

Attachment D

Public Hearing Comments

The public comments included in this attachment represent those comments received by the City of Redmond in advance of the October 21, 2025 public hearing up until the point of Council packet review and publication. Additional comments may be received before the public hearing that are not reflected in this attachment but will be entered into the project record and considered as part of the public hearing.



Dear Alex,

In preparation of the October 21st public hearing, I wanted to provide a summary of the Redmond Town Center Master Planned Development (“MPD”) and Development Agreement (“DA”) process and address comments and questions from the City Council from the September 23rd Study Session, along with the August 4th Committee of the Whole meeting. The MPD and DA are the next step in the entitlement and design process for the planned Redmond Town Center improvements, following on the Comprehensive Plan and Code Amendment changes approved in 2021 and 2023, respectively.

During the above sessions, we heard Council ask for clarification on the following:

- The requirement for a minimum of 170,000 square feet of Pedestrian Generating Uses within the project boundary. Questions included how the new threshold was determined, and what uses would fall outside of “Pedestrian Generating Uses”;
- Timing for the project, particularly as it relates to any demo of existing improvements;
- What is changing within RTC, and what is not (including any changes to the 44 acres of designated open space that were part of the original Town Center Master Plan); and,
- Clarifying the bar that was set at Zoning, and how we’re meeting and exceeding it

This letter is intended to help clarify those questions.

How We Got Here

The MPD and DA are part three of a three-step entitlement process that began with the Comprehensive Plan amendment in 2021 and continued with Code Amendment in 2023. The Comp Plan and Code Amendment approvals provided the overall framework for a development proposal at Redmond Town Center – including a list of required public benefits in exchange for additional building height. The MPD and DA provide additional design detail around that framework, and include density, massing, and phasing details for the project.

- Our plans involve the retail core of RTC only, which currently includes ~400,000 square feet of retail, medical office and office space (please see map attached as Exhibit A).
- ***The MPD and DA have no impact on the existing 44 acres of open space / natural area around the perimeter of RTC.***
- We are not tearing down the existing retail. While the plan does include limited densification and redevelopment of the northern (adjacent to the light rail station) and southeastern corners of the site, the ground floor will remain commercial space, and the central core of Redmond Town Center will remain in its current configuration, with upgrades to public areas, pedestrian corridors and open spaces to enhance the existing environment.
- The MPD sets the long-term vision for the retail core of RTC, and is intended to be a 10-15 year document and plan. Completion of the included improvements will occur over a long period of

time, with individual Site Plan Entitlement permitting applications for each phase of the development. Each SPE application will provide details for each phase, including construction phasing and mitigation, and will be the implementation tool for providing the public benefits included in the MPD and DA.

Throughout the process, we have engaged in continued public outreach efforts to engage stakeholders and customers at RTC and get feedback. Those efforts have included:

- An on site information center at the center of the project;
- Four public open houses (outside and in addition to any public hearings required as part of the zoning process);
- Outreach to over 5,000 area residents;
- Continued engagement throughout the process with existing tenants at the site;
- A community website, with opportunities for feedback and input that has engaged over 3,500 unique visitors, gained 237 followers, and garnered over 540 pieces of feedback.

That continued, long-term engagement with project stakeholders has helped inform an MPD and DA design that attempts to respond to feedback provided throughout the process.

Pedestrian Generating Uses

At the Study Session, Council was interested in understanding the DA provisions regarding pedestrian generating uses.

The Redmond Code does not define “pedestrian generating uses”. As part of the negotiations for the DA, we worked with city staff to create a specific definition for Pedestrian Generating Uses to create as much clarity as possible throughout the term of the DA. That definition is as follows: “Retail; Food and Beverage; personal service uses (subset of Business and Service); copy centers and parcel and mail centers; the customer service portion of financial institutions; Arts, Entertainment, Recreation, and Assembly, Amusement, Sports, Recreation Establishments, and Athletic Clubs and Fitness Centers.”

While clear and specific, that definition excludes a number of existing uses at Redmond Town Center that, while not meeting the definition above, do bring activity and customers to the site and are a healthy and necessary part of the Town Center eco system. Some of the uses excluded from the definition include things like Medical Office, Child Care, and schools/educational facilities. Those uses are particularly successful and bring vibrancy to some of the second floor spaces that don’t lend themselves as naturally to the list of uses contained in the agreed-upon pedestrian generating uses definition in the DA.

