	7760 178 <sup>th</sup> Pl. NE	King County Metro	283
Overlake Village P&R	2650 152 <sup>nd</sup> Ave. NE	King County Metro	203
Redmond P&R	16201 NE 83 <sup>rd</sup> St.	King County Metro	377
Redmond Technology Station	15590 NE 36 <sup>th</sup> St.	Sound Transit	*
Southeast Redmond Station	176 <sup>th</sup> Ave. NE & NE 70 <sup>th</sup> St.	Sound Transit	*

\* Redmond Technology Station (320 stalls) and Southeast Redmond Station (1,400 stalls) will open with light rail service in 2023-24

### Pedestrian System

Redmond's pedestrian system comprises 278 miles of pedestrian facilities, including sidewalks, paved trails, and soft-surface trails. Table 4 summarizes Redmond's pedestrian system by facility type. Figure 5 shows a map of Redmond's pedestrian system.

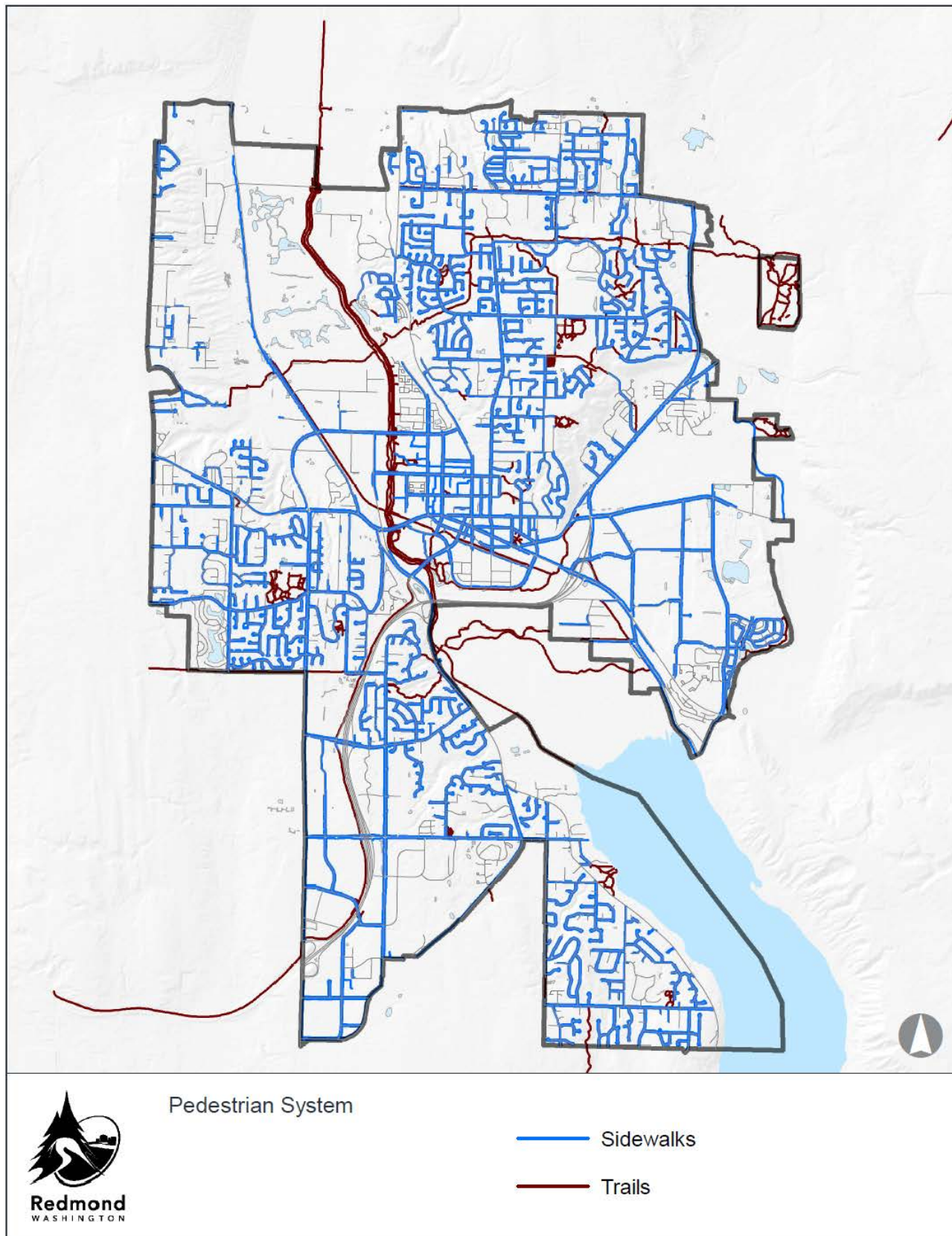
**TABLE 4 – REDMOND PEDESTRIAN SYSTEM**

<b>Facility Type</b>	<b>Miles</b>
Sidewalk	228.9
Trail – Paved (City)	15.7
Trail – Paved (County)	3.1
Trail – Paved (State)	3.0
Trail – Soft (City)	21.6
Trail – Soft (County)	3.6
Trail – Paved or Soft (Private)	1.9

\* SOFT TRAILS DO NOT COMPLY WITH TRANSPORTATION ADA REQUIREMENTS AND AS SUCH, ARE NOT TECHNICALLY A PART OF THE TRANSPORTATION SYSTEM.



FIGURE 4 REDMOND PEDESTRIAN SYSTEM MAP



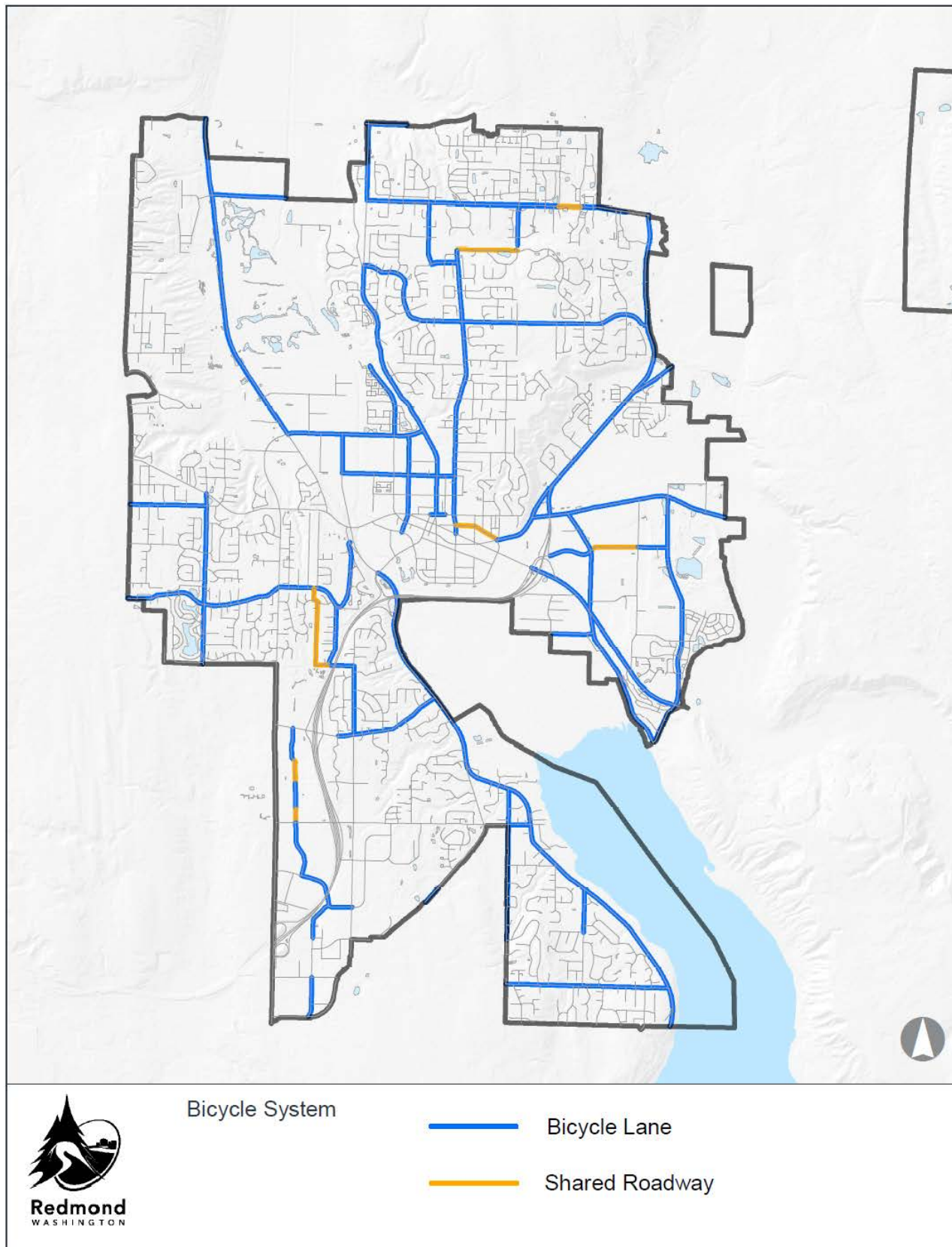
## Bicycle System

Redmond's bicycle system comprises 98 miles of bicycle facilities, including bicycle lanes, shared lanes, and multiuse paths/trails that are also counted as part of the pedestrian system. Table 5 summarizes Redmond's bicycle system by facility type. Figure 6 shows a map of Redmond's bicycle system.

TABLE 5 - REDMOND BICYCLE SYSTEM

Facility Type	Miles
Bicycle Lane	71.5
Shared Lane (Sharrow)	4.5
Trail - Paved (City)	15.7
Trail - Paved (County)	3.1
Trail - Paved (State)	3.0

FIGURE 5 REDMOND BICYCLE SYSTEM MAP



## Freight Access and Distribution

Redmond maintains a 36-mile two-tier freight route system that includes “primary truck streets,” “truck access streets,” and the SR 520 freeway. Primary truck streets accommodate through truck traffic in Redmond. They are arterials that directly connect with regional roadways like SR 520 or that currently have high volumes of trucks and are predicted to have high volumes of trucks in the future. Truck access streets connect the major industrial and commercial area in the Southeast Redmond neighborhood with primary truck streets. Truck access streets support access and movement of trucks between manufacturing companies and primary truck streets, which are important to the economic vitality of manufacturing companies. Designating truck access streets is not meant to increase truck volumes on those streets, nor intended to increase the speed of trucks on truck access routes.

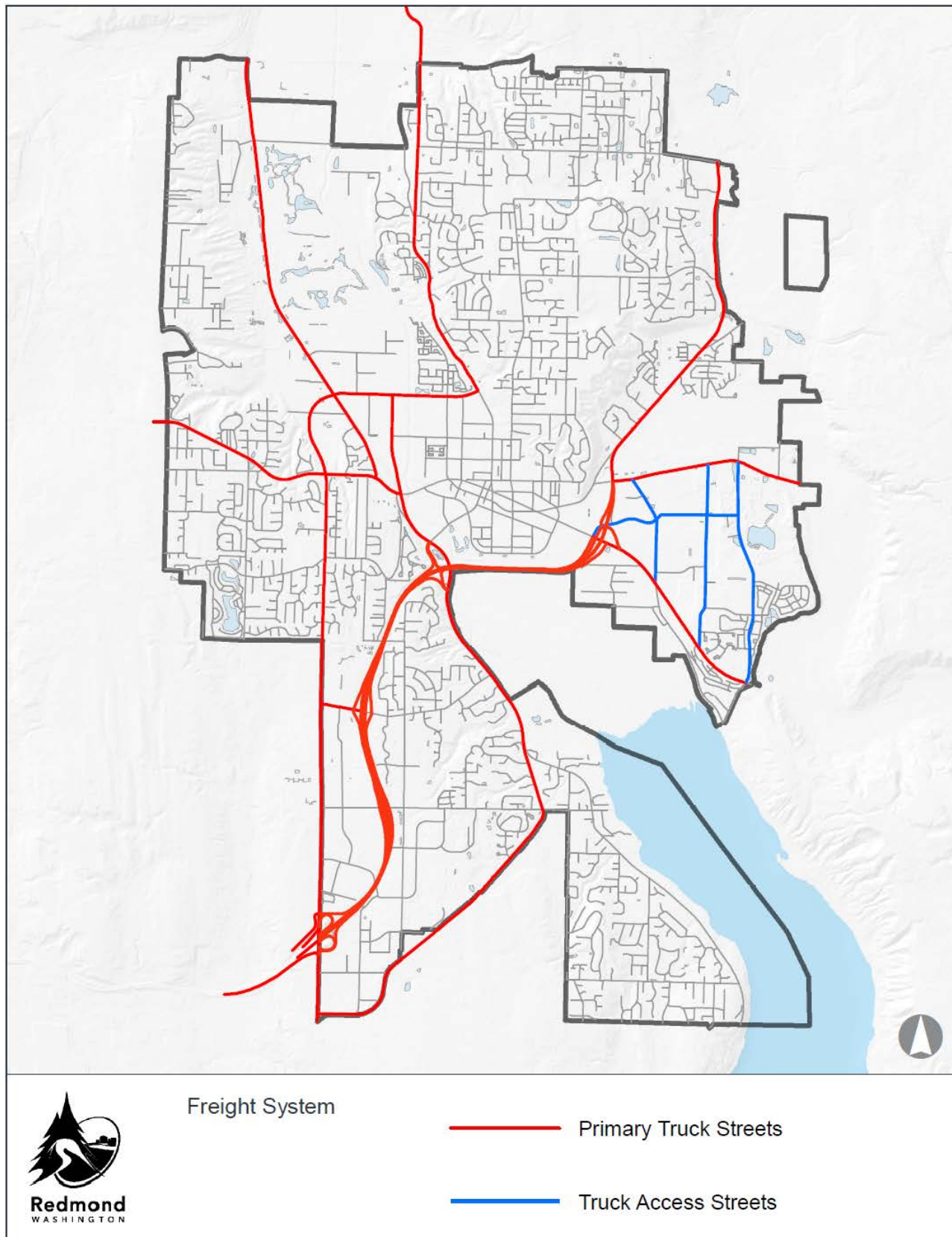
Table 6 summarizes Redmond’s freight route system by facility type. Figure 7 shows a map of Redmond’s freight route system.

**TABLE 6 - REDMOND FREIGHT SYSTEM**

<b>Facility Type</b>	<b>Centerline Miles</b>
Primary Truck Street	20.8
Truck Access Street	4.1
SR 520 (including ramps)	10.9



FIGURE 6 REDMOND FREIGHT SYSTEM MAP



## Parking

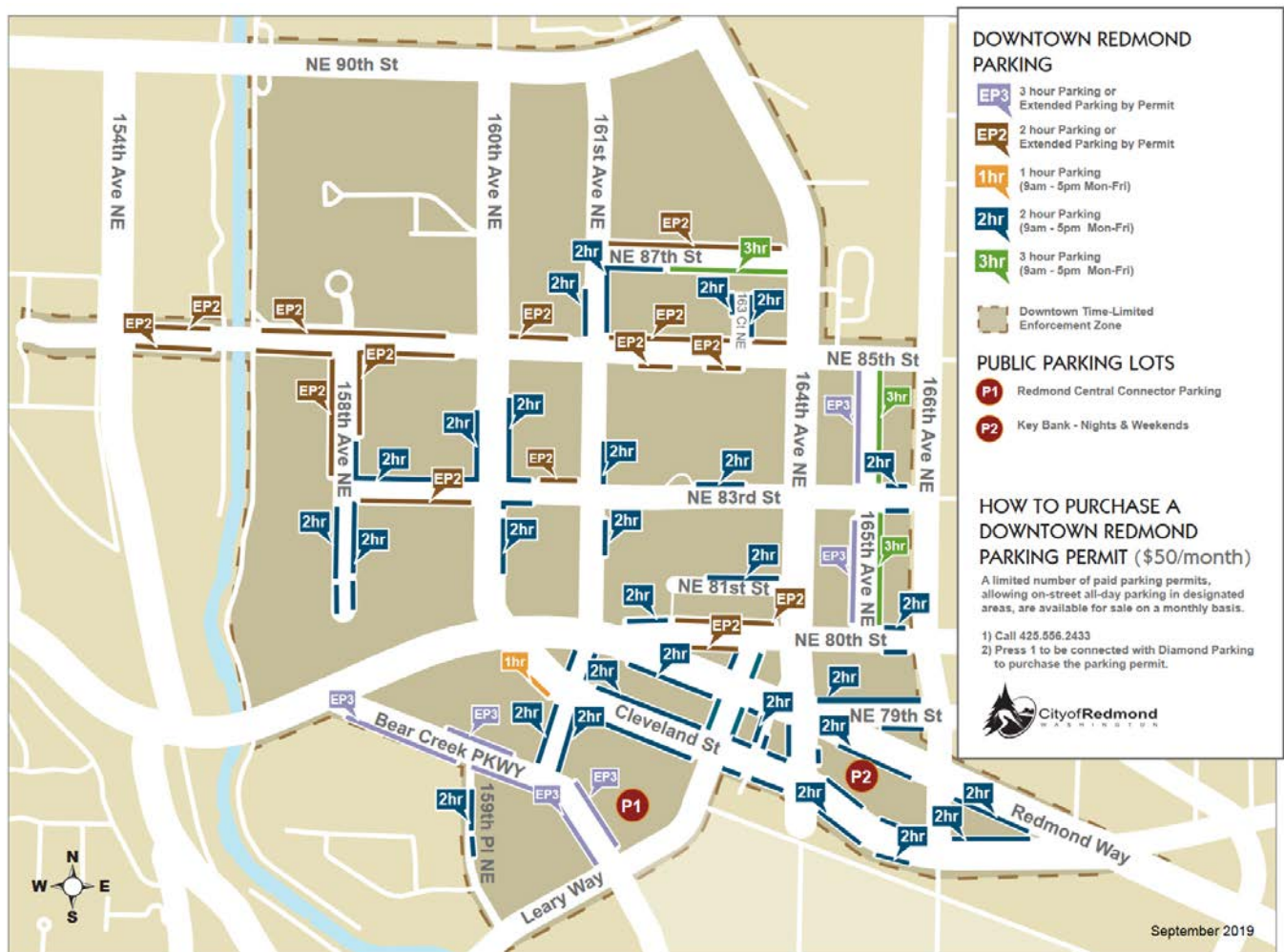
Outside of Downtown Redmond, Redmond's public parking supply consists almost entirely of on-street parking. This parking is distributed throughout the city, with the majority being on-street parking on local streets in residential neighborhoods. In most parts of Redmond, on-street parking supply far exceeds demand. Redmond does not track the total amount of on-street parking citywide. Downtown Redmond is an exception, where the City has begun to manage the on-street parking through time limits and all-day permits to bring supply and demand into better balance in high-demand areas.

Information about the parking supply in Downtown is summarized in Table 7. In Table 7, "commercial" means a lot or garage with a mixture of different shared of single use types; "city" means parking for City-related uses and services; "civic" means parking for civic, county, or municipal-related uses like schools, fire stations, community centers, and the library; "public" means park-and-ride and publicly-managed free or pay lots; "private" means not for public use and access may be restricted. Figure 8 shows a map of where the City manages the on-street parking supply.

**TABLE 7 - DOWNTOWN REDMOND PARKING**

Type	Stall Count
On-Street	1,156
Off-Street - Commercial	9,882
Off-Street - City	613
Off-Street - Civic	433
Off-Street - Public	613
Off-Street - Private	524

FIGURE 7 DOWNTOWN ON-STREET PARKING MANAGEMENT MAP



## Inventory of Programs

### Transportation Demand Management

The City sponsors a robust transportation demand management (TDM) program to expand mobility and access, improve travel choices, and support continued growth and development. TDM includes strategies that change travel behavior – how, when, and where people travel – in order to increase transportation system efficiency and achieve specific objectives, such as improved mobility, road and parking cost savings, increased safety, energy conservation, and pollution emission reductions (Victoria Transport Policy Institute).

Redmond's programs include:

- GoRedmond. The GoRedmond program provides incentives and other resources for commuters, employers, and schools, helping them make travel choices that benefit them and the community. Redmond's large employers have robust programs of their own, substantially reducing single-occupant vehicle travel in favor of other modes.

- Transportation Management Programs. Since the mid-1980s, all new major commercial developments in Redmond have been required to implement programs that reduce single-occupancy vehicle travel. Some multifamily developments also require transportation management programs when developers seek reduced off-street parking. Elements of these programs include on-site information and resources for alternative travel choices, designated carpool and vanpool parking spaces, and ongoing monitoring and measurement of program success.

## Regional Transportation

Redmond participates in a variety of statewide and regional forums to advance its transportation interests in the region. Redmond's regional interests include:

- SR 520, I-405 corridors, and I-90 corridors. Redmond supports completion of multimodal improvements throughout these corridors to support regional mobility.
- Eastside arterials. Redmond shares key arterials with neighboring jurisdictions that often function as alternatives to freeway use, subjecting arterials to significant regional pass-through traffic. Redmond's interest is in connecting regional destinations while ensuring that arterial corridors are compatible in scale with the City's land use and community character goals.
- Regional trails. Redmond is connected to an exceptional regional trails network and works with partners to connect and improve these trails to improve mobility for those walking, rolling, and biking.
- Public transit. As noted elsewhere, Redmond partners with Metro and Sound Transit to deliver public transit service in Redmond. The City advocates with both agencies on both policy and service decisions. Both Metro and Sound Transit have governing or advisory bodies that include local elected officials. Redmond currently has a councilmember appointed to the Regional Transit Committee, which advises the King County Council on transit-related policy.
- Transportation funding. The City advocates for transportation funding to support capital projects – such as freeway tolling that supports capital improvements in freeway corridors – as well as system maintenance.
- Environmental sustainability. Redmond's pursuit of environmental sustainability goals is enhanced by working regionally. Specific issue areas include alternative fuels that reduce pollution from ozone, particulates, and greenhouse gases; and water quality improvements.
- Parking. Parking in Redmond is a regional issue in that regional entities like transit agencies control some of the off-street parking supply in Redmond. Transit agencies are beginning to manage parking through pricing, a strategy supported in regional planning documents.
- Technology. Transportation technology is rapidly evolving, as are the potential applications of technology to improving mobility. For example, Redmond together with other jurisdictions is implementing technology like Intelligent Transportation Systems and adaptive signals to use the existing system efficiently. As more devices become more connected, Redmond and others will have the ability to gather and analyze large amounts of data to make both operational and policy decisions. This ability has privacy and ethical implications that must be considered.



## Maintenance and Operations

The Traffic Operations, Safety, and Engineering Division, together with the Street Maintenance Division, are responsible for the day-to-day maintenance and operations of Redmond's transportation system. Key responsibilities include:

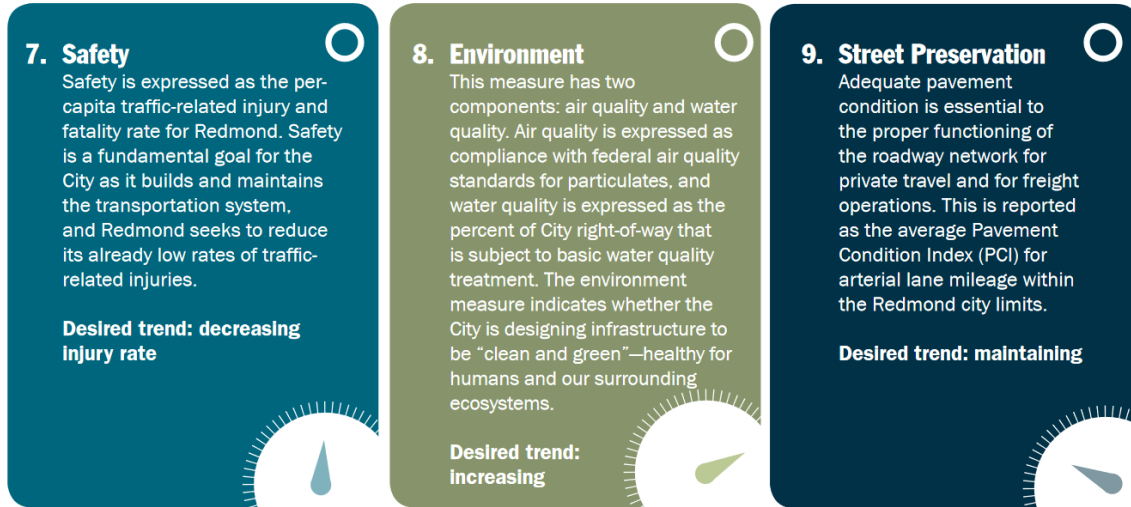
- Pavement maintenance. Redmond owns and maintains 191 centerline miles of pavement, including 62 miles of arterials and 127 miles of local and connector streets. The performance target for pavement management is an average pavement condition index score above 70, out of a possible 100. The current average score is 65, down from 79 in 2013. Declining condition scores are due to the aging of Redmond's street network, utility- and construction-related trenching operations, and increased vehicular traffic – especially heavy trucks and buses.
- Bridge inspection and repair. Redmond owns 19 bridges and regularly inspects and repairs them to maintain structural integrity and safety. The NE 95<sup>th</sup> Street Bridge over Bear Creek has structural deficiencies that make it susceptible to earthquake damage.
- Sidewalks, curbs, and gutters. Redmond owns 229 miles of sidewalks. Some sidewalks are in poor condition, often due to heaving caused by tree roots. The City does not have comprehensive sidewalk condition data. Along with replacing sidewalks in poor condition, Redmond upgrades sidewalk curb ramps to be compliant with the Americans with Disabilities Act (ADA). Redmond owns about 5,000 ramps. While ramps were generally ADA compliant when constructed, approximately 80 percent are not compliant with current ADA standards, including locations where there should be a ramp but there is not a ramp.
- Traffic signal and communication devices. Redmond owns 107 traffic signals. The signal and communications devices for these traffic signals have a useful life ranging from five to 30 years. There is currently no systematic program to replace electronic traffic signal devices. Equipment replacements are currently completed as failures occur or as part of other capital improvement projects.
- Intelligent Transportation Systems. Redmond uses Intelligent Transportation Systems (ITS) to improve traffic safety and mobility. ITS is a broad category and includes web-based traffic cameras, traffic signal coordination, and dynamic messaging signs. In Redmond, ITS information is fed both to the public (traffic cameras) and the Traffic Management Center inside Redmond city hall.
- Streetlights. Redmond owns 1,857 streetlights. Redmond has transitioned all of its streetlights to LED technology, extending the life of the lamp and reducing energy and maintenance costs. City-owned streetlights are equipped with technology allowing staff to control their operations remotely. Puget Sound Energy owns the streetlights in large parts of Redmond (especially on local access streets), and those streetlights are not included in the total above.
- Street upkeep. City staff conduct minor street repairs, regular street sweeping, snow/ice-related upkeep, landscape management, and inspection and repair of stormwater facilities like catch basins, underground vaults, and ponds.

## Level of Service Analysis

Redmond assesses the performance of its transportation system using nine dashboard measures described in Figure 9. The most recent information for each measure is shown in Figures 10-24.

FIGURE 8 TRANSPORTATION DASHBOARD MEASURES

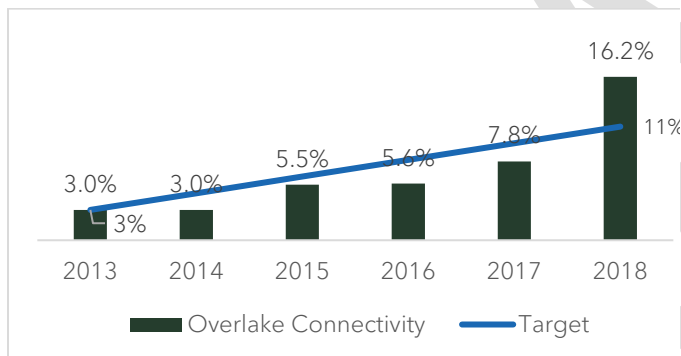




(CITY OF REDMOND, 2020)

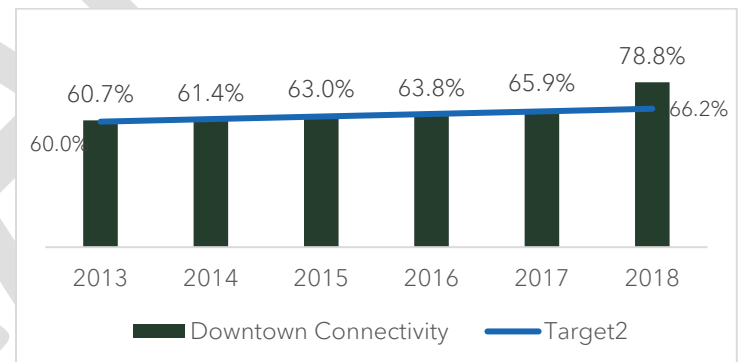
### Connectivity

FIGURE 9 OVERLAKE CONNECTIVITY VS. TARGET<sup>1</sup>



(CITY OF REDMOND, 2020)

FIGURE 10 DOWNTOWN CONNECTIVITY VS. TARGET



(CITY OF REDMOND, 2020)

<sup>1</sup> The increase in 2018 resulted both from improved connectivity and data correction.

## Network Completion

FIGURE 11 NETWORK COMPLETION FOR DRIVERS



FIGURE 12 NETWORK COMPLETION FOR BICYCLISTS



FIGURE 13 NETWORK COMPLETION FOR PEDESTRIANS IN PRIORITY ZONES

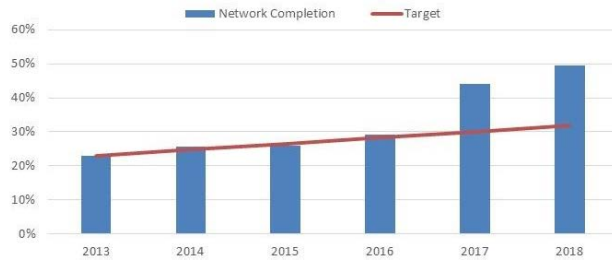


FIGURE 14 NETWORK COMPLETION FOR PEDESTRIANS IN NEIGHBORHOODS



FIGURE 15 NETWORK COMPLETION FOR TRANSIT USERS



FIGURE 16 NETWORK COMPLETION FOR FREIGHT



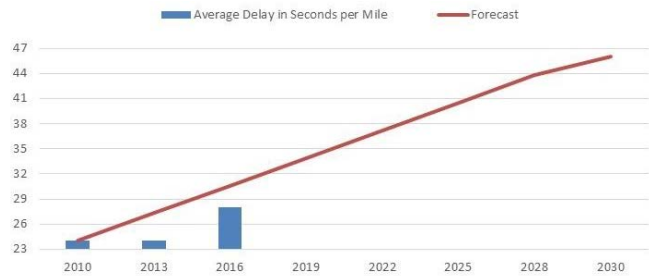
## Mode Share

FIGURE 17 MODE SHARE



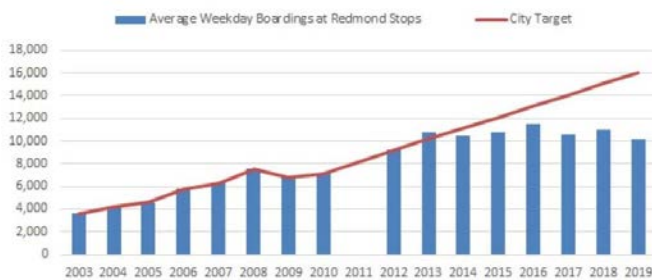
## Vehicular Congestion

FIGURE 18 TRAFFIC CONGESTION



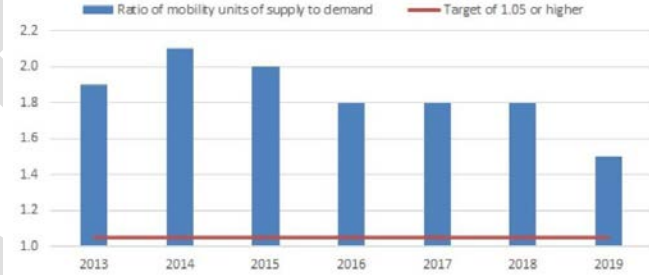
## Transit Ridership

FIGURE 19 TRANSIT RIDERSHIP



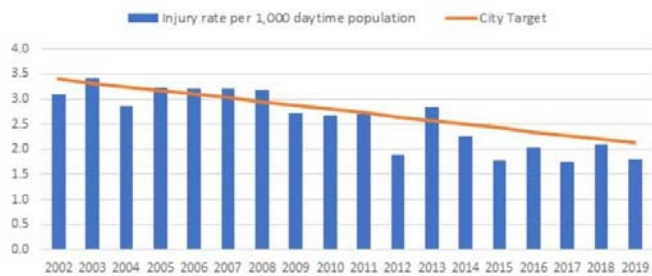
## Concurrency

FIGURE 20 CONCURRENCY



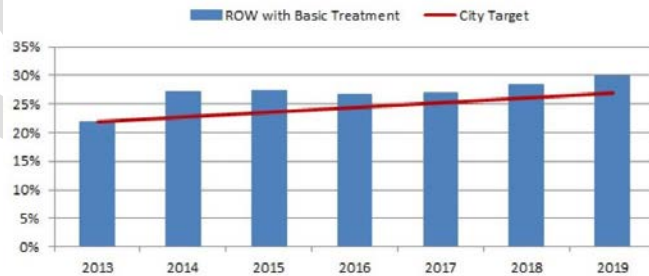
## Safety

FIGURE 21 TRAFFIC SAFETY



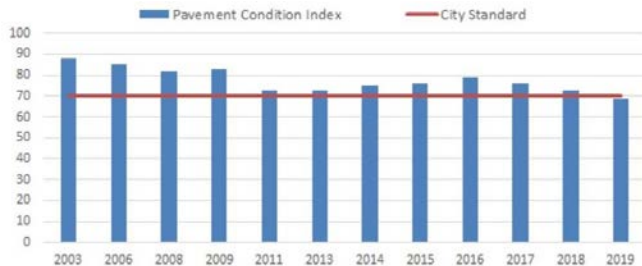
## Environment

FIGURE 22 WATER QUALITY



## Street Preservation

FIGURE 23 STREET PRESERVATION



## Trends Analysis

This section addresses trends in transportation that Redmond should consider in planning for the future.

