



CAPITAL FACILITIES

Future Vision for Redmond: Capital Facilities

Infrastructure and services ~~have been provided to~~ meet the needs of a growing population and, as well as to correct existing deficiencies promote a safe and healthy community. Redmond ~~has excellent police and fire protection~~ provides high-quality public safety services and well-maintained and dependable public facilities. The community continues to enjoy ~~excellent a rapid~~ fire and emergency response times, professional police ~~services~~ work, beautiful parks, ~~pure clean drinking~~ water, and effective wastewater and stormwater management because the capital facilities needed to provide these services were, and still are, planned and maintained for the long-term. An efficient multi-modal transportation system has taken shape and is continually improved. Redmond ~~citizens~~ residents also embrace and support the high-quality educational, cultural, and recreational facilities in the community.



This long-term planning for services and facilities carries out the Comprehensive Plan goals and policies, such that new development and new services and facilities arrive concurrently. Over the past 20 years, all the areas of urban unincorporated King County within Redmond's Potential Annexation Area have been annexed to Redmond, so that residents may receive a full range of urban services.

The cost of providing and maintaining Redmond's quality services and facilities is borne equitably, balancing the needs of the community with those of the individual. Redmond continues to draw from diverse revenue streams in order to finance capital facility projects. Additionally, maintenance of new facilities is anticipated well in advance as part of the capital planning program ensuring facility maintenance costs can be effectively incorporated into the City's operating budget. The public facility costs associated with new growth are recovered in part using impact fees that reflect up

to date costs, including those related to land acquisition and construction. In addition, Redmond continues to seek grants and other outside funding in order to maintain its high quality of life.

Organization of This Element

Introduction

- A. Capital Facilities Inventory
- B. Capital Facility Investment Planning
- C. Capital Investment Strategic Plan~~Facility Financial Plan~~
- D. Redmond's Revenue Sources
- E. Lands Useful for Public Purposes
- F. Capital Planning References

Introduction

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

- ◇ Providing a clear definition of the role and purpose of the City's capital investment program, which refers to all planning and budget documents that guide Redmond's capital investments;
- ◇ Assuring that capital facility investments are prioritized to support growth in the locations targeted in the Land Use Element, including infrastructure to support Redmond's the Downtown and Overlake Urban Centers;
- ◇ Identifying ~~level-of-service (LOS)~~ service standards for capital facilities to meet community expectations for municipal service delivery; ~~and~~
- ◇ Requiring that adequate, long-term financial capacity exists to provide capital facilities needed to support expected growth while maintaining adopted service standards;
- ◇ Furthering Redmond's sustainability principles by minimizing environmental impacts of capital facilities when possible, and mitigating unavoidable impacts; ~~and~~
- ◇ Anticipating capital asset maintenance ~~rehabilitation~~ and replacement.

A. Capital Facilities Inventory

This section provides a brief summary of existing publicly owned capital facilities that support services to those who live and work in Redmond. The descriptions are

intentionally brief; the documents listed at the conclusion of this element contain more detailed information on existing and planned capital facilities in the City of Redmond.

Fire and Emergency Medical Response

The Redmond Fire Department serves the City of Redmond and Fire District 34, providing a full-range of fire suppression and emergency medical response services. The Fire Department ~~'s seven stations~~ ~~utilizes six fire stations that~~ serve an area of approximately ~~42-47~~ square miles. The ~~Fire~~ Department's mission is to continuously protect and preserve life and property through quality education, prevention, disaster preparedness, and rapid emergency response within the City of Redmond and King County Fire District 34 (see Map CF-1). The ~~Fire~~ Department also provides emergency medical services at the "Basic Life Support" level, and ~~operates is the lead agency for~~ ~~Northeast King County Medic One to deliver~~ "Advanced Life Support."~~""~~.