The existing project site contains 267,958 square feet of leasable square footage on the first and second floors of RTC that meets the more restrictive pedestrian generating use definition. To account for tenant vacancies and to allow for flexibility over the course of the 10-15 year life of the Development Agreement, the DA provides that no less than 170,000 square feet of pedestrian generating uses shall exist within the RTC Master Plan project area at any given time.

As explained during the study session, the 170,000 square foot requirement is a **minimum** floor area for the uses meeting the specific pedestrian generating use definition. At no point can the project area

drop below that threshold, but it can (and likely will for the majority of the Development Agreement duration) function above that threshold.

This minimum floor area provides the operator the necessary flexibility to keep the space leased and activated, which includes engagement of a broad swath of commercial uses that create a vibrant mixed use center while still encouraging a healthy minimum of pedestrian generating uses. The broader zoning use restrictions continue to apply to the entirety of the space, as do the architectural guidelines within the zoning code and the Development Agreement, such that the project will maintain its commercial character and pedestrian facing façade and street frontage regardless of the square footage of Pedestrian Generating Uses.

What Is In the Plan

Circling back to some of the broader questions around the project, the MPD includes the potential for up to five (5) new buildings on site, along with the expansion of the existing “I” Parking Garage to replace the retail stalls lost with the development of the existing surface lots to the south of the main retail center. A map showing the proposed development locations and densities can be found attached as Exhibit B.

As part of the 2023 Code Amendment, the City Council required that any project seeking to develop a building taller than five (5) stories in height must provide specific public benefits—called Extraordinary Amenities for Additional Height—in order to achieve a maximum building height of 12 stories. The MPD includes the potential for two new 12-story buildings on site – both located on the existing surface parking lots – thereby triggering the requirement for compliance with the Extraordinary Amenities table. Below is a summary table showing what was required in the Zoning Code, and what is included in the Master Plan.

Code Requirement	MPD and DA Approach	Notes
Affordable Housing: • Min. 20% of units affordable at 60% AMI. • A Min. 10% two bedrooms units and min. 5% three bedrooms. • All affordable units shall be electric-ready	• The MPD and DA include the required affordability hurdles listed. • At full build out, the project will include ~135 – 185 affordable residential units at 60% of AMI.	• In addition to affordable housing, the MPD provides ~675 – 925 total units of transit-oriented housing, providing a boost to Redmond’s housing stock while also supporting the immediately adjacent retail and streetscape environment.
Small and Local Businesses: • 10% of new ground level commercial space or a total of 7,000 sf of total commercial space dedicated to local commercial. • The lesser of 25% or 4,000 sf of new commercial space no larger than 1,000 sf	• The MPD and DA include the required square footage minimums.	

Sustainable Development • LEED Platinum, or equivalent, for all new buildings.	• The MPD and DA will achieve this incentive. • Applicant intends to select the proposed compliance path for each new building at the SPE stage of design.	
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In addition to the Extraordinary Amenities for Additional Height, the project will provide additional public benefits. These public benefits were developed based on feedback we heard from both the Council and Community throughout the process. These additional public benefits included in the MPD and DA are as follows:

Item	Notes / Description
Ground water aquifer impact mitigation	The project team heard the concerns about impacts to the aquifer and, after significant design discussion and effort, eliminated all below grade parking. In addition to eliminating potential impact to the below grade aquifer, relocating parking above grade allows for a more active ground level and reduces environmental and embedded carbon impacts of the project.
Public Plaza / Open Space connecting NE 74th St with Bear Creek Parkway.	Phases 2 and 3 include approximately 31,000 square feet of open space between 73rd Way and Bear Creek Parkway along with enhanced pedestrian crossings at 73rd and 72nd Way. The open space is in addition to the code-required minimum and is a critical part of a larger pedestrian connection from the light rail station to Bear Creek and the adjacent pedestrian/bike greenways.
74th Street Improvements	While 74th Street was formerly closed to traffic, it is still largely designed for vehicle use. The proposed design will transform the street into a pedestrian-first public plaza. New materials will designate the space as pedestrian oriented, with alternative paving / paver materiality, additional landscaping, furniture, lighting, and programmable spaces. This creates approximately 54,000 square feet of dedicated additional open / pedestrian space within the project. The new 74th St paving design will extend across 164th and 166th streets with table-topped intersections to provide traffic calming and prioritize pedestrian circulation. The timing of the proposed improvements will coincide with the development of the adjacent northern buildings phase 4 or 5, whichever comes first.

