

Redmond Town Center Master Plan and Development Agreement

September 23, 2025

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Agenda Item Summary

- Note: Quasi-Judicial Decisions of the City Council are governed by the Appearance of Fairness Doctrine. Communications outside the scope of a Council meeting must be disclosed and could result in the disqualification of a decision maker if objections to participation are raised by the parties.
- Purpose: Overview and preparation for October 21 Quasi-Judicial Public Hearing on Master Plan and Development Agreement consolidated application.

Project Site

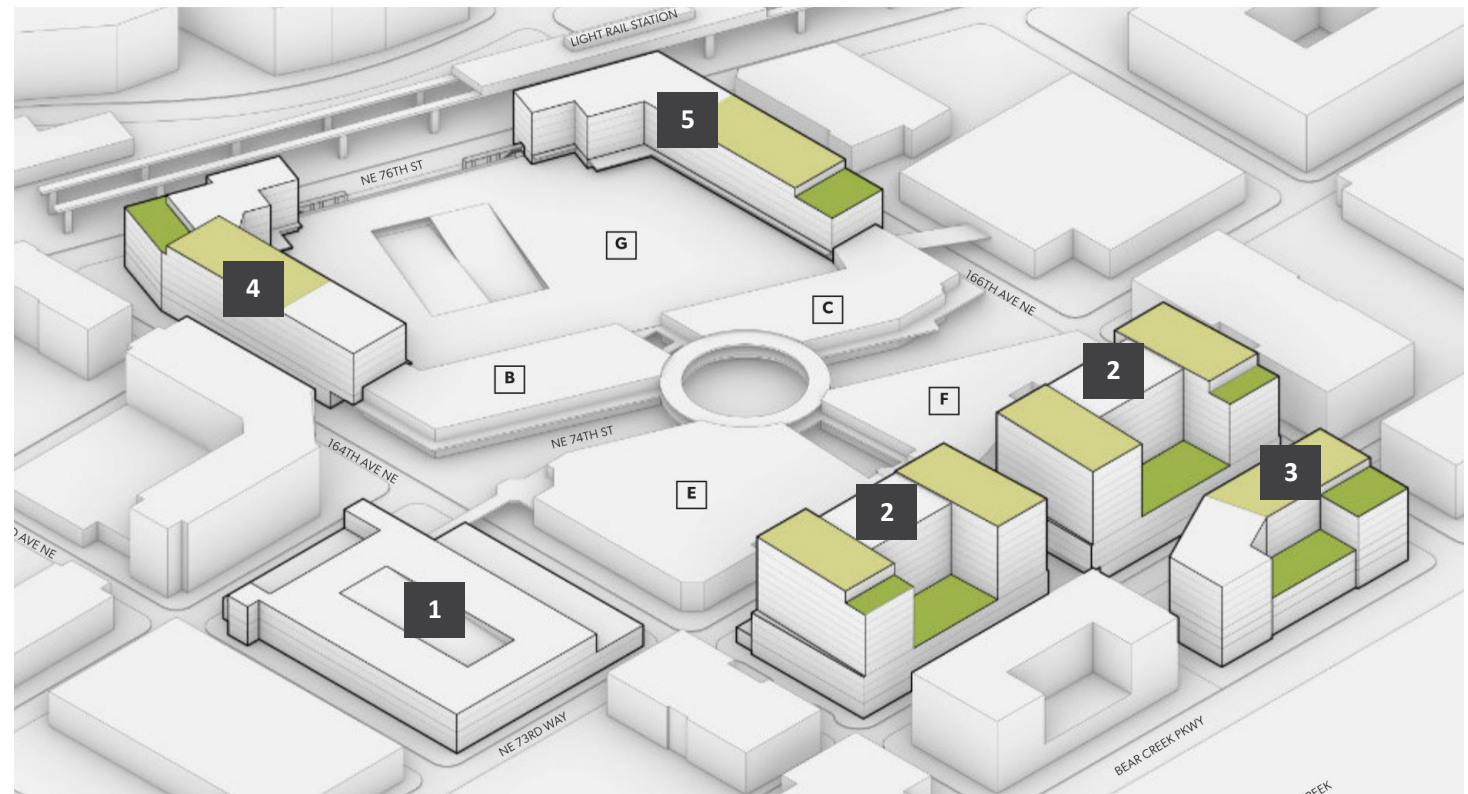
- Town Center (TWNC) Zone
- 19.34-acre site across 4 parcels
- Development associated with Master Plan will impact approximately 9 acres
- Located in CARA I Zone