Fire Station 12

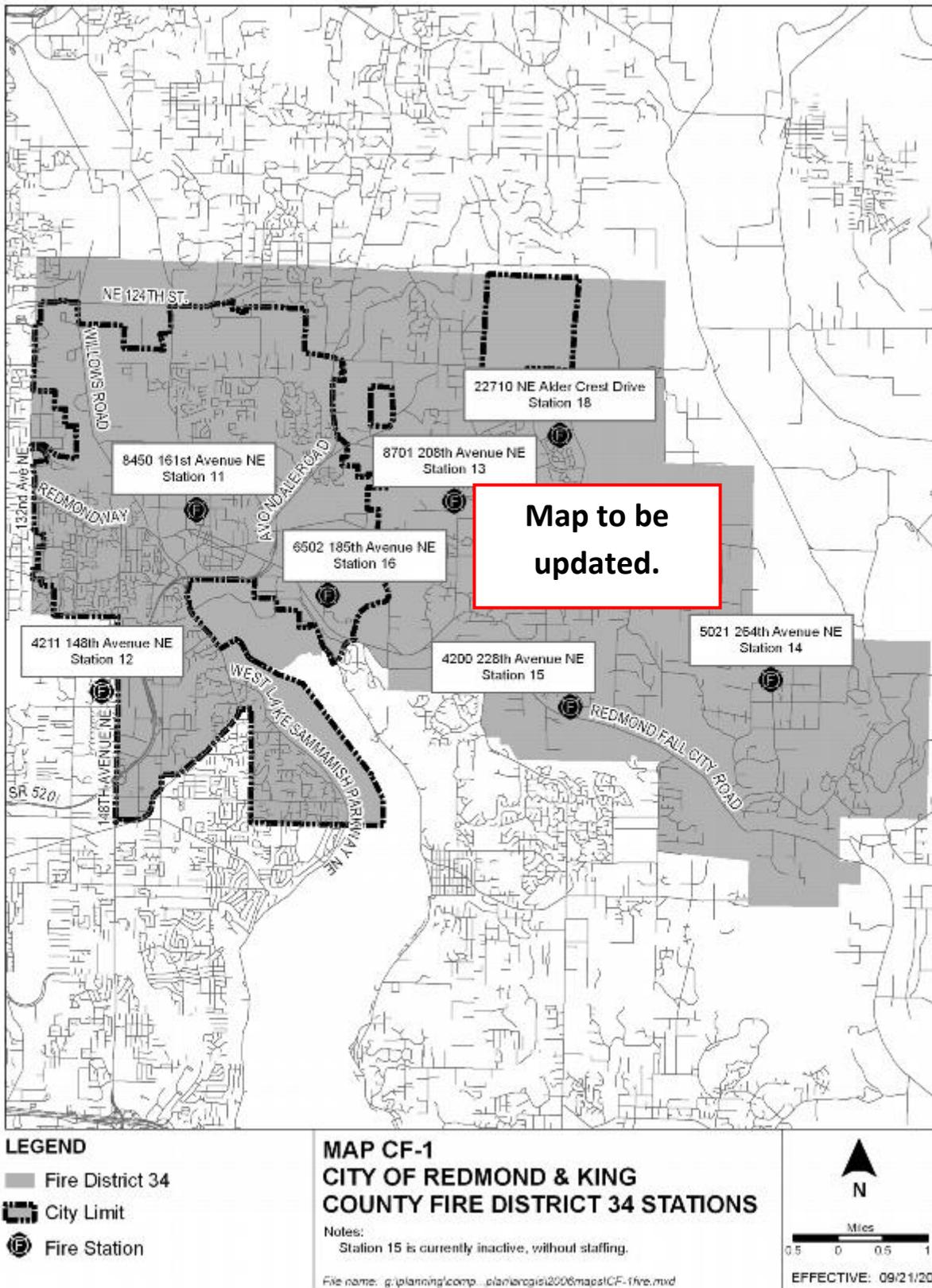
Parks and Recreation Facilities

~~Both the City of Redmond and King County own and operate public parks and recreational facilities in or near Redmond. Redmond operates four recreation centers and 41 parks. The City's facilities include a range of neighborhood, community, and resource parks, and a network of trails used for transportation and recreation. There are more than 40 miles of trails in Redmond that have been constructed by the City, King County and Washington State Department of Transportation. Private parks and trails are also owned and maintained by entities such as home owner's associations. The City's facilities include a range of neighborhood, community, and resource parks, and a network of trails used for both transportation and recreation. The City of Redmond Watershed Preserve, located northeast of the City, is a major resource park with equestrian, hiking, and bicycling trails. The four recreation centers operated by the City are: the Old Redmond Schoolhouse Community Center; the Old Firehouse Teen Center; the Senior Center; and the Redmond Pool. The Old Redmond Schoolhouse~~

~~operates as a community center, with adjacent sports fields available for recreation.~~



King ~~County~~ ~~County~~'s facilities serving Redmond residents include Marymoor ~~County~~ Park is located in the heart of Redmond between Downtown, SE Redmond and Idylwood neighborhoods. It contains more than 600 acres of ~~, which offers a variety of recreational area, such as~~ baseball and soccer fields, a velodrome, a climbing rock, hiking, model airplane flying, ~~a dog exercise off-leash area~~ exercise areas, and the ~~Sammamish River Trail, offering opportunities for walking, running, and horseback riding trails, and bicycling.~~



Police Facilities

The City of Redmond Police Department provides quality policing in partnership with the community, through long term problem solving, crime prevention and law enforcement

in the City of Redmond, and back-up for surrounding jurisdictions. The Police Department's primary capital facility is its operations center located in the City's Public Safety Building on the Downtown Municipal Campus. That building contains a booking and temporary holding facility as well as a property impoundment area, classrooms, and an evidence room. ~~Secondary facilities include a sub-station at Redmond Town Center~~