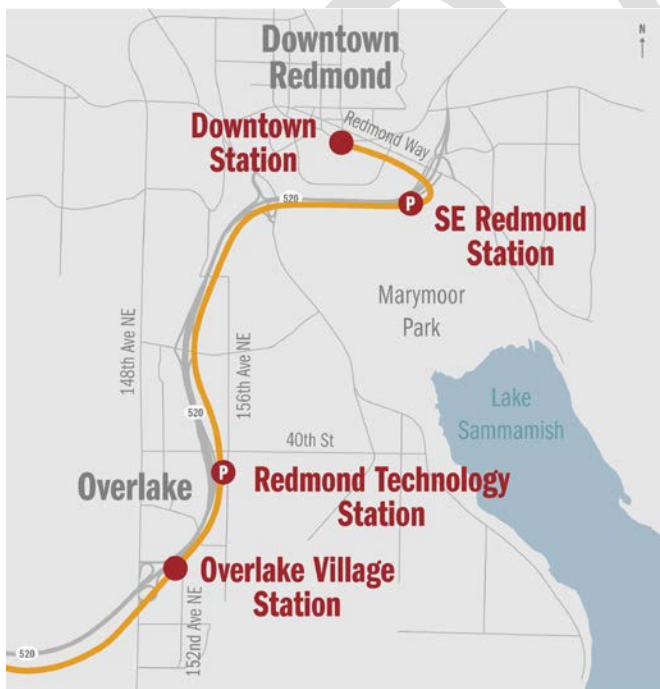
### Growth in Urban Centers

Redmond is expected to accommodate about 65 percent of its growth between now and 2050 in its urban centers and light rail station areas. These urban centers are already more transit-dependent than other parts of Redmond and will become more so as growth occurs faster there than in other parts of Redmond. This will increase the need and demand for transit and other non-single-occupancy-vehicle travel options.

### Arrival of Light Rail

Light rail service will begin in Overlake in 2023 and in Southeast Redmond and Downtown in 2024. The advent of light rail to Redmond will reshape Redmond's public transit network as bus service is redeployed to connect more people to more places. The planning work to redeploy service is expected to occur in 2021-22 for implementation in 2023 and 2024. Moreover, fast, frequent, and reliable transit service will make it possible for more households to own fewer vehicles or no vehicles. This will have an impact on street use, including pedestrian and bicycle facilities, and the overall need for off-street parking.

FIGURE 24 LIGHT RAIL IN REDMOND



## Shared Mobility

Recent years have seen the introduction of shared mobility, also called mobility as a service. The fundamental idea behind shared mobility is that a person can be mobile without needing to own an expensive device like a car. Shared mobility is not new – taxis have been around for many decades – but it has expanded to other forms of mobility like bicycles and scooters. Modern shared mobility is often built on technology platforms that match users with a mobility device. Sometimes the mobility devices are owned by the creator of the technology platform (e.g., Lime scooters in Redmond), and sometimes they are owned by a third party (e.g., drivers for Uber or Lyft).

As driverless vehicle technology advances, there may be many more people who opt out of vehicle ownership in favor of hailing a driverless fleet vehicle. Or, people may choose to own a driverless car and rent it out while not using it themselves.

Shared mobility is one of the potential solutions to the “first mile-last mile” problem, that is, the problem of getting from the nearest fixed-route public transit stop to one’s destination.

## Delivery of Freight

E-commerce continues to grow rapidly, most recently because of the COVID-19 pandemic. How personal shopping behaviors change after the pandemic is difficult to forecast, but it will be important to monitor the impact of both long-haul and local delivery trucks on the local transportation system. Part of the impact of increased local deliveries is on the demand for loading zones along streets, especially in the urban centers.

This trend is also intertwined with advances in technology as robotic and aerial delivery vehicles are being tested that would in part replace traditional vehicles with drivers.

## Long-Term Commute Pattern Changes

The pandemic has scrambled commuting patterns and it will be important to monitor how changes wrought by the pandemic “stick” after the pandemic wanes. Will many people opt for part- or full-time telecommuting? Will employers adopt more flexible work location and hours policies? How will that affect how communities and transit agencies make transportation investment decisions? The answers are as yet unknown, but, given the magnitude of the possible effects, it will be important to be adaptive going forward.

## Transportation Technology

Driverless vehicles, automated and connected vehicles, drones, high-speed rail, and technologies not yet discovered: any or all of these could have significant impacts on how, when, and where people travel. Will driverless vehicles mean that more parking is needed, or less? Will drone deliveries supplant local truck deliveries or just dramatically expand the market?

Changes in how people travel may also be driven by advances in non-transportation technology. Videoconferencing has advanced to the point that many millions of people have not set foot in their workplace for months. What other technology advances will make travel unnecessary?

As above, the magnitude of possible impacts calls for adaptiveness; it also calls for focusing on the future community vision, which transcends these questions.



## Policy Considerations

This section identifies transportation policy considerations for meeting regional or regulatory imperatives and community priorities. Transportation policy considerations are organized by draft Transportation Master Plan strategies, subject to refinement throughout the planning process. Each policy consideration has a relationship to one or more of the Redmond 2050 themes of sustainability, equity and inclusion, technology forward, resiliency, and – specific to transportation – safety.

### Orient around Light Rail

Deploy transit service to connect people to light rail. When light rail service begins in 2023 (Overlake) and 2024 (Downtown and Southeast Redmond), it will be the spine of Redmond's public transportation system. Concurrent with the Redmond 2050 effort, City staff will be working with Metro, Sound Transit, and the community to develop changes to bus transit to best serve the Redmond community going forward.

Prioritize investments that improve access to light rail. To best leverage the region's investment in high capacity transit, Redmond should consider prioritizing mobility investments that improve access to light rail and the mobility it affords.

These two policy considerations support sustainability by encouraging transit use; they support equity by making more opportunities available to more people; they support resiliency by increasing the number of ways that people can get around Redmond; they support safety by encouraging use of modes other than driving.

Encourage transit-oriented development in light rail station areas. To achieve the community's vision for focusing growth in urban centers, and to best leverage the region's investment in high-capacity transit, Redmond should consider encouraging transit-oriented development in light rail station areas. This policy consideration supports sustainability by encouraging lower carbon footprint lifestyles; it supports equity and inclusion by making more housing available closer to public transit and the mobility it affords.

Reform parking regulations around light rail stations to maximize desired uses like housing and employment. The combination of new light rail service and redeployed bus service will enable more households to choose to own fewer vehicles or no vehicles. The desire to accommodate most of Redmond's growth in urban centers also argues for balancing the need for parking with the need to accommodate housing and jobs. Therefore, Redmond should consider reforming parking regulations around light rail stations to maximize desired uses like housing and employment. This policy consideration supports sustainability by encouraging use of travel modes other than driving; it supports equity and inclusion by increasing the affordability of housing near transit; it can be supported by a technology forward approach, which can help people find available parking faster.

### Maintain Transportation Infrastructure

Maximize the cost-effectiveness of transportation system maintenance expenditures. Maintaining the existing system will become an increasing financial challenge as Redmond's infrastructure ages. Part of meeting that challenge will be investing wisely in system maintenance. This policy aligns with the



principle of technology forward, to the degree that technology can be harnessed to make strategic investments, as well as safety, as maintenance investments are often safety investments.

Design and build infrastructure that is resilient and can be efficiently maintained. Resiliency and the ability to efficiently maintain a system are the result of thoughtful planning and design. Redmond should plan for, design, and build transportation infrastructure considering resiliency and efficient maintenance from the beginning. This policy consideration closely aligns with the principle of sustainability.

Identify level-of-service requirements and funding for long-term maintenance and operations of infrastructure. Redmond should consider formalizing a system for identifying and budgeting for the long-term maintenance and operations of transportation infrastructure. Like the above policy consideration, this closely aligns with the principle of sustainability; it also promotes safety.

### Improve Travel Choices and Mobility

Complete modal networks. Redmond has adopted vehicle, bicycle, freight, and transit modal networks. Continuing this policy to complete the modal networks supports equity and inclusion by making more mobility choices to more people; it supports resiliency by diversifying the transportation system; it supports sustainability by making mobility less reliant on fossil fuels; it supports safety by eliminating network gaps.

Two policy considerations are elements of completing modal networks and support the same principles described above:

- Improve pedestrian and bicycling connections within and between neighborhoods
- Invest in bus transit speed, access, and reliability

Maximize the use of transportation infrastructure through transportation demand management programs. Making the most of the existing transportation systems maximizes the value of past capital investments while making more mobility choices available to travelers. This policy consideration supports the principles of technology forward, as data is harnessed to improve the efficient use of infrastructure; and sustainability, as travelers make choices that have less negative environmental impacts.

Manage limited right-of-way and curb space to achieve community goals. Improving travel choices and mobility will require Redmond to make considered decisions in how limited right-of-way is allocated to various uses. These decisions should be guided by community goals for land use, economic vitality, mobility, and more, and should align with the principles of sustainability, equity and inclusion, technology forward, resiliency, and safety.

### Enhance Freight and Service Mobility

Complete the freight modal network. The freight modal network provides for the movement of goods and services to and through Redmond. This policy consideration aligns especially with the principle of resiliency, as the network is critical to economic well-being.

Monitor freight and service delivery patterns and adjust transportation system operations if warranted. This policy consideration calls for continued monitoring of travel patterns in an era of change in how goods and services are delivered. This consideration supports the principles of technology forward - using information and technology to inform decisions, and resiliency insofar as Redmond makes adjustments that make the system more resilient.

- **Sustainability:** Investments to encourage a shift from driving alone by providing convenient, safe and accessible options are critical to achieving climate action goals.
- **Equity & Inclusion:** Policies that supports mobility and connectivity, prioritize affordable and effective public transportation network that connects communities with access to employment, education, and health and social services are important to creating an equitable and inclusive transportation system.
- **Tech Forward:** Technological innovations are evolving quickly and may potentially transform our transportation systems. Planning with flexibility in mind will support resiliency efforts and allow for technological innovations ranging from shared and on-demand mobility, improvements in traveler information, and a reduced reliance on personal vehicles. Technology may also impact how our freight and delivery systems work, fleet management and the ways in which we use publicly managed curb lanes.
- **Resiliency:** Transportation is a backbone of our economy, connecting people, freight, jobs, and services. Planning for a resilient, multimodal system allows for a smooth transition to alternatives should there be unexpected events that impact one or more travel modes. Revenue should come from multiple streams and mechanisms, including user-based fees, to manage and improve the transportation system even during times of economic uncertainty or shifts in development trends.

## Existing Conditions

# Economic Vitality

### Introduction

Redmond's strong economic performance has made the city a magnet for growth. The strength of the economy relies heavily on the technology sector but does not end with Redmond having Microsoft's international headquarters. Stryker, Genie Terex, and Nintendo also host headquarters in Redmond. SpaceX, Facebook, Amazon, and Google all have a presence in the city, diversifying the technology-based jobs in our community. Numerous locally owned businesses add to Redmond's strong base of 5,900 employers.

A vibrant community anticipates and plans for the future, is adaptable to change and fosters a positive economic climate that supports the evolving needs of the community. When strategic plans, regulations and programs align with the community's vision, both public and private development decisions are more effective in advancing that vision.

### State & Regional Planning Context

#### State Context

In 2019, Washington ranked fourth among the 50 states in economic growth and competitiveness, up from fifth in 2018 (Economic and Revenue Forecast Council, 2019). Washington has consistently ranked in the top states in exports during the last decade, and in 2019 ranked 5th in total value of exports behind Texas, California, New York and Louisiana. (Office of Financial Management, 2019)

The Washington State Department of Commerce focuses on the aerospace, agriculture/food manufacturing, clean technology, information and communication technology, forest products, life science/global health, maritime, and military/defense sectors. They do so by working closely with the governor, industry and government leaders to forge and promote public-private partnerships, enhance the workforce for the 21st century in targeted, high-growth industries, and advance broad-stroke strategies that support small business growth and expansion statewide.

### Fast Facts

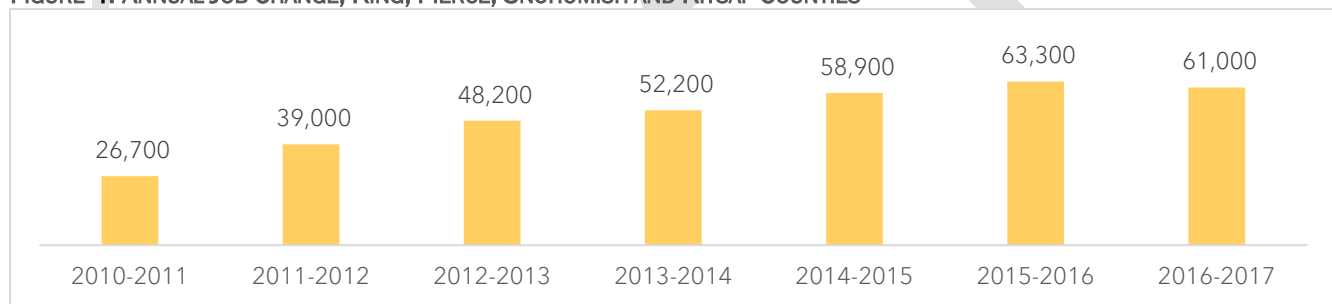
- Approximately 95,000 jobs are in Redmond, with an anticipated 119,000 jobs by 2030.
- 75% of jobs are in services sector
- Manufacturing accounts for 8% of jobs in Redmond
- Digital gaming, aerospace, and software development are key industry clusters
- Redmond's median household income is \$123,449
- 5.7% of households live in poverty
- 70% of jobs are in the Overlake Urban Center
- The number of jobs in Redmond exceeds available housing, resulting in a large daytime population.

## Puget Sound Region

Between 2010 and 2017, the Puget Sound region has seen robust economic growth with 349,000 jobs added in the four-county region of King, Snohomish, Pierce and Kitsap Counties. While Washington added 52,500 jobs between October 2018 and October 2019, 79% of those jobs (or 41,600) were in the Seattle metropolitan area. Jobs across the four-county region of King, Pierce, Snohomish and Kitsap Counties have grown annually by an average of 2.7% per year, with a one year high of 3.2% in 2015/2016 (Figure 4).

The top economic sectors in the region are the services sector (46%), government & education (15%), retail (11%), and manufacturing (10%). This job share is a close match with that of the nation, with manufacturing and services sector being 1% higher than the national average. The services sector is further broken down into healthcare (27%), food services (19%), professional/scientific/technical (16%), and information (12%). The two subsectors of information and professional, scientific and technical services together surpass the share of health care jobs (PSRC, 2017).

**FIGURE 4: ANNUAL JOB CHANGE, KING, PIERCE, SNOHOMISH AND KITSAP COUNTIES**



(ESD, 2018)

## King County

King County is the largest labor market in the state with nearly 42 percent of all nonfarm jobs in Washington state located here. King County job growth was largest in the technology sector with the addition of 52,000 jobs. Conversely, manufacturing saw the greatest decline with a loss of 34,500 jobs over the same time period between 2010 and 2016.

Before COVID-19, unemployment in King County had a long-term average of 4.9 percent. Unemployment rates reached a peak of 14.9 percent in April 2020 and dropped again to 7.2 percent in August 2020 (Statistics, 2020). The long-term economic impacts from COVID-19 remain unknown but will be monitored and addressed as part of the resiliency theme in the Comprehensive Plan.

The overarching goal of King County Countywide Planning Policies (CPPs) for economic vitality is for all people in King County to have opportunities to prosper and enjoy a high quality of life through economic growth and job creation.

Business creation, retention, expansion, and recruitment are the foundations of a strong economy. Local communities play a significant role through local government actions, such as developing and operating high-quality basic services like water, sewer, transportation, public health, and public safety; developing and implementing a land use plan that accommodates economic growth;

implementing a fair and predictable regulatory framework; engaging in public-private partnerships; and by nurturing a business-supportive culture, particularly for Black, Indigenous and people of color (BIPOC)- and women-owned businesses.

The following subset of CPPs related to economic vitality warrant special attention as they relate to Redmond's circumstances as a core city include the following (a full list of the economic vitality countywide planning policies can be found online):

- Coordinate local and countywide economic policies and strategies with VISION 2050 and the Regional Economic Strategy.
- Support economic growth that accommodates employment growth targets and prioritizes a diversity of living-wage jobs, through local land use plans, infrastructure development, and implementation of economic development strategies. Prevent the loss of middle-wage, middle skill jobs from the region.
- Help businesses thrive through:
  - Transparency, efficiency, and predictability of local regulations and policies;
  - Communication and partnerships between businesses, government, schools, and research institutions; and
  - Government contracts with local businesses.
- Support advanced manufacturing, aerospace, and technology industry clusters and related sub clusters within King County as integral components of the Regional Economic Strategy or given their significance to King County's economy.
- Foster a broad range of public-private partnerships to implement economic development policies, programs and projects
- Encourage commercial and mixed-use development that provide a range of job opportunities throughout the region to create a much closer balance and match between jobs and housing.
- Prevent economic displacement of small, culturally relevant businesses during periods of growth and redevelopment through targeted resource provision.

## **Local Planning & Regulatory Context**

### **Redmond Regulations**

The community vision expressed in the Comprehensive Plan is the foundational framework for guiding City activities. With respect to economic development, the 2030 Future Vision states in part that:

The Comprehensive Plan contains the following policy direction for economic vitality.

- Focus major employment and a variety of businesses, including retail, office, services and entertainment uses that are compatible with a mixed-use urban environment, in the Downtown and Overlake Urban Centers and the Marymoor Local Center;
- Focus additional employment in the Willows/Rose Hill and SE Redmond Neighborhoods.;
- Maintain properties currently developed with manufacturing uses for manufacturing and other uses permitted within the zone, recognizing that the types of manufacturing uses and needs change over time;

- Concentrate businesses where uses are complementary and can make efficient use of the existing infrastructure; and,
- Identify, construct and maintain infrastructure and utility systems and facilities that support economic vitality.
- The City's policies for capital facilities generally state that growth should pay for growth.

**Redmond has acted to maintain a strong economy and a diverse job base. The City is the home to many small, medium-size and locally owned businesses and services, as well as nationally and internationally recognized corporations.**

## Current Conditions

### Inventory of Existing Conditions

In Redmond, there are over 5,900 businesses with more than 95,000 jobs<sup>1</sup>. Seventy-five percent of these jobs are in the services sector which encompasses information; professional, scientific, and technical services; educational services (private sector); health care and social assistance; arts, entertainment and recreation; and other services.

The number of jobs in Redmond grew by 50 percent between 1995 and 2019. The greatest growth came in the services industry, with 66 percent growth, or 47,514 jobs added. Manufacturing jobs declined the most, at 16 percent (1,273 jobs) over the same time period.

TABLE 1 REDMOND JOBS BY SECTOR

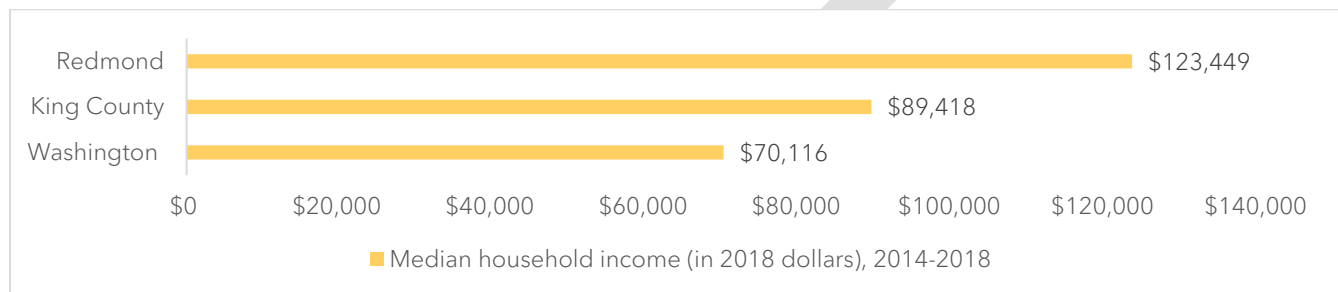
Jobs By Sector	1995 Jobs	2019 Jobs	% of total jobs (2019)	Change in Jobs	% Change over time
Government	886	1,045	1.1%	159	15%
Education	767	1,368	1.4%	601	44%
Finance, Insurance, Real Estate	2,380	1,991	2.1%	(389)	-20%
Construction & Resources	3,063	3,272	3.4%	209	6%
Wholesale Trade, Transportation & Utilities	3,261	3,899	4.1%	638	16%
Retail	3,303	3,942	4.1%	639	16%
Manufacturing	9,226	7,953	8.3%	(1,273)	-16%
Services	24,517	72,031	75.4%	47,514	66%
TOTAL	47,405	95,501	100%	48,096	15%

<sup>1</sup> The unit of measurement for this table and discussion is jobs, rather than working persons or proportional full-time employment (FTE) equivalents. Part-time and temporary positions are included.

(PSRC)

In addition to the robust job market, workers receive competitive compensation. Redmond residents have a median household income of \$123,449, higher than the average for King County and for Washington state. Within Redmond, 5.7 percent of the population is living in poverty, compared to 9.2 percent in King County and 9.8 percent in Washington state. Redmond also has a high median home price of \$823,300, which results in part from the high demand for housing in Redmond relative to supply (see Housing Existing Conditions Report for more).

**FIGURE 1 MEDIAN HOUSEHOLD INCOME BY AREA**



(United States Census Bureau, 2018)

### Business Clusters

The *OneRedmond Business Plan*, 2012, included a strengths, weaknesses, opportunities and threats (SWOT) analysis that identifies opportunities and challenges facing Redmond based on the community's resources and location<sup>2</sup>. The analysis indicated that:

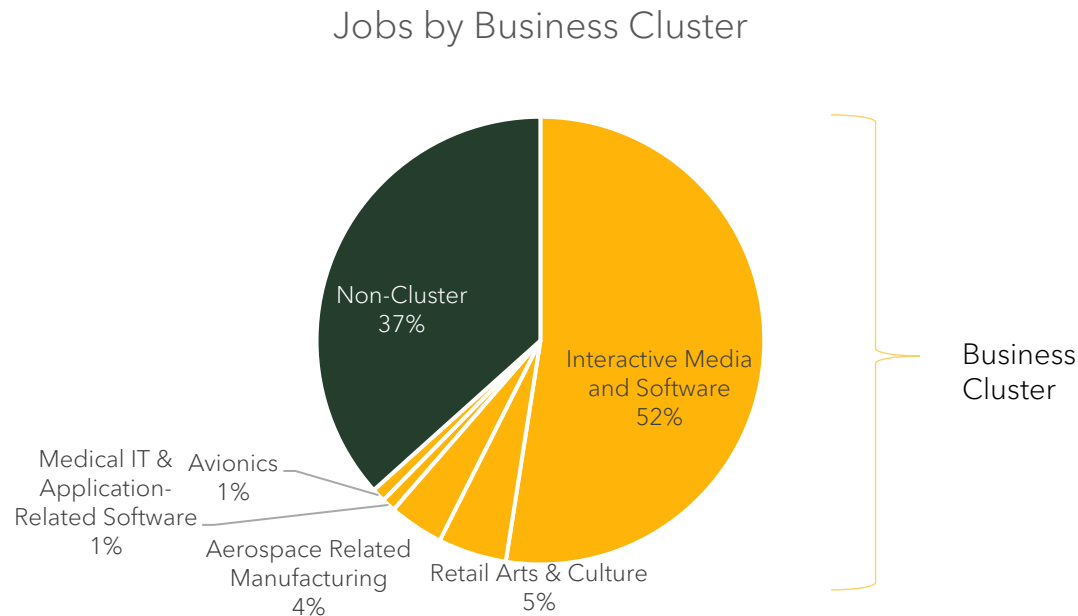
- The best opportunities for economic development are by targeting specific industries;
- Targeting business sectors helps to diversify Redmond's economy by using existing assets in the near-term, and sustaining economic growth in the long-term; and
- Activities should center on business startups, retention, attraction and expansion, particularly in targeted industries.

Both City of Redmond and private sector economic development activities therefore focus on retaining and attracting businesses in the following targeted areas, known as business clusters:

- Aerospace-related advanced manufacturing
- Avionics
- Interactive media and software
- Medical information technology and application-related software
- Retail, arts and culture

Cluster employment from the time of this study is shown in Figure 2, with data indicating that approximately 63 percent of all jobs (53,210 jobs) were in these clusters, and 37 percent (31,250 jobs) were in non-cluster industries.

FIGURE 2 NUMBER OF JOBS IN REDMOND'S BUSINESS CLUSTERS (2014)



### Employment Centers

Redmond has two urban centers that act as major employment centers: Downtown and Overlake. Employment centers are also found along Willows Road, in Southeast Redmond, and in Marymoor Village (see Land Use Chapter for reference maps). The Willows Road corridor has a diverse range of business including light manufacturing, digital gaming development, aerospace, and regional headquarters. The Southeast Redmond Business Corridor is home to manufacturing, research and development, light industry, wholesale, assembly, and distribution businesses. The Marymoor Village area adjacent to the Southeast Redmond Business Corridor is planned to accommodate an additional 12,000 jobs by 2030.

TABLE 2 LOCATION OF REDMOND EMPLOYMENT

Employment Center Location	Approximate FTEs	Percent of Jobs in Employment Centers
Overlake	48,000	70%
Downtown	10,000	15%
Marymoor Village/SE Redmond	5,100 <sup>3</sup>	7.5%
Willows Road Business Corridor	5,200	7.5%

(CITY OF REDMOND, 2020)

<sup>3</sup> Marymoor Village and SE Redmond jobs numbers are an estimate based on employers with more than 100 employees from the Commute Trip Reduction survey. This neighborhood is projected to house 12,000 jobs by 2030.



## Major Redmond Employers

Redmond's top 20 businesses by number of employees represented less than 1 percent of all licensed businesses, but 51 percent of jobs in Redmond (**City of Redmond, 2016**). Redmond hosts the headquarters of several corporations including Aerojet Rocketdyne, Genie/Terex, Microsoft, Nintendo of America, and Oculus. Microsoft is the largest employer in Redmond, representing approximately 40 percent of employees in Redmond. Eurest Dining Services, which supports the Microsoft campus, is also in the top 5 employers in the city.

**TABLE 3 TOP 20 REDMOND EMPLOYERS, 2019**

Rank	Company	Full Time Equivalent (FTE) Jobs	Percent of 95,501 Total FTEs
1	Microsoft Corporation	36,087	38%
2	Terex Washington & USA	2,044	2.1%
3	Eurest Dining Services	1,352	1.4%
4	Lake Washington School District	1,294	1.4%
5	Nintendo of America	972	1.0%
6	Honeywell International Inc.	923	1.0%
7	City of Redmond	792	0.8%
8	United Parcel Service	755	0.8%
9	Stryker Corporation	694	0.7%
10	Facebook Technologies LLC	590	0.6%
11	CBRE, Inc.	553	0.6%
12	AT&T Mobility	434	0.5%
13	Aerojet	432	0.5%
14	Accenture	380	0.4%
15	MV Public Transportation Inc.	352	0.4%
16	Pactera Technologies Inc.	324	0.3%
17	Costco	279	0.3%
18	Wyndham Vacation Ownership Inc.	275	0.3%
19	Puget Sound Energy	263	0.3%
20	Novitex Enterprise Solutions Inc.	261	0.3%

(CITY OF REDMOND, 2019)

## Redmond Workforce

Redmond has a highly educated workforce with 70 percent of the population over the age of 25 having at least a bachelor's degree, compared to the 35 percent for Washington state and 51 percent for King County. Residents over 25 who are a high school graduate or higher is 97 percent (United States Census Bureau, 2018). Additional information on Redmond's demographics can be found in the Introduction section.

## Inventory of Actions and Programs

Past studies completed by the City of Redmond stated that economic development cannot be successfully achieved acting alone; successful outcomes depend on the City engaging in a variety of

partnerships. The following are a list of partnerships the City maintains as they relate to Economic Vitality.

### **Experience Redmond Tourism**

The Experience Redmond Tourism organization collects and shares information to promote tourism in Redmond. The organization maximizes outreach through social media to serve as a virtual tour guide.

### **One Redmond**

OneRedmond is a public-private partnership that supports and advocates for local businesses, non-profits, and community. OneRedmond is an alliance of various business, government, education, and community entities to promote economic vitality in Redmond.

### **Go Redmond**

Go Redmond is a partnership between the City of Redmond, Greater Redmond Transportation Management Association, and King County Metro. The program aids commuters and employers to improve access to local businesses and help get 95,000 employees in Redmond to work.

### **Local Schools**

Successful programs & companies return benefits directly and indirectly to the community. A prime example of this is the support that residents and the business community have given to the school system that has resulted in a high-quality educational system that serves the needs of people of all ages, from K-12 public education by the Lake Washington School District to technical training at Digipen Institute of Technology.

### **Washington Interactive Network**

Washington Interactive Network is a nonprofit organization with the mission to promote, nurture, and grow the Interactive Media industry cluster in Washington state.

### **Innovation Triangle**

The Innovation Triangle is a partnership between the cities of Bellevue, Kirkland, and Redmond—as well as the Port of Seattle—dedicated to building and maintaining the world’s foremost innovation and technology center.

### **Pacific Northwest Aerospace Alliance**

Pacific Northwest Aerospace Alliance is a non-profit organization made up of a coalition of aerospace companies that serve North America’s largest commercial aerospace manufacturing hub. With members and affiliates around the world, PNAA strengthens the manufacturing supply chain through dynamic events designed to inform aerospace leaders, connect aerospace interests, and inspire industry collaboration and innovation.

### **Startup 425**

Startup 425 is a collaborative effort to expand entrepreneurship opportunities across Eastside communities by helping you turn that idea into reality.

## Level of Service

Five percent (\$27,888,978) of the 2019-2020 budget supported the Vibrant Economy budget priority. This included projects and staffing that support the goal of growing a diverse and vibrant range of businesses and services in Redmond.

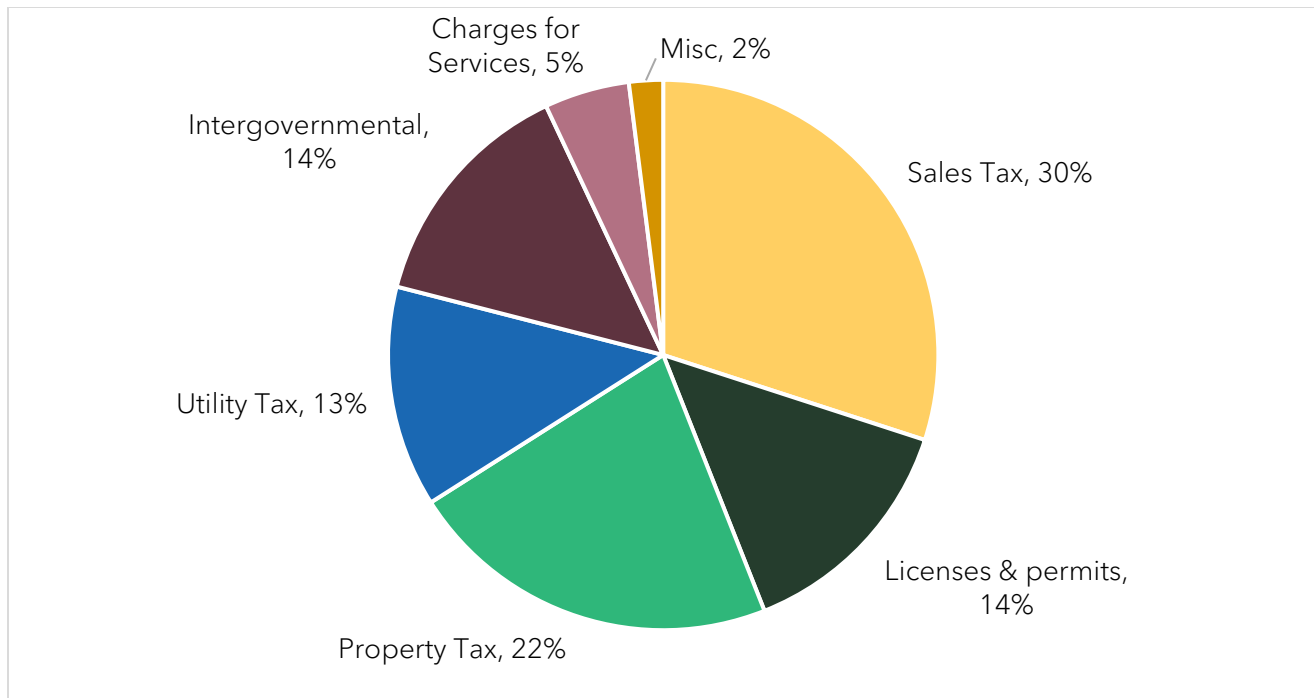
As part of the budget planning process, Redmond uses several metrics to track progress on Economic Vitality. The number of businesses that have been in Redmond for more than seven years measures Redmond's ability to attract and retain a vibrant business community and a diversity of established businesses creates local choices and opportunities. Redmond's residents indicated that convenient access to the types of services and business amenities was important and is measured by community satisfaction with the local services.

**TABLE 4 VIBRANT ECONOMY BUDGET OFFER METRICS**

<b>Performance Measure Actual Target</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Jobs to Housing Ratio	2.35	2.31	TBD
Percentage of Redmond residents either very satisfied or satisfied with the type and variety of employers, restaurants, retail shops and services in Redmond	87%	86%	86%
The number of active businesses in Redmond that have held a business licensed for seven years or more (City of Redmond, 2018) (City of Redmond, 2018)	1,472	1,501	1,283

Strong economic performance supports the work of the City by helping to fund local government. For example, one-third of general fund revenues comes from sales taxes paid at local businesses (Figure 4).

