



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

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

File No. CM 26-054

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	Jason Lynch	Deputy Director of Planning and Community Development
Planning and Community Development	Travis Salley	Interim Planning Manager
Planning and Community Development	Alex Hunt	Senior Planner

TITLE:

R22 Overlake Consolidated Land Use Application - Quasi-Judicial

OVERVIEW STATEMENT:

Review and approve a Type V quasi-judicial consolidated review permit for redevelopment of an approximately 5.3-acre site at 3050 152nd Ave NE. The project applicant, ACG, proposes two 8-story mixed-use residential buildings with up to 800 total residential units and up to 8,000 square feet of total commercial area to be constructed in two phases. The proposal under review at this time is a consolidated Type V land use application including a Master Planned Development, Development Agreement, Binding Site Plan, Phase 1 Site Plan Entitlement, and Phase 2 Site Plan Entitlement.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information

Provide Direction

Approve

REQUEST RATIONALE:

• Relevant Plans/Policies:

GR-1: Accommodate growth through the year 2050 primarily within the centers and along major corridors. Ensure zoning capacity to accommodate the following levels of growth in the centers and along major corridors: 8,350 housing units in Overlake Metro Center.

GR-3: Use State Environmental Policy Act (SEPA) planned actions and infill exemptions to efficiently accomplish environmental review and area-wide solutions in Redmond.

OV-1: Ensure that residential uses are located either in mixed-use buildings or on mixed-use sites and not as a

stand-alone use so that the City has the capacity to meet non-residential space needs.

- **Required:**

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 up to 800 units, including affordable housing.
- Addition of new residential and commercial 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: February 24, 2025

Neighborhood Meeting: May 21, 2025

Public Hearing Notice: Tentatively February 24, 2026

- **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:**

Six (6) comments were received on the application. The comments were related to the following:

- Concerns with number of trees removed
- Preference for existing building and opposition to redevelopment
- Concerns with impacts to the transportation network
- Concerns with cyclist safety
- Comments expressing support

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:

Date: 2/3/2026

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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
2/24/2026	Study Session	Provide Direction
3/17/2026	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 up to 800 residential units would not occur.

ATTACHMENTS:

Attachment A: Technical Committee Report

Attachment B: Draft Development Agreement