Public Educational Facilities

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

Ord. 2537

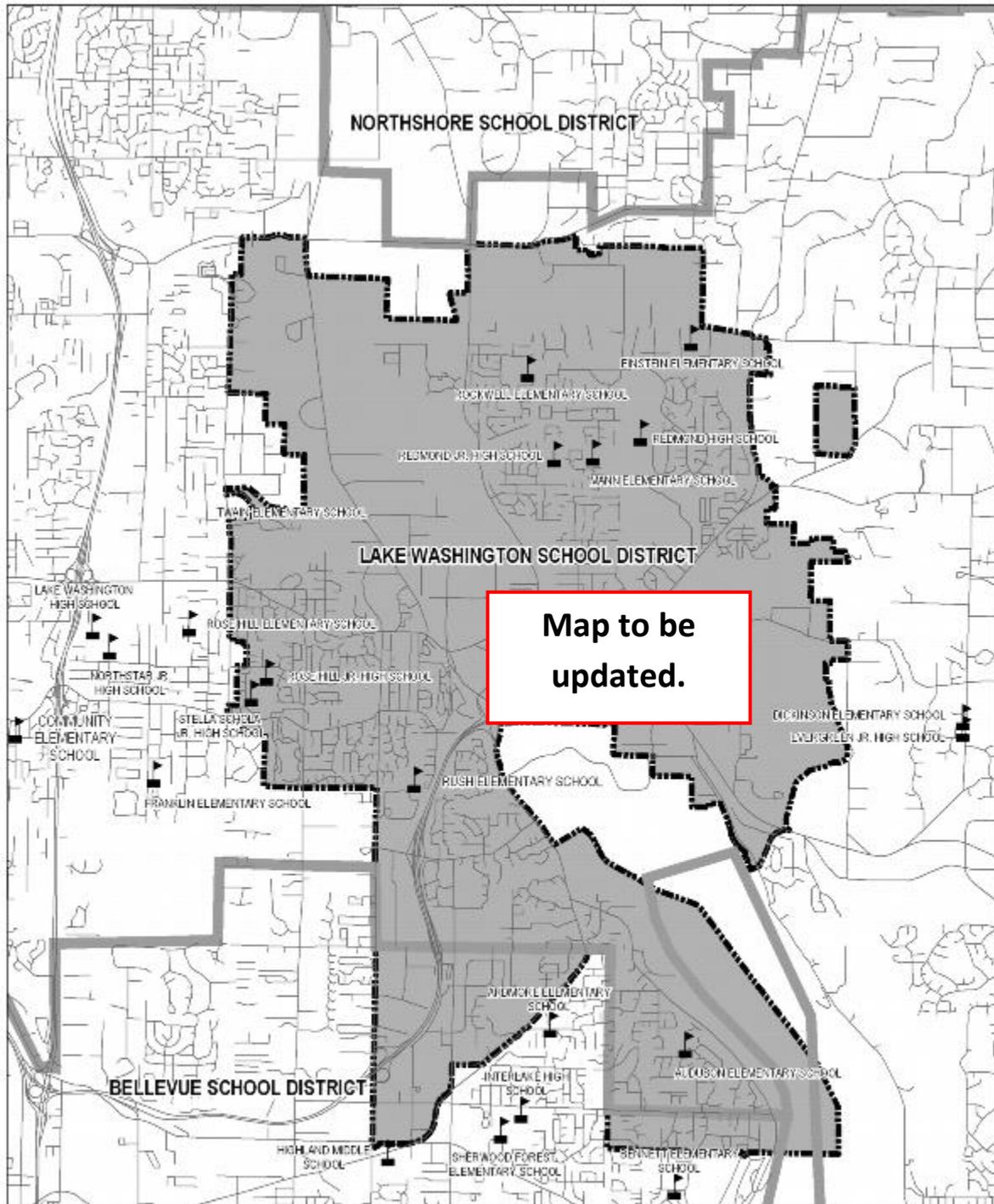
Sewer Facilities

The City of Redmond through its sewer utility is the sole provider of sewer service within the Redmond City limits. The Redmond sewer system consists of a network of conveyance pipes and pumping facilities, including 220 miles of sewer line and 23 pump stations. The system works primarily on a gravity feed basis with some assistance from pumping stations. Larger transmission mains carry waste to King County ~~Metro~~ interceptors, with sewage ultimately treated at King County's BrightwaterMetro treatment plants for the majority of the City and at either West Point (Seattle) or the South Renton treatment plant for a portion of Overlake. ~~The City of Redmond operates a joint-use system with the City of Bellevue to convey sewage from the Overlake Neighborhood.~~ Some properties in Redmond are served by private septic systems.

Storm and Surface Water Facilities

The City of Redmond [Department of Public Works](#) Natural Resources Division manages drainage systems, stormwater facilities, and surface water systems for the City. The goals are to: (a) convey water runoff from common storm events so that the utility of streets, sidewalks and public lands/facilities is not adversely impacted; (b) provide for system overflow during significant storm events to minimize impacts to buildings and property; (c) provide treatment facilities to remove pollutants; and (d) provide for natural systems that are stable and maximize the habitat value. There are more than 220 miles of public drainage pipes in the City, more than 50 miles of surface waters (such as streams and creeks), and hundreds of stormwater control facilities (detention/retention and water quality). The Natural Resources Division **also** inspects the more than 1,400 private drainage and stormwater facilities to ensure these systems are maintained and functioning as designed. [Maintenance of the public stormwater system occurs via the City's Maintenance and Operations Center.](#)





Map to be updated.