**FIGURE 3 GENERAL FUND BUDGET SOURCES (CITY OF REDMOND, 2020)**



## Trends Analysis

### Technology-Based Jobs

Redmond continues to be a magnet for high tech employers with Microsoft, Facebook Oculus, Google and Amazon all having a presence in Redmond. Overreliance on one sector may reduce Redmond's resilience to changes in any industry-specific or economic downturn.

### Teleworking/Commuting:

Before COVID-19, there was 159 percent increase telework between 2005 and 2017, with 3.4 percent of the population working remotely. Knowledge sector employees are prevalent in Redmond and these types of jobs lend themselves to teleworking. If employees no longer need a physical presence in the office, there are positive repercussions for the environment, but potentially negative impacts on the local economy that supports these employees. Redmond should consider enhancing educational, environmental, cultural and social qualities to attract a future workforce who may be able to live anywhere but chooses Redmond. Telework may also provide an opportunity expand business diversity beyond current employment clusters.

### Traffic Congestion

OneRedmond has flagged that traffic congestion in certain corridors in Redmond may have negative impacts on economic growth, impacting the delivery of freight and the talent that works in Redmond. Traffic congestion is a factor firms consider when locating or expanding in Redmond. Mitigation strategies should be considered in the Transportation Master Plan & Transportation Element update.

### Recovery Efforts

The full extent and scale of disruption from COVID-19 is still unknown. However, we are seeing trends that indicate negative impacts on businesses could result in a higher number of business closures and the ripple effects of staff layoffs and impacts to the broader economy that may need to be addressed.

## Policy Considerations

- **Equity**
  - Identify strategies to retain and support existing, local businesses and help them succeed
  - Maintain manufacturing land uses
  - Ensure all businesses have access to recovery resources through clear and supportive processes
  - Focus retention and recruitment efforts on businesses that provide living wage jobs, women- and minority-owned small businesses and start-up companies
- **Resiliency**
  - Diversify and expand the job sector and business clusters to enhance economic resiliency
  - Review policies for “Artisan and Craft” businesses that blend light manufacturing and retail zones
  - Enhance local cultural and social qualities to attract workforce
  - Evaluate the City’s policies for capital facilities that generally state that growth should pay for growth
- **Sustainability & Technology Forward**

Focus retention and recruitment efforts on established and emerging industries, technologies, and services, that promote environmental sustainability, especially those addressing climate change and resilience

## Existing Conditions

# Capital Facilities Element and Public Safety

## Introduction

The Capital Facilities Element of the Redmond Comprehensive Plan provides information on topics related to capital facilities planning including:

- An inventory of existing facilities;
- Financial planning; and
- Identifying lands useful for public purposes.

In addition, the element adopts through reference many functional plans.

Capital facilities plans guide the investment and development of the physical structures that help our community efficiently maximize limited funding. Capital facilities planning allows the City of Redmond to determine the needs and priorities for capital facilities, and how capital facilities projects can be coordinated and successfully financed to meet those needs and priorities.

Information about capital facilities for utilities is contained in the Utilities chapter of this report.

## State & Regional Planning Context

### State Laws and Regulations

#### Washington State Growth Management Act (GMA)

The GMA requires jurisdictions that fully plan under the GMA, including Redmond, to include a capital facilities plan element in their comprehensive plans ([RCW 36.70A.070\(3\)](#)). The capital facilities element is required before a jurisdiction can implement GMA impact fees. In addition, because Redmond has a population greater than 5,000 and fully plans under the GMA, a capital facilities plan is required before the City can impose certain taxes such as the real estate excise tax. In addition, a capital facilities plan is required before the City can qualify for certain state funding opportunities.

The capital facilities plan implements the land use element of the comprehensive plan, and these two elements, including the financing plan within the capital facilities element, must be coordinated and be consistent.

## Fast Facts

As reported by the 2019 City of Redmond Facilities Strategic Management Plan:

- Approximately 500,000 gross square feet of city-owned facilities.
- 27 Buildings
- 13 Sites
- Most of the City's facilities were constructed between 1952 and 2005.
- 73% of facilities require investment by 2030 to address functional or building condition issues

## Washington Administrative Code (WAC)

[WAC 365-196-415](#) requires that the capital facilities element of a comprehensive plan must contain:

- An inventory of capital facilities owned by public entities (aka “public facilities”), including the location and capacities of the facilities;
- A forecast of future needs for such capital facilities based on the land use element;
- Proposed locations and capacities of expanded or new capital facilities;
- A (minimum) six-year financing plan for capital facilities; and
- A reassessment of the land use element if expected funding falls short of meeting existing needs.

## Puget Sound Regional Council

In the four-county central Puget Sound region, local governments have collaborated through the Puget Sound Regional Council (PSRC) to establish a regional growth strategy, contained in VISION 2050. Puget Sound Regional Council’s VISION 2050 addresses a spectrum of capital facilities planning issues, which aims to create planning consistency across design, land use, transportation, and other considerations.

Growing public services to accommodate development can create challenges in how and where to locate new facilities. While capital facilities are essential to communities, they often impact the environment and adjacent jurisdictions. Infrastructure such as sewage treatment plants and power substations become hard to site and must be designed and operated with minimal negative impacts to communities.

PSRC emphasizes that communities must carefully consider equity when planning capital facilities. The historic provision of public services often systematically and disproportionately created worse conditions for people of color and people with low incomes. This in turn caused less access to economic opportunity and a lower quality of life. Redmond’s capital facility planning will need to incorporate equity to be consistent with PSRC guidance and the Redmond 2050 theme of equity and inclusion,

Vision 2050 contains the following key capital facilities development requirements. A full list can be found at the PSRC website ([Vision 2050](#)):

- **MPP-T-3** Reduce the need for new capital improvements through investments in operations, pricing programs, demand management strategies, and system management activities that improve the efficiency of the current system.
- **MPP-PS-1** Protect and enhance the environment and public health and safety when providing services and facilities.
- **MPP-PS-2** Promote affordability and equitable access of public services to all communities, especially the historically underserved. Prioritize investments to address disparities.
- **MPP-PS-3** Time and phase services and facilities to guide growth and development in a manner that supports the Regional Growth Strategy.
- **MPP-PS-29** Site or expand regional capital facilities in a manner that (1) reduces adverse social, environmental, and economic impacts on the host community, especially on historically

marginalized communities, (2) equitably balances the location of new facilities away from disproportionately burdened communities, and (3) addresses regional planning objectives.

- **MPP-PS-30** Do not locate regional capital facilities outside the urban growth area unless it is demonstrated that a non-urban site is the most appropriate location for such a facility.
- **PS-Action-2** Facilities Siting and Design: PSRC will facilitate cooperative efforts with special purpose districts and local jurisdictions to site and design facilities that enhance local communities in accordance with growth management goals and VISION 2050

## Countywide Planning Policies

The 2012 King County Countywide Planning Policies (CPPs) were prepared to address changes to the Growth Management Act. For the purposes of this report, the 2012 CPPs, as amended in 2016, will be referenced because proposed amendments to the CPPs will not be adopted until 2021. The primary focus of this chapter will be applicable policies that are firmly grounded in GMA requirements and are consistent with regional objectives.

Redmond's capital facilities policies must be consistent with King County CPPs. The following provides a high-level, non-comprehensive, summary of key CPP policy directives.

- **DP-3** Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as;
  - Directing concentrations of housing and employment growth to designated centers;
  - Encouraging compact development with a mix of compatible residential, commercial, and community activities;
  - Maximizing the use of the existing capacity for housing and employment; and
  - Coordinating plans for land use, transportation, capital facilities and services.
- **PF-20** Site or expand public capital facilities of regional or statewide importance within the county in a way that equitably disperses impacts and benefits and supports the Countywide Planning Policies.
- **T-7** Ensure state capital improvement policies and actions are consistent with the Regional Growth Strategy and support VISION 2040 and the Countywide Planning Policies.

## Local Planning & Regulatory Context

The Capital Facilities Element establishes policies to direct the development of the City's capital investment program in support of the community's vision for the future.

Broadly, capital facilities policy guidance in Redmond's Comprehensive Plan can be summed up by policies CF-1 and CF-6.

**CF-1** Develop and regularly update functional plans that assess capital facility needs and strategies for addressing such needs. Provide opportunities for public involvement appropriate to the nature of the update. Use functional plans to guide the development of capital priorities and investment decisions within each of the following functional areas:

- Fire protection and response, including the city and Fire District #34
- Police protection



- Stormwater and surface water management
- Water and sewer systems
- Parks, arts, recreation, culture and conservation
- Transportation
- Emergency preparedness and management
- General government facilities
- Other functional areas as identified

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

- Water system
  - A flow volume that meets instantaneous demand together with projected fire flows.
- Sewer system
  - A level that allows collection of peak wastewater discharge plus infiltration and inflow.
- Transportation facilities
  - Transportation service standards help identify the need for growth-related transportation services, programs and projects, as well as those that serve people already living and working in Redmond. Redmond has adopted a type of standard based on person mobility, which encompasses all modes of travel including trips by vehicles, walking, biking and transit. Redmond adopts standards based on personal mobility, which encompasses all modes of travel including trips by vehicles, walking, biking and transit.
  - Mobility-based standards support transportation concurrency, meaning the transportation system is continually balanced as programs and projects are implemented proportionally with the level of growth and implement the City's land use vision. Refer to the Transportation Master Plan and policies TR 26-28 for further information on mobility.
  - The target threshold for Redmond's mobility-based transportation service standard strives for a condition where enhancement of the transportation system occurs concurrently, proportionately, in parallel with City growth, and in a manner consistent with the Comprehensive Plan and the State Growth Management Act.
  - In addition, the mobility-based service standard is designed to have the effect of prioritizing future improvements and expanding travel choices to achieve a multimodal travel environment. Programs, projects and services in response to existing and growth-related travel include those that improve access and connections, including motor vehicle operations, public transit service levels, the walking and bicycling environment, and transportation demand management.
- Parks and recreational facilities
  - Children's Play Areas & Outdoor Sports & Fitness Facilities Service Areas: All residents should have convenient access (within one mile) to these facilities, which is calculated as within one mile depending on the quantity and quality of facilities.
  - Outdoor Sports Fields Usage Rates: Sports fields should operate at 80% capacity or less. If used at a higher rate, triggers the need to plan for additional capacity.

- Urban Parks Criteria: Both of Redmond's urban centers, Downtown and Overlake, should contain enough urban park acreage to meet all urban park service criteria:
  - Serve the daily recreational needs of neighboring residents, and at the same time, are destination gathering places,
  - Approximately two acres in size or larger,
  - Urban parks within an urban center combined or individually can accommodate crowds of up to 10,000 people for community events,
  - Enough infrastructure to support community events, and
  - Designed and constructed with quality amenities and materials.
- Trails: The target population has convenient access to public trails from home or office. This is calculated as a quarter mile from trail access points. The target population is 100% of residents and 25% of workers in Redmond.
- Recreation: Achieve or exceed projected number of registrations per year by program area (exercise, recreation, special events, and arts).

## Redmond Plans, Policies, Regulations, and Programs

The City of Redmond has a wide range of plans, policies, regulations, and programs related to capital facilities and public safety. Redmond's functional plans are major components of the City's overall capital facilities program. The functional plans may be consulted for more detailed information regarding existing and planned facilities, service standards and facility development:

A selection of these adopted plans is listed below:

- Transportation Master Plan, 2013-2030. Update anticipated in 2022.
- Lake Washington School District (LWSD), Six-Year Capital Facility Plan, updated and adopted annually by LWSD staff.

In addition, a non-motorized trails plan is proposed to be developed. Utility-related plans are addressed in the Utilities chapter of this report.

More detailed descriptions of plans, policies, regulations, programs, and partnerships for the following topics are located within their individual sections of this report.

- City Hall
- Parks and Recreation
- Maintenance and Operations Campus
- Fire and Emergency Management Services
- Police Service

## Current Conditions

This section will address current conditions for City services that require capital facilities. However, not all Redmond services require a capital facility and, therefore, maintenance and replacement costs will not apply to those services. The following city services do not have city-owned facilities and services are contracted by outside providers:

- Solid waste: Services are provided through a City contract with Waste Management for the collection of garbage, recycling, yard debris, and food scraps.
- Sewer treatment: Services are provided by King County and depending on where a property is in Redmond, there is one of two facilities that will treat its sewage – either the Brightwater Treatment Plant north of Woodinville or the South Treatment Plant in Renton.
- Telephone and Cable: Telephone service for Redmond is provided by Frontier and Comcast Communications and wireless phone service is provided by various providers. Cable services are provided by Comcast. These services are provided by negotiated mutually beneficial franchise contract agreements.

## City Hall

City Hall is the core facility for City administration, housing most City department offices, City Council spaces, conference rooms and a customer service center for the public to access City services such as permitting, business licensing, bill payments and issue reporting. City Hall is a LEED Silver certified building and opened in December 2005 as part of the Municipal Campus. The large expanse of lawn adjacent to City Hall is the site of the former Redmond City Hall, demolished in early 2005. The current four-story, 113,068 square-foot building showcases a two-story lobby with 25-foot windows, a prominent staircase to the second-floor lobby or “bridge” and exterior decks.

In 2017, the City moved the customer service desk to a newly designed customer service counter on the ground floor of City Hall. The Customer Service Center provides a single and centralized location for Redmond residents, businesses, and visitors to access City services. At the same time the City added seven new conference rooms on the first floor of City Hall, increasing the amount of meeting room space and its accessibility.

Parking for employees and guests is provided by an above-ground parking garage, as well as limited on-site parking directly east of City Hall. In recent years, electric vehicle charging stations have been installed at the City Hall parking lot, which provide electricity to electric vehicles at no cost to the user.

## Plans, Policies, Regulations, and Programs

Some key observations identified in the *2019 Facilities Strategic Management Plan*:

- Some spaces in City Hall are at capacity, while others are underutilized or vacant.
- Department locations within the building do not necessarily reflect ideal adjacencies to support collaborative relationships. (Since the report, office space in some departments have been reconfigured and, in some cases, staff have been relocated near other groups to foster synergy between working groups.)
- The City has recorded an increase in security incidents at City Hall. In response, access control measures have been implemented in the building.

## Partnerships

The facility is maintained by Wright Runstad property management, with its own on-site staff.

## Maintenance and Operations Campus

Park Operations and Public Works perform maintenance on City facilities and infrastructure. They are based at the 8.63-acre Maintenance and Operations Campus (MOC) in southeast Redmond. The City of Redmond reviewed existing conditions and capital facilities for the MOC as part of the 2019 City of Redmond Facilities Strategic Management Plan.

The MOC has twelve primary buildings, including administrative offices, core crew support facilities, shops, a decant facility, a fuel station used by all City departments, and multiple structures used to store vehicles and materials. The MOC facilities do not support their function; their condition, size, and layout limit workforce efficiency, collaboration opportunities, emergency response, inventory security and management, and workplace quality. These deficiencies were compounded by the Fall 2016 relocation of staff from the Sammamish River Business Park to the MOC.

### Plans, Policies, Regulations, and Programs

Key considerations identified in the *2019 Facilities Strategic Management Plan*:

- Inadequate reporting, dispatch, and meeting areas.
- Undersized and poorly equipped office space with respect to A/V support and pinup or whiteboard space.
- Undersized crew locker rooms, restrooms, and storage.
- Undersized fleets shop.
- Inadequate or nonexistent gear drying, decontamination, and laundry facilities
- Inefficient and poorly defined site circulation, creating operational challenges and potential safety risks.
- Unavailable heated parking required for certain vehicles
- Undersized, inefficient, and outdated warehousing, inventory control, and storage of materials and equipment

Remediating all these conditions will require capital expenditures funded through the budget process.

## Parks and Recreation

Redmond's park system consists of 1,351 acres of land and is comprised of 36 developed parks, six undeveloped parks, and five partially developed parks. The Redmond Watershed Preserve, a Resource Park east of the main city limits, represents more than half of the total acres. The parks are classified by the following categories:

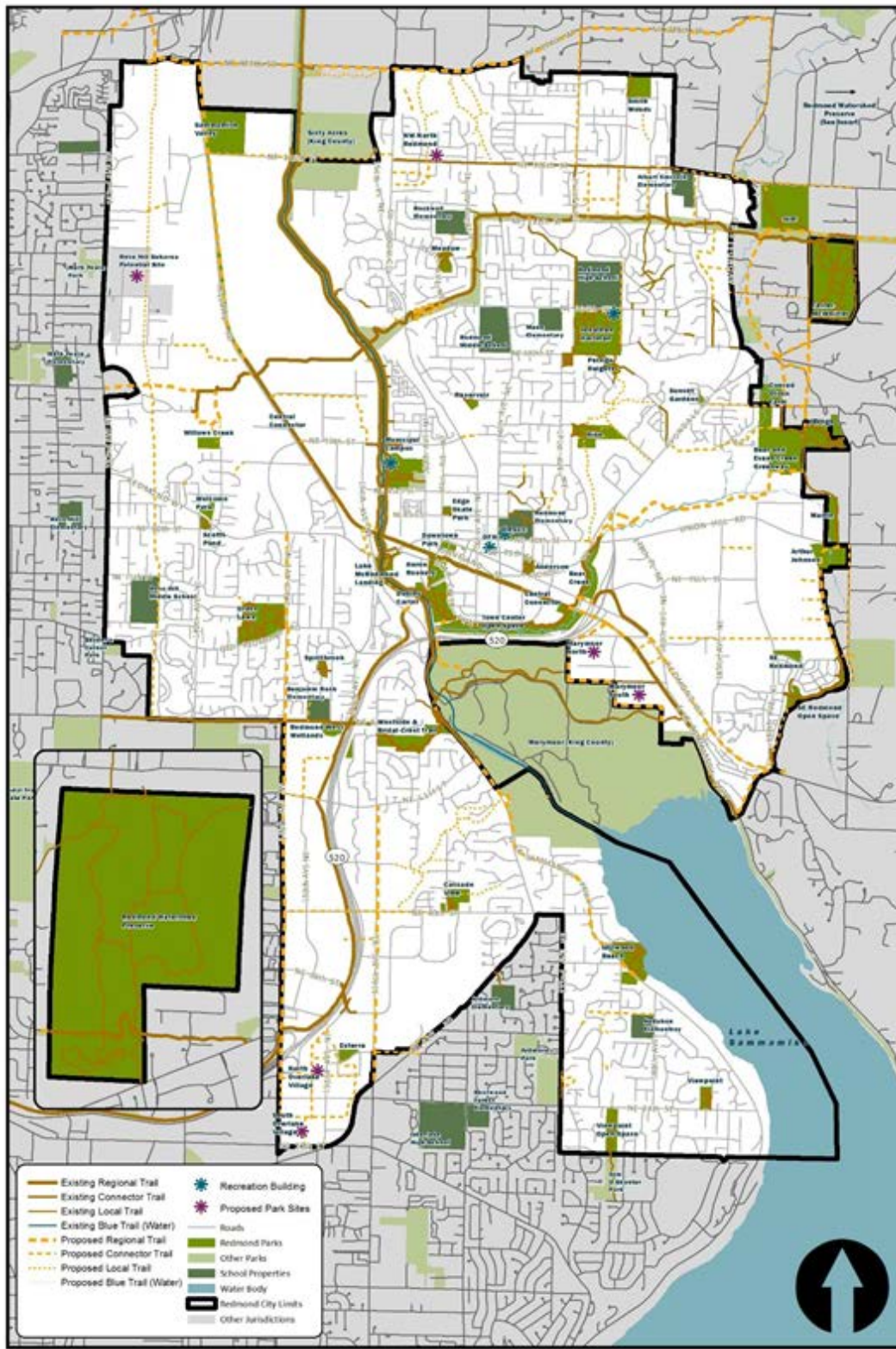
- Community Parks provide opportunities for active and passive recreation to the region.
- Neighborhood Parks are small and typically accessed by foot or by bicycle.
- Resource Parks are natural areas that the City intends to preserve.
- Urban Parks are located primarily in Redmond's urban center and function as spaces to host community events and provide recreation opportunities.
- Trail Corridors are park spaces that prioritize public trails.
- Community Center Properties support community centers and other recreation facilities and do not provide any opportunities for outdoor recreation.
- Private Parks are created to comply with zoning regulations to serve developments.

Capital projects in the 2017-30 PARCC Plan were prioritized using rating criteria. Each of the categories (e.g. parks and recreation, trails, and maintenance and operations projects) had a separate set of rating criteria. The criteria addressed the following:

- Safety Hazard
- Preserve/Replace Asset
- Geographic Equity
- Walkability/ Connectivity
- Community Demand
- Service Delivery
- Unique Benefits
- Customer Service

Chapter 10 of the 2017-30 PARCC Plan includes a complete list of capital projects prioritized by existing and projected needs. The adopted 2021-22 Budget lists the funded Parks Department capital projects. The budget also includes a list of priority projects that could be funded in 2023-26 if funding becomes available.

FIGURE 1 – EXISTING AND PROPOSED PARK SYSTEM MAP<sup>1</sup>



<sup>1</sup> City of Redmond Parks Department 2017



### Capital Facilities

The Parks Department operates all park facilities, the Old Fire House Teen Center, the Redmond Pool and the Redmond Community Center at Marymoor Village, a 20,000 square-foot leased building offering activities and room rentals seven days a week.

Key considerations that may impact future policies and funding decisions:

- Old Fire House Teen Center
  - 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 (*2019 Facilities Strategic Management Plan*)
  - The facility's live music programming may not be compatible with future development in the surrounding area. (*2019 Facilities Strategic Management Plan*)
- Senior Center
  - The Redmond Senior Center closed in September 2019 after it was discovered that the structural integrity of the building was compromised and could not be occupied until structural repairs were made. City Hall was used to partially fill the programmatic role of Senior Center before the COVID pandemic.
  - A structural review of the Center showed the building needed to be renovated or demolished and rebuilt. The Center was demolished in November 2020.
  - In October 2020, Council unanimously authorized the Mayor to repurpose \$15 million allocated for a Redmond Senior and Community Center in the 2019-2020 budget. The budget will fund additional community involvement and the design of a new facility to be located on the site of the former Redmond Senior Center.
- Redmond Pool
  - The pool was closed in 2019 for substantial rehabilitation work and is expected to be completed in the 1Q 2021.
  - Currently, the City is investigating the viability of partnering with neighboring jurisdictions on a joint regional aquatic center.
- Other Community Spaces
  - The PARCC Plan calls for parks and public gathering spaces especially in Downtown and Overlake where population densities are highest, including indoor recreation space.
  - The City leases space for the Redmond Community Center at Marymoor Village and will need to determine how that space factors into long-term plans, especially considering its location in an area of Redmond that is expected to redevelop with additional density.

### **Plans, Policies, Regulations, and Programs**

The Parks, Arts & Culture, Recreation, and Conservation Plan (PARCC Plan), adopted in 2017, serves as the strategic document for the Parks and Recreation Department from 2017-2030. This plan was an update to the 2010 PARCC Plan, as required by the Washington State Growth Management

Act<sup>2</sup>. Also, the Washington Recreation and Conservation Office (RCO) requires that the PARCC Plan be updated every six years as a condition for grant funding. This guiding document provides a priority list for capital project implementation, as well as a strategic direction to further policies and priorities outlined in the City's Comprehensive plan. An update to this plan is anticipated by early 2023.

## **Partnerships**

There are several entities that own and operate public lands or facilities that are available to Redmond residents and visitors including King County, City of Bellevue, Lake Washington School District, Puget Sound Energy, and other private entities. There are about 1,800 acres of park land owned by others and located within one-quarter mile of Redmond.

King County Parks & Recreation Division is responsible for the most popular King County park operating adjacent to Redmond city limits: Marymoor<sup>3</sup>, a 640-acre park with recreational activities, rare amenities such as a bird watching sanctuary, P-patch, velodrome; event venues and an off-leash dog area.

## **Fire and Emergency Management Services**

The Mission of the Redmond Fire Department is to continuously protect and preserve life and property through quality education, prevention, disaster preparedness, and rapid emergency response within their 45 square mile service area which includes the City of Redmond and the surrounding area of unincorporated King County within King County Fire District 34.

The King County Fire District 34 was created in 1948 to provide fire protection services for the unincorporated areas surrounding Redmond. The Fire District provided services to the City of Redmond during the early years of the District. However, the current partnership is for the City of Redmond to provide services to the Fire District through a contract that is set to expire in 2022. The District is approximately 28 square miles and has an estimated population of 23,000 residents. Fire protection services are provided from three fire stations located in the District. The District is governed by a three-member Board of Commissioners that are elected to a six-year term.

The fire department has four divisions to provide services to the City and surrounding areas: fire suppression, emergency medical services, emergency management and preparedness, and fire prevention. Additional support services are also provided to include apparatus maintenance and purchasing.

## **Capital Facilities**

The Fire Department's nine facilities include seven fire stations, a fleet maintenance building, and a storage building for the Community Emergency Response Team. The fleet (engines, medic,

<sup>2</sup> City of Redmond PARCC Plan, 2017.

<sup>3</sup> King County, Marymoor Webpage, 2020.

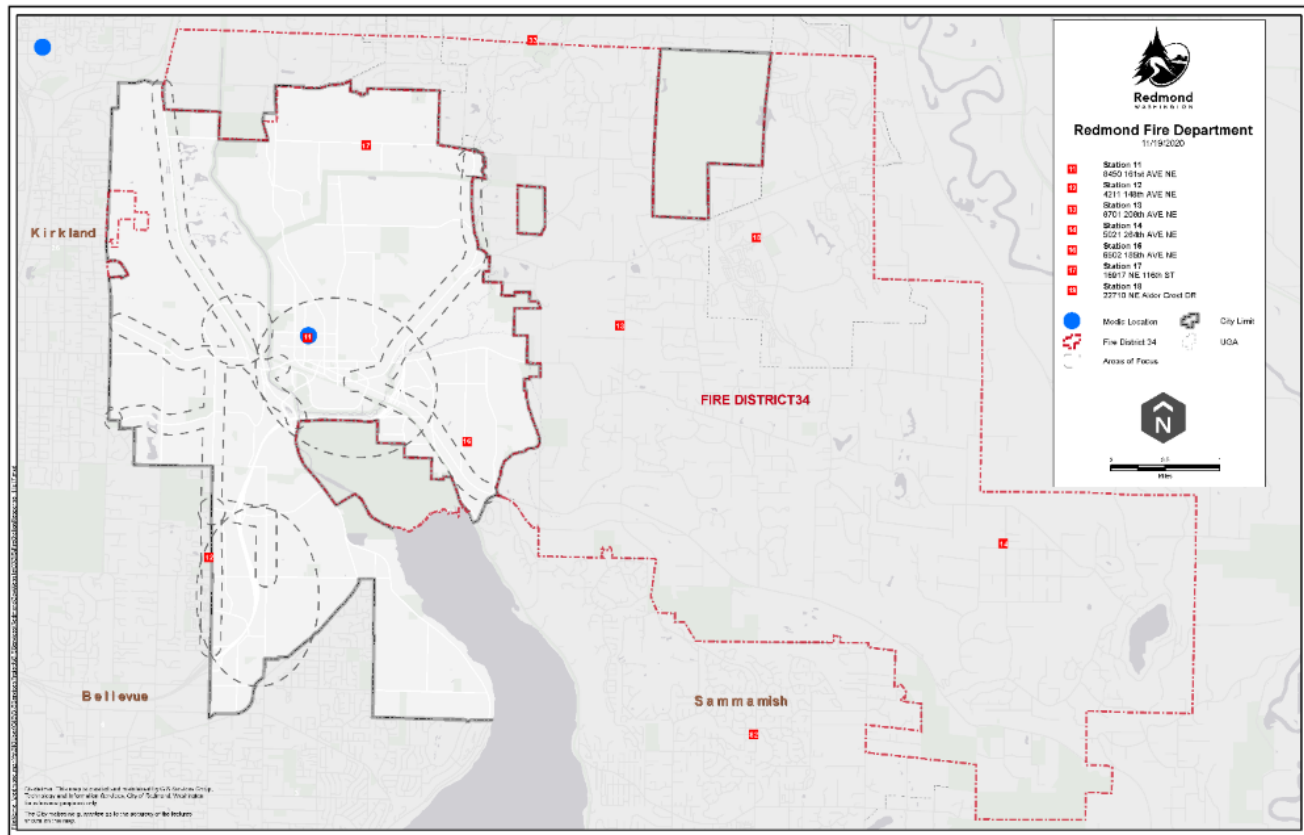


command vehicles, etc.) contains 30 vehicles, including six fire engines, two ladder vehicles, and six medic units.

Station 11 in Downtown Redmond serves as the headquarters for fire services.

**TABLE 1 – FIRE STATION NEIGHBORHOOD ASSIGNMENTS**

<b>Neighborhood</b>	<b>Stations</b>
Bear Creek	11
Downtown	11
Grass Lawn	11/12
Willow/Rose Hill	11
Idylwood	12
Overlake	12
SE Redmond	16
Education Hill	17
North Redmond	17
Sammamish Valley	11/17

FIGURE 2 -FIRE SERVICE AREA<sup>4</sup>

Fire stations, along with hospitals and police stations, are designated as essential facilities by building code. Fire station seismic upgrades are crucial to ensure safe and uninterrupted operation of regional critical facilities after an earthquake. Seismic upgrades for essential facilities must go beyond “life safety” standards to a higher level of protection. This is to minimize damage so that these facilities have an improved capability to respond to emergencies after an earthquake.

To address this concern, seismic upgrades are underway at fire stations: 14, 16 (along with its adjacent fleet shop), and 18. Upgrades at fire stations 14 and 18 are funded by Fire District 34’s 2019 budget.

Three fire stations located outside of city limits are owned by Fire District 34 but operated by Redmond through a use agreement. The quantity and locations of existing fire stations are generally adequate, but facility condition and size challenges remain.

The Training Division uses three different facilities:

1. The Captain and Lieutenant are located at Station 17
2. The Battalion Chief and administrative support are located at Station 11
3. The Fire Department has limited access to the training tower and associated training facilities at Bellevue Fire Department.

<sup>4</sup> City of Redmond GIS Services, 2020

There is no fire training ground that meets the Washington Surveying and Rating Bureau (WSRB) requirements for a facility dedicated to the full range of required training. Not having one impacts the WSRB rating. The City of Redmond does have some towers which can be used for hose stretching exercises, where firefighters can charge the hose line up the tower and spray the water outside. However, because firefighters are unable to perform any smoke training at those towers, the WSRB does not consider these sites to be full training towers.

### **Plans, Policies, Regulations, and Programs**

At the time of this existing conditions report (January 2021), the City of Redmond is drafting an updated Redmond Fire Strategic Plan. The plan is expected to be completed and adopted in 2021. The scope of the plan will include the following assessments of the Fire Department:

- Operations
- Response capabilities
- Staffing
- Facility Conditions
- Facility Renovation/Replacement Recommendations
- Financing
- Community Risk Factors
- Demand Projections
- Other resources necessary for the delivery of services to the community.

Other plans, regulations, policies, and programs that are relevant to Fire service include:

- RCW 19.27 and WAC 51-54A-0404 Fire safety and evacuation plans.
- The City of Redmond has adopted the International Fire Code (IFC) applicable to new construction.
- The City of Redmond established Fire regulatory authority is contained within [2.52 RMC](#). This chapter creates the Fire Department, defines its composition, and provides authority for right of entry.
- The City has adopted impact fees for fire-related capital improvements to meet City fire levels of service. The rate schedule applies to residential and non-residential uses. The Fire impact fees will be recalibrated in 2021 with the adoption of the Fire Functional Plan update.
- There is a firefighter/paramedic assigned to the Training Division. This position is a liaison to the Medic One program. Through this connection, emergency medical services training is conducted for the Fire Department. The Medic One system provides support to Redmond and other departments to provide basic EMT classes for new recruits.
- Redmond Comprehensive Emergency Management Plan (CEMP), 2015. The CEMP specifies the authorities, functions, and responsibilities that pertain to establishing collaborative action plans between City departments, local, state, federal, volunteer, public, non-profit and private sector organizations. It also contains detailed information on participant Emergency Support Functions (ESFs). By coordinating all phases of emergency management, the CEMP helps minimize the impacts of incidents in the City of Redmond.
- King County Regional Hazard Mitigation Plan (KCRHMP), 2020 and associated Redmond Specific Annex, 2015 and Redmond Pandemic Plan Annex 2020. The plan addresses Redmond's risk of vulnerability and impact of hazards such as: avalanche, earthquake, flood,

landslide, severe weather, tsunami/seiche, volcano, wildfire urban interface, civil disturbance, cyber-attack, dam failure, hazardous materials incidents, public health emergency, structure fire, terrorism. The plan enumerates mitigation strategies and describes how they are managed by a city interdepartmental collaborative process with monitoring by King County.

## Partnerships

The Emergency Management Division (EMD) currently coordinates volunteers in the following programs under the umbrella organization Redmond Citizen Corps Council (RCCC): Amateur Radio Emergency Services (ARES) Community Emergency Response Team (CERT), Medical Reserve Corps (MRC). Use of an umbrella organization permits the growth of services that are tailored to the needs of the City and community. It provides for expansion or contracting based on resource gaps, current technology, and available resources.

Chapter V, Section C.5 of the City's Comprehensive Emergency Management Plan (CEMP) states "mutual aid agreements (MAAs) should be implemented to assure support from alternate sources" for when the City's resources have been depleted. The City has two mutual aid agreements (MAAs) with WSDOT that allow the City to request and receive requests for assistance in responding to emergencies. In this way, MAAs increase Redmond's emergency response capabilities. The Agreements do not obligate any agency to provide resources to others but will serve as an additional tool available for emergency response. Many of Redmond's neighboring cities and agencies are currently signatories to these agreements, including: King County, Bellevue, Kirkland, Sammamish, Issaquah, and Seattle Department of Transportation.