Project Overview

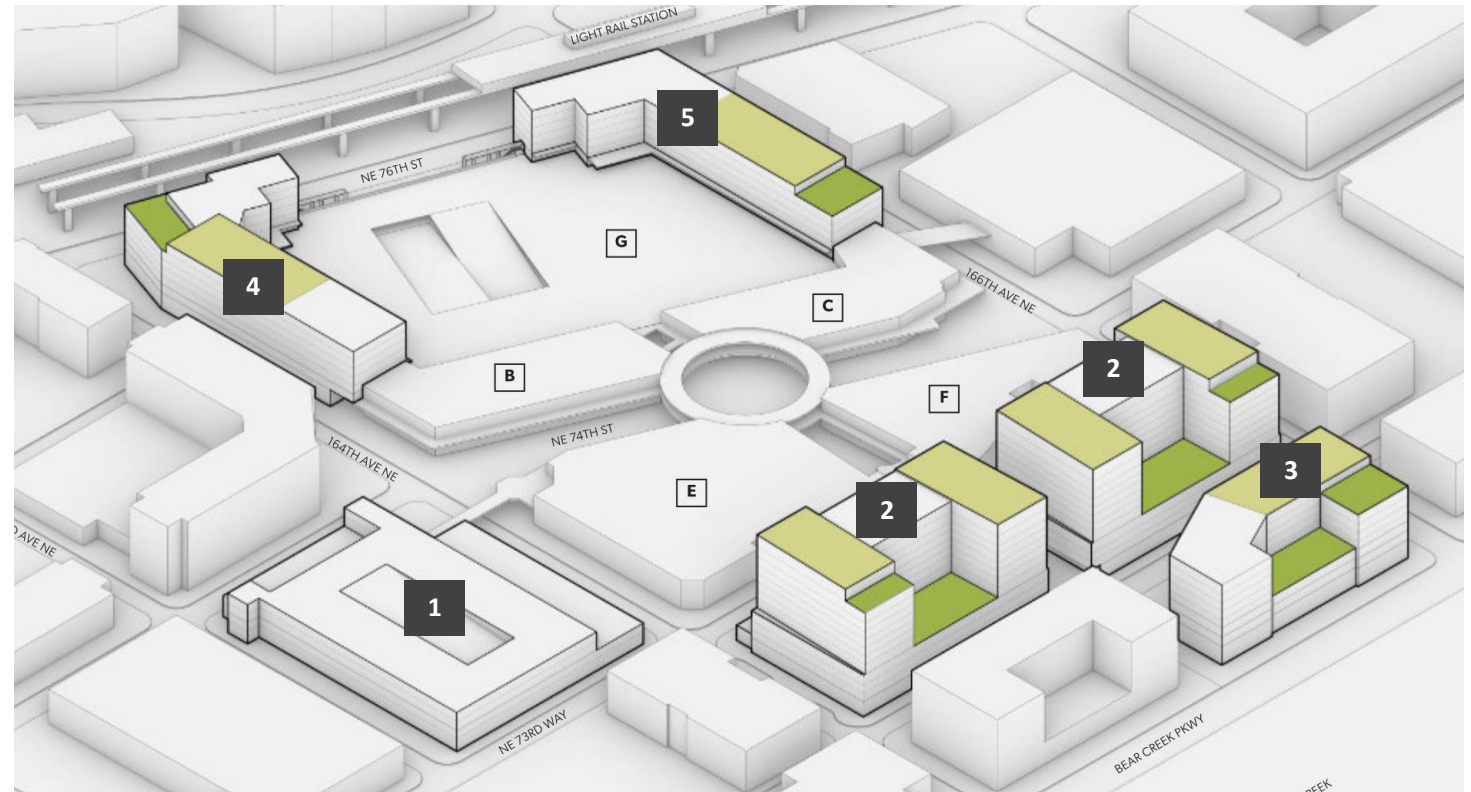
- 5-phase Master Planned Development (MPD) and associated Development Agreement (DA)
- DA outlines public benefits
- MPD is a conceptual approval. Future entitlement required for each phase.
- Much of existing RTC commercial shopping area will remain
- 676-1,020 residential units, depending on option selected
- ~55,000 s.f. of commercial retail area proposed