LEGEND

-  Schools
-  School District Boundaries
-  City Limit

**MAP CF-2
REDMOND AREA SCHOOLS**

Note:
Some students in Redmond's Potential Annexation Area attend Northshore School District schools.

File name: g:\planning\comp_planning\cpl\2006\maps\CF-2\RedmondAreaSchools.mxd



SCALE IN FEET
1,500 0 1,500 3,000

EFFECTIVE: 09/21/2006

Transportation Facilities

The City of Redmond is served by a wide variety of transportation facilities, ranging from ~~equestrian and~~ biking trails, to transit stations, to a major network of arterial and freeway facilities, and in the future light rail. The City's transportation system supports and enhances the City's land use vision through 350 lane miles of roadway, 180 miles of sidewalk, and 13,000 street and traffic control signs. This is done by maintaining and developing a sustainable, clean, accessible, safe and efficient transportation system that moves people and goods. The City is primarily responsible for the development and maintenance of over 140 linear miles of existing streets and associated traffic control hardware, sidewalks, and bicycle lanes, and trails. Public transportation facilities are operated by King County Metro, ~~Community Transit,~~ and Sound Transit, and include a variety of park and ride lots and transit stops and stations. The Washington State Department of Transportation is responsible for the development and maintenance of the State Route 520 Corridor, and has some limited maintenance and development responsibilities associated with other state routes in Redmond.

Water Facilities

Water facilities serving the City of Redmond and the Novelty Hill Service Area are developed and maintained by the City's water utility. Water is supplied through a combination of local City-owned wells and water purchased from Cascade Water Alliance ~~the City of Seattle~~. Redmond's water system consists of five well sites, ten seven water storage tanks and 320422 miles of water pipe, servicing approximately 12,000 residential and business customers through 17,500 meters. The City also owns 87 monitoring wells in the wellhead protection areas, out the City. Water in the Overlake area is provided through a joint-use agreement with the City of Bellevue. Several facilities are jointly owned with the cities of Bellevue and/or Kirkland.



Water storage tank

Other Municipal General Government Facilities

The City owns, leases, and operates a number of other capital facilities in order to provide administrative, maintenance, or special services. Facilities include Redmond City Hall, where administrative departments are located, Senior Center, where senior-oriented and other recreational activities are offered, and Public Safety Building, located within Redmond's Downtown Municipal Campus, and the City's Maintenance and Operations Center (MOC) located in SE Redmond. MOC personnel conduct repair and maintenance activities on the City's entire capital infrastructure and provide fleet

management services for more than 250 pieces of rolling stock and 150 pieces of equipment.



B. Capital Facility Planning Investment

Capital Facilities and Functional Plans

Successfully planning for the development of major capital facilities, such as water, sewer, public safety, and parks and transportation systems, requires a disciplined and comprehensive process. The City of Redmond accomplishes that objective process traditionally is accommodated through the development of functional plans consistent both with policies provided in the Capital Facilities Element, and requirements for capital facility planning set forth by the Growth Management Act. that include a significant capital component. The City of Redmond Water System Plan and Transportation Master Plan Comprehensive Plan and Fire Master Plan are examples of such functional plans.

Together, the policies in the Capital Facilities Element, the City's functional plans, its capital budget, and long range financial strategy for capital investments ese and other functional plans comprise Redmond's Capital Facilities Program. lan (CFP). This, a comprehensive planning and budgeting framework documents that assesses the capital facility needs of the City based on service standards, and the cost of obtaining and maintaining them over the long term, and financing strategies. Functional plans are core components of the CFP, and provides the opportunity for a detailed, professional assessment of background information, current and future needs, and alternative strategies for meeting those needs. Done well, the CFP Development of some of these documents, such as the PARCC Plan and the Transportation Master Plan, also may incorporates significant public involvement through the use of citizen advisory boards, such as the Redmond Parks Board, as well as public hearings, open houses, and other outreach efforts.

- CF-1 **Develop and regularly update functional plans and that comprehensively assess capital facility needs and strategies for addressing such needs. As part of the functional plan development process, p 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 emergency management 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 arts, and open space;
- ◆ Transportation; ~~and~~
- ◆ General government facilities; and
- ◆ Other functional areas as identified.

CF-2

Include in ~~the~~ functional plans and supporting documents, at a minimum, the following features necessary for maintaining an accurate account of long-term capital facility needs and associated costs to the City, and consistency with the Comprehensive Plan and the Zoning Code ~~Community Development Guide~~:

- ◆ ~~A clear delineation of the functional plan into two sections, one section responding to Growth Management Act requirements, and the other section addressing non-Growth Management Act issues;~~
- ◆ A description of the current capital facility infrastructure and the scope and cost of its operation and maintenance;
- ◆ A description of current capital facility deficiencies and appropriate funding strategies to remedy these deficiencies;
- ◆ An analysis of capital facilities needed through the year 2030, at a minimum, through the year 2022, and estimated costs to meet those needs;
- ◆ ~~An analysis of capital facilities needed through build-out of the Comprehensive Plan, and estimated costs to meet those needs;~~
- ◆ An analysis specifying how capital facilities will be financed and maintained;

- ◆ A ~~public participation program describing~~description of the functional plan's public outreach, participation, and review process;
- ◆ A set of criteria to be used to prioritize projects and inform in the City's Six-Year Capital Improvement Program (CIP); and long-term capital investment strategic plan;
- ◆ A description of how the functional plan and supporting documents respond to Growth Management Act requirements; and
- ◆ An analysis indicating that the functional plan, including any subsequent revisions to or modifications of the functional plan, are consistent with ~~the policies in~~ the Comprehensive Plan policies, and the regulations in the Community Development Guide Zoning Code regulations, and the capital investment strategic plan.