## Police Service

The Police Department is based out of the Public Safety Building (PSB) on the Municipal Campus. The PSB contains a variety of specialized functions in addition to department offices, including the City's 911 dispatch center and data center. The PSB recently underwent a phased renovation. The initial phase addressed water intrusion and seismic deficiencies. The 2019-20 budget allocated funds for Phase II to resolve deficiencies that would extend the service life of the building and improve energy efficiency including upgrades to the electrical, fire, and mechanical systems. So far, PSB capital improvement work has included:

1. Roof replacement
2. Roof and wall insulation
3. Installation of energy-efficient windows
4. New metal siding
5. Addition of steel structural bracing for seismic purposes
6. Replacement of all lockers in the men's and women's locker rooms
7. Modification of the fire suppression system
8. Replacement of several heat pumps

Key challenges identified in the *2019 Facilities Strategic Management Plan*:

- Reconfigured spaces at the Public Safety Building created through incremental renovations over time are not well served by the building's HVAC systems.
- Electrical and mechanical systems are poorly documented and coordinated and reaching the end of their useful lives.

- PSB parking is inadequate for the personal and fleet vehicles required to support 24/7 operations.

### **Plans, Policies, Regulations, and Programs**

Peace officer power and duties are defined by state statute in RCW 43.34 and RCW 10.93 and adopted by the Redmond Municipal Code. The guiding document for police service is the 2014 Police Functional Plan. An update to this functional plan is anticipated for adoption in 2Q 2021.

Programmatic components in the Police Department include:

- Contracted services with IKRON Greater Seattle to provide grant-funded Mental Health Professionals to co-respond with police to people in crisis and provide follow-up services and training. The grant is funded by WASPC - Washington Association of Sheriffs & Police Chiefs.
- Community Court: The establishment of a community court as an alternative problem-solving court. It differs from a traditional court in that it seeks to identify and address the underlying challenges of court participants that may contribute to further criminal activity. Its goal is to build stronger and safer neighborhoods and reduce recidivism. Seattle and Burien have both adopted this Redmond model.
- Partnering with Redmond's Homeless Outreach Coordinator by the police Mental Health Professional, Police Bike Unit, and Patrol Officers to assist with court diversion.

### **Partnerships**

The Redmond City Police Department collaborates with numerous entities to facilitate programmatic training, create financial efficiencies, and optimize services. A brief summary of partnerships is listed below.

- King County Regional Force Investigation Team (to independently investigate critical incidents, such as officer-involved use of deadly force)
- FEMA grant-funded Tri-County Regional Complex Coordinated Terrorist Attack (CCTA) program (King, Pierce, Snohomish Counties) to provide training, preparation, and coordination of fire and the police response to mass casualty incidents
- Redmond police participate cooperatively with federal task forces, such as ICAC - Internet Crimes Against Children Task Force, FBI Safe Streets Task Force, JTTF Joint Terrorism Task Force, USSS (Secret Service) Electronic Crimes Task Force
- Board Membership and dedicated Crime Analyst grant-funded Financial Fraud and Identity Theft Task Force through WA State Commerce Dept
- Marine Patrol for Lake Sammamish is provided via contract with KCSO. Animal Control Services are provided via contract with
- Jail services are provided via contract with South Correctional Entity & King County.
- For scenes requiring major investigations, Redmond's Criminal Investigation Division partners with the WSP Crime Scene Response and Crime Lab.
- Redmond City Police partner with King County Regional Automated Fingerprint Identification System (AFIS) to provide mobile and field fingerprint capabilities.

## Trends Analysis

The City continues to direct its limited resources, as well as federal and state funding, to those areas which are key to its future. The main trends or guiding principles for capital facilities include:

- Preserving and maintaining existing facilities,
- Resolving existing deficiencies,
- Planning for new facilities to accommodate growth consistent with current levels of service,
- Enhancing community character with projects that enable community building and support economic vitality, and
- Creating a financing plan to fund capital improvement projects at city facilities.

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

## Policy Considerations

The Redmond 2050 comprehensive plan update will include review of the policies in the Capital Facilities Element (last updated partially in 2018), with a focus on addressing the considerations raised by each section in this report. The overall goal of policy revisions is to address major facility needs and the framework used to fund and build capital projects that align with the comprehensive plan vision and the Redmond 2050 themes of equity and inclusion, sustainability, resilience, and being a technology forward community.

Below is a discussion on broad framing tools that guide policy review for the various capital facility topics. After the topics are discussed, this report provides a preliminary collection of policies that have been identified for review based on the four themes of the comprehensive plan update.

### City Hall

Policy review would include focus on the following considerations:

- Redefining level of service expectations with the community through outreach
- Identifying possible synergies through co-location and partnership opportunities
- Resolving facility issues
- Maintaining facility conditions

### Parks and Recreation

Policy review would include focus on the following considerations:

- About half of the City's resident population has access to children's play, whereas the City's goal is 100%.
- About 54% of the target population can access outdoor sports and fitness facilities. The City's goal is 100% of residents and 25% of employees.
- Currently, the trail system provides access to trails for 34% of the target population; up to 66% are within one-quarter mile of a trail access point. The City's LOS is to achieve access by 100% residents and 25% employees.

- While there are parks in the Downtown Urban Center, none exist in the Overlake Urban Center though one is planned to open in 2022.

In addition, the PARCC Plan contains policies that have been impacted by recent budget constraints due to the COVID pandemic, such as policy PR-3 Provide opportunities to improve personal health and community connections by providing a variety of parks and recreation facilities and programs.

## Fire and Emergency Management Services

Policy review focuses on the considerations listed below:

- Population growth for the City of Redmond (and across the region) is expected to continue increasing. To accommodate the Puget Sound Regional Council growth target allocations, it is likely that Redmond will see an increase in low-rise, mid-rise and high-rise structures. These types of structures require a much different approach than a residential structure in terms of firefighting strategies and tactics.
- Comprehensive Plan policies that involve services for the urban centers will be most relevant to Fire service due to concentrated populations and taller structures. This includes policies centered around infrastructure, levels of service, and growth allocations.

## Police Service

Policy review focuses on the considerations listed below:

- Though the Public Safety Building has been seismically upgraded, it is in a liquefaction zone, where an earthquake may render access to the area impassible. This could impact the capabilities of the 911 Dispatch Center and Emergency Coordination Center.
- It is best practice to provide secure parking for personal and patrol vehicles due to safety and vandalism concerns. The existing secure parking at the PSB is inadequate for the number of vehicles required to support 24/7 operations with overlapping shifts. The Mobile Command post is an oversized vehicle without adequate secure parking.
- Regional efforts, including Redmond joining a regional SWAT team and a potential shared dispatch center, have unknown implications for Police's facilities needs but may require construction or modification of Police facilities in the future.
- Growth in Overlake and light rail expansion will likely impact policing needs and may require additional Police presence in the area. As congestion increases, satellite storage for emergency response equipment, e.g. barricades, may be needed.

## Policy Review – Four Themes

Broadly, the policy review for Comprehensive Plan elements are framed within four themes:

1. Resiliency & Economic Recovery
2. Equity & Inclusion
3. Technology Forward ("Smart City")
4. Sustainability

Specific policies for review are discussed below, organized by the four themes

## **Resiliency & Economic Recovery**

**CF-2.5 Ensure that functional and strategic plans address emergency preparedness needs as applicable including:**

- Seismic retrofits;
- Infrastructure resiliency ("Safe-to-fail") mechanisms including backup power generation, resilient network infrastructure, and communications; and
- Methods and facilities ("Alternative Service Centers") to provide essential services including shelter, food and water, medical care, cleanup, and restoration. Local alternative Service Centers in areas of the City less susceptible to hazards liquefaction, landslides, and floods.

This policy will be reviewed in the context of the global COVID-19 pandemic to determine if other types of emergency preparedness should be included.

**CF-12 Use capital facilities to attract growth to centers by:**

- Giving priority to funding for public facilities and services within the Downtown and Overlake Urban Centers,
- Creating a mechanism to provide ongoing capital funds for Redmond's Urban Centers, and
- Prioritizing projects outside these Urban Centers that will increase mobility to and from the centers.

This policy bolsters growth in urban centers by prioritizing urban centers. As part of the Redmond 2050 update, future considerations for urban centers include up-zoning to accommodate allocated growth targets. Redmond's urban centers will also contain multiple light rail stations. This policy will be reviewed to determine if any additional clauses or considerations should be added to further resiliency and economic recovery.

## **Equity & Inclusion**

**CF-5.5 Engage the community during the capital planning and implementation process to seek input, inform direction and provide updates.**

This policy will be reviewed to determine if any additional clauses or considerations should be added to strengthen engagement in order to find opportunities for increased effectiveness in actualizing equity and inclusion throughout the capital facility planning process. The focus should be on process equity to ensure inclusive, open and fair access for all stakeholders to decision processes that impact community and operational outcomes.

## **Technology Forward ("Smart City")**

Multiple policies will be reviewed to determine how technology and "smart city" principles could be included. Further review will be conducted to determine appropriate levels of specificity for technology language in policies. The Focus should be on utilizing technology to respond more rapidly and effectively to incidents and service interruption.

## **Sustainability**

**CF-5 Require that properties, when they develop or redevelop, construct or contribute to improvements as identified in adopted plans.**



Redmond is undergoing significant population growth, and environmental sustainability considerations may warrant adding provisions to this policy to meet community goals.

DRAFT

## Existing Conditions

# Utilities

### Introduction

The Utilities Element of the Redmond Comprehensive Plan provides policy direction for planning for and placing utilities in Redmond to support the community's vision for planned growth, contribute to a high quality of life for Redmond residents and businesses, and protect Redmond's natural environment and resources.

The City operates four utilities: water, wastewater, solid waste/recycling and stormwater, which fall under the management and oversight of staff in the Public Works, Planning, Technology and Information Services, and Finance Departments. In addition, the Utilities Element contains policies related to energy, telecommunications, and hazardous liquid pipelines. City staff engage in a variety of daily tasks – from cleaning sewer lines, inspecting hydrants and wells, reviewing utility plans for construction sites, to restoring salmon habitat. This work ensures that City utilities function in a safe, cost-effective, and efficient manner.

### Federal, State, and Regional Planning Context

#### Federal Context

Among federal laws and regulations that affect local utility planning, the 1972 Clean Water Act and federal telecommunications regulations merit a brief discussion.

The 1972 Clean Water Act (CWA) is the primary federal regulation for stormwater management. The CWA establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters.

Under the CWA, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The Washington State Department of Ecology administers the

## Fast Facts

### In 2019..

- Redmond's wells pumped over one billion gallons of water.
- Redmond supplied water to more than 19,500 businesses, houses, and multifamily units.
- Redmond delivered 35-40% of drinking water from groundwater.
- Redmond operated and maintained 333 miles of water main and 12,650 water main valves
- Construction Site inspectors logged more than 5,100 utility inspections at new and redeveloped sites
- Redmond's Private Drainage Inspection Program visited 265 sites including more than 100 stormwater vaults.
- Redmond's Business Inspectors offered direct stormwater pollution prevention support to 150 businesses.
- Under the City's Solid Waste Program, 643 tons of organics (including food waste) were collected from businesses, multifamily residences and schools and converted to compost at an industrial composting facility.
- 1,360 gallons of hazardous materials were removed and properly disposed of by Redmond businesses.
- Wastewater Utility crews "de-ragged" 38 wastewater pumps or valves to clear blockages.
- Development Services engineers and planners reviewed plans for more than 90 development projects in 2019.
- Construction inspectors logged more than 5,100 utility inspections at new and redeveloped sites.

NPDES program in Washington state. The program requires the implementation of local stormwater management programs. Phase I of the NPDES stormwater permit program applied to only six local governments. Phase II of the NPDES rules extended coverage to operators of regulated small municipal separate storm sewer systems (MS4s), including Redmond, serving less than 100,000 people.

In recent years the Federal Communications Commission (FCC) updated 47 CFR Part 1 regarding telecommunication equipment deployment which prompted municipalities, including Redmond, to revise local codes for compliance. The FCC regulates health concerns of RF frequencies and restricts local jurisdictions from setting additional regulations on frequencies. As the telecommunication regulations and technology progress in the upcoming years, the City of Redmond anticipates that further updates will be needed.

## State Context

Utility planning in Washington is guided by the Growth Management Act (GMA), adopted in 1990 in response to rapid population growth and concerns with suburban sprawl, environmental protection, quality of life and related issues. The GMA requires the establishment and maintenance of the Urban Growth Areas (UGAs). The land within UGAs is designated for urban uses; the land outside UGAs is set aside for rural uses. This division makes the provision of public facilities and services more efficient by providing for contiguous and compact urban lands, while protecting rural resources, such as farming, logging, and fish and wildlife habitats. The GMA requires jurisdictions that fully plan under the GMA, like Redmond, to include a utilities element in their comprehensive plans ([RCW 36.70A.070\(3\)](#)).

Utility planning and operations are also governed by various state laws and regulations. Among these are:

- [WAC 365-196-420](#), which requires that the utilities element of a comprehensive plan contain the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.
- [WAC 173-240-050](#) sets minimum requirements for general sewer plans adopted by local governments.
- [Chapter 90.48 RCW](#) addresses water pollution control. RCW 90.47.035 provides the Washington State Department of Ecology rule-making authority to regulate water quality standards; implemented by WAC 173-240-010.
- [Chapter 35.99 RCW](#) addresses Telecommunications and Cable service permitting in right-of ways.
- [Chapter 70A.205 RCW](#) requires that each county, in cooperation with the cities located in the county, prepare a coordinated, comprehensive solid waste management plan. Redmond approved the King County Solid Waste Management Plan on July 2, 2019.

## Regional Planning Context

Redmond participation in regional issues simultaneously advances the interests of the Redmond community and works toward regional goals. Some of these collaborative efforts are with:

- Puget Sound Regional Council, the metropolitan planning organization that develops overarching multicounty planning policies for the four-count Seattle metropolitan area. A deeper analysis of specific multicounty planning policies is discussed later in this report.
- Cascade Water Alliance (CWA), a regional water supplier. Redmond's drinking water aquifer provides roughly 40% of Redmond's drinking water needs; the remaining 60% comes from the CWA.
- American Public Works Association Stormwater Managers
- Puget Sound Partnership, a state agency leading the region's collective effort to restore and protect Puget Sound. The Partnership created and now manages the infrastructure needed to enable and encourage partners to come together to develop and implement priority actions needed to accelerate ecosystem recovery.

## Puget Sound Regional Council

The Puget Sound Regional Council (PSRC) develops policies and makes decisions about transportation planning, economic development, and growth management throughout the four-county Seattle metropolitan area surrounding Puget Sound.

Puget Sound Regional Council's VISION 2050 establishes the following goal for public services, including the provision of utilities: "The region supports development with adequate public facilities and services in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives" (PSRC, 2020). Relevant policies from the VISION 2050 Public Services chapter include:

- **PS-2:** Promote affordability and equitable access of public services to all communities, especially the historically underserved. Prioritize investments to address disparities
- **PS-3:** Time and phase services and facilities to guide growth and development in a manner that supports the Regional Growth Strategy.
- **PS-8:** Develop conservation measures to reduce solid waste and increase recycling.
- **PS-9:** Promote improved conservation and more efficient use of water, as well as the increased use of reclaimed water, to reduce wastewater generation and ensure water availability.
- **PS-13:** Promote the use of renewable energy resources to meet the region's energy needs.
- **PS-16:** Plan for the provision of telecommunication infrastructure to provide access to residents and businesses in all communities, especially underserved areas.
- **PS-22:** Provide residents of the region with access to high quality drinking water that meets or is better than federal and state requirements.

## Countywide Planning Policies

King County has created countywide planning policies (CPPs) that provide a framework for utility planning across local jurisdictions. King County and all cities and towns of King County are responsible for ensuring that their respective comprehensive plans are consistent with and implement the CPPs. Utilities include services and infrastructure that provide water supply, sewage

treatment and disposal, solid waste disposal, energy, and telecommunications. Providing these utilities in a cost-effective way is crucial to upholding the health and safety of King County residents and to implementing the Regional Growth Strategy.

Redmond's utility policies must be consistent with King County CPPs. The following provides a high-level, non-comprehensive, summary of key CPP policy directives.

- **PF-4:** Develop plans for long-term water provision to support growth and to address the potential impacts of climate change on regional water resources.
- **PF-6:** Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to provide reliable and cost-effective sources of water for all users, including residents, businesses, fire districts, and aquatic species.
- **PF-11:** Require all development in the Urban Growth Area to be served by a public sewer system except:
  - a. single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
  - b. development served by alternative technology other than septic systems that:
    - Provide equivalent performance to sewers;
    - Provide the capacity to achieve planned densities; and
    - will not create a barrier to the extension of sewer service within the Urban Growth Area.
- **PF-13:** Reduce the solid waste stream and encourage reuse and recycling.
- **PF-15:** Promote the use of renewable and alternative energy resources to help meet the county's long-term energy needs, reduce environmental impacts associated with traditional energy supplies, and increase community sustainability.
- **PF-16:** Plan for the provision of telecommunication infrastructure to serve growth and development in a manner consistent with the regional and countywide vision.

In addition to the countywide planning policies, King County has its own comprehensive plan. The King County Comprehensive Plan is particularly relevant to utility planning because the plan presents other agencies, such as cities and special purpose districts, with King County's position on large-scale matters such as annexation, urban growth areas, environmental protection and others. For instance, Chapter 9 of the King County Comprehensive Plan addresses services, facilities, and utilities, and includes public sewer systems in urban and rural areas. The provisions and policies generally reflect the premise of countywide planning policies that sewer systems will serve urban areas and, in general, that they are not appropriate to serve rural areas.

Utility planning and operations is also guided by the following King County planning documents:

- **2019 King County Hazard Mitigation Plan – Annex.** This plan assesses natural and human-caused hazards that can impact our region and develops strategies to reduce risk and build resilience. Nearly 60 planning partners (including school districts, water districts, and cities) participated in the process and developed annexes to this plan. Redmond City Council approved the City's annex to this plan in 2019. The annex includes a hazard risk summary for sixteen hazards, addresses vulnerable populations, and outlines goals and strategies.
- **2019 King County Solid Waste Plan.** Redmond participates in a coordinated solid waste management plan with other King County cities. This plan establishes policy guidance for the

King County solid waste system, which includes six urban transfer stations and four rural transfer facilities, the Cedar Hills landfill, and waste prevention and recycling programs

- Snoqualmie Valley/NE King Community Service Area. This subarea plan is currently underway with anticipated adoption in mid-2023. The plan will establish a vision, goals, and policies to guide development decisions and address future King County services, programs, facilities, and capital improvements. This plan will replace the outdated East King County Community Plan.
- Title 13 of the King County Code sets requirements for water and sewer systems, including a requirement that sewer and water comprehensive plans consider opportunities for reclaimed water. Although Redmond does not operate a wastewater treatment plant, reclaimed water is available to the City from the Brightwater Treatment Plant located in Woodinville.

## Local Planning & Regulatory Context

The Utilities Element of the Redmond Comprehensive Plan guides the planning and operation of utilities in Redmond. The general policy direction of the Comprehensive Plan is that infrastructure and services should meet the needs of a growing population and promote a safe and healthy community. Private utilities, such as solid waste removal and recycling, gas, electric, telecommunications and cable services are provided under franchise or other agreements. For these utilities, the City ensures that sufficient area is available to locate such facilities and provides a reasonable regulatory climate.

Key Utilities Element policies include:

- **UT-27** Ensure that the City of Redmond is the primary provider of wastewater service within the city limits.
- **UT-28** Require connection to the City wastewater system for all new development and for existing uses when development, such as a short plat, subdivision or other significant land use action, occurs to that property. Extend a waiver in limited circumstances where the economic impact of connection is high and there is no public safety concern.
- **UT-31** Support a regional approach to wastewater treatment by contracting with King County for transmission and treatment of Redmond's wastewater.
- **UT-75** Promote decreased energy consumption and enhanced energy efficiency throughout the City's building stock
- **UT-83** Promote a wide range of telecommunications options. This can include:
  - Making City facilities available for placement of antennas,
  - Treating attached cellular base antennas as other building or rooftop appurtenances, and
  - Support website communication between the City and its residents and customers.
- **UT-88** Maintain Redmond's competitiveness in support of businesses, residents and visitors by promoting access to advanced and affordable communications technology citywide.

Other local planning documents that guide the provision of utilities include:

- Stormwater Comprehensive Plan. This is the City's long-range Stormwater and Natural Resources planning document. The plan provides goals and guidance for managing all

aspects of stormwater management and basin planning within Redmond. The plan update is anticipated in 2023.

- The Stormwater Technical Notebook locally adopts and modifies the Washington State Department of Ecology Stormwater Management Manual for Western Washington, as amended, and contains requirements and design standards for stormwater management systems.
- The Watershed Plan will support and reside in the Stormwater Master Plan. This work is anticipated to begin in 2021. Water System Plan, 2011-2017. Some foundational work was completed in 2020 in preparation for the anticipated in 2023 update. This 2011 Water System Plan (Plan) describes the City's water production and distribution facilities, operations, and compliance with State and federal drinking water regulations. This Plan also identifies capital improvements needed to resolve deficiencies, to support continued system maintenance, and to supply future growth within the water service area.
- 2014 General Sewer Plan. The General Sewer Plan is currently being updated with adoption anticipated in late 2021. The Plan will be consistent with the strategy and policies presented in the 2018 King County Comprehensive Plan and will comply with the adopted Countywide Planning Policies, including separate sections addressing the various required planning elements mandated by the GMA. The current plan includes an evaluation of the existing sewer system and identification of additional facilities needed to accommodate the planned growth to comply with state regulations.

## Redmond Regulations

Utility regulations protect Redmond's natural environment and resources. Conservation and protection of existing resources ensures a continued supply of clean water and energy. For example, the City protects the natural environment by developing stormwater systems to prevent or reduce excess stormwater runoff, by designing and upgrading systems and plans to prevent damage to the environment, by fostering conservation operationally and by implementing low-impact development practices. Specific regulations are discussed in the relevant current condition section for each utility.

## Redmond Partnerships

Some issues cross jurisdictional boundaries and so require coordination with federal, state, and local governments, non-governmental organizations, business associations, and other potential partners to ensure that Redmond's interests are fully represented in regional, state and national dialogues. Specific partnerships are detailed in each current condition section. Rather than list every partnership for each utility here, relevant partnerships are described under each utility below.

## Current Conditions

### Water and Stormwater

Utility Infrastructure that keep our water safe, clean and flowing represent a complex mix of pipes, valves, pumps, reservoirs and tanks. Approximately 40% of the City's water supply is provided by groundwater, with the remainder supplied from the Cascade Water Alliance (Cascade). Redmond's Water utility supplies water to more than 19,500 businesses, houses, and multifamily units. City staff operate and maintain:

- 333 miles of water main and 12,650 water main valves (also called isolation valves)

- A groundwater monitoring network of 96 wells throughout the City
- 4,150 hydrants
- Three City-owned pump stations and three pump stations jointly owned with neighboring cities
- Seven City-owned reservoirs three reservoirs jointly owned with neighboring cities.
- Four water service areas: Well Service, Rose Hill, Overlake/Viewpoint, and Novelty Hill, in total containing 22 pressure zones.
- Compliance for 7,395 backflow assemblies to help protect the City's potable water supply (drinking water) from contamination as part of the Cross Connection Control Program.

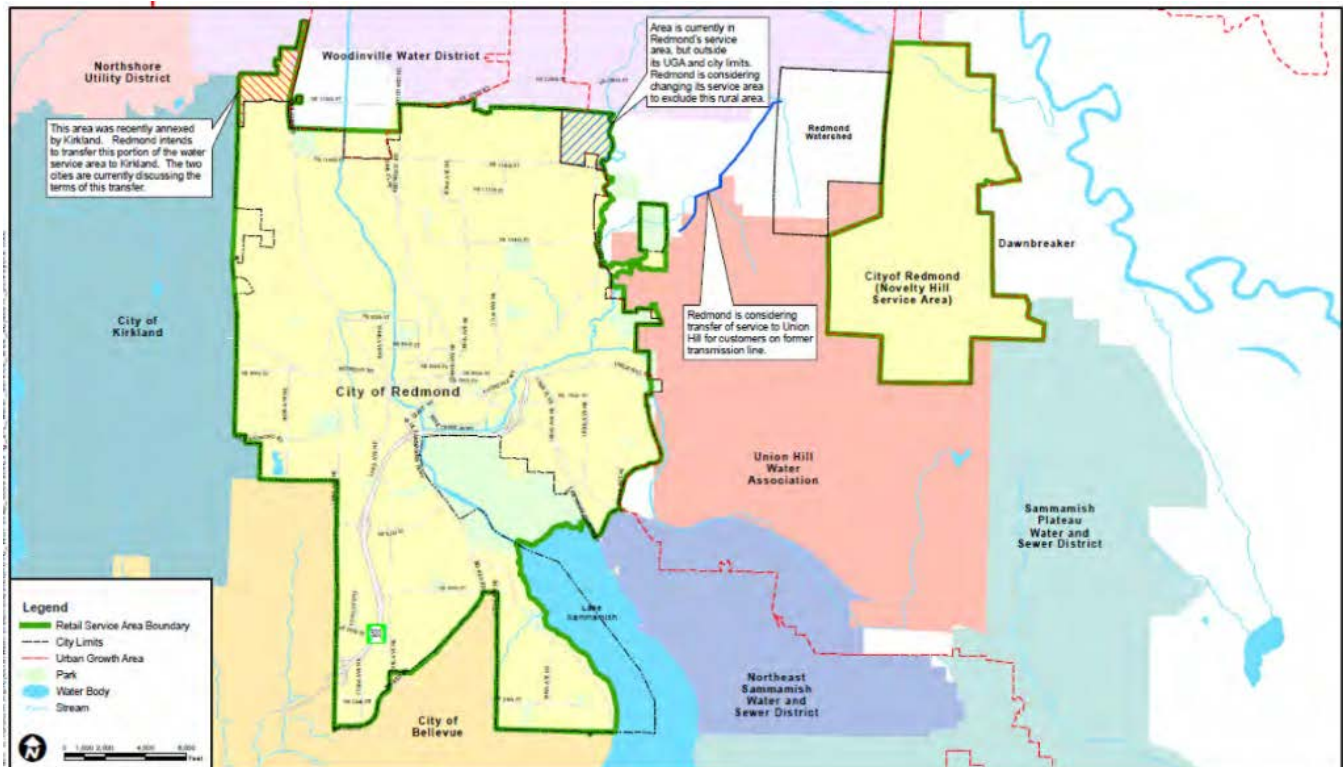
Customers on the west side of Lake Sammamish and the Sammamish River, as well as those who live in Redmond Ridge and Trilogy Urban Planned Developments, are served with water that comes from the Tolt Watershed in the Cascade Mountains. Customers east of Lake Sammamish and the Sammamish River are served by well water from Redmond's aquifer. During the summer, water from the Tolt is blended with the groundwater to help meet peak summer demand. Water delivered to Redmond's customers is produced from a combination of sources, including five wells owned and operated by the City, as well as regional water supply produced from Seattle Public Utilities' (SPU's) Tolt River source. This regional supply is provided through Redmond's membership in the Cascade Water Alliance (Cascade).

A total of nine reservoirs, one shared with the City of Bellevue and two shared with the City of Kirkland, provide storage capacity to meet routine system operational needs, as well as to support fire suppression and emergency standby requirements. Over 320 miles of piping delivers water throughout the City's distribution system.

See Figure 1 for a map of the service area. The 19,500 customers include a residential population of approximately 70,000 that swells to approximately 115,000 during business hours. Major employers receiving water from the Redmond system include the Microsoft and Nintendo headquarters. The 2016 water demand forecast was 8.2 million gallons per day<sup>1</sup>.

<sup>1</sup> City of Redmond Water System Plan, 2011.



FIGURE 1 – WATER SERVICE AREA<sup>2</sup>

The City of Redmond uses a combination of traditional onsite stormwater management facilities, low-impact development techniques and regional stormwater management facilities. Such facilities may include vaults, ponds, and swales for each development where the developer finances the design and construction of these controls. In commercial sites, property owners are responsible for maintaining the facilities. In residential neighborhoods, these may be turned over to the City to maintain.

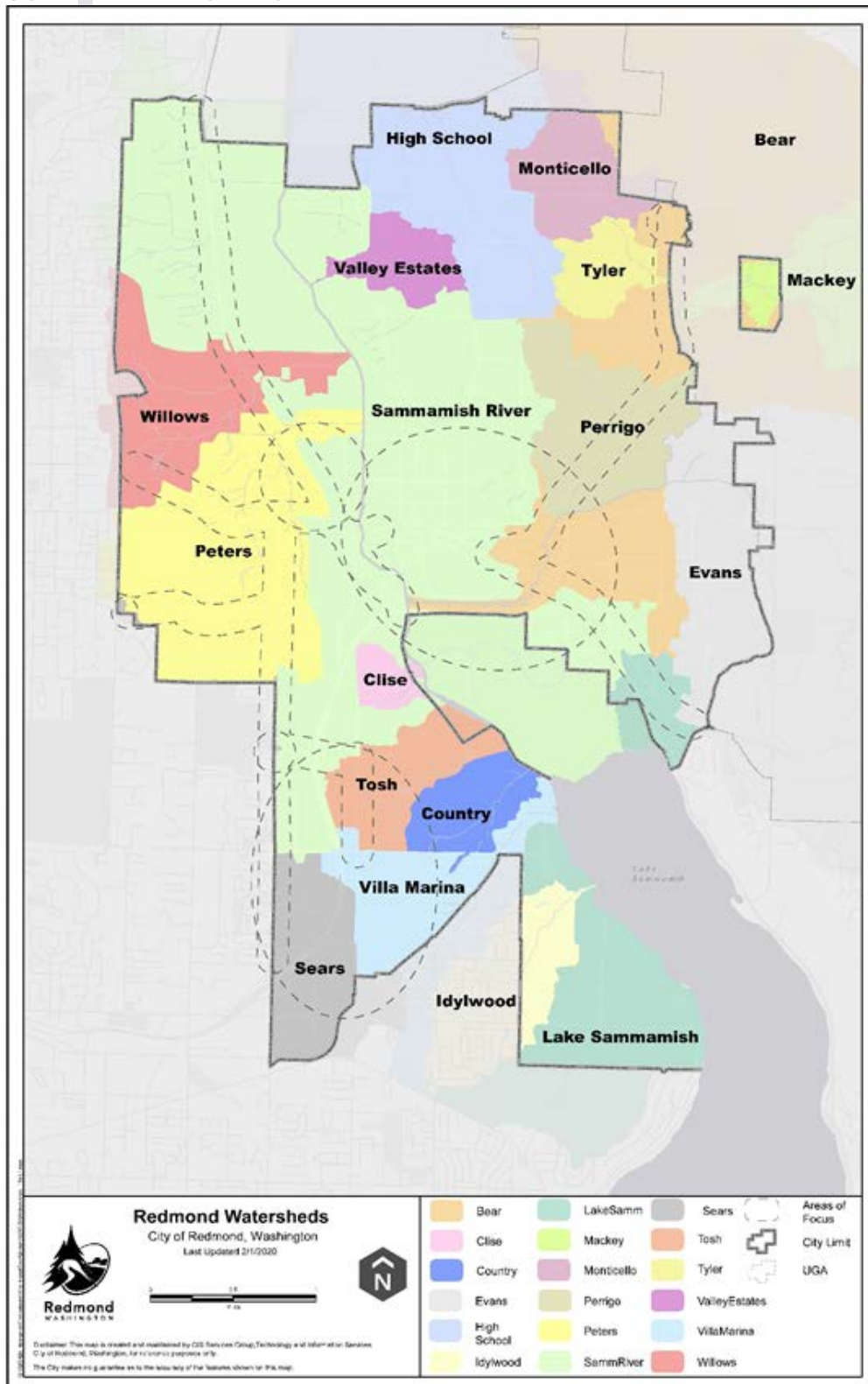
Stormwater utility staff:

- Ensure that public and private stormwater systems are planned, developed, and maintained to prevent flooding, protect water quality, and preserve natural stormwater systems,
- Monitor water quality and provide leadership and focus for community efforts working toward improved stormwater management,
- Identify needs for capital improvement of the stormwater systems including streams and habitat, and prioritize, select, and construct those improvements,
- Ensure that City construction and maintenance projects are planned and implemented to cause as little, short- and long-term harm as possible to the environment, and
- Are responsible for ensuring proper maintenance and operation of all public and private stormwater systems within the City limits under the City's NPDES permit.

<sup>2</sup> City of Redmond Water System Plan, 2011

A quick “by the number” overview of the stormwater utility reveals:

- More than 323 miles of City-owned pipes, over 11,000 catch basins, and more than 400 stormwater ponds, vaults, and other stormwater management facilities.
- 11 billion gallons of rain that falls on Redmond in an average year to prevent flooding and protect local streams. (Estimate based on the average of 40 inches of rain per year and the 16-square-mile area encompassed by Redmond.)
- Redmond is home to more than 50 miles of streams, in addition to two major creeks (Bear and Evans), the Sammamish River, and Lake Sammamish. Chinook, sockeye, Coho salmon, and other native fish and wildlife call Redmond home.
- Redmond’s Illicit Discharge Detection and Elimination Program investigates all reports of illegal discharges or connections to the City’s stormwater or receiving water networks. City staff respond to 200+ reports annually.
- There are approximately 19 watersheds that lie at least partially within the city limits.
- City stormwater crews inspected 100% of the 2,733 City-owned catch basins and cleaned 1,423 of those that required cleaning.

FIGURE 2 - WATERSHEDS<sup>3</sup><sup>3</sup> Source: City of Redmond GIS Services, 2020.