Phasing Overview

- Ph 1: Vertical expansion of existing parking garage
- Ph 2 (Res. Option): Two 12-story mixed-use residential buildings with 504 residential units
- Ph 2 (Res./Office Option): One 12-story mixed-use residential with 252 units and one 12-story mixed-use office building
- Ph 3: Demolish BJ's Restaurant building and construct 8-story mixed-use residential building with 136 units
- Ph 4: 7-story mixed-use residential building with 148 units
- Ph 5: 7-story mixed-use residential building with 140 units



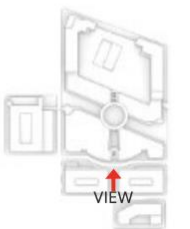
Exceptional Amenities for Additional Height

- Incentive program for additional height per RZC 21.10.050 allows buildings up to 12 stories.
- Affordable Housing: Minimum of 20% of residential units shall be affordable at 60% AMI.
- Local Business Support: 10% (or up to 7,000 sf) of new ground floor commercial space shall be reserved for small and local businesses.
- Startup Business Support: 4,000 sf of new commercial spaces shall be no larger than 1,000 square feet to support startup businesses.
- LEED Platinum or equivalent for all new buildings.



Development Agreement **Public Benefits**

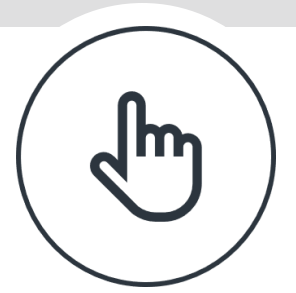
- Ground-level public open space
 - Linear pedestrian plaza linking RTC commercial area to Bear Creek Parkway
 - NE 74th St improvements
- Street improvements for increased bike/pedestrian access
 - Bike infrastructure and traffic calming
 - Bear Creek Pkwy mid-block crossing
 - Pedestrian crossing improvements adjacent to light rail station
- Enhanced pedestrian-oriented design
 - New overhead weather protection in excess of code requirements
 - Pedestrian-scaled lighting
 - Additional furnished seating/gathering areas
- Avoidance of aquifer impacts
 - Project will avoid subterranean parking; all structured parking will be above ground.



Development Agreement

Requested Flexibility

- Five-phased project with phased improvements
- 10-year DA term with potential 5-year extension
- Vesting to 2025 land use controls
- Negotiation of Pedestrian-Generating Use (PGU) square footage below the current PGU area that exists on-site
 - 267,958 square feet existing
 - 170,000 square feet proposed



Recommendation and Next Steps

- 7/23/25: Technical Committee recommended approval with conditions
- 10/21/25: Public Hearing and potential decision
- A resolution for additional sewer connection charges will be brought to City Council for a decision following this Master Plan and Development Agreement

Thank You

Any Questions?
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Development Agreement

Public Benefits



Ped Intersection

NE 74th St Improvements

Linear pedestrian plaza

Mid-Block
Crossings