CF-3 ~~Adopt by reference sections of functional plans that respond to Growth Management Act requirements as components of the Capital Facilities Element of the Comprehensive Plan.~~

CF-34 Review proposed functional plans and updates to existing functional plans to ensure that ~~the plans both Growth Management Act and non-Growth Management Act required sections:~~

- ◆ Focus on ~~changing~~ infrastructure needs in both developed and developing areas of Redmond;
- ◆ ~~Ensure that the functional plans a~~re consistent with the Comprehensive Plan, ~~including compliance with urban design policies;~~ and
- ◆ Comply with State law.

CF-45 Require that new functional plans and updates to existing functional plans ~~adhere to the conform to the~~ following review processes:

- ◆ ~~For minor modifications to existing plans, A~~administratively review ~~changes updates~~ that are consistent with and do not impede the implementation of the Comprehensive Plan;
- ◆ ~~Seek Planning Commission review on an advisory basis, and provide opportunities for input, for functional plan updates that are consistent with the Comprehensive Plan;~~
- ◆ ~~For major updates and new functional plans, U~~use the Comprehensive Plan amendment review process. A major update is

~~characterized by any of the following: to consider new functional plans or updates for:~~

- ~~o A functional plan section that responds to Growth Management Act requirements;~~
- ~~o Facilities that are insufficient to serve planned growth envisioned in the Comprehensive Plan, including the adopted Land Use Plan;~~
- ~~o New or revised policies that are to be inserted into the Comprehensive Plan; or~~
- Amendments representing more than clarification of existing language or intent;
- Significant changes to anticipated service provision based on new analyses, assumptions, or implementation strategies;
- Changes proposed by private parties that are inconsistent with or may impede implementation of the Comprehensive Plan.
- ~~Policy changes that are inconsistent with the Comprehensive Plan requiring that changes be made to the Comprehensive Plan;~~
- ◆ ~~Update functional plans within two years of a Comprehensive Plan update;~~
- ◆ ~~Delay updates to functional plans when a major update of the Comprehensive Plan is expected within one year.~~

CF-56 Require that properties, when they develop or redevelop, construct or contribute to improvements as identified in adopted plans.

Service Standards Level-of-Service Standards

Service standards represent a yardstick against which to measure the performance of a particular type of capital facility. Service standards may be defined by local, State or federal law, as is the case with water and sewer systems and facilities. Standards; may also be recommended ~~by State and~~ national professional associations, as is the case for parks, ; or may be locally defined based on community preferences, such as policing standards. Once service standards are established for capital facilities, they become a requirement that dictates what type and level of investment must be made to maintain the standards. Increased population and employment growth, for example, may generate the need for increased levels of capital investment to keep capital facilities performing up to standard.

CF-67 Establish capital facility service-level-of-service (LOS) standards that correspond to functional plans and help for the following types of facilities in order to determine long-term capital facility and funding

requirements, as follows:

◆ 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 facilities⁴:

The transportation service standards help identify LOS is established to identify the need for growth-related transportation 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 mobility, which encompasses the overall transportation system.

Mobility-based standards support transportation concurrency, meaning the transportation system is continually balanced as requirements ensure that these programs and projects are implemented proportionally with the level of growth and, and serve to implement the City's land use vision. Refer to the Transportation Master Plan and policies TR 26-28 for further information on mobility. Land Use Plan as contained in the Comprehensive Plan.

~~Transportation LOS standards are contained in the Transportation Element and are as follows:~~

~~Table CF-2
Arterial and Transit Service Standards with Mode Split Targets~~

Transportation Management District	Arterial Intersection Level-of-Service Standard ² (Area average of intersections)		Transit Level-of-Service Standard (% of land uses within 1/4 mi of 30-minute, peak hour transit service)		Mode Split Targets Level-of-Service Standard (% daily trips by modes other than Single-Occupant Vehicle)	
	Letter Value	Maximum V/C Ratio	Residential Land Uses	Employment Land Uses	1993	2012
1. Downtown	E+	0.95	100%	100%	18	30
2. NE Redmond	D+	0.85	30%	90%	18	23
3. Willows/Sam. Valley	D-	0.90	30%	90%	10	20

4.	Grass Lawn	D+	0.85	50%	90%	15	18
5.	Overlake	E+	0.95	50%	100%	18	30
6.	Idylwood	D+	0.85	30%	50%	15	18
7.	SE Redmond	D-	0.90	70%	30%	10	20

1. *These transportation level-of-service standards will be revised as part of the adoption of the recommendations contained in the Transportation Master Plan.*
2. *Level-of-service (LOS) standards are more fully described in the Transportation Element. LOS is based on a volume to capacity (v/c) ratio for motor vehicles. LOS A = v/c less than 0.600, LOS B = v/c of 0.601 to 0.700, LOS C = v/c of 0.701 to 0.800, LOS D+ = v/c of 0.801 to 0.850, LOS D- = v/c of 0.851 to 0.900, LOS E+ = v/c of 0.901 to 0.950, LOS E- = v/c of 0.951 to 1.000, LOS F = v/c above 1.000.*

Ord. 2537

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. This arrangement meets state requirements for establishing service standards.