## Regulations and Programs

Water resources are important City assets that require significant management, capital investment and maintenance. The local regulatory framework that guide the management of these resources includes the following:

- RMC 15.24 contains stormwater management regulations for development and redevelopment; it codifies the Stormwater Technical Notebook as a supplement to the code.
- RMC 13.06 authorizes the Illicit Discharge Detection and Elimination (IDDE) program designed to prevent contamination of groundwater and surface water by monitoring, tracking, and removing non-stormwater discharges into the stormwater drainage system.
- RMC 13.29 requires that the Mayor shall approve a Water Shortage Response Plan that establishes actions and procedures for managing water supply and demand during anticipated or actual water shortages.
- RZC 21.17.010 sets standards for low-impact development, a stormwater management technique that helps preserve the quality of Redmond's groundwater.

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

## Partnerships

The Cascade Water Alliance (Cascade) is a municipal corporation comprised of five member cities (Bellevue, Issaquah, Kirkland, Redmond, and Tukwila) and two water and sewer districts (Sammamish Plateau Water and Sewer District, and Skyway Water and Sewer District). These cities and districts approach water management collaboratively to provide a safe, clean, and reliable water supply.

Kirkland-Redmond-Bellevue Interlocal Agreements address how portions of a water system are owned and operated. These interlocal agreements describe how several water facilities are shared and operated, including;

- Two water tanks with Bellevue and Kirkland
- One reservoir with Kirkland
- Three pump stations with Bellevue and Kirkland

**FIGURE 3 LEASED TELECOM EQUIPMENT MOUNTED ON TOP OF THE ROSE HILL WATER TANK**



To effectively perform their work, stormwater staff collaborate with several organizations including:

- American Public Works Association (APWA) Stormwater Managers Group, an interjurisdictional association of regional stormwater practitioners which share regulatory, technical, product and project information to develop and grow effective stormwater programs.
- STORM (Stormwater Outreach for Regional Municipalities), the focus of which is to design and implement regional public awareness and behavior change programs focused on reducing stormwater pollution impacts.
- NPDES Eastside Coordinators Group, an informal consortium of local governments that work together to understand and implement municipal stormwater permit requirements.

## Wastewater and Solid Waste

Redmond's wastewater system consists of a network of mains, trunks, force mains, and pump stations that transport the collected sewage to King County Water Treatment Division interceptors. The City does not operate a wastewater treatment plant. Most of Redmond's sewage is ultimately transported to the County's Brightwater Treatment Plant. The exception is sewage collected from the Overlake area, which flows to Bellevue and ultimately to the King County Water Treatment Division Renton Treatment Plant.

- Redmond's Wastewater Utility has more than 16,000 sanitary sewer connections.
- The Wastewater Utility actively inspects and cleans more than 233 miles of pipes every seven years.
- The Wastewater Utility routinely inspects and cleans 7,336 manholes.
- Redmond's Wastewater Utility operates 22 wastewater lift stations. City personnel clean these lift stations on a monthly schedule.
- The wastewater system serves a residential population of 69,900 in 9,600 acres (2020) within the City limits and 3,500 residential households in 2,000 acres in the Novelty Hill area.

Aside from serving the area within the city limits, Redmond also provides water and sewer services to Redmond Ridge and Trilogy Urban Planned Developments within the Novelty Hill area located east of Redmond in unincorporated King County. Novelty Hill has been designated as urban and Redmond has agreed to be the service provider for sewer but for pipes only, not treatment. The City will continue to provide service to new growth within the urban growth area that is consistent with City and County planning and service policies.

A portion of this area is located north of the Redmond/Woodinville Water District interlocal line. An interlocal agreement with the District allows Redmond to serve Novelty Hill which is now almost completely developed. The single family and multi-family areas have been built out, two schools have been constructed, and only a few undeveloped parcels remain in the business park area, some of which are currently under construction.

While most of Redmond's residents are served by the wastewater utility, some areas still use onsite sewage (OSS) disposal systems. This term typically refers to a system using a septic tank in combination with a drainfield, such as a leachfield or mound. When operating properly, onsite sewage disposal systems are an acceptable means of treating and disposing of sewage on

a small scale. If onsite systems are improperly maintained or constructed in soils with poor percolation rates, OSS disposal systems can fail. Poorly treated septic waste can surface or pond on the site or percolate into the groundwater. Approximately 500 parcels within City of Redmond boundaries are estimated to be on OSS systems.

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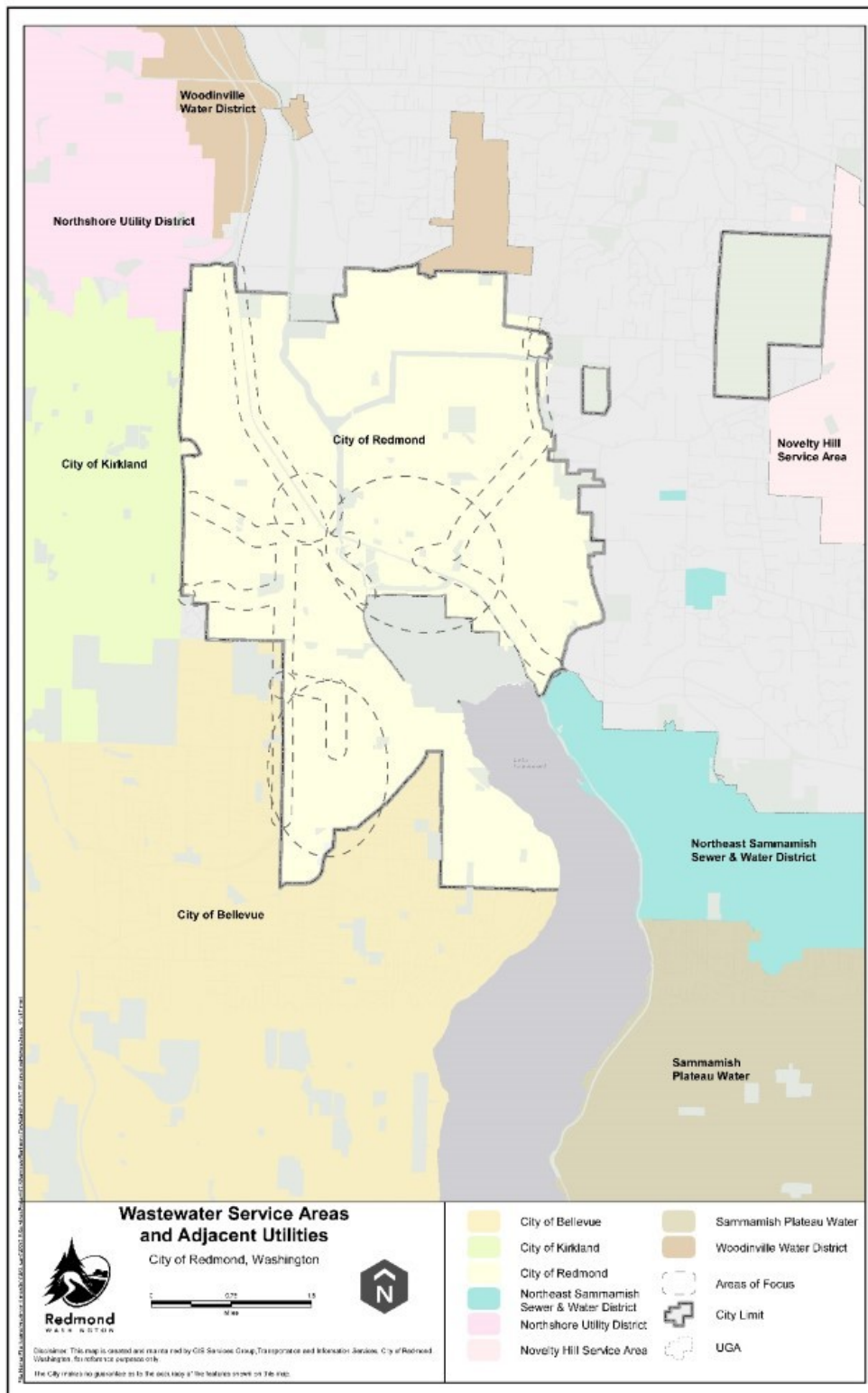
FIGURE 4 - WASTEWATER SERVICE AREA<sup>4</sup><sup>4</sup> City of Redmond General Sewer Plan Update, 2019.

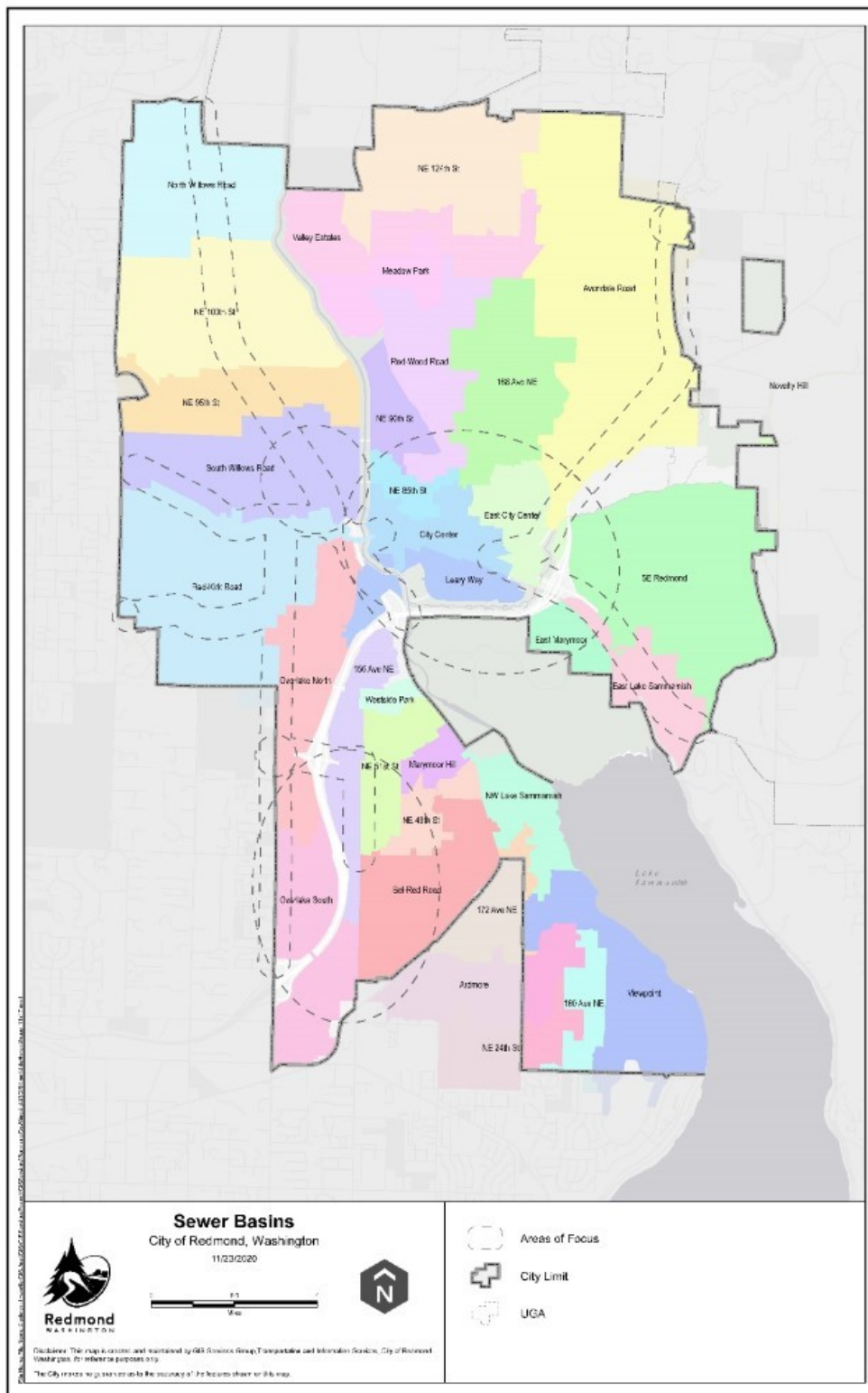
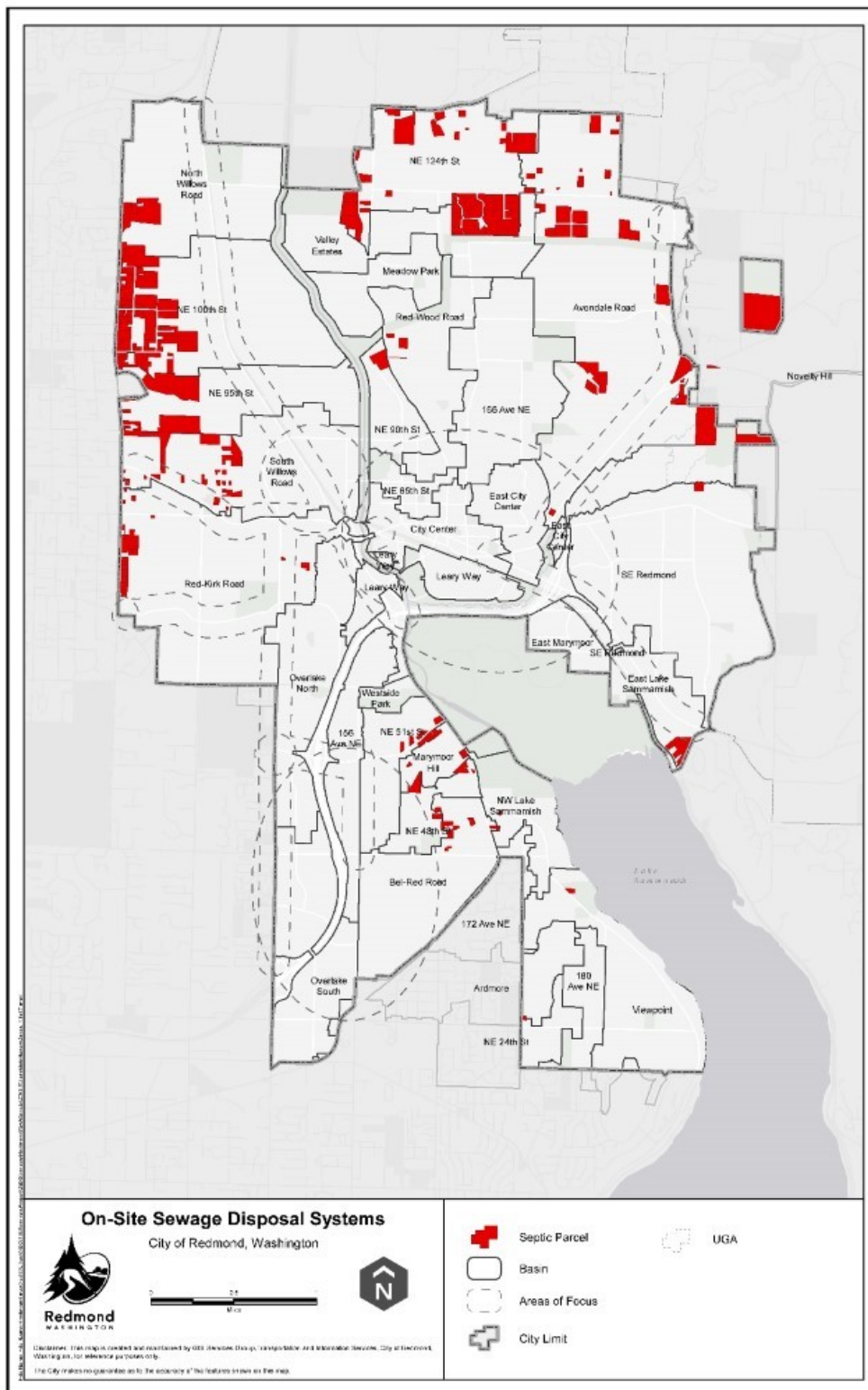
FIGURE 5 – SEWER BASINS<sup>5</sup><sup>5</sup> City of Redmond General Sewer Plan Update, 2019



FIGURE 6 – ON-SITE SEWAGE DISPOSAL SYSTEMS<sup>6</sup><sup>6</sup> City of Redmond General Sewer Plan Update, 2019

## Regulations and Programs

Current discharge regulations contained in RMC [13.04](#) provide the basis and support for elements of a Source Control Program such as inspections and education. The primary purpose of Redmond's Source Control Program is to limit what materials enter the water supply through wastewater and solid waste pathways.

## Partnerships

King County Wastewater Treatment Division (WTD) operates and maintains several interceptors and trunks within Redmond's service area. City of Redmond wastewater facilities include joint-use pipes, which are owned with the City of Bellevue or Northeast Lake Sammamish Sewer and Water District.

King County Department of Health provides standards for the environmentally safe operation of septic systems. In addition, Redmond's sewer treatment services are provided by King County and depending on where a property is in Redmond, there is one of two facilities that will treat its sewage - either the Brightwater Treatment Plant which opened in 2011 or the South Treatment Plant in Renton. King County published a Comprehensive Solid Waste Management Plan in 2019, which guides aspects of regional solid waste management.

The Northeast Lake Sammamish Sewer and Water District is located at the southeastern corner of Redmond and primarily serves the northern portion of the Sammamish Plateau. Redmond and the Northeast Sammamish Sewer and Water District share pipeline facilities to convey the wastewater to King County WTD's system.

Redmond also partners with other partners via interlocal agreements (ILA) to provide utility sewer service.

- The City has partnered with the Woodinville Water District to provide water and sewer service to a portion of the City (ILA Contract 5359).
- The City has previously partnered with the City of Kirkland with two different ILAs to provide various utilities (ILA Contracts 8679 and 6465)

## Energy

Electricity and natural gas is provided in Redmond by Puget Sound Energy (PSE). PSE is regulated under various federal and state statutes. PSE operates in Redmond under a franchise agreement with the City that addresses the operation of PSE facilities in public right-of-way, among other topics.

## Partnerships

The City is represented on Puget Sound Energy (PSE) advisory groups for new utility line siting, such as the Stakeholder Advisory Group (SAG) for the proposed Sammamish-Juanita line. In the recent past the City developed a good working partnership with PSE with respect to green power and energy efficiency. The City has hosted multiple events at City Hall where PSE offered energy efficient lighting at deep discounts to Redmond citizens. In addition, the City coordinated with PSE to arrange small business energy retrofits in the Downtown and to hold a campaign for the residential Green Power Program. Also, the City executed an agreement with PSE for their Green Direct Program. Lastly, PSE continues to offer many rebates for energy efficiency programs. The City has

qualified for multiple PSE rebates over the years for our Energy Services Company (ESCO) projects with the State Department of Enterprise Services.

## Telecommunications

Telecommunication facilities can be located on private land, city land or in the public right-of-way. Examples of city-owned locations are city parks, on top of city water tanks. All requests for telecommunication facilities are reviewed by city plan reviewers as well as staff from relevant departments, such as Parks staff for facilities located at parks or, Public Works staff for facilities located on water tanks, reservoirs, or light poles in the right-of way. Redmond's three major cellular providers are AT&T, T-Mobile and Verizon.

## Regulations and Programs

To be compliant with FCC rule updates, in 2018 Redmond substantially revised RMC 1.214, RZC 21.56 (siting and design) and RZC 21.76 (review process) to accommodate small cell technology, enable their deployment within the city, and to address permit review timelines or "shot clocks", minor aesthetic standards, and clarify definitions. Then in 2019, Redmond amended local regulations again to comply with updated FCC rulings which imposed limitations on local municipalities regarding processing and review of all permits associated with the deployment of Fourth Generation (4G) and Fifth Generation (5G) mobile communication system infrastructure. 5G deployments are typically deployed as small cell wireless facilities that feature equipment which is smaller and more densely sited than past generations of equipment. Staff developed a streamlined review process to efficiently administer the review of telecommunication permit applications including additions of new design guidance.

## Partnerships

The Federal Communications Commission (FCC) develops and executes policies and procedures for the licensing of wireless services. This ranges from amateur radio to mobile broadband services.

A local telecommunication stakeholder group meets regularly to discuss how neighboring municipalities would change their codes to accommodate the recent FCC rulings.

## Trends Analysis

Keeping pace with land use changes is one of the salient trends facing utilities planning. Utility system planning has been particularly important in recent decades to prepare for the City's higher growth areas in the Downtown and Overlake neighborhoods, and will be important going forward in those areas and Marymoor Village, which will transform over time into a small urban village. At the same time, maintaining and replacing infrastructure will be an important trend over the life of the Comprehensive Plan as infrastructure ages. Investing in system replacement is exemplified in the City's capital investment strategy (CIS) approach, which includes on-going investment to replace or upgrade system components when routine maintenance is no longer prudent or when the integration of new technology provides more reliability, allows the City to achieve sustainability goals by becoming more green and efficient.

Since the last Comprehensive Plan update, several land use changes and improvements have occurred within the City's utility service areas, including:

- The North Redmond and North Rose Hill neighborhoods have experienced hundreds of new homes and more construction planned.
- The SE Redmond area has seen significant commercial growth with Costco, Fed Ex, and MV Transportation developing along 188th Ave. NE, and some multi-family growth along East Lake Sammamish Parkway.
- Redmond's downtown and Overlake areas have several mixed-use developments, including the hundreds of units built in Overlake Village, and many others such as Seritage, Esterra Park, Modera Overlake, and Capstone Avalon under construction.
- In late 2017 Microsoft began redeveloping its world headquarters which will add about 3 million additional square feet of office space. Relevant to utility planning, all new office buildings will reuse harvested rainwater in flush fixtures and low-flow systems, which is projected to save more than 5.8 million gallons annually.

## Policy Considerations

The following policy considerations are organized by four Redmond 2050 themes of equity and inclusion, sustainability, resilience, and being a technology forward community. They represent broad framing tools that can guide policy review for the various utility topics discussed above.

### Sustainability

- Climate change will affect how the City delivers utility services. We expect drier summers and more intense winter storms in the coming decades. These changes will directly impact regional drinking water supply and stormwater management practices. As stewards of the environment, the City also needs to be conscious of how the utilities' actions contribute to climate change.
- Growth allocations for the Redmond 2050 comprehensive plan update require the City to accommodate a significant increase in population and employment. Policies should address keeping pace with planned growth.
- Redmond strives to be a regional leader in all our endeavors and revising the language in UT-6, shown below, could focus City direction

**UT-6 Conduct City operations in a manner that leads by example through activities, such as recycling, water conservation, energy conservation and low-impact development processes whenever possible.**

### Technology Forward

- Technology is changing. The City's asset management program, use of real time systems management tools, adoption of in the field data capture and entry systems, and other innovative technologies offer us new ways to gather information and optimize management of utility systems. Advances in technology could also allow the utilities to use data to respond to

problems more quickly and effectively. UT-3 addresses the use of technology in utilities and is shown below.

**UT-3 Encourage the use of innovative technologies to:**

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

## **Resiliency**

- The City is becoming denser and more urban. As Redmond continues to grow, the Utilities will need to adapt design standards and operations to land development patterns.
- The City's infrastructure is aging. Policies should address timely and systematic maintenance and replacement activities and financing across all utility systems.
- Education, employment, and emergency communications all continue to rely more and more upon telecommunications. Effective telecommunications reduce the transaction cost in different sectors of the economy and allow for independent economic agency. A resilient telecommunications network is essential to economic vitality and equitable access to information, goods and services, and opportunities for social connection. Policy UT-83 addresses this topic as shown below.

**UT-83 Promote a wide range of telecommunications options. This can include:**

- Making City facilities available for placement of antennas,
- Treating attached cellular base antennas as other building or rooftop appurtenances, and
- Support website communication between the City and its residents and customers.

## **Equity and Inclusion**

Policies UT-7 and UT-8 address how utilities are financed and thus have a strong nexus with the theme of equity and inclusion; they are shown below. As part of this update, the City should also be mindful of ensuring a fair distribution of utility service in the community.

**UT-7 Require development to pay for or construct the growth-related portion of infrastructure needs.**

**UT-8 Create equity in financing of capital facilities among city residents and those outside the city by reflecting the full cost of providing service outside city limits; for example, in the Novelty Hill service area.**

## Existing Conditions

# Natural Environment

### Introduction

The Redmond Comprehensive Plan's Natural Environment Element includes policies related to sustainability and environmental stewardship, green infrastructure, critical areas<sup>1</sup>, tree preservation and landscape enhancement, climate change, air quality, noise, and light pollution. These topics may be added to or supplemented by updated regulations and regional policies. The themes of the Redmond 2050 update are resiliency, equity & inclusion, sustainability, and technology forward ("smart city"); community discussions around themes will impact the contents of this chapter for the 2050 Plan.

### Federal, State, & Regional Planning Context

#### Federal & State Regulations

Many environmental policies and regulations are set at the federal level, including but not limited to through the National Environmental Policy Act (NEPA), Clean Air Act, and Clean Water Act. For example, the City's National Pollutant Discharge Elimination System (NPDES) permit requires numerous actions to reduce the amount of polluted stormwater runoff flowing into our lake, river, groundwater, and streams (in compliance with the Clean Water Act).

At the State level, the Growth Management Act (GMA), the State Environmental Policy Act (SEPA), Shoreline Master Program, and many more regulations impact City programs, regulations, and project review processes. The GMA has requirements for environmental planning in relation to land use and comprehensive plans, including the classification and designation of natural resource lands and critical areas and the use of Best Available Science in decision-making processes.

### Fast Facts

- The City hosts Green Redmond Day, where 11,000+ volunteers have cumulatively contributed over 33,000 hours of service. This program has resulted in almost 12,00 trees and 23,550 shrubs and small plants planted.
- Between 2013 & 2018, volunteer hours for stewardship efforts increased 37%.
- Redmond met the 2020 Air Quality target of 20% below 2008 levels.
- Redmond has met 100% of water quality standards
- eCO<sub>2</sub> emissions have declined 49% since 2008.
- The City dedicates 7% of the budget on environmental programs.

<sup>1</sup> The Comprehensive Plan critical areas policies address geologically hazardous areas, Critical Aquifer Recharge Areas (CARAs), frequently flooded areas, wetlands, water quality and basin planning, and Fish and Wildlife Habitat Conservation Areas (FWHCAs).



Counties and cities must include the "best available science" when developing policies and development regulations to protect the functions and values of critical areas and must give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.172(1).<sup>2</sup>

SEPA requires that public agencies identify environmental impacts likely to result from plans and projects, and reviews are conducted at all levels, as appropriate for the project. An Environmental Impact Statement will be prepared for the Redmond 2050 project components.

## Puget Sound Regional Council – VISION 2050

The Puget Sound Regional Council (PSRC), the regional planning authority for our region, has adopted [VISION 2050](#) -- the long-range growth management, environmental, economic and transportation strategy for the central Puget Sound region. Vision 2050 includes both general environmental policies and a chapter with policies specific to climate change<sup>3</sup>.

***Goal:** The region cares for the natural environment by protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants. The health of all residents and the economy is connected to the health of the environment. Planning at all levels considers the impacts of land use, development, and transportation on the ecosystem. (22 policies, 4 actions)*

**En-Action-4 | Local Open Space Planning:** In the next periodic update to the comprehensive plan, counties and cities will create goals and policies that address local open space conservation and access needs as identified in the Regional Open Space Conservation Plan, prioritizing areas with higher racial and social inequities and rural and resource land facing development pressure. Counties and cities should work together to develop a long-term funding strategy and action plan to accelerate open space protection and enhancement.

***Goal:** The region substantially reduces emissions of greenhouse gases that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency (50% below 1990 levels by 2030 and 80% below 1990 levels by 2050) and prepares for climate change impacts. (12 policies, 4 actions)*

**CC-Action-3 | Policies and Actions to Address Climate Change:** Cities and counties will incorporate emissions reduction policies and actions that contribute meaningfully toward regional greenhouse gas emission goals, along with equitable climate resiliency measures, in their comprehensive planning. Strategies include land uses that reduce vehicle miles traveled and promote transit, biking, and walking consistent with the Regional Growth Strategy, developing and implementing climate friendly building codes, investments in multimodal transportation choices, and steps to encourage a transition to cleaner transportation and energy systems.

**CC-Action-4 | Resilience:** Cities and counties will update land use plans for climate adaptation and resilience. Critical areas will be updated based on climate impacts from sea level rise, flooding, wildfire hazards, urban heat, and other hazards. The comprehensive plans will identify mitigation measures addressing these hazards including multimodal emergency and evacuation routes and prioritizing mitigation of climate impacts on highly impacted communities and vulnerable populations.

<sup>2</sup> The inclusion of the best available science in the development of critical areas policies and regulations is especially important to salmon recovery efforts, and to other decision-making affecting threatened or endangered species. [WAC 365-195-900]

<sup>3</sup> PSRC published a white paper in 2019 on climate change that summarizes state, regional, and local climate change efforts and goals. <https://www.psrc.org/sites/default/files/vision2050climatepaper.pdf>

## Other Regional & Countywide Policies & Plans

- PSRC coordinates the creation of the multi-county planning policies, which King County uses to create countywide planning policies (CPPs) that all communities in King County, including Redmond, must comply with. [The current CPPs](#) include 21 policies for environmental sustainability, earth and habitat, flood hazards, water resources, air quality, and climate change. The CPPs are being updated to comply with Vision 2050.
- The Regional Open Space Conservation Plan was adopted in 2018. The Plan maps the regional open space network and identifies priority actions needed to increase access and sustain open spaces for the long term.
- Redmond is a founding member of the King County-Cities Climate Collaborative (K4C), a voluntary but formal partnership between cities and King County on climate change outreach, coordination, solutions, and funding.

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### CPP Overarching Goal for Environment:

The quality of the natural environment in King County is restored and protected for future generations

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## Local Planning & Regulatory Context

### Redmond Policies & Regulations

The City of Redmond has numerous environmental regulations, policies, and programs, as described in the Trends & Best Practices report prepared by BERK Consulting and the 2020 Environmental Sustainability Action Plan.

City of Redmond plans that incorporate goals, policies, and actions related to natural resource management and sustainability include:

- [Comprehensive Plan](#)
- [Community Strategic Plan](#)<sup>4</sup>
- [Climate Action Plan](#)
- [Comprehensive Emergency Management Plan](#)
- [Environmental Sustainability Action Plan](#)
- [Facilities Strategic Management Plan](#)
- [Flood Hazard Management Plan](#)
- Overlake Village Stormwater & Park Facilities Plan
- [PARRC Plan](#)
- [Regional Stormwater Facilities Plan](#)
- [Stormwater Management Program \(SWMP\) Plan](#)
- [Temporary Construction Dewatering Operating Policy](#)
- [Transportation Master Plan](#)
- [Tree Canopy Strategic Plan](#)
- Utilities Strategic Plan
- Watershed Management Plan

<sup>4</sup> The 2019 Community Strategic Plan included a number of objectives, strategies, measures, and actions related to environmental sustainability. The programmatic vision for this work is: *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.*



Regulations adopted in the Redmond Municipal Code (RMC) and Redmond Zoning Code (RZC)<sup>5</sup> include but are not limited to:

- [RZC 21.64 Critical Areas Regulations](#)
- [RZC Appendix 1 Critical Areas Reporting Requirements](#)
- [RZC 21.67 Green Building Incentive Program](#)
- [RZC 21.68 Shoreline Master Program](#)
- [RZC 21.72 Tree Protection](#)<sup>6</sup>
- [RMC 6.12 Noxious Weed Control & Tree Regulations](#)
- [RMC 6.36 Noise Standards](#)
- [RMC 13.07 Wellhead Protection](#)
- [RMC 13.25 Temporary Construction Dewatering](#)
- [RMC 15.04 Flood Control](#)
- [RMC 15.24 Clearing, Grading, and Stormwater Management](#)

The 2030 Redmond Comprehensive Plan adopted the following **sustainability principles**<sup>7</sup>:

- Having a shared community identity that is special and unique, based on Redmond's beautiful natural environment, its vibrant employment areas and diverse community of residents;
- Having equitable access to goods, services and employment;
- Having housing choices that are accessible to residents with various incomes, ages and abilities;
- Valuing environmental quality and supporting choices that minimize impacts to the environment;
- Recognizing the importance of community awareness, education and engagement; and
- Having a strong local economy.

## 2030 Comprehensive Plan Environmental Framework Policies

- Protect, enhance and restore habitat and natural ecosystems to levels of function that provide resilience and adaptability, prevent natural hazards, and support biological imperatives for clean water and air.
- Protect and restore the natural resources and ecological functions of shorelines, maintain and enhance physical and visual public access, and give preference to uses that are unique or dependent on shoreline locations.
- Improve the response and resiliency of the City to climate change impacts in built, natural and social environments with an emphasis on public health.
- Support Redmond as an urban community that values clean air and water, views of stars at night, and quiet neighborhoods.
- Achieve reductions and mitigate impacts community-wide from greenhouse gas emissions and criteria air pollutants.
- Additionally, promote efficient energy performance and use of energy sources that move beyond fossil fuels.
- Emphasize Redmond's role as an environmental steward...

<sup>5</sup> Many of Redmond's environmental regulations are found in [Article IV of the Redmond Zoning Code](#).

<sup>6</sup> The City is currently drafting updates to the Tree Regulations.

<sup>7</sup> 2030 Redmond Comprehensive Plan, [Introduction](#); page 1-1.

The [Natural Environment Element](#) includes 142 policies for environmental stewardship, critical areas, tree preservation and landscape enhancement, climate change, air quality, noise and light pollution, with an additional 87 policies specifically related to [Shorelines](#).<sup>8</sup>

## Redmond Partnerships

In many areas the City has direct control of outcomes, but in environmental issues and natural resource management issues cross boundaries more often than not, so partnerships are critical to both setting and meeting natural resource related goals and targets. Some of Redmond's key partnerships include:

- [King County-City Climate Collaborative](#) (K4C)
- Metro Connects Plan
- Comprehensive Solid Waste Management Plan
- Cascade Water Alliance
- WRIA8 Chinook Conservation Plan

## Current Conditions

### Inventory of Existing Conditions, Actions, and Programs

BERK Consulting has prepared an [Environmental & Natural Resources Existing Conditions report](#) for environmental topics including earth, air, water, air quality / greenhouse gases. In addition, the [2020 Environmental Sustainability Action Plan](#) is also important and contains a significant amount of information, with an implementation matrix (Appendix A) and a sustainability inventory as Appendix B. Some of the highlights of those reports are included below, but a large amount of additional information is available on these topics and readers are encouraged to reference those documents.