Bike infrastructure and traffic Calming at 164th and 166th	Phase 2 of the project includes bicycle facilities on 164th and 166th Street to link existing bike lanes and trails through the site and connect to the new light rail station. The inclusion of bike lanes will also reduce excessively wide vehicle travel lanes to provide traffic calming and improve pedestrian circulation.
Pedestrian crossing and intersection improvements	Phase 3 will include a mid-block crossing at Bear Creek Parkway between 164th and 166th Street. Phase 5 will include enhanced pedestrian intersection improvements at 166th and 76th Street, (similar to the existing Leary and Cleveland St intersection) including: Signalized pedestrian crossing from the light rail station, raised crossing and accessible curb ramps extensions, and special paving.
Enhanced Pedestrian-Oriented Design	Multiple improvements will be made to create a ground plane environment that does a better job of encouraging pedestrian activity and drawing foot traffic into the site. Some of those improvements include: Increased width of overhead weather protection along new commercial retail facades, increasing the current standard by 50% from 48" to 72" wide. Pedestrian scaled lighting through building mounted lighting, light bollards, or pedestrian scaled light poles at NE 74th St, the Linear N-S Pedestrian Plaza between buildings 14ICW and 4ICE, and Gateways 1, 2, 4, and 5, consistent with the precedent character examples in the MPD. A minimum of 100 SF of furnished seating groups / gathering areas at the Linear N-S Pedestrian Plaza between buildings 4ICW and 4ICE, along with at Gateways 1 and 2. Please see precedent character examples on the Public Amenities / Outdoor Plazas page in Section 3 of the MPD document. Overhead catenary lighting or art installation between buildings 4ICW and 4ICE to provide a sense of pedestrian scaled enclosure to the N-S plaza consistent with the precedent character examples in the MPD. These enhanced Pedestrian-Oriented Design elements will be provided on a phase-by-phase basis, alongside new building construction during the corresponding construction phase physically closest to the respective improvement. The NE 74th St. improvements will be completed with Phase 3.

Additional Trees Preservation - in excess of min. required (All phases)	The proposed project will preserve approximately 60% of existing significant trees, while the code requires only 35% preservation. Maintaining and increasing the City's tree canopy can reduce the heat island effect in an area that currently includes significant surface parking.
Building Green Roofs (Phases 2-5)	In addition to required open space, the proposed project will include green roofs on non-mechanical or amenity areas of new building rooftops. Green roofs can reduce the urban heat island effect and help improve and manage stormwater.

Project Timeline

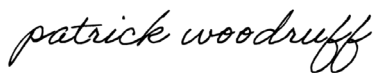
Approval of the MPD and DA create a long-term vision for Redmond Town Center that includes the added density included in the Master Plan. However, at each phase, an SPE approval and fully permitted construction drawings will have to be completed and approved by the City of Redmond before construction can begin. Those processes for each phase will take 12 – 18 months, which would be the minimum duration before the initial phase of the project could commence.

As mentioned above, the initial duration of the MPD is 10-years, with an optional 5-year extension (subject to City of Redmond approval). As mentioned above, there are no plans to actively discuss relocating or displacing existing tenants. Quite the opposite, we continue to actively and aggressively lease the entire existing footprint of RTC, including relatively recent leases with Flatstick Pub, IKEA, and others. Near-term development is focused on the two surface lots (Phases 1 – 2 in the MPD).

In Closing

Thank you, again, for your engagement in the process thus far. Hopefully, the above summary provide a helpful starting point for the upcoming discussion. We look forward to a continuing, successful partnership with Redmond and a successful and vibrant Redmond Town Center.

Thank you,



Patrick Woodruff

Exhibit A



Exhibit B

--- PROPOSED MPD BOUNDARY

SITE AREA: 934,915 SQUARE FEET OR 21.4627 ACRES

3A NEW BUILDING 3A

- 7 STORY MIXED-USE RESIDENTIAL

3D NEW BUILDING 3D

- 7 STORY MIXED-USE RESIDENTIAL

4IC NEW BUILDINGS 4IC

- TWO NEW 12 STORY MIXED-USE RESIDENTIAL

OR

- (1) 12 STORY MIXED-USE RESIDENTIAL AND (1) 12 STORY MIXED-USE OFFICE

4B NEW BUILDING 4B

- 7 STORY RESIDENTIAL

I EXISTING I GARAGE ADDITION

 - 2 STORY ADDITION TO EXISTING 2 STORY PARKING GARAGE