In addition, the mobility-based service standard is designed to have the effect of expanding travel choices and achieving 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:
 - Neighborhood parks: 1.0 acres per 1,000 neighborhood population.
 - Community parks: 3.0 acres per 1,000 citywide population.
 - Resource parks: 2.5 acres per 1,000 citywide population.
 - Trails: 0.25 miles per 1,000 neighborhood population; until 2017, then 0.35 miles per 1,000 neighborhood population.
- ◆ Fire protection:

~~Travel Total response~~ time of ~~five and one-half six~~ minutes or less for 80 percent of emergency fire and ~~emergency~~ medical calls in the City.
- ◆ Police protection:

Police capital facility needs are associated with police protection, operations, special operations, and support services. The service standard is to have facilities and equipment sufficient to meet the demand for police services. ~~No additional significant capital facilities are anticipated beyond the replacement of police vehicles.~~
- ◆ Stormwater & Surface Water Facilities:
 - A level that permits adequate drainage for the appropriate rainfall duration and intensity to ensure the safety, welfare, and convenience of people in the developed areas; ~~;~~
 - A level of stormwater treatment that adequately protects surface and groundwater quality; and aquatic life.
 - A level of stormwater detention such that the rate of flow from a property shall not exceed pre-development levels; ~~;~~ and
 - ~~A level of water quality treatment and detention to ensure that fish and wildlife habitat will not be degraded.~~
 - A stormwater system that is maintained per NPDES permit requirements.
 - A level that permits fish passage through all Class 2 streams.
 - A level that adequately protects fish and wildlife habitat.

- ◆ General Government Facilities
 - Facilities that are safe and meet all applicable building standards, codes, state and Federal regulations and environmental quality aspects.
 - Facilities that are properly sized, designed for their intended purpose, and evolve to meet future demands such as population growth, expanded infrastructure and changes in regulatory requirements.

C. Capital Investment Strategic Plan~~Facility Financial Plan~~

Plan-Level Financial Balance

Fulfilling Redmond's vision for the future is highly dependent on the City's ability to provide and maintain adequate capital facilities. The City must be able to demonstrate that it can afford to construct the facilities that are needed to support growth anticipated by the Land Use Plan – both to preserve the high quality of life offered by Redmond as well as to meet mandates of the Growth Management Act.

The success of the Comprehensive Plan hinges on “plan-level financial balance.” This means the financial capability to operate programs and construct adequate facilities at the time they are required, in support of growth anticipated by the adopted Land Use Plan through the planning period (year ~~2022~~, ~~and 2030~~~~22~~) ~~beyond to the build-out year~~. This does not require that the details or timing of every capital project be identified in advance. Rather, it calls for general comparison of anticipated capital improvements to be made against reasonably expected revenues, to ensure that they are in balance.

CF-78 Maintain a financial plan~~Develop and maintain a strategic plan for implementing capital projects in support of the City's land use vision as described by the Comprehensive Plan. The intent of the plan is to:~~~~that summarizes the revenue and expense components of the City's functional plans. Include financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2022, and beyond to the build-out year.~~

- Guide the City's investment decisions in the near, middle, and long-term as part of the overall 20-year plan;
- Further strengthen the City's readiness for grant applications and partnerships;
- Help the City leverage capital investments and ensure wise effective use of public funds;
- Highlight key strategic actions necessary to carry out planned

capital investments; and

- Inform the community of the overall improvement plan.

CF-88.5Ensure that the capital investment strategic plan:

- Is consistent with the Comprehensive Plan;
- Summarizes the revenue and expense components of the City’s functional plans;
- Includes financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2030, and 20-year capital investment period;
- Identifies key strategic actions and investments needed to carry out the Comprehensive Plan vision for Downtown, Overlake and established neighborhoods;
- Summarizes planned capital facility improvements, sequencing and costs over a 20-year period;
- Includes all functional areas: Transportation, Parks, Water; Stormwater; Sewer; Police, Fire, and General Government;
- Addresses service deficiencies;
- Addresses ongoing operating costs, maintenance and retrofitting;
- Addresses funding strategies; and
- Addresses monitoring and reporting on progress.

CF-9

Define “plan-level financial balance” as the financial capability to construct and operate adequate capital facilities at the time that they are required, in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2022203022, and the 20-year capital investment period.