### Level of Service Analysis: Targets & Attainment

For environmental topics, targets are established by federal, state, regional, and local regulations, standards, and policies. Redmond's environmental sustainability goals and targets (shown in Figure 1) were developed through an iterative process that included consideration of regional and peer city targets, existing City planning documents, community and City staff preferences and perceptions, and analysis of what is achievable through the identified strategies and actions of the plan.<sup>9</sup>

<sup>8</sup> Additional environmental and sustainability policies can be found in the Parks, Neighborhoods, Urban Centers, Capital Facilities, Utilities Elements, and Economic Vitality, for a total of over 300 environmental and/or sustainability related policies. One of the goals of the Redmond 2050 update is to consolidate, simplify, and remove duplication. The recent adoption of the Environmental Sustainability Action Plan will facilitate this goal by allowing us to keep items in the Comprehensive Plan at a high level and those items that are required to be there, with more detailed policies and actions will be in the Sustainability Action Plan and implementing regulations.

<sup>9</sup> For supporting source/rationale for targets, see the Environmental Sustainability Action Plan, page 28.







FOCUS AREA & GOAL	METRIC	TARGET
 <b>Transportation &amp; Land Use:</b> Reduce transportation emissions and enhance community mobility.	<b>Per-capita passenger vehicle miles traveled (VMT)</b>	30% reduction by 2035 50% reduction by 2050
	<b>Electric vehicle use</b> (% of VMT by EVs)	100% light duty by 2050 60% medium duty by 2050 40% heavy duty by 2050
 <b>Buildings &amp; Energy:</b> Increase sustainable buildings practices, renewable energy use, energy efficiency, and energy resiliency.	<b>Community energy consumption</b> (MMBTU)	25% reduction by 2030 45% reduction by 2050
	<b>Fossil fuel consumption</b> (MMBTU)	20% reduction by 2030 80% reduction by 2050
	<b>Electricity fuel mix</b>	100% renewable electricity by 2050
 <b>Materials Management &amp; Waste:</b> Move towards more sustainable consumption and zero waste.	<b>Community waste diversion rate</b> (% total waste diverted from landfill)	70% waste diversion rate by 2030 Zero waste of resources (80%) by 2050**
 <b>Natural Systems:</b> Enhance green space, tree canopy, habitat quality, and natural drainage systems.	<b>Tree canopy cover</b> (%)	40% by 2049
	<b>BIBI index of streams</b>	60 by 2060*
	<b>Surface water quality index</b> (# out of 100)	80 by 2060
	<b>Accessible habitat and wetlands</b> (acres)	2,600 by 2050
 <b>Water Management:</b> Protect and conserve water resources, including water quality and quantity.	<b>Potable water consumption</b> (per capita gallons per day)	TBD by Water Reduction Strategy
	<b>Sanitary sewer inflow/infiltration</b> (gallons per acre per day)	1,100 by 2050
	<b>Stormwater retrofits for flow</b> (total acres)	5,646 by 2050
	<b>Stormwater retrofit for quality</b> (total acres)	7,463 by 2050
 <b>Climate Change:</b> Reduce GHG emissions and enhance communitywide resilience to climate impacts.	<b>Community GHG emissions</b> (MTCO <sub>2</sub> e)	50% reduction by 2030 80% reduction by 2050*** Carbon neutrality by 2050 (aspirational)
	<b>Municipal GHG emissions</b> (MTCO <sub>2</sub> e)	50% reduction by 2030 Carbon neutral by 2050

FIGURE 1 - REDMOND ENVIRONMENTAL SUSTAINABILITY GOALS &amp; TARGETS.

## Earth

Community planning and building codes exist for erosion hazard areas, landslide hazard areas, and seismic hazard areas, all of which exist in some format within Redmond but vary by location. Table 1 summarizes hazards by area of focus.

TABLE 1 - GEOLOGIC HAZARDS SUMMARY

Approximate Area	Erosion Hazards	Landslide Hazards	Seismic Hazards
Downtown	Minimal	Minimal	Significant
Overlake Village	Moderate	Moderate	Minimal
SE Redmond/Marymoor	Moderate	Moderate	Significant
Arterial Corridors	Minimal	Significant (varies by corridor)	Significant (varies by corridor)

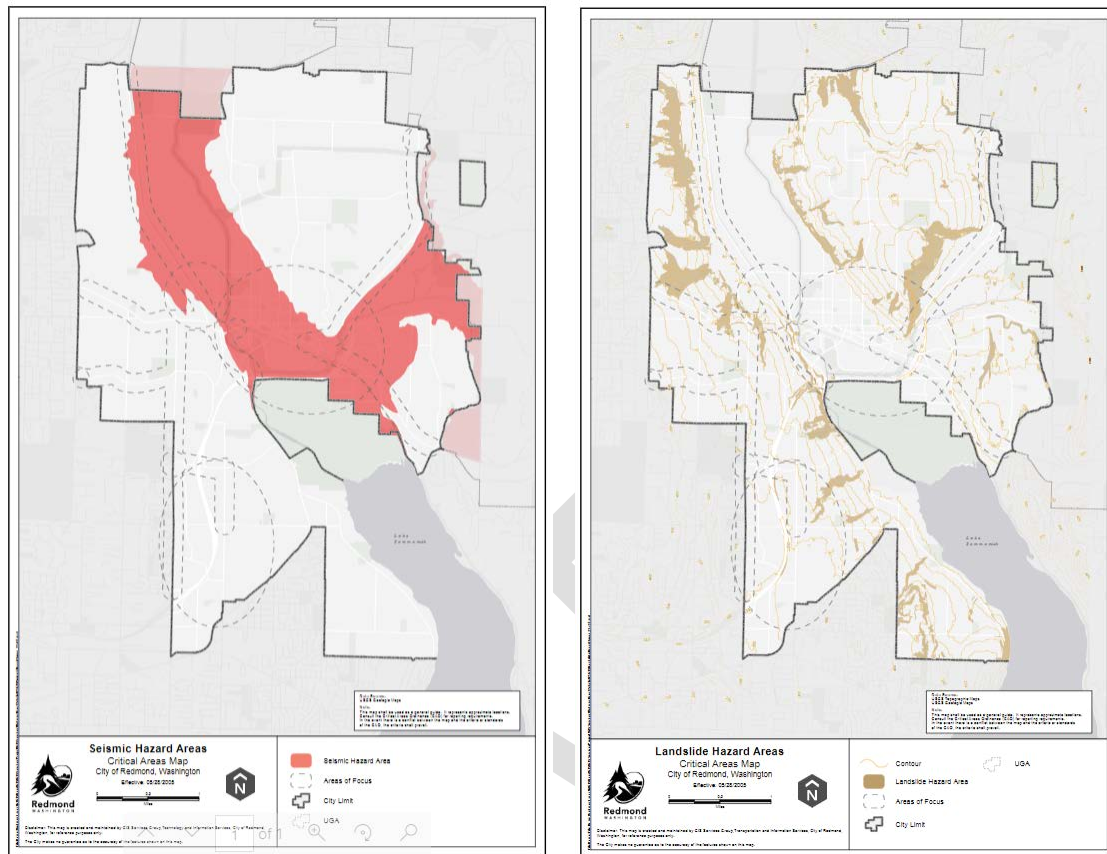


FIGURE 2 - REDMOND SEISMIC AND LANDSLIDE HAZARD AREA MAPS.

## Water

The City is focused on protecting and conserving water resources, including both water quality and quantity. Redmond has many valuable water resources that enhance and protect the City, including rivers, lakes, streams, and wetlands. Many are located in or near areas that are developed and growing.

- There are 19 watersheds that lie at least partially within the city limits.
- Wetland, stream, and buffer enhancement opportunities are present throughout Redmond.
- Downtown area and SE Redmond are located within a Critical Aquifer Recharge Area (CARA).
- A water table is close to the surface below Downtown and Marymoor Village, in several places only a few feet below ground. This limits the number of below-ground stories a building may have (and thus limits underground parking options).
- Redmond/Bellevue joint use waterlines along Bel-Red Road & 148th Ave NE need improvements to serve Overlake Village South area.
- Redmond utilizes a combination of traditional, low-impact development techniques, and regional stormwater management facilities.
- Regional stormwater facilities are in Downtown and Overlake; more are planned for Overlake.



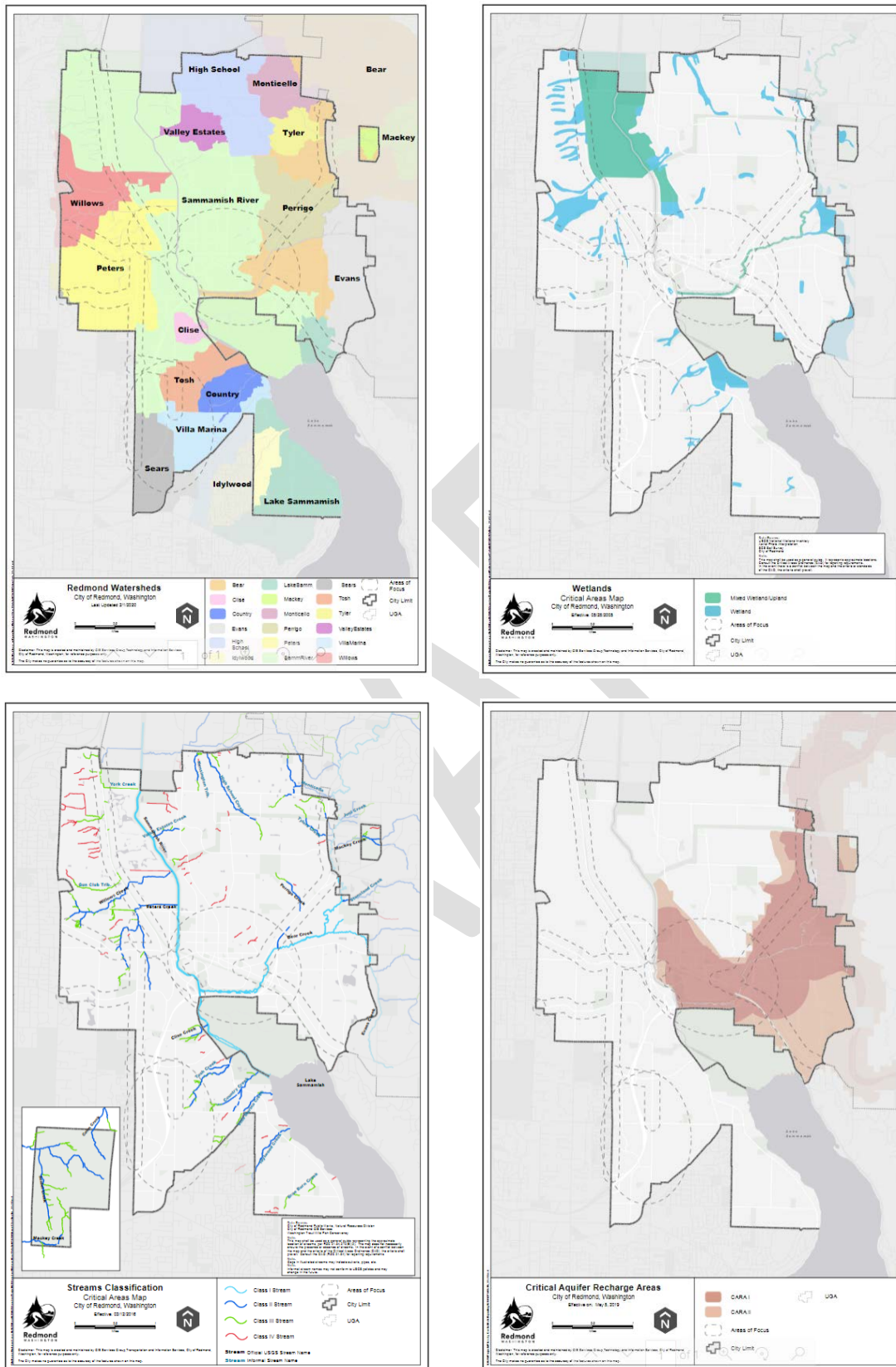


FIGURE 3 - REDMOND WATER RESOURCE MAPS.

## Air

The City air quality and greenhouse gas goals and targets were last updated in 2015<sup>10</sup>, with a goal of achieving 20% below 2008 levels by 2020 and 80% below 2008 levels by 2050.<sup>11</sup> The City is on target with those goals (Figure 2) and is below the Federal Air Quality standards for particulate pollution (Figure 3).

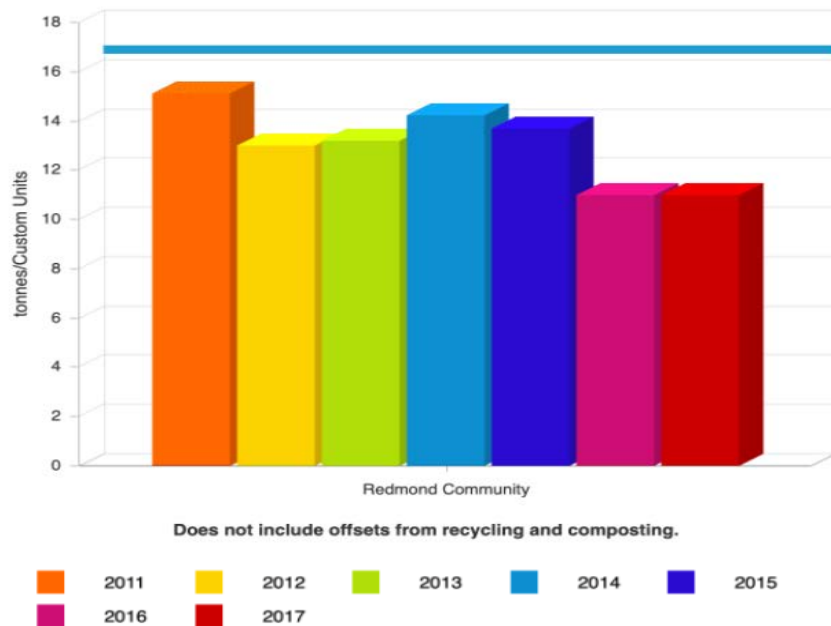


FIGURE 4 - REDMOND GREENHOUSE GAS EMISSIONS PER CAPITA.

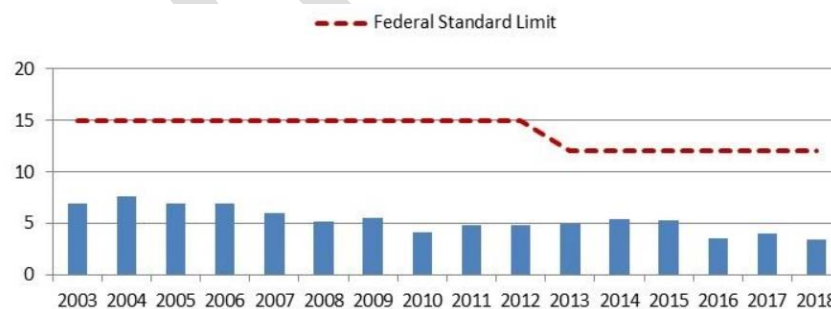


FIGURE 5 - REDMOND AIR QUALITY BY AVERAGE PARTICULATE POLLUTION CONCENTRATION.

<sup>10</sup> The Climate Action Implementation Plan was adopted in 2014, and included an initial greenhouse gas inventory to benchmark the City's emissions with ongoing monitoring based on electricity and natural gas consumption for city buildings, facilities, water and sewer utilities, streetlights and traffic signals, vehicle fleet, and employee commuting travel. The Plan was followed by the adoption of Resolution 1436 in 2015 that set targets for emissions, relative to 2008 levels.

<sup>11</sup> The City relies on data from Puget Sound Energy, Cascade Water Alliance, Waste Management, WSDOT, and various City departments, among others.

## Trends Analysis

- BERK Consulting has prepared a [Trends & Best Practices report](#) that reviews the environmental topics that are anticipated to be included in the EIS (to be determined by scoping and agency comments). For each environmental topic anticipated, it provides:
  - performance metrics,
  - methods of measuring impacts,
  - linkages to Redmond priorities,
  - thresholds of significance to consider in EIS, and
  - best practices for alternatives and mitigation measures.
- The [BERK Environmental & Natural Resources Existing Conditions report](#) includes an extensive review of existing conditions and trends.
- The [2020 Environmental Sustainability Action Plan](#) includes an **extensive** review of trends and potential actions that can be taken.

## Policy Considerations

Redmond 2050 has four themes: sustainability, equity and inclusion, resiliency, and being a technology forward City ("smart city"). The policy considerations for the Natural Resources Element described below align most closely with the sustainability and resiliency themes of Redmond 2050.



**Effective stewardship of Redmond's natural impacts the quality of life and community vitality of Redmond residents, employees, businesses and visitors. Fostering Redmond's green, environmentally-conscious character increases the City's desirability as a community.**

- BERK Consulting is preparing a Best Available Science review and report to outline recent changes to scientific best practices for managing natural resources and mitigation measures. The report may result in recommendations for policy and regulatory updates or new methods to be considered for avoiding or mitigating impacts of growth.
- Erosion and landslide hazards are likely to increase with climate change and subsequent effects on local soil moisture, runoff, and streamflow conditions. Mitigation of these hazards includes increased monitoring of streamflow patterns to identify specific areas of concern, restoration of natural storage functions in the watershed to reduce peak flows resulting from past construction and land use changes, and adaptation to changing plant communities by planting drought tolerant and warmer weather species.
- Wetland, stream, and buffer enhancement opportunities are present throughout the City of Redmond. The most valuable enhancement areas should be considered at a watershed-scale and include undeveloped areas adjacent to Bear Creek and Evans Creek. Restoration

activities, especially those within and adjacent to the Keller Farm Mitigation Bank, could mitigate for potential development impacts to critical areas.

- The City is currently on track with its greenhouse gas emissions and air quality targets for City operations. Additional strategies will need to be pursued, particularly related to transportation, to achieve the City's long-term aspirational 2050 target.
- [Vision 2050](#) incorporated new and updated policies related to equity, environmental stewardship, air quality, open space conservation, watershed planning, tree canopy, and Puget Sound recovery. It also created a separate chapter for a focus on climate change impacts. These updates will need to be reviewed to see how they will impact the Redmond Comprehensive Plan.

DRAFT



## Attachment B: Community Input on Existing Conditions Report

This attachment summarizes input that City staff have received on the Existing Conditions Report draft 1.0 as of January 25, 2021. Staff sought input from the Redmond 2050 Community Advisory Committee, Redmond Planning Commission, and the following stakeholders: Bellevue School District, Cascade Water Alliance, Futurewise, the Greater Redmond Transportation Management Association (GRTMA), Hopelink, Lake Washington School District, OneRedmond, and the Watertenders.

Staff asked two specific questions when soliciting input:

1. What other information should be included in this report to aid readers in understanding current conditions in order to evaluate policy choices?
2. What policy considerations are missing, i.e., what else do you think the City should be considering as part of this Comprehensive Plan update?

## Introduction

Suggested information to include in final draft of report	Suggested policy considerations
<b>Stakeholder Input</b>	
<i>Cascade Water Alliance:</i> <ul style="list-style-type: none"> <li>• Include a vision statement or overall goal</li> <li>• Include a timeline</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

## Land Use

Suggested information to include in final draft of report	Suggested policy considerations
<b>Community Advisory Committee Input</b>	
<ul style="list-style-type: none"> <li>• Add considerations of the PAAs</li> <li>• Parking requirements in single family and missing middle homes</li> <li>• Amount of vacant land by zone</li> <li>• Demographics of single-family neighborhoods, or demonstrate any changes in economics (property tax rates, average household income)</li> </ul>	<ul style="list-style-type: none"> <li>• Additional, small scale neighborhood commercial</li> <li>• Flexibility and streamlined process for single family updates and ADUs</li> <li>• Address missing middle housing more aggressively</li> <li>• Set aside percent of commercial space for small and legacy businesses in new developments (similar to 10% for low income housing)</li> <li>• Better define “maintain neighborhood character” to not unduly exclude some desired changes and updates</li> <li>• Find ways to encourage smaller homes</li> <li>• Requirements for parks and open space access, supporting community building and character</li> <li>• Community Land Trust and ability to donate or add to public lands, especially in high priority areas like Lake Sammamish</li> </ul>

<b>Planning Commission Input</b>	
• N/A: meeting held 1/27	• N/A: Meeting held 1/27
<b>Stakeholder Input</b>	
<p><i>Futurewise:</i></p> <ul style="list-style-type: none"> <li>Estimates of affordable housing by income group that could be constructed on surplus Sound Transit land</li> <li>Capacity for residential, commercial, and employment uses by zone</li> </ul> <p><i>Hopelink:</i></p> <ul style="list-style-type: none"> <li>Add information about what the community has set about growth and what that means</li> </ul>	<p><i>Bellevue School District:</i></p> <ul style="list-style-type: none"> <li>Consider impacts of growth to the following schools in the Bellevue School District: Ardmore Elementary, Sherwood Forest Elementary, Stevenson Elementary, Highland Middle School and Interlake High School. All of the elementary schools are at or approaching capacity. Highland (newly constructed) has capacity. Interlake is beyond current capacity.</li> </ul> <p><i>Futurewise:</i></p> <ul style="list-style-type: none"> <li>Expand mixed-use development opportunities in employment areas, along arterials, in areas with underused retail spaces, and near existing residential areas. Include required affordable housing and affordable commercial space for smaller stores and offices.</li> <li>Locate neighborhood commercial areas so that residential neighborhoods are a 15-minute walk or bicycle ride to daily goods and services. Allow multifamily on upper floors of neighborhood commercial development. Provide incentives for small, affordable spaces.</li> <li>Encourage redevelopment of strip malls to small scale mixed-use developments with small, affordable spaces fronting streets.</li> <li>Review existing residential zoning to identify areas suitable to higher residential densities.</li> </ul> <p><i>Greater Redmond Transportation Management Association (GRTMA):</i></p> <ul style="list-style-type: none"> <li>Include more mixed-use zones along arterials outside of the urban centers</li> </ul> <p><i>Hopelink:</i></p> <ul style="list-style-type: none"> <li>Consider how new housing and rent will drive-out underserved minorities and lower-income families and individuals</li> <li>Consider capacity of school system to handle growth</li> <li>Consider ability of emergency services to keep pace with growth</li> <li>Consider universal design to accommodate all ADA needs</li> <li>Consider impact of growth-related tax increases on lower-income families and individuals</li> <li>Consider need for space for pets as density increases</li> </ul>

## Housing

Suggested information to include in final draft of report	Suggested policy considerations
<b>Community Advisory Committee Input</b>	

<ul style="list-style-type: none"> <li>• Projections for long-term remote working trends based on how COVID-19 Pandemic has altered business practices. If not possible to create accurate long-term projections, perhaps some brief narrative within the report. Are there any new best design practices?</li> <li>• Possible for more information on housing preferences of aging community members (70+) on whether they want to move out of homes and into smaller downtown units.</li> <li>• Reflect on distribution of school students across housing relative to which school they attend.</li> <li>• Include legal background on the challenges of constructing condominiums in Washington state.</li> <li>• Recognize the nexus of outdoor amenities, recreation, housing, and employment.</li> <li>• Any nuanced demographic projections which are particularly relevant to housing (and are not already discussed in the introduction).</li> </ul>	<ul style="list-style-type: none"> <li>• Promote and provide housing options that factor in pandemic health considerations as future pandemics are possible. For example, garden apartments have exterior entrances to the individual housing units while taller podium housing typically provides access to the individual housing units through interior hallways.</li> <li>• Review standards and regulations for HVACs; consider updating if prudent to increase human health and environmental efficiency.</li> <li>• Promote infill development through incentives (e.g. expedited permitting) and less stringent codes.</li> <li>• Promote infill, explore innovative infrastructure strategies to facilitate annexations and increasing housing unit density in neighborhoods that are currently low density.</li> <li>• Revise regulations to facilitate the development of ADUs, multiplexes, and townhomes, across single family neighborhoods, similar to Portland or Minneapolis.</li> <li>• Focus the redevelopment/retrofitting of existing large houses into multiplexes. Where possible, minimize tear downs and new construction.</li> <li>• Allow a wider variety of housing types in detached single-family zones.</li> <li>• Develop regulations that allow individual units to be sold as private, individual housing units. For example, selling ADUs to a different person than the main homeowner.</li> <li>• Recognize that, and plan that, housing will become more reliant on quality internet service as vital for independence.</li> <li>• Cluster housing units to create dense walkable areas, and where possible, locate small local businesses within those areas.</li> <li>• Create safe walkable/bikeable 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. Also</li> </ul>
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	<p>design these components with an eye towards pandemic best health practices.</p> <ul style="list-style-type: none"> <li>• Consider partnerships between the city and other organizations to develop affordable housing on surplus City land.</li> <li>• Create regulations that allow multifamily buildings to create the most affordable units, with an emphasis on units lower area median income (AMI) units. Consider expanding the range of AMIs for affordable units.</li> <li>• Consider establishing a City employee position that focuses on educating people on housing: buying a home, affordable rental opportunities, how to build an ADU, etc.</li> </ul>
<b>Planning Commission Input</b>	
<ul style="list-style-type: none"> <li>• Historical context for jobs-housing ratio in Redmond</li> <li>• Redmond rents compared to neighboring communities</li> </ul>	<ul style="list-style-type: none"> <li>• Incentives that drive affordability to 60% of area median income or lower</li> <li>• Connecting affordability to unit size to generate production of larger units (need identified in Housing Action Plan)</li> <li>• Policies that would influence compensation for less well-paid workers</li> <li>• Capturing some of the increased value of the resale of affordable homes (resale covenant)</li> <li>• Policies that result in housing choices across the income spectrum</li> </ul>
<b>Stakeholder Input</b>	
<p><i>Futurewise:</i></p> <ul style="list-style-type: none"> <li>• Provide recent trends in housing production and compare to peer jurisdictions</li> <li>• Provide information on homeless population and housing and other programs directed toward that population</li> <li>• Provide number of units produced by each affordable housing program and assessment of how well programs are working, and suggestions for improvement</li> <li>• Project housing need by income category to aid in planning housing for all income groups</li> <li>• Identify densities needed to produce housing for various income levels and compare to capacity for housing at those densities</li> </ul>	<p><i>Futurewise:</i></p> <ul style="list-style-type: none"> <li>• Policies for pre-approved accessory dwelling unit plans</li> <li>• Encouraging use of green building materials</li> <li>• Expanding public-private partnerships to produce more affordable housing</li> <li>• Expanding allowance of “missing middle” housing</li> </ul> <p><i>GRTMA:</i></p> <ul style="list-style-type: none"> <li>• Expand housing options throughout Redmond, including duplexes, triplexes, and row houses that provide entry level ownership opportunities</li> <li>• Incorporate equity analysis for all policy considerations</li> </ul> <p><i>OneRedmond:</i></p>

<p><b>GRTMA:</b></p> <ul style="list-style-type: none"> <li>• Include information about those who looked to live in Redmond but could not afford it, as was provided in the Housing Action Plan</li> <li>• Provide COVID-era data on cost burdened households</li> <li>• Identify number of households by income bracket</li> </ul> <p><b>OneRedmond:</b></p> <ul style="list-style-type: none"> <li>• Include graph showing trend in apartment sizes</li> <li>• Data on apartment rents per square foot</li> <li>• Data on rental vs. ownership by age cohort</li> <li>• Data on rental vs. ownership by ethnicity</li> <li>• Percent of Redmond residents who work in Redmond vs. elsewhere</li> </ul>	<ul style="list-style-type: none"> <li>• Amend development regulations to encourage office construction and employment in Downtown Redmond</li> </ul>
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## Transportation

Suggested information to include in final draft of report	Suggested policy considerations
<b>Community Advisory Committee Input</b>	
<ul style="list-style-type: none"> <li>• Information about park and rides and other parking facilities.</li> <li>• Information about business partnerships that support transportation demand management (TDM) program goals (e.g. Greater Redmond Transportation Management Association (GRTMA), Go Redmond, Hopelink)</li> <li>• Information about how the City does now, and plans to, implement TDM programs in support of the Comprehensive Plan and Transportation Master Plan.</li> <li>• Information about what is needed to expand and enhance existing modes. For example, what needs to happen to support better transit along Willows Road and improve transit speed and reliability?</li> </ul>	<ul style="list-style-type: none"> <li>• Promote and provide efficient transportation to move people from their homes to the light rail stations. Consider improved regional bus service; consider sufficient parking at stations.</li> <li>• Establish or strengthen partnerships with Redmond businesses to help promote efficient commuting that meets the City's transportation vision (i.e. non-single-occupant-vehicle travel)</li> <li>• Consider micromobility options (e.g. scooters) as a viable alternative and policy focus area. Explore how other cities partner with businesses and neighborhoods to promote micromobility, and to offer more specific metrics or outcomes that operators could work toward meeting.</li> <li>• Support (or more support) for better transit along Willows Road and improved transit speed and reliability, for example by investing in queue jumps and other techniques that keep buses moving.</li> <li>• Support for prioritizing bicycle facilities for all ages and abilities.</li> </ul>

<ul style="list-style-type: none"> <li>• Information about what we know/don't know about how teleworking and broader travel trends will change/not change after the pandemic</li> </ul>	<ul style="list-style-type: none"> <li>• Consideration of how autonomous vehicles will shape the transportation system, and for pilot autonomous vehicle projects in Redmond.</li> <li>• Support for public-private partnerships that utilize private assets (e.g. Microsoft Connector vehicles) for public mobility purposes when they are not needed for private use.</li> <li>• Improved mobility options in single-family neighborhoods where household size or other factors may preclude residents from choosing to live somewhere in Redmond with broader mobility options.</li> <li>• Support for electronic charging infrastructure and other techniques to reduce reliance on vehicles powered by fossil fuels.</li> <li>• Consideration of how teleworking and broader travel patterns will shape how we plan for mobility after the pandemic.</li> </ul>
<b>Planning Commission Input</b>	
	<ul style="list-style-type: none"> <li>• Improving transportation options within Redmond.</li> <li>• Improving access from home (or other origin/destination) to light rail station or other transit stop</li> <li>• Small amounts of parking at neighborhood bus stops</li> <li>• Improving access to transit</li> <li>• Bicycle lockers at light rail stations</li> <li>• Managing congestion around large parking structure at light rail station in Marymoor Village</li> <li>• Keeping connectivity options as flexible as possible in policy, including public-private partnerships</li> <li>• Safety for users of micromobility services (e.g. scooters)</li> </ul>
<b>Stakeholder Input</b>	
<p><i>Futurewise:</i></p> <ul style="list-style-type: none"> <li>• Include measure related to greenhouse gas pollution generated by transportation sector</li> <li>• Estimate magnitude of financial challenge of aging infrastructure</li> <li>• Identify number of culverts to be replaced and estimate cost</li> </ul> <p><i>GRMTA:</i></p>	<p><i>Futurewise:</i></p> <ul style="list-style-type: none"> <li>• Employ multimodal approach to managing street network, evaluating areas where multiuse streets – streets that accommodate motor vehicles and active transportation and active recreation – make sense long term.</li> <li>• Encourage electrification of the transportation system. For example, provide on-street charging stations, electric buses, or electric shuttles. Encourage conversion of existing private transit fleet.</li> </ul>

<ul style="list-style-type: none"> <li>• Include analysis of creash data on Redmond's streets over past 10 years</li> <li>• Include analysis of bus speeds to understand where riders get stuck in traffic</li> <li>• Identify how much of the bicycle network is protected and comfortable for riders of all abilities</li> <li>• Include data on access to ORCA Business Passport transit passes in Redmond</li> <li>• Include data on accessibility of streets and sidewalks, including on where curb ramps are located or missing</li> <li>• Include data on percentage of households within 10-minute walk of all-day frequent transit</li> <li>• Identify what mode split would be needed to meet goals in Environmental Sustainability Action Plan</li> </ul> <p><i>Hopelink:</i></p> <ul style="list-style-type: none"> <li>• Define DART</li> <li>• Identify key transit destinations, such as hospitals, non-profit centers, affordable housing, schools</li> <li>• Include current list of locations to purchase ORCA cards</li> <li>• Add information on community transportation services such as Hopelink Medicaid transportation, Metro Access, volunteer driver programs, and potential for new services like Community Van</li> <li>• Highlight 1-2 transportation demand management (TDM) programs to make TDM less theoretical, e.g., supplying Hopelink with pedestrian trolley carts to facilitate bus use by foodbank clients</li> </ul>	<p><i>GRTMA:</i></p> <ul style="list-style-type: none"> <li>• Consider a Transportation Benefit District to help people access light rail (e.g. curb ramps, pedestrian safety, purchased transit, ORCA passes, maintenance)</li> <li>• Reduce speed limits citywide to enhance safety and decrease serious injuries</li> <li>• Add "accessibility" as a policy consideration, with a focus on making system accessible to those with disabilities or pushing a stroller, for example.</li> <li>• Reclassify regional trails projects in key transportation corridors as transportation projects, e.g., Redmond Central Connector phase 3</li> <li>• Include on-street protected bicycle network</li> <li>• Do not include shared streets or streets with sharrows when counting bicycle facility mileage</li> <li>• Establish quick-build program to install paint-and-post protected bike lanes and curb bulbs</li> <li>• Eliminate parking minimums on all development</li> <li>• Incorporate equity analysis for all policy considerations</li> </ul> <p><i>Hopelink:</i></p> <ul style="list-style-type: none"> <li>• Incorporate the human element of transportation and emphasize underserved communities including older adults, people with disabilities, immigrants, refugees, and low-income populations</li> <li>• Policies for education and outreach around using the light rail system</li> <li>• Consider cost to use light rail system, and how that cost would impact plan to reduce reliance on personal vehicles</li> <li>• Consider sequencing of transportation investments and growth to avoid parking problems</li> </ul> <p><i>OneRedmond:</i></p> <ul style="list-style-type: none"> <li>• Meet need for public parking in Downtown as demand increases</li> <li>• Encourage transit-oriented development in light rail station areas that includes office</li> </ul>
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## Economic Vitality

