



Memorandum

Date: 12/2/2025

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

File No. CM 25-649

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:

Planning and Community Development	Alex Hunt	Senior Planner
Planning and Community Development	David Lee	Planning Manager

TITLE:

Overlake Commons Master Planned Development, Development Agreement, and Site Plan Entitlement - Quasi-Judicial

OVERVIEW STATEMENT:

Review and approve a Type V quasi-judicial consolidated review permit for development of an approximately 4-acre site. The proposal includes two multifamily residential buildings with a total of up to 830 residential dwelling units. Site improvements will include on-site circulation, landscaping, and open spaces for residents. The proposal is being reviewed under 2024 Redmond Zoning Code (RZC) standards as permitted by RZC 21.12.505.

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

REQUESTED ACTION:

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**

FW-15: Promote a development pattern and urban design that enable people to readily use alternative modes of transportation, including walking, bicycling, transit and carpools.

LU-8: Design developments to encourage access by modes of travel other than driving alone, such as walking, bicycling and transit, and to provide connections to the nonmotorized system.

OV-42: Size and design plazas and open spaces to meet the needs of those who live, work, and shop in the area. Include among the facilities a place to gather, rest, eat, and engage in active recreational activities that do not require large amounts of space. Provide trees and places for shade and relief.

- **Required:**

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Per RZC Table 21.76.050B, Master Planned Developments and Development Agreements are Type V Quasi-Judicial Permits. Consistent with RZC Table 21.76.050A, following a recommendation by the Technical Committee, Type V Permits require a public hearing and decision by City Council.

- **Council Request:**

N/A

- **Other Key Facts:**

N/A

OUTCOMES:

The outcomes of the project include the following:

- Expansion of Redmond's housing supply by approximately 830 units, including affordable housing.
- Addition of new residential uses adjacent to the Overlake Village light rail station, supporting transit-oriented development goals.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

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

Notice of Application: November 28, 2024

Neighborhood Meeting: January 6, 2025

Public Hearing Notice: TBD, a minimum of 21 days prior to Council hearing

- **Outreach Methods and Results:**

Notice of Application: Mailed and posted on-site

Neighborhood Meeting Notice: Mailed

Neighborhood Meeting: Hosted virtually

Public Hearing Notice: To be mailed and posted on-site

- **Feedback Summary:**

Eight (8) comments were received on the application. The comments were related to the following:

- Questions related to project timing
- Displacement of existing residents at the assisted and senior living facility
- Support for new development supporting walkability and affordability

BUDGET IMPACT:

Total Cost:

Staff working on this project are funded through the adopted budget.

Approved in current biennial budget:

☒ **Yes**

☐ **No**

☐ **N/A**

Budget Offer Number:

0000303 - Development Services

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs:

☐ **Yes**

☐ **No**

☒ **N/A**

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
1/27/2026	Study Session	Provide Direction
2/17/2026	Business Meeting	Approve

Time Constraints:

The applicant would appreciate a speedy and thorough review of the project.

ANTICIPATED RESULT IF NOT APPROVED:

The proposed development of approximately 830 residential units would not occur.

ATTACHMENTS:

Attachment A-Technical Committee Report

Attachment B-Draft Development Agreement