CF-10

~~Waive project-level requirements of demonstrating “plan-level financial balance” to the extent that the City’s Capital Facility Plan itself demonstrates “plan-level financial balance.”~~

CF-1014

Biennially evaluate the City’s ability to achieve “plan-level financial balance.” Take one or more of the following actions if the financial

capacity to provide necessary capital facilities for all or part of the City is found to be insufficient:

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

CF-1~~12~~²³ Adopt the City's Six-Year Capital Improvement Program (CIP) as the short-term budgetary process for implementing the long-term capital investment strategic plan. ~~Capital Facility Plan (CFP)~~. Ensure that project priorities, funding allocations, and financing strategies incorporated in the CIP are substantially consistent with the strategic plan. ~~long-term CFP~~.

Focus on Redmond's Centers

The Downtown Redmond and Overlake Urban Centers will accommodate much of Redmond's growth over the planning period and beyond. The Land Use Element recognizes that since growth will focus on these areas, investment in facilities should likewise focus on these areas.

CF-1~~23~~²³ Use capital facilities to attract growth to centers by:

- ◆ Giving priority to funding for public facilities and services within the Downtown ~~Redmond~~ 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.

D. Redmond's Revenue Sources

Unrestricted Capital Revenue

Consistent with the long range revenue forecast, a portion of R revenues available for capital investment within the City of Redmond's Six-Year Capital Improvement Program (CIP) ~~include a significant portion of are~~ are unrestricted revenues. Unrestricted revenues do not have restrictions placed by State law ~~or by City policy~~ on how they are spent. In order to better facilitate long-range capital planning and year-to-year consistency within the City's capital investment program, the City may allocate unrestricted funds to various functional areas on a percentage basis. This permits the community to clearly assess the City's funding priorities to particular functional areas, and also permits those

responsible for development of capital facilities to rely on specific revenue streams and plan facility development accordingly.

CF-134 Prepare a long range revenue forecast Capital Facilities Financial Plan to promote consistency and stability in capital planning and programming as well as inform the Budgeting by Priorities process and capital investment strategic plan. Determine through the biennial review of fiscal policies, this planning process the percentage allocation of unrestricted capital revenues to functional areas. **Review the percentage allocation preferably in every off year after the biennial budget process but at least every five years.**

~~Many opportunities arise for the City to obtain funding for capital facilities from outside sources, such as State and federal grants. Securing these outside funding sources usually requires supplying some local matching funds. Using local funds as a match to grant funds, as opposed to using local funds as the sole source of funding of projects, allows the City to more efficiently leverage its financial resources.~~

CF-15 ~~Aggressively pursue funding from other levels of government and private agencies to accomplish the City of Redmond's capital investment program while optimizing use of City resources.~~

Developer and Other Restricted Outside Funding

Restricted revenues include those collected through taxes and fees. Impact fees are a type of restricted revenue that allow new growth to assume an equitable share of the costs associated with growth. In order to promote orderly growth and ensure that adequate facilities are available to serve it, new growth, the Growth Management Act (GMA) provides the City of Redmond with authority to collect impact fees for (a) public streets and roads; (b) parks, recreational facilities, and open space; (c) school facilities; and (d) certain fire protection facilities. State law also allows for the “pooling” of impact fees, whereby fees are allocated to projects that will be completed within the six-year fee-collection window.

The following points describe the City’s policies for establishing and maintaining impact fees. For Redmond, impact fees are a necessary funding strategy that allows the community to achieve its vision for 20302022 – that while growth will occur, quality capital facilities will be provided maintained and planned for the long term.

CF-164 Follow the principle that growth shall pay for the growth-related portion of capital facilities. When imposing impact fees on new development, the City will:

- ◆ Impose fees only for system improvements that are reasonably related to growth;
- ◆ Structure the impact fee system so that impact fees do not exceed the proportionate share of the costs of system improvements

attributable to growth, and are reasonably related to the new development;

- ◆ Balance impact fee revenues with other public revenue sources in order to finance system improvements that serve new development;
- ◆ Use fee proceeds for system improvements that will reasonably benefit the new development;
- ◆ Prohibit the use of impact fee proceeds for correcting existing capital facility deficiencies;
- ◆ ~~Establish~~Maintain an annual adjustment to impact fees based on an appropriate capital cost index and other relevant local construction data, subject to annual City Council approval;
- ◆ ~~Conduct a thorough r~~Review of the impact fees and ~~index~~the indices used periodically every five years to ensure that the fees reflect the cost of planned system improvements related to growth; and
- ◆ Pool fees in order to more efficiently fund capital facilities resulting from new growth.