Suggested information to include in final draft of report	Suggested policy considerations
<b><i>Community Advisory Committee Input</i></b>	
<ul style="list-style-type: none"> <li>• What “levers” or ways does the city have to influence economic vitality?</li> <li>• Reasons behind manufacturing’s decline and details on the types of manufacturing that has declined.</li> <li>• More information on small businesses and what businesses (and types) are Redmond outside of the major employers</li> <li>• Economic and housing: what are the rough salaries by sectors? More information on workforce housing and wages.</li> <li>• More data on regional picture, especially with the Innovation Triangle</li> <li>• Income by race</li> <li>• Data on rent and lease costs for the city, especially retail and class C office space</li> <li>• Trends and predictions in workforce and types of jobs going forward</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Considerations for small businesses including in the manufacturing sector. “Makers spaces” and warehousing for co-working spaces that would also have retail. Might include “just in time” manufacturing as technology like 3D printing becomes more readily available.</li> <li>• What policies will support a green economy and ways to enhance sustainability?</li> <li>• Develop impactful programs and policies that further the goals of equity and affordability.</li> <li>• Mitigate the displacement of existing businesses as development occurs to maintain business diversity and support local establishments.</li> <li>• Develop policies that will support and maintain a diversity of businesses to meet the needs of residents at all income levels.</li> <li>• Retain existing character of the city and attract small, locally owned businesses.</li> <li>• Support and encourage small neighborhood-based businesses and startups.</li> <li>• Consider regional resources and strengths in developing Redmond’s economic strategic plan.</li> <li>• Plan for flexible spaces for office, manufacturing, and retail to be ready for unknown changes in the market</li> <li>• Nodes or small, neighborhood scale retail to enhance walkability and support teleworking residents.</li> <li>• Consider rental caps for businesses, potentially only on smaller locations to encourage small entrepreneurs.</li> </ul>
<b><i>Planning Commission Input</i></b>	
<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Improving support for small businesses</li> <li>• Encouraging a green economy</li> <li>• Supporting “maker spaces” – blend of artisan/craft and manufacturing</li> <li>• Universal access to high-speed internet</li> </ul>
<b><i>Stakeholder Input</i></b>	
<p><i>Hopelink:</i></p> <ul style="list-style-type: none"> <li>• Explain decrease in manufacturing and finance, insurance, and real estate employment</li> <li>• Say more about high home prices being a result of supply and demand</li> </ul>	<p><i>Hopelink:</i></p> <ul style="list-style-type: none"> <li>• After improving/adding to equity discussion in report, identify policy considerations that follow from that</li> </ul> <p><i>OneRedmond:</i></p> <ul style="list-style-type: none"> <li>• Maintain manufacturing jobs, versus manufacturing land uses</li> </ul>



<ul style="list-style-type: none"> <li>• Improve/add to discussion of equity <i>OneRedmond:</i></li> <li>• Data on household income by ethnicity, and by age</li> </ul>	<ul style="list-style-type: none"> <li>• Significantly increase office employment in Downtown Redmond</li> </ul>
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## Capital Facilities

Suggested information to include in final draft of report	Suggested policy considerations
<b><i>Community Advisory Committee Input</i></b>	
<ul style="list-style-type: none"> <li>• Demographic trends, for use in planning for parks, e.g.</li> <li>• City facility use information, such as where there are rental facilities the City owns</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Future of Redmond Pool and Old Firehouse Teen Center – they are important to significant parts of the community</li> <li>• Equity considerations such as: response times and coverage; funding of infrastructure not falling disproportionately on low-income households; and internet connectivity</li> <li>• Sustainability considerations such as ensuring all facilities can accommodate growth and improving the environmental sustainability of facilities over the long term</li> </ul>
<b><i>Planning Commission Input</i></b>	
<ul style="list-style-type: none"> <li>• Future demand for fire stations</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b><i>Stakeholder Input</i></b>	
<i>GRTMA:</i> <ul style="list-style-type: none"> <li>• Remove sentence stating that light rail service will impact policing needs and may require additional police presence</li> </ul>	<i>OneRedmond:</i> <ul style="list-style-type: none"> <li>• Consider corporate partnerships for recreational facilities or amenities</li> </ul>

## Utilities

Suggested information to include in final draft of report	Suggested policy considerations
<b><i>Community Advisory Committee Input</i></b>	
<ul style="list-style-type: none"> <li>• Discussions about charging stations. Personal electric vehicles are useful, but the city will still need an expanded local transit system. Greater interest in the last mile, and options to enhance greater pedestrian mobility in and around Redmond.</li> </ul>	<ul style="list-style-type: none"> <li>• Resilience in utilities is a high priority- that can withstand climate change and geo-seismic instability.</li> <li>• Guide capital facility considerations with an emphasis on resilience and recovery, especially for large geo-seismic events.</li> </ul>

	<ul style="list-style-type: none"> <li>• Minimize geographic disparities for communications and telecommunications - are all the areas covered equally.</li> <li>• Possible to provide community with choices in the selection of service providers throughout the community?</li> <li>• High Speed and fiber and internet speed should be equally provided for - there should be access to facilities for everyone at a reasonable rate. Can we work with lower income families to ensure equitable access.</li> </ul>
<b>Planning Commission Input</b>	
<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Universal high-speed internet access to address</li> <li>• Water supply resiliency in the face of climate change</li> <li>• Explore how policy of growth-pays-for-growth impacts ability to deliver affordable housing</li> </ul>
<b>Stakeholder Input</b>	
<p><i>Cascade Water Alliance:</i></p> <ul style="list-style-type: none"> <li>• Include information about what Redmond does, including through Cascade, on public engagement and education to achieve sustainability goals</li> <li>• Include discussion of Redmond's role through Cascade in maintaining its future water supply</li> <li>• Add reference to Redmond's water system plan</li> <li>• Note that Cascade has a contract with Seattle for provision of water, with volumes beginning to decline in 2040 and expiring in 2064 unless extended</li> <li>• Consider adding recommendations from</li> </ul>	<p><i>OneRedmond:</i></p> <ul style="list-style-type: none"> <li>• Rapidly update design standards to reflect urbanization of Overlake, Downtown, and Marymoor</li> <li>• Locate and document location of all city underground utilities</li> </ul>

## Natural Environment









Suggested information to include in final draft of report	Suggested policy considerations
<b>Community Advisory Committee Input</b>	

<ul style="list-style-type: none"> <li>• Electrical vehicles - bring that into this element</li> <li>• Shoreline and view corridors - given the development that is coming</li> </ul>	<ul style="list-style-type: none"> <li>• There was a reference to CO2 reductions since 2008 but the goal was related to 1990 levels. (Need to update to match 2020 Environmental Sustainability Action Plan.)</li> <li>• Opportunities to partner with business on these topics, and what accountability looks like for these topics.</li> <li>• Noise needs to be addressed both current levels and how traffic will impact that</li> <li>• Policy considerations for off-grid residences; consider incentives or tax break - individual or at neighborhood level</li> <li>•</li> </ul>
<b>Planning Commission Input</b>	
<ul style="list-style-type: none"> <li>• N/A: meeting held 1/27</li> </ul>	<ul style="list-style-type: none"> <li>• N/A: Meeting held 1/27</li> </ul>
<b>Stakeholder Input</b>	
<i>Cascade Water Alliance:</i> <ul style="list-style-type: none"> <li>• Explain the “water reduction strategy” mentioned in the document</li> </ul>	<i>Futurewise:</i> <ul style="list-style-type: none"> <li>• Substitute electricity for natural gas in heating and cooling systems and new construction</li> <li>• Encourage, and in appropriate situations require, solar energy facilities on large roofs</li> <li>• Encourage, and for public buildings require, construction of solar energy facilities on roofs and microgrids.</li> <li>• Provide for 15-minute city and allow additional mixed-use development to reduce greenhouse gas pollution and increase health of community members.</li> </ul>

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

PHASE ONE PHASE TWO

## Functional & Strategic Plans

 Transportation	 Overlake / Centers	 Public Safety & Emergency Preparedness	 Utilities	 Environmental & Sustainability	 Facilities	 Housing & Human Services	 ADA / Accessibility
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PHASE ONE PHASE TWO

## Regulations

Redmond Municipal Code	Redmond Zoning Code
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BOTH PHASES

Continual Support:



Community Involvement



Environmental Review

› REDMOND 2050

2021

## Council Review Topics



- Existing Conditions reports, policy considerations
- Growth Targets



- Policy and regulatory options & alternatives
- Growth Alternatives
- Countywide Planning Policy update & Growth Targets
- Preliminary EIS discussion items



- Overlake update options & alternatives
- Countywide Planning Policy update
- Growth Targets Ratification



- Version 1.0 drafts of updates



## Memorandum

**Date:** 2/9/2021

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

**File No.** CM 21-046

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Public Works	Dave Juarez	425-556-2733
Planning and Community Development	Carol Helland	425-556-2107

**DEPARTMENT STAFF:**

Public Works	Jessica Atlakson	Environmental Geologist
Public Works	Amanda Balzer	Science and Data Analytics Supervisor

**TITLE:**

Temporary Construction Dewatering Policy Analysis Study Session

**OVERVIEW STATEMENT:**

A brief overview of the TCD triple bottom line analysis process will be presented at the Committee of the Whole to prepare for the March 9, 2021 Study Session. At the March 9 Study Session, Council will be asked to approve the recommended scenario, or combination of scenarios, to proceed with analyzing for necessary policy updates.

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

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Community Strategic Plan, Comprehensive Plan, Environmental Sustainability Action Plan, Temporary Construction Dewatering Operating Policy
- **Required:**  
Redmond Municipal Code 13.25
- **Council Request:**  
September 8, 2020 Council Study Session
- **Other Key Facts:**  
The Temporary Construction Dewatering Policy Analysis was designed to evaluate the continued tensions between new dense development patterns and water management policies and use a Triple Bottom Line

Analysis (Phase I) as the basis for evaluation of policy changes (Phase II).

**OUTCOMES:**

At the September 8, 2020 Study Session, Council was updated on the development of the triple bottom line analysis goals and evaluation criteria used to conduct the analysis on scenarios, including feedback from community engagement efforts.

The outcome of the February 9, 2021 Committee of the Whole will be to provide Council a brief overview of the TCD triple bottom line analysis in preparation for the March 9, 2021 Study Session.

The March 9, 2021 Study Session will review the results of the triple bottom line analysis. The desired outcome of this Study Session is approval from Council on the recommended scenario or combination of scenarios that should be selected to be the basis for policy evaluation and changes. This will conclude Phase I of this project. Council's approval of the recommended scenario(s) will inform Phase II, where policy options will be weighed to address the tension points identified in the triple bottom line analysis. Phase III will be implementation of the policy changes.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

Staff convened a stakeholder group to represent the social, economic, and environmental aspects of the Triple Bottom Line analysis. The stakeholder group provided input on the development of the Triple Bottom Line goals, scenarios, and evaluation criteria.

- **Outreach Methods and Results:**

- A stakeholder group participated in person (prior to covid-19 restrictions) and virtual meetings. This group was formed to represent community input and asked to make a time commitment to become educated on this complex issue.
- Let's Connect was used to conduct surveys for the broader community and share information.

- **Feedback Summary:**

- Triple Bottom Line Analysis goals, scenarios, and evaluation criteria reflect stakeholder feedback as presented at the 9/8/2020 Study Session.
- Community engagement that occurred after the 9/8/2020 Study Session resulted in updates to the parking ratios for two scenarios to reflect stakeholder feedback.

**BUDGET IMPACT:**

**Total Cost:**

The total costs for Phase I of the Temporary Construction Dewatering Policy Analysis is \$90,000.

\$80,000 of this was spent on project work in 2020. The remaining \$10,000 to complete the project will come from 2021/2022 biennium operations budget. Phase II and III will be completed with in-house staff.

**Approved in current biennial budget:**

☒ **Yes**

☐ **No**

☐ **N/A**

**Budget Offer Number:**

000215

**Budget Priority:**

Healthy and Sustainable

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

**If yes, explain:**

- Temporary Construction Dewatering can have impacts on water revenues due to increase in Cascade Water Alliance purchases to supplement loss of well production due to quality impacts.
- Phase II and III may require additional resources to conduct stakeholder involvement.

**Funding source(s):**

Water Utility

**Budget/Funding Constraints:**

N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
4/14/2020	Committee of the Whole - Planning and Public Works	Receive Information
7/14/2020	Committee of the Whole - Planning and Public Works	Receive Information
9/8/2020	Study Session	Receive Information

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
3/9/2021	Study Session	Provide Direction

**Time Constraints:**

Staff is coordinating with the Comprehensive Plan update effort. Policy evaluation based on the results of Phase I will inform the Comprehensive Plan update. Delays in moving forward with this project may impact Comprehensive Plan data submittal as well as prolong tensions between compact development and water management policies.

**ANTICIPATED RESULT IF NOT APPROVED:**

Tensions between new compact development patterns and water management policies will continue.

**ATTACHMENTS:**

N/A





## Memorandum

**Date:** 2/9/2021

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

**File No.** CM 21-047

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Public Works	Dave Juarez	425-556-2733
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**DEPARTMENT STAFF:**

Public Works	Anne Dettelbach	Senior Planner
Public Works	Steve Hitch	EUSD Division Manager
Public Works	Andy Rheume	Maintenance Manager

**TITLE:**

City of Redmond Utilities Strategic Plan

**OVERVIEW STATEMENT:**

City of Redmond Utilities staff are responding to City Council comments and questions from a January 26, 2021 Study Session discussion regarding the draft City of Redmond Utilities Strategic Plan.

- The Utilities Strategic Plan provides a roadmap that will direct utility activities through 2050. The Plan builds on the Utilities Strategic Framework that was discussed and supported by the City Council in Fall 2019.
- Staff have developed an Issues Matrix to respond to issues raised by the Council on January 26, 2021. The Issues Matrix identifies specific edits proposed for the Utilities Strategic Plan to be brought to Council for approval next month. Other changes to the document will require collaboration with the Diversity, Equity, and Inclusion Manager, the Environmental Sustainability Program Manager, and will be presented to Council for approval in early 2022.

Staff are presenting the attached Issues Matrix at the Planning and Public Works Committee meeting, with the hope of introducing the Utilities Strategic Plan as a March 2021 Consent Agenda item.

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

**REQUESTED ACTION:**

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

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
The Utilities Strategic Plan will support implementation of the Redmond Comprehensive Plan, the City of Redmond 2021-22 Budget, the Community Strategic Plan, and the Environmental Sustainability Action Plan. The Plan will provide guidance that informs the development of Water, Wastewater, and Stormwater Utility functional plans, and the Solid Waste Master Plan and contracts.
- **Required:**

N/A

- **Council Request:**

N/A

- **Other Key Facts:**

N/A

**OUTCOMES:**

The City of Redmond Utilities Strategic Plan will guide utility work from now until 2050. The plan includes a single mission statement for all four City-run utilities, and operating principles created to complement the City's Values. It identifies six objectives that the utilities must achieve to ensure the City continues to provide high quality utility services to the Redmond community. These include:

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

Each objective is accompanied by a set of specific strategies. There are 20 strategies in total. Each strategy includes a performance target that defines a desired outcome and a performance measure that will enable the City to evaluate our success in achieving that outcome. These performance measures and targets will be evaluated during 2021.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

January 2020-Community Survey on the Utilities Strategic Framework

September 2020-Community Survey on the Utilities Strategic Plan

- **Outreach Methods and Results:**

The City used the *LetsConnect Redmond* website to conduct the community surveys. The first survey received 200 visitors, with 40 individuals participating in the survey. The second community survey was viewed by 260 visitors and completed by 55 individuals.

- **Feedback Summary:**

Overall, feedback indicated that the Redmond community supports the Utilities' proposed Mission, key objectives, and targeted 2-year actions. Survey findings are summarized in an appendix to the Utilities Strategic Plan.

**BUDGET IMPACT:**

**Total Cost:**

Key actions to implement the Utilities Strategic Plan in the current biennium have been approved for funding as part of the adopted City of Redmond 2021-22 Budget.

**Approved in current biennial budget:**

☒ Yes

☐ No

☐ N/A

**Budget Offer Number:**

N/A

**Budget Priority:**

Healthy and Sustainable; Capital Investment Program

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

**If yes, explain:**

N/A

**Funding source(s):**

The Stormwater, Water, and Wastewater Utilities are funded by enterprise funds that receive their revenue from utility customers. The Solid Waste/Recycling Utility is funded by a special revenue fund that also receives its revenue from customers paying for that service.

Redmond utilities often leverage the use of State and local grants to help pay for programmatic actions and capital investments.

**Budget/Funding Constraints:**

N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
10/29/2019	Special Meeting	Provide Direction
6/9/2020	Committee of the Whole - Planning and Public Works	Receive Information
11/10/2020	Committee of the Whole - Planning and Public Works	Receive Information
1/26/2021	Study Session	Receive Information

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
3/16/2021	Business Meeting	Approve

**Time Constraints:**

Implementation of the Utilities Strategic Plan, as supported by the approved biennial budget, is underway.

**ANTICIPATED RESULT IF NOT APPROVED:**

If the Utilities Strategic Plan is not approved by Council, staff will look for alternate ways to prioritize, coordinate, and focus utility actions and strategic directions.

**ATTACHMENTS:**

Attachment A - Council Issues Matrix 1/26/2021 Study Session

Attachment B - Utilities Strategic Plan

## Redmond Utilities Strategic Plan (USP)

*Council Issues Matrix (1/26/2021 Study Session topics)*

Councilmember	Issue/Questions related to Updating Utilities Strategic Plan document	Staff Comment	Revise 2021 USP	2021 Work for 2022 Update to USP	Status
CM Anderson	Look for opportunities to strengthen diversity, equity, and inclusion lens/focus throughout the USP (e.g., CIP equity criterion/filter)	"Welcoming" is one of the city-wide values mentioned in the Plan. (Please see page 6)	<b>Staff propose two edits to the USP to respond to this comment:</b> (1) Add "Equitable" to the Principles list (2) Expand the Opportunities and Challenges discussion re: "The City is becoming denser and more urban" to include a discussion of Redmond's growing diversity.	In the coming year, we further propose to work with the Diversity, Equity, and Inclusion Manager (once hired) to revise or develop additional strategies and measures that will help advance our equity goals. We plan to share the results of these efforts with the Council in early 2022.	
CM Anderson	Clarify/state USP update cycle, process	Staff will bring major changes (e.g., new objectives, strategies, or performance measures) to the Council for discussion prior to approval.	<b>Staff propose to add a statement at the end of the main USP document</b> ("Implementing the Utilities Strategic Plan" section) clarifying we will "regularly review objectives, strategies, performance measures and targets and update as needed to ensure they address actions taken by the Council, complement other City-wide planning efforts, and fully realize the values and principles that anchor the Utilities' work."		
CM Forsythe	Highlight/confirm alignment with City climate and sustainability goals, the	Following the Council meeting, staff met with Jenny Lybeck,	<b>Staff propose to revise the Opportunities and Challenges section related</b>	Council's discussion has prompted staff to look carefully at	

Councilmember	Issue/Questions related to Updating Utilities Strategic Plan document	Staff Comment	Revise 2021 USP	2021 Work for 2022 Update to USP	Status
	City's 2020 Climate Emergency Declaration, and Environmental Sustainability Dashboard	<p>Environmental Sustainability Program Manager, to look for opportunities to strengthen and align the USP with the Environmental Sustainability Action Plan, the October 2020 Climate Emergency Declaration, and the Sustainability Dashboard (currently under development). Ms. Lybeck pointed to the following USP sections as areas of "direct support and alignment with the ESAP":</p> <ul style="list-style-type: none"> <li>- Objective 4 – Protect and Restore the Natural Environment, Strategies 5-10</li> <li>- Objective 5 – Coordinate City Programs and Processes to Prepare for the Future, Strategy 18</li> <li>- Objective 6 – Demonstrate Regional Leadership, Strategy 19</li> </ul>	<b>to climate change to acknowledge the Climate Emergency Declaration.</b>	Strategy 18. In the coming year, we will work with Environmental Sustainability Program Manager to review (and possibly recommend replacement of) the performance measure and target. Any recommended changes to the performance measure will be presented to Council in early 2022.	

Councilmember	Issue/Questions related to Updating Utilities Strategic Plan document	Staff Comment	Revise 2021 USP	2021 Work for 2022 Update to USP	Status
CM Kritzer	Please confirm that the green fleet target in Strategy 19 is aligned with the current plan (following adoption of the Emergency Declaration)	Jenny Lybeck, Environmental Sustainability Program Manager, is awaiting a consultant analysis that will impact this target. Once that analysis is complete, the green fleet target will be updated (to better advance the City's 2030 Carbon Neutral goal).	No change to USP at this time.	As part of an overall review of the USP, staff will also explore opportunities to expand Strategy 19 to focus on overall resource efficiency (water, energy, and fuel). This update will be presented to Council in early 2022.	
CM Forsythe	Are there any policies/issues that Council will be asked to revise/update in light of USP directions/priorities	At this time, no specific policy directives or issues that require Council attention have been identified. As the Utilities implement actions to realize the USP, we anticipate that such issues will arise and will work through the normal Council process to bring those items forward.	No change to USP proposed.		
CM Kritzer	Identify specific actions to reduce cross-contamination among wastestreams (Strategy 8)	Solid Waste Program staff report that, as in other jurisdictions, contamination is most prevalent in Redmond's multifamily recycling stream – in particular, from plastic bags filled with materials placed directly in the recycling	No change to USP proposed.		

Councilmember	Issue/Questions related to Updating Utilities Strategic Plan document	Staff Comment	Revise 2021 USP	2021 Work for 2022 Update to USP	Status
		<p>bin. To address plastic bag contamination at apartments and condos, City staff work with Waste Management (WM) and consultants to provide multilingual educational resources, technical assistance and durable tools for residents. For example, recycling bags are offered as a free alternative to collect recyclables at home. We are currently gathering information from 50+ multifamily complexes in Redmond to inform new code related to how much and what kind of space is needed for successful waste management/recycling at new multifamily developments.</p> <p>Contamination in the commercial sector is less widespread. WM's "Smart Truck" technology installed on trucks monitors contamination in recycling carts and provides a monthly</p>			

Councilmember	Issue/Questions related to Updating Utilities Strategic Plan document	Staff Comment	Revise 2021 USP	2021 Work for 2022 Update to USP	Status
		<p>report to the City. Where repeat instances of contamination do arise, WM and consultants work at the City's direction to address the source.</p> <p>Notably, contamination levels are lowest in Redmond's residential sector, where WM and the City partner to address issues on an individual account basis, using a combination of tags on carts and direct communication with residents.</p> <p>Additional activities are planned in 2021 and beyond, including a series of classes focused around waste reduction/sustainable living that will also touch on this topic.</p>			
CM Kritzer	Consideration of/concern about affordability, and Redmond's utility rates (with focus on water)	To follow up on Councilmember questions related to utility rates, staff reached out to neighboring jurisdictions that had undergone rate studies in recent years.	No change to USP proposed.		



Councilmember	Issue/Questions related to Updating Utilities Strategic Plan document	Staff Comment	Revise 2021 USP	2021 Work for 2022 Update to USP	Status
		<p>A Seattle Public Utilities (SPU) review of water utility rates indicates that, among SPU's wholesale customers, Redmond's average monthly water bills rank among the lowest of 25 respondents for all residential (low, medium, and high) water utility customers.</p> <p>Furthermore, Redmond's average monthly residential water bill (for utility customers with average consumption rates) is the absolute lowest of the 25 utilities responding to the survey. The City of Redmond's water costs are lower than most, due to our use of municipal wells. Utilities that don't have municipal wells (including the Novelty Hill area, outside city limits but served by the city) have higher costs.</p> <p>A quick review of Newcastle's recent stormwater utility rate</p>			

Councilmember	Issue/Questions related to Updating Utilities Strategic Plan document	Staff Comment	Revise 2021 USP	2021 Work for 2022 Update to USP	Status
		<p>study shows that Redmond's annual base residential stormwater utility rate is in the lower half of all responding communities.</p> <p>Each Utility performs rate studies to assess the capital and operation needs to deliver utility services and determine what utility rates are needed to meet the appropriate level of service.</p> <p>There are discounts to utility bills for low-income senior citizen and/or disabled rate payers.</p> <p>We would be happy to share with the Council either of the rate studies referenced above.</p>			



City of Redmond

# Utilities Strategic Plan

DRAFT



**Redmond**  
WASHINGTON

Sammamish River at  
NE 85th Street Bridge, Redmond





## A Message from Public Works Director Dave Juarez

The City of Redmond operates four utilities that provide essential services to people who live, work, and visit our city. The Water Utility provides high-quality and abundant drinking water. The Wastewater Utility safely conveys sewage to King County's treatment plant. The Stormwater Utility prevents flooding and protects and sustains local streams. Finally, the Solid Waste and Recycling Program manages the collection of solid waste and recycling for the City. Across the Utilities, we strive to provide exceptional customer service to the community.

**In 2019, Redmond's wells delivered over one billion gallons of drinking water to utility customers.**

This Utilities Strategic Plan lays out 20 strategies to improve City-run utility services looking forward from now until 2050. The Plan addresses opportunities and challenges in our community, sets priorities for the Utilities, and offers examples of specific near-term implementation actions the City will take over the next two years.

Providing utility services relies on the knowledge and experience of staff who work throughout the City. People in Public Works, Planning, Technology and Information Services, and Finance Departments engage in an impressive variety of daily tasks—everything from cleaning sewer lines, to reviewing utility plans for construction sites, to restoring salmon habitat—to ensure the City functions in a safe, cost-effective, and efficient manner. Our staff take pride in their work and understand the importance of what we do. This Strategic Plan will help ensure that our work continues to move Redmond's Vision forward by creating a community where all people have access to high-quality utility services, businesses can thrive, and current and future generations can enjoy a healthy environment.

With appreciation,

*David Juarez, Public Works Director*  
[djuarez@redmond.gov](mailto:djuarez@redmond.gov)



Downtown Park, Redmond

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# Introduction

The City of Redmond's Water, Wastewater, Solid Waste and Recycling, and Stormwater Utilities build, operate and maintain City infrastructure and run programs that supply clean drinking water, safely remove and manage waste, and protect property, human health and the environment. We operate throughout the City (and, for water and wastewater, in the Redmond Ridge and Trilogy Urban Planned Developments within the Novelty Hill area) and depend on staff in Redmond's Public Works, Planning, Technology and Information Services, and Finance Departments.

This Utilities Strategic Plan (USP) details priorities for the City's four Utilities looking forward to 2050. It was created with input from City staff, the Redmond City Council, and the broader Redmond community. The Utilities seek to align this USP with other efforts within the City, including the Community Strategic Plan, the Comprehensive Plan, biennial Citizen Survey results, the 2020 Environmental Sustainability Action Plan, and Utility-specific functional plans. The purpose of this Plan is to ensure that the Utilities operate efficiently and effectively in a way that meets and anticipates the needs of utility rate payers and the Redmond community.



**In 2019, Redmond's business inspectors offered direct stormwater pollution prevention support to 150 businesses.**





## Mission

City of Redmond's Utilities provide the Redmond community with reliable, safe, and resilient utility services and programs that protect and sustain our natural environment and quality of life.



# Shared Values and Principles

The Utilities strive to embody established City-wide values:

- Commitment to Service
- Integrity
- Accountability
- Welcoming

We endeavor to operate Utilities that are:

- Reliable
- Responsible
- Efficient
- Sustainable
- Resilient
- Collaborative

## Opportunities and Challenges

Redmond is home to diverse residential and business communities and vital natural resources. Our Utilities deliver outstanding, cost-effective utility services. To maintain these levels of service in a changing world, we must innovate and adjust operations and programs. During the strategic planning process, staff from across the Utilities identified challenges and opportunities that drive our work.

- **The City is becoming denser and more urban.**

As Redmond continues to grow, the Utilities will need to adapt design standards and operations to land development patterns.

- **Climate change will affect how the City delivers utility services.**

We expect drier summers and more intense winter storms in the coming decades. These changes will directly impact regional drinking water supply and stormwater management practices. As stewards of the environment, we also need to be conscious of how the Utilities' actions contribute to climate change.

- **Our workforce is highly dynamic.**

Before experienced Utilities' staff retire or move on, it is essential to harness that knowledge gained through years of experience. Similarly, we must work to ensure that all employees have the resources they need to build upon this knowledge, along with opportunities to expand their skill sets. Finally, we must operate Utilities that attract high-quality job applicants.

- **Technology is changing.**

The City's asset management program, use of real-time systems management tools, adoption of in-the-field data capture and entry systems, and other innovative technologies offer us new ways to gather information and optimize management of utility systems.

- **Planning and engineering activities for the Utilities are now managed by one division.**

Our new organizational structure creates opportunities to improve coordination and run more a more resilient utilities network.





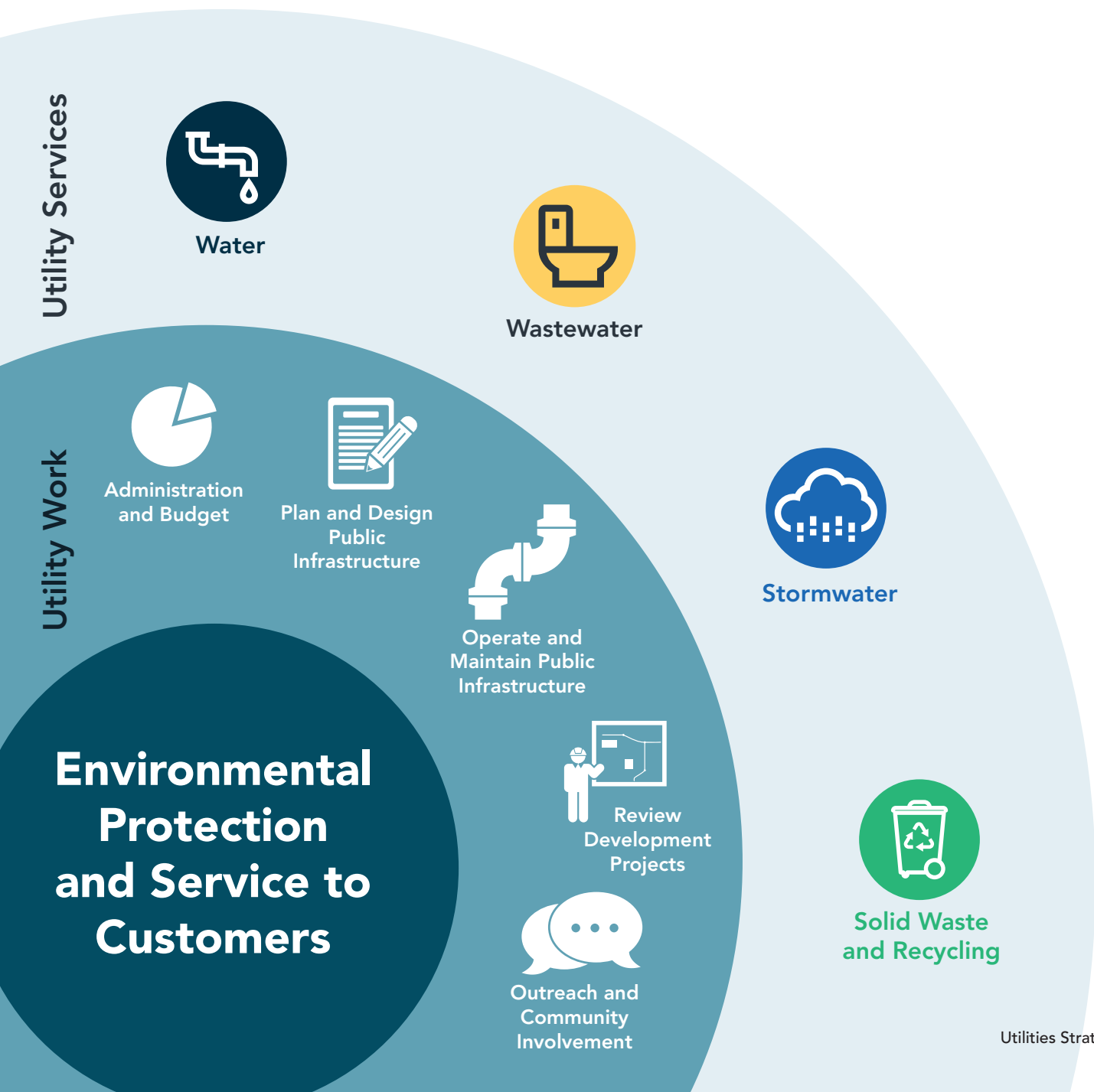
# How Redmond Utilities Work

Redmond's Utilities provide essential services to the people who live, visit, and work in our community. Delivering utility services to our customers requires the efforts of many people, with different talents, working collaboratively throughout the City. This work is often hidden, yet critically important to the successful operation of our City.

Redmond's Utilities staff work every day to meet the local, state and federal regulations that set standards and operational guidelines for things such as: drinking water quality; the security of our drinking water system; stormwater runoff management; water quality in our lakes, rivers, and streams; conserving threatened salmon

populations; managing garbage, recycling, yard debris, and food scraps; and the design of our sanitary sewer facilities. In all cases, Redmond's Utilities meet our regulatory obligations. When it is in the community's best interest, the City exceeds regulatory standards.

Our work encompasses several overlapping functions: utility system and related project design, review, installation, and oversight; infrastructure operation, maintenance, repair, and replacement; data collection, analysis, and reporting; community outreach and engagement; financial management; and system planning to prepare for future conditions. The following diagram provides an overview of key functions across the Utilities.



# Redmond's Utility Program Highlights



Stormwater crew members perform regular maintenance on the Redmond Way Water Quality Facility.

## **STORMWATER – Provide flood prevention and protection and enhancement of streams and related habitat.**

- Redmond's Stormwater Utility takes care of more than 323 miles of City-owned pipes, 11,000+ catch basins, and more than 400 stormwater ponds, vaults, and other stormwater management facilities.
- The Redmond Stormwater Utility manages 11 billion gallons of rain that falls on Redmond in an average year\* to prevent flooding and protect local streams. (*\*Estimate based on the average of 40 inches of rain per year and the 16-square-mile area encompassed by Redmond.*)
- Redmond is home to more than 50 miles of streams, in addition to two major creeks (Bear and Evans), the Sammamish River, and Lake Sammamish. Chinook, sockeye, coho salmon, and other native fish and wildlife call Redmond home.
- Redmond's Illicit Discharge Detection and Elimination Program investigates all reports of illegal discharges or connections to the City's stormwater or receiving water networks. On an average year, City staff may respond to 200+ reports.

**Redmond's Solid Waste and Recycling Program provides garbage, recycling, and yard waste/composting support to 13,000+ houses, 125+ multi-family residential properties, and 775 commercial accounts.**

# Redmond's Utility Program Highlights *(continued)*

## WASTEWATER – Provide safe and sanitary collection and conveyance of wastewater to the King County regional treatment system.

- Redmond's Wastewater Utility has more than 16,000 sanitary sewer connections.
- The Wastewater Utility actively inspects and cleans more than 233 miles of pipes every seven years.
- The Wastewater Utility routinely inspects and cleans 7,336 manholes.
- Redmond's Wastewater Utility operates 22 wastewater lift stations. City personnel clean these lift stations on a monthly schedule.

## WATER – Provide safe, reliable drinking water and fire protection.

- Redmond's Water Utility supplies water to more than 19,500 businesses, houses, and multifamily units.
- The Water Utility delivers 35-40% of Redmond's drinking water from groundwater. Neighborhoods east of Lake Sammamish and the Sammamish River are primarily served by groundwater delivered from the City's own drinking water supply.
- Every week, Redmond's Water Utility personnel sample drinking water at 26 locations to test for taste and quality.
- Redmond manages a groundwater monitoring network of 96 wells throughout the City.
- The Water Utility operates and maintains 333 miles of water main and 12,650 water main valves (also called isolation valves).
- The Water Utility personnel inspect and maintain 4,150 fire hydrants.
- Redmond's Water Utility operates seven reservoirs and shares maintenance responsibility for three joint-use reservoirs with neighboring cities.
- The Water Utility operates three City-owned pump stations and jointly operates three more pump stations with neighboring cities.
- The Cross Connection Control Program oversees compliance for 7,395 backflow assemblies to help protect the City's potable water supply (drinking water) from contamination.

## SOLID WASTE AND RECYCLING – Provide safe and reliable solid waste collection and recycling services.

- Redmond's Solid Waste and Recycling Program provides garbage, recycling, and yard waste/composting technical assistance and support to 13,000+ single-family residences, 125+ multifamily residential properties, and 775 commercial accounts.
- The Solid Waste and Recycling Program actively maintains a searchable database listing over 400 items and options for how to recycle or dispose of them. On average, Redmond customers access this database 5,500 times each year. See: [redmond.gov/389/Garbage-Recycling](https://www.redmond.gov/389/Garbage-Recycling)
- From 2015-2020, the average city-wide recycling rate was 46%, with improving trends each year.
- More than 200 businesses and apartments/condo complexes have participated in Redmond's food waste collection program since it was launched in 2006. This includes 12 schools, Redmond Town Center, 30+ apartment/condo complexes, a senior living community, the farmer's market, a food bank, and 11 City facilities.

## CROSS-UTILITY

- Redmond's Utility Billing Department responds to, on average, 28 phone calls every workday. In 2019, Utility Billing also received 7,600 email customer service inquiries.
- In 2019, City engineers and planners reviewed almost 90 private development proposals.



Washington Conservation Corps members conduct streambank restoration work.



# Six Objectives and 20 Strategies for 2050

During strategic planning conversations, six objectives arose again and again among the City staff working across the four Utilities. These objectives highlight areas of our work where we must focus to maintain current service levels and fulfill our mission.

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

Utilities staff identified a number of strategies to support each of the USP objectives. Many of the 20 strategies shown below pertain to all four Utilities (Wastewater, Water, Stormwater, and Solid Waste and Recycling). Others are specific to only one or a subset of Utilities. An icon next to each strategy identifies which Utilities it supports.



**Wastewater**



**Water**



**Stormwater**



**Solid Waste  
and Recycling**

We have purposefully selected strategies that directly tackle the major challenges and opportunities the Utilities will likely face to fulfill our obligations to our customers and to support the City of Redmond's Vision. We consciously targeted actions that are within the Utilities' control and that are achievable. While implementing these strategies will be a stretch for the Utilities, we are confident that with the right tools and resources, with careful planning, and by working together, we can accomplish all of them by 2050.



**Redmond  
construction site  
inspectors logged  
more than 5,100  
utility inspections  
in 2019 at new and  
redeveloped sites.**





Peters Creek, a tributary to the Sammamish River, collects runoff from 1,045 acres of land in Redmond



## OBJECTIVE 1

# SAFELY AND RESPONSIBLY MANAGE CITY UTILITY ASSETS

### STRATEGY 1

Minimize the number and duration of unplanned utility service disruptions

#### BACKGROUND

It takes a host of coordinated efforts to ensure our customers receive uninterrupted utility services. To reduce service outages, the City: ensures buildings and infrastructure are built to City standards; operates business and residential pollution prevention programs; oversees contracts with outside service providers; and inspects, assesses, cleans, repairs, and replaces infrastructure. When it is necessary to interrupt services to respond to an emergency, expand services, or repair infrastructure, the City notifies affected customers and strives to minimize disruptions to service.

#### TARGET

In a given year, aging city infrastructure or maintenance issues contribute to no more than:

- One road closure associated with storm-related flooding events
- Six water main breaks per 100 miles of pipe
- One sanitary sewer overflow

#### MEASURE

Score Card detailing number of unplanned utility disruptions (and time needed to restore service):

- Number and duration of arterial road closures due to storm-related flooding
- Number of water main breaks per mile of pipe
- Number of sanitary sewer overflows from the publicly owned sanitary sewer system

#### UTILITIES SUPPORTED



### STRATEGY 2

Identify, leverage, implement, and support technologies to increase operational efficiency and effectiveness

#### BACKGROUND

While Redmond is known worldwide as the headquarters for multi-national technology companies, as a City we can do more to leverage the use of technology to wisely manage our utility infrastructure. Staff stay informed of innovations related to municipal utility management and evaluate new technologies. By deploying the right technology in the right ways, data collected by Utilities staff can inform decisions regarding utility systems maintenance, replacement, expansion, and upgrades.

#### TARGET

100% of stormwater pipes (used for conveying stormwater) are inspected using Closed Circuit TV (CCTV) every 10 years. 100% of wastewater pipes are inspected every seven years using CCTV.

#### MEASURE

Percentage of stormwater pipes inspected using CCTV; percentage of wastewater pipes inspected using CCTV

#### UTILITIES SUPPORTED



## OBJECTIVE 1

# SAFELY AND RESPONSIBLY MANAGE CITY UTILITY ASSETS

### STRATEGY 3

## Prepare for and respond to City-wide emergencies

### BACKGROUND

Redmond's Utilities play a critical role in the City's response to flooding, windstorms, earthquakes, public health emergencies, and other urgent situations. When there is an emergency, Utility staff need rapid access to the critical resources and information necessary to respond. The Public Work Emergency Response Plan details how Redmond's Utilities prepare for emergency situations, coordinate with the City's Emergency Response Center during events, and help the community return to normalcy after such events.

### TARGET

Annually review Public Works Emergency Response Plan and utility-specific plans and update as appropriate.

### MEASURE

Status of the Public Works Emergency Response Plan and utility-specific plans

### UTILITIES SUPPORTED



### STRATEGY 4

## Cultivate a safe and healthy working environment

### BACKGROUND

Building, operating, and maintaining public infrastructure correctly requires staff to follow safety protocols and procedures. The City is committed to ensuring that required safety programs and best practices are in place, and that all staff have the equipment and knowhow to safely conduct their work.

### TARGET

No workplace incidents or accidents resulting in time-loss.

### MEASURE

Number of workplace incidents or accidents resulting in time-loss

### UTILITIES SUPPORTED





## OBJECTIVE 2

# PROTECT AND RESTORE THE NATURAL ENVIRONMENT

### STRATEGY 5

Protect and restore degraded stream and wildlife habitat

#### BACKGROUND

Redmond strives to protect and restore stream and wetland areas that are important habitats for salmon and other native wildlife. In Redmond, stream health is defined by a standard assessment method called the “Benthic Index of Biotic Integrity (BIBI).” A “fair/good” BIBI score indicates a rich and diverse bug community, an important indicator of healthy stream habitat. “Restoring” means working in streams and in the drainage areas that surround and feed them. Activities to advance this strategy include: building facilities that control and treat stormwater runoff; adding woody material to streams; planting native plants; removing invasive weeds; removing barriers to fish movement; and offering education and technical assistance focused on pollution prevention.

#### TARGET

Four urban streams achieve a BIBI score of “fair/good” or better by 2050.

#### MEASURE

Benthic Index of Biotic Integrity (BIBI) scores

#### UTILITIES SUPPORTED



### STRATEGY 6

Eliminate high priority septic systems within City’s wastewater service area

#### BACKGROUND

Septic system failures can threaten human health and impair streams, ponds, lakes, and ground water (an important drinking water source) health by introducing harmful bacteria, pathogens, and other unwanted chemicals to the natural environment. The City is especially concerned about eliminating high-priority septic systems. These may include failing or aging septic systems, commercial/industrial septic systems, and those located in Critical Aquifer Recharge Areas or near streams in priority watersheds.

#### TARGET

Zero high-priority septic systems are in use within City limits by 2050.

#### MEASURE

Number of high-priority septic systems remaining in City limits

#### UTILITIES SUPPORTED



### STRATEGY 7

Reduce the amount of garbage Redmond residents, businesses, and city facilities send to the landfill each year

#### BACKGROUND

Redmond aims to minimize the amount of garbage going to the landfill and, instead, to recycle and compost as much as possible. Our Solid Waste and Recycling Program staff work with residential and business customers, the City’s solid waste contractor, and our regional partners to promote daily practices that support this goal.

#### TARGET

Achieve a 70% diversion rate city-wide by 2030.

#### MEASURE

The percentage of materials diverted from landfill (=recycling+compost)

#### UTILITIES SUPPORTED



## OBJECTIVE 2

# PROTECT AND RESTORE THE NATURAL ENVIRONMENT

### STRATEGY 8

Reduce “cross-contamination” within garbage, recycling, and compost waste streams

#### BACKGROUND

When garbage is placed in a recycling or compost bin, it can “contaminate” an entire load of collected materials, making all of it garbage that must be disposed of at a landfill. To reduce the contamination rate for waste collected within Redmond, the City works with residents, businesses, the City’s solid waste contractor, and regional partners to ensure “the right item goes in the right place.”

#### TARGET

Achieve a contamination rate for all waste streams of less than 5% (by volume or weight) by 2040.

#### MEASURE

Contamination rate as measured by waste stream audits (by volume or weight) of garbage in compost, garbage in recycling and recycling or compost in garbage

#### UTILITIES SUPPORTED



### STRATEGY 9

Responsibly manage the City’s groundwater resources

#### BACKGROUND

Redmond’s drinking water aquifer provides roughly 40% of Redmond’s drinking water needs. The remaining 60% comes from a regional water supplier, the Cascade Water Alliance (CWA). Using our local groundwater resource reduces the cost of drinking water for Redmond water utility customers, helps secure Redmond’s response to future water-related climate change issues, and provides a resilient local water supply if the region ever faces a large-scale emergency. Redmond manages our groundwater resources in a way that protects this resource for sustained municipal use and to supplement streamflow in local creeks and the Sammamish River.

#### TARGET

Fully meet water supply expectations associated with municipal wells to maintain senior membership with Cascade Water Alliance.

#### MEASURE

Ratio of water delivered annually from City water wells as compared to Cascade Water Alliance water supply commitments

#### UTILITIES SUPPORTED



### STRATEGY 10

Protect the quality of drinking water delivered to our customers

#### BACKGROUND

Redmond is committed to supplying drinking water that is safe, reliable, and aesthetically pleasing. Redmond’s Water Utility takes numerous actions to maintain our drinking water quality. The City oversees construction activities to ensure drinking water infrastructure meets City standards, regularly inspects and maintains City-owned Water Utility infrastructure, and works with businesses to enact practices that help protect our drinking water aquifer. Each week, Redmond tests the drinking water produced at drinking water supply wells, to ensure it meets City’s standards for quality and can be distributed. Twice a year, Redmond tests groundwater samples from monitoring wells located throughout Downtown and Southeast Redmond. Monitoring well sampling enables the City to look for emerging issues that could impact the groundwater that flows to our drinking water supply wells.

#### TARGET

No contaminants make it into the City water distribution system.

#### MEASURE

Number of follow-up samples taken to address potential issues noted at semi-annual monitoring events

#### UTILITIES SUPPORTED





## OBJECTIVE 3

# PROVIDE OUTSTANDING CUSTOMER SUPPORT AND EQUITABLE SERVICES

### STRATEGY 11

Provide timely and quality responses to customer service requests

#### BACKGROUND

Redmond's Utilities value our customers' input and concerns. When a customer contacts Redmond Utilities with a utility-specific issue, a representative from the appropriate Utility is assigned to contact the customer within 24 hours to let them know that we have received their request and to initiate a response. This service standard helps the Utilities meet customer service commitments.

#### TARGET

By 2025, 90% of Q-Alerts are responded to within two business days.

#### MEASURE

Percentage of Q-Alerts responded to within two business days

#### UTILITIES SUPPORTED



### STRATEGY 12

Work in a manner that respects and honors diversity in Redmond

#### BACKGROUND

Redmond is the most diverse city in east King County. Currently, more than 80 languages are spoken here – the most common (besides English) being Spanish, Chinese, Russian, Arabic, and Hindi. For the Utilities' actions to meet the needs of our community, Utility staff must be prepared to engage a diverse spectrum of individuals who live and work here, including those who have been historically underserved by City initiatives. Translating Utility communications materials to protect people's health and safety or provide quality services to community members is one way the Utilities express our commitment to inclusiveness.

#### TARGET:

By 2025, all priority communications developed by the Utilities are translated (or presented) in culturally relevant ways.

#### MEASURE

Percentage of priority Utilities outreach/communications materials translated and made available to key audiences

#### UTILITIES SUPPORTED



### STRATEGY 13

Manage the Utilities' fiscal resources in a responsible and strategic manner

#### BACKGROUND

Each year, the City undergoes a bond rating review. This process includes a complete and thorough review of the Utilities' past financial performance, funding structures, fiscal policies, and practices, and long-term planning. The City's AAA bond rating demonstrates that the Utilities' fiscal management is considered above average and provides Redmond opportunities to reduce costs associated with financing City projects.

#### TARGET

Stable or improving Bond rating on an annual basis.

#### MEASURE

The City's Bond Rating

#### UTILITIES SUPPORTED



## OBJECTIVE 4

# BE THE EMPLOYER OF CHOICE FOR REDMOND UTILITIES STAFF

Fats, oils and grease clog pipes.

Cool it. Can it. Trash it.



### STRATEGY 14

Offer Utility staff easy access to professional development opportunities to advance their careers

#### BACKGROUND

As Utilities, we want to make sure that we have qualified internal candidates when positions open. Investing in the professional development of Utility staff improves the quality of services we provide by: making sure that team members can “step in” when other team members are unavailable; providing staff with a comprehensive view of the activities needed to run a utility; and helping ensure that institutional knowledge does not leave the City. Professional development opportunities include training, job shadowing, and mentoring.

#### TARGET

25% of job applicants being considered for Utilities positions come from within Utilities ranks.

#### MEASURE

Percentage of qualified job applicants that come from Utilities staff

#### UTILITIES SUPPORTED



### STRATEGY 15

Show staff they are appreciated for their work

#### BACKGROUND

The Utilities recognize that the quality of our service delivery is maximized when the people providing these services are well supported, well managed, and feel connected to their work. Workplace satisfaction also helps reduce staff turnover. Cultivating a rewarding work environment means ensuring that people have a safe place to work, have the equipment that they need to do their job, are informed of decisions that affect their work, are acknowledged for their work, and feel that their ideas are fully considered.

#### TARGET

85% positive responses every year by 2025 to an annual survey sent to all Utility staff.

#### MEASURE

Percentage of positive responses to an annual survey questionnaire

#### UTILITIES SUPPORTED





## OBJECTIVE 5

# COORDINATE CITY PROGRAMS AND PROCESSES TO PREPARE FOR THE FUTURE

### STRATEGY 16

Implement Utility design standards that successfully balance the needs of dense, urban development, utility operations, and environmental protection

#### BACKGROUND

Redmond's design standards were established to accommodate development in a low-density, suburban environment. The City is becoming a larger, more dense community. As the City grows and development density increases, Redmond's design standards must adapt to balance utility service and capacity requirements with other City requirements e.g. street width, setbacks, tree spacing).

#### TARGET

By 2030, percentage of projects with approved deviations decreases by 50% from 2019 levels.

#### MEASURE

Number of utility deviations requested in urban centers (Downtown, Overlake, Marymoor) on an annual basis

#### UTILITIES SUPPORTED



### STRATEGY 17

Build new City infrastructure with consideration of access and maintenance lifecycle

#### BACKGROUND

The City establishes detailed design standards to reflect and accommodate anticipated growth, optimize utility system performance, and respond to a dynamic environment. New development project designs—public and private—must be carefully reviewed to ensure they can be integrated into our utility systems. The City must also inspect these construction projects to confirm they are installed as designed and provide sufficient access to utility infrastructure.

#### TARGET

No projects are constructed with inadequate utility access.

#### MEASURE

Number of access design issues identified each year

#### UTILITIES SUPPORTED



### STRATEGY 18

Prepare for and respond to climate change impacts

#### BACKGROUND

Climate change is predicted to alter rainfall patterns and increase the number of large, powerful storms in the Pacific Northwest. The City must implement design standards that anticipate future weather conditions, build utility infrastructure that can be expanded to meet changing climate conditions, retrofit exist facilities when necessary, and evaluate additional or alternative maintenance and operational needs.

#### TARGET

100% of capital projects leverage best available climate science and data by 2025.

#### MEASURE

Percentage of capital projects that leverage best available science

#### UTILITIES SUPPORTED



## OBJECTIVE 6

# DEMONSTRATE REGIONAL LEADERSHIP

### STRATEGY 19

Reduce the energy consumption required to operate the Utilities' infrastructure, facilities, and equipment

#### BACKGROUND

Redmond's Utilities look for ways to reduce our energy consumption while maintaining the quality of services we deliver. This can be accomplished by such actions as: using energy efficient vehicles; selecting high-efficiency pumps and other electrical machinery; and altering our operations. These actions reduce the Utilities' carbon footprint, help plan for climate change impacts, and lower operating costs.

#### TARGET

50% of the Utility fleet uses green fuels by 2050.

#### MEASURE

Percentage of Utility fleet that uses green fuels

#### UTILITIES SUPPORTED



### STRATEGY 20

Participate in regional efforts that can enhance the delivery of utility services and protection of the environment

#### BACKGROUND

Some issues are too large for Redmond to tackle alone. The City must coordinate and communicate with local, state, and federal governments, non-governmental organizations, business associations, and other potential partners to ensure that Redmond's interests are fully represented in regional, state and national dialogues. Such activities to support this strategy, could include: supporting or opposing federal or state legislation; jointly applying with other jurisdictions for state or federal grants; working with neighboring cities to coordinate education and outreach activities or establish a durable regional water supply system; working with manufacturers to find least hazardous materials or ensure products can be re-used and recycled; and ensuring that regional waste and wastewater facilities have the capacity to meet future demand.

#### TARGET

Staff in each of the four Utilities play leadership roles in regional forums.

#### MEASURE

Number of Utilities staff in leadership roles in regional forums

#### UTILITIES SUPPORTED



# Implementing the Utilities Strategic Plan

The USP lays a foundation Redmond's Utilities can use to plan and implement Utility-specific Strategic (or Master) Plans that describe operational activities and capital investments (together, projects). As supported by the biennial budget process and priorities, these Utility-specific Master Plans will inform individual staff work plans and other management decisions.

The Utilities' ability to successfully implement the USP will be determined by regularly evaluating and reporting performance on each strategy's performance targets. This reporting will happen at least every two years, with progress being measured against 2020 baseline conditions. The USP is a living document that will change in response to these evaluations, as Utility programs mature, in concert with the City's broader strategic goals, or as new circumstances emerge that require a new or different response from one or more of Redmond's Utilities.



## CONTACT INFORMATION:

[redmond.gov/218/Environmental-Utility-Services](https://redmond.gov/218/Environmental-Utility-Services)

425-556-2701





*Sammamish River, looking upstream from  
NE 90th Street Bridge, Redmond*



# Appendix A: Utilities Strategic Plan Public Input

Redmond sought public input on the overall Utilities Strategic Plan at two points, first during the development of the draft Utilities Strategic Framework, on which the USP is based, and again during the Strategic Plan preparation phase. Both community involvement efforts were partially conducted through [www.LetsConnectRedmond.com](http://www.LetsConnectRedmond.com), the City's web-platform for community outreach and involvement. The results of these efforts are summarized below. Additional public input was considered through multiple forums, including development and approval of the Utilities' biennial budget, and at the programmatic or action level e.g. through the Environmental Sustainability Action Program Advisory Committee or Engineering Standards Stakeholders Group).

## Utilities Strategic Framework Input (December 2019-January 2020)



**200**  
VISITORS



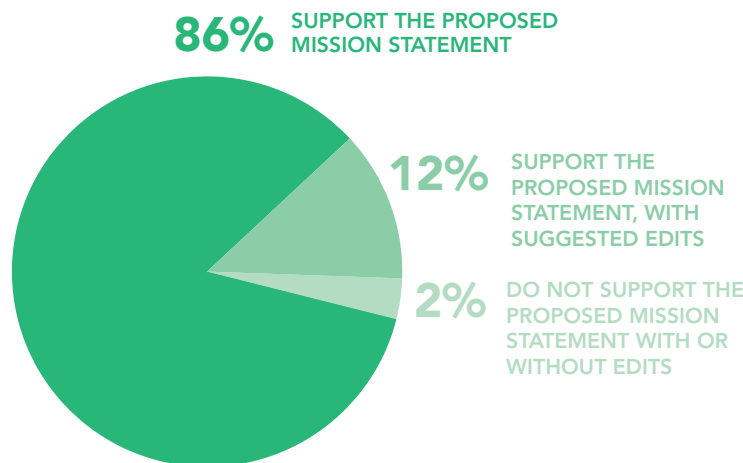
**12**  
INDIVIDUALS DOWNLOADED  
THE REPORT



**65%**  
OF RESPONDENTS  
WERE OVER AGE 50



**40** COMPLETED  
SURVEY RESPONSES



## SUPPORT FOR OBJECTIVES TO ACHIEVE THE MISSION

### Objective 1: Protect and restore the natural environment

- 97% indicated that it was important or strongly important.
- 3% indicated it was not important to achieve the Utilities' mission.

### Objective 2: Safely and responsibly manage City infrastructure

- 97% indicated that it was important or strongly important.
- 3% indicated they were unsure if this objective was important to achieve the Utilities' mission.

### Objective 3: Be the employer of choice for Redmond Utilities staff

- 36% indicated that it was important or strongly important.
- 57% indicated they were unsure if this objective was important to achieve the Utilities' mission.
- 7% indicated it was not important to achieve the Utilities' mission.

### Objective 4: Provide outstanding customer support and equitable services

- 85% indicated that it was important or strongly important.
- 15% indicated they were unsure if this objective was important to achieve the Utilities' mission.

### Objective 5: Coordinate City programs and processes to prepare for the future

- 83% indicated that it was important or strongly important.
- 17% indicated they were unsure if this objective was important to achieve the Utilities' mission.

### Objective 6: Demonstrate regional leadership

- 46% indicated that it was important or strongly important.
- 32% indicated they were unsure if this objective was important to achieve the Utilities' mission.
- 22% indicated it was not important to achieve the Utilities' mission.

## Utilities Strategic Plan Input (September 2020)



- More than 70% indicate they live and/or work in Redmond.
- 76% of respondents report that they socialize or play in Redmond.

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## THE FOLLOWING TYPES OF ACTIONS ARE SUPPORTED BY MORE THAN HALF OF THE SURVEY RESPONDENTS TO ACHIEVE THE KEY USP OBJECTIVES

### **Safely and responsibly manage the City Utility infrastructure**

- Establish a detailed geographically based inventory of utility assets e.g. pumps, pipes, catch basins) to support maintenance, replacement, and upgrade planning.
- Invest in replacing or rebuilding sanitary sewer pump stations.
- Explore testing innovative e.g. real-time) technologies for managing stormwater, wastewater, or water utility systems.

### **Protect and restore the natural environment**

- Increase habitat restoration efforts in Redmond streams and watersheds.
- Provide technical assistance to businesses and institutions on ways to prevent pollution from reaching Redmond's streams, wetlands, and drinking water supply.

### **Provide outstanding customer support and equitable services [to utility customers]**

- Manage all utility customer service calls through a single point (with integrated phone and online options).
- Look for ways to improve routine and emergency communications with residential and commercial utility customers.
- Explore grants and other innovative funding sources for capital improvement projects.

## PROMOTIONAL OUTREACH

- eNewsletter
- LetsConnectRedmond.com
- City website



# Appendix B: Utilities Strategic Plan Performance Measures

Utilities Strategic Plan implementation progress will be tracked against the performance measures and targets described in the body of USP. At least every two years, the Utilities will report out on each Strategy's performance targets. Baseline conditions, where available, were established in January 2020 for each USP performance measure. Where baseline condition information is not available, an early action will be to develop measurement tools and information to support required reporting. In concert with the USP itself, these performance measures and targets will change over time, as the Utilities' priorities, actions, and mission evolve to meet the Redmond community's needs.

Strategy #	USP Strategy	Measure	Baseline Condition (as of 1/1/2020)	Target (2050)
<b>Objective 1: Safely and responsibly manage City utility assets</b>				
1	Minimize the number and duration of unplanned utility service disruptions.	Number and duration of: (1) arterial road closures due to storm-related flooding (2) water main breaks per miles of pipe, (3) sanitary sewer overflows from the publicly owned sanitary sewer system	(1) One road closure during 100 year flood in 2/2020. Road closed for about two hours. (2) Two main breaks (one caused by contractor). Time to water restored three hours. (3) Zero SSOs from public sewer main blockages in 2019	In a given year, aging city infrastructure or maintenance issues contribute to no more than: (1) one road closure associated with storm-related flooding events (2) six water main breaks per 100 miles of pipe (3) one sanitary sewer overflow.
2	Identify, leverage, implement, and support technologies to increase operational efficiency and effectiveness.	Annual percentage of stormwater pipes (8"- 24" in diameter) inspected; annual percentage of wastewater pipes inspected (using CCTV)	8.6% (stormwater)	(1) 100% of stormwater pipes inspected using Closed Circuit TV (CCTV) every 10 years. (2) 100% of wastewater pipes inspected using CCTV every seven years.
3	Prepare for and respond to emergencies.	Status of the Public Works Emergency Response Plan (ERP) and Utility-specific plans	Public Works-wide Emergency Response Plan (2019; Water System ERP under development)	Annually review and/or update Public Works ERP and utility-specific plans.
4	Cultivate a safe and healthy working environment.	Number of work place incidents or accidents resulting in time-loss	Two	No time-loss workplace incidents or accidents.
<b>Objective 2: Protect and restore the natural environment</b>				
5	Protect and restore degraded stream and wildlife habitat.	Benthic Index of Biotic Integrity (BIBI) scores	three streams: fair; one stream: good	Four urban streams achieve a BIBI score of "fair/good" or better by 2050.
6	Eliminate high priority septic systems within City's wastewater service area.	Number of high-priority septic systems remaining in City limits	In development	Zero high-priority septic systems are in use within City limits by 2050.
7	Reduce the amount of garbage Redmond residents, businesses, and city facilities send to the landfill each year.	The percentage of materials diverted from landfill	47% Overall (Single Family 65%, Multi-family 31%, Commercial 40%)	Achieve a 70% diversion rate City-wide by 2030.
8	Reduce "cross-contamination" within garbage, recycling, and compost waste streams.	Contamination rate as measured by waste stream audits (by volume or weight)	In development	Less than 5% contamination rate for all waste streams by 2040.
9	Responsibly manage the City's groundwater resources.	Ratio of water from City water wells vs. Cascade Water Alliance water supply during peak season	3.70/3.51	Fully meet water supply expectations associated with municipal wells to maintain senior membership with Cascade Water Alliance.
10	Protect the quality of drinking water delivered to our customers.	Number of follow-up samples taken at semi-annual monitoring events	none in 2019	No contaminants in City water distribution system.

Strategy #	USP Strategy	Measure	Baseline Condition (as of 1/1/2020)	Target (2050)
<b>Objective 3: Provide outstanding customer support and equitable services</b>				
11	Provide a timely and quality responses to customer service requests.	Percentage of "two business day" responses to Q-Alerts	2019=83%; Winter Storm=93%	By 2025, respond to 90% of Q-Alerts within two business days.
12	Work in a manner that respects and honors diversity in Redmond.	Percentage of outreach/communications translated and made available to key audiences	In development	By 2025, all Utilities-developed priority communications are translated (or presented) in culturally relevant ways.
13	Manage the Utilities' fiscal resources in a responsible and strategic manner.	City's Bond Rating	AAA bond rating	Stable or improving Bond rating on an annual basis.
<b>Objective 4: Be the employer of choice for Utilities staff</b>				
14	Offer Utility staff easy access to professional development opportunities to advance their careers.	Percentage of qualified job applicants that come from Utilities staff	In development	25% of job applicants being considered for Utilities positions come from within Utilities ranks.
15	Show staff they are appreciated for their work.	Percentage of positive responses to an annual survey questionnaire	In development	85% positive responses annually by 2025 from Utility staff.
<b>Objective 5: Coordinate City programs and processes to prepare for the future</b>				
16	Implement Utility design standards that successfully balance the needs of dense, urban development, utility operations and environmental protection.	Number of utility deviations requested in urban centers (Downtown, Overlake, Marymoor) on an annual basis	10 Utility Deviations for Sewer, Water or Stormwater	By 2030, percentage of projects with approved deviations decreases by 50% from 2019 levels.
17	Build new City infrastructure with consideration of access and maintenance lifecycle.	Number of access design issues identified each year	In development	No projects are constructed with inadequate Utility access.
18	Prepare for and respond to climate change impacts.	Percentage of capital projects that leverage best available climate science and data	In development	100% of capital projects leverage best available climate science and data by 2025.
<b>Objective 6: Demonstrate regional leadership</b>				
19	Reduce the energy consumption required to operate the Utilities' infrastructure, facilities, and equipment.	Percentage of Utility fleet that uses green fuels	27%	50% of the Utility fleet uses green fuels by 2050.
20	Participate in regional efforts that can enhance the delivery of Utility services and protection for the environment.	Number of Utilities staff in leadership roles in regional forums	six	Utilities staff play leadership roles in regional forums.



*The City of Redmond assures that no person shall, on the grounds of race, color, national origin, or gender, as provided by Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. For more information about Title VI, please visit [redmond.gov/TitleVI](http://redmond.gov/TitleVI).*

无歧视声明可在本市的网址 [redmond.gov/TitleVI](http://redmond.gov/TitleVI) 上查阅 | El aviso contra la discriminación está disponible en [redmond.gov/TitleVI](http://redmond.gov/TitleVI).





# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 2/9/2021

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

**File No.** CM 21-048

**Type:** Committee Memo

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2021 Committee Work Plan

**First Quarter**

Sound Transit Light Rail  
King County METRO Transit  
First Mile Last Mile Mobility Connections  
Housing Action Plan  
Redmond 2050  
Transportation Master Plan  
Long Term Recovery Plan Update  
Capital Improvement Program Update  
Authorization of Professional Services Contracts

**Second Quarter**

Sound Transit Light Rail  
King County METRO Transit  
First Mile Last Mile Mobility Connections  
Redmond 2050  
Transportation Master Plan  
Long Term Recovery Plan Update  
Capital Improvement Program Update  
Redmond Zoning Code Amendments  
Private Development Half Yearly Update  
2020-21 Annual Comp Plan Amendments  
King County Growth Targets  
Countywide Planning Policies Review  
NE Regional Transfer Station  
Authorization of Professional Services Contracts

**Third Quarter**

Sound Transit Light Rail  
King County METRO Transit  
First Mile Last Mile Mobility Connections  
Redmond 2050  
Transportation Master Plan  
Long Term Recovery Plan Update  
Capital Improvement Program Update  
Redmond Zoning Code Amendments  
2020-21 Annual Comp Plan Amendments  
2021-2022 Annual Docket  
Development Fees (Impact and Permit Fees)  
Authorization of Professional Services Contracts

**Fourth Quarter**

Sound Transit Light Rail  
King County METRO Transit  
First Mile Last Mile Mobility Connections  
Redmond 2050  
Transportation Master Plan  
Long Term Recovery Plan Update  
Capital Improvement Program Update  
Private Development Half Yearly Update  
Ratification of Countywide Planning Policies  
Redmond Zoning Code Amendments  
Utilities Strategic Plan  
Authorization of Professional Services Contracts

**Schedule To be Determined**

- Facilities Evaluation Report
- Tourism Event Grants
- Planning Commission Joint Meeting
- North South Corridor Study
- Sidewalk Access and Management
- OneRedmond Annual Report
- KC Lake Hills Project Interagency Ag
- Sound Transit - Transit Oriented Dev