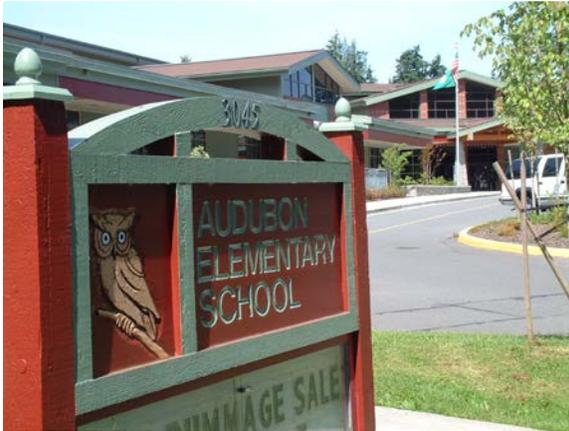
Many opportunities arise for the City to obtain funding for capital facilities from outside sources, such as State and federal grants. Securing these outside funding sources usually requires supplying some local matching funds. Using local funds as a match to grant funds, as opposed to using local funds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

CF-15 Aggressively pursue funding from other levels of government, non-profit, and private agencies to accomplish the City of Redmond's capital investment program while optimizing use of City resources. As appropriate, pursue alternative financing strategies such as public-private partnerships to further support the capital program.

CF-167 Consider exempting from payment of impact fees certain developments that have broad public purpose when adopting an impact fee ordinance.

School Facilities

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



Audubon Elementary School

CF-178 Require school districts that propose to have the City of Redmond impose impact fees for them to prepare Capital Facility Plans that include:

- ◆ Plans for capital improvements and construction over a 20-year horizon;
- ◆ A demonstration of how facility and service needs are determined;
- ◆ An annually updated six-year (or longer) finance plan that demonstrates how capital needs are to be funded;
- ◆ Population and demographic projections consistent with those used in developing the City's Comprehensive Plan;
- ◆ ~~A strategy for achieving consistency between the land use and Capital Facility Plans beyond the Six-Year Capital Improvement Program, including identified improvements; and~~
- ◆ An assessment and comparison of the condition and functional characteristics of school facilities across the entire district.

E. Lands Useful for Public Purposes

To ensure that adequate lands are available for public uses, the GMA requires local governments to identify lands useful for public purposes, including land for

governmental functions, such as parks and recreation areas, streets, trails, transit, fire stations, other governmental buildings and utilities.

Redmond's primary strategy for identifying lands useful for public purposes is to identify them in functional plans (and therefore the Capital Facility Element). Many of these sites are also identified in general terms in the various elements of the Comprehensive Plan. As the City acquires these properties, they may be identified more specifically in functional plans or, if they are large, they may be identified on the Land Use Plan Map.

CF-189 Identify lands useful for public purposes in functional plans and in the appropriate elements of the Comprehensive Plan. Identify alternative sites or lands more generally where acquisition is not immediate. Identify lands specifically when acquired and used for public purposes on the Land Use Map, or in the appropriate elements of the Comprehensive Plan where not otherwise identified by City or other governmental agency functional plans.

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

CF-1920 Identify shared needs and the lands that may be used to meet these needs with nearby cities, King County, neighboring counties, the state, the Puget Sound Regional Council, school districts, special purpose districts, and other government agencies. Maintain a capital acquisition budget and schedule that reflects the jointly agreed-upon priorities.

F. Capital Planning References

Functional plans are major components of the City's overall Capital Facility Plan. The following functional plans have been adopted by the City and The following references are functional plans and may be consulted for more detailed information regarding existing and planned facilities, service standards, and facility development issues:

- ~~◇ City of Redmond, 2003-2004 Operating Budget and Six-Year Capital Improvement Program (CIP), adopted January 2003, as amended.~~
- ~~◇ City of Redmond, Capital Facilities Financial Plan, to be developed.~~
- ~~◇ City of Redmond, Comprehensive Plan, 1995, as amended.~~
- ~~◇ City of Redmond, Comprehensive Stormwater Program Plan, March 1999.~~
- ◇ City of Redmond, Stormwater Comprehensive Plan (Includes Regional Stormwater Facilities Plan, February 2010; Stormwater Management Plan / NPDES Phase II Permit, 2011; Watershed Management Plan, 2011).

- ◇ City of Redmond, *Fire Service Master Plan*, 1990-2010. Adopted July 7, 1992; amended 2000.
- ◇ City of Redmond, *General Sewer Plan*, 2009-2014. Adopted 2009.
- ◇ City of Redmond, *Parks, Arts, Recreation, Culture and Conservation Plan*, 2010-2016. Adopted 2010. ~~*Open Space Plan*, June 2004.~~
- ◇ City of Redmond, *Transportation Master Plan*, 2012-2030. ~~*To be adopted 2012*~~ May 2006.
- ◇ City of Redmond, *Water System Plan*, 2011-2017 ~~*200-2010*~~, To be adopted 2011 ~~*May 2002*~~.
- ◇ ~~*City of Redmond, Overlake Master Plan and Implementation Strategy, December 2007. If the Overlake Master Plan and Implementation Strategy and Transportation Master Plan conflict, the Overlake Master Plan and Implementation Strategy shall prevail.*~~
- ◇ King County, *Final 2004 Comprehensive Solid Waste Management Plan*, ~~November 1999~~.
- ◇ King County, Local Hazardous Waste Management Program. Adopted 2001. Updated 2010.
- ◇ Lake Washington School District, *Capital Facility Plan*, 2011-2016.

Ord. 2505; Ord. 2492; Ord. 2384; Ord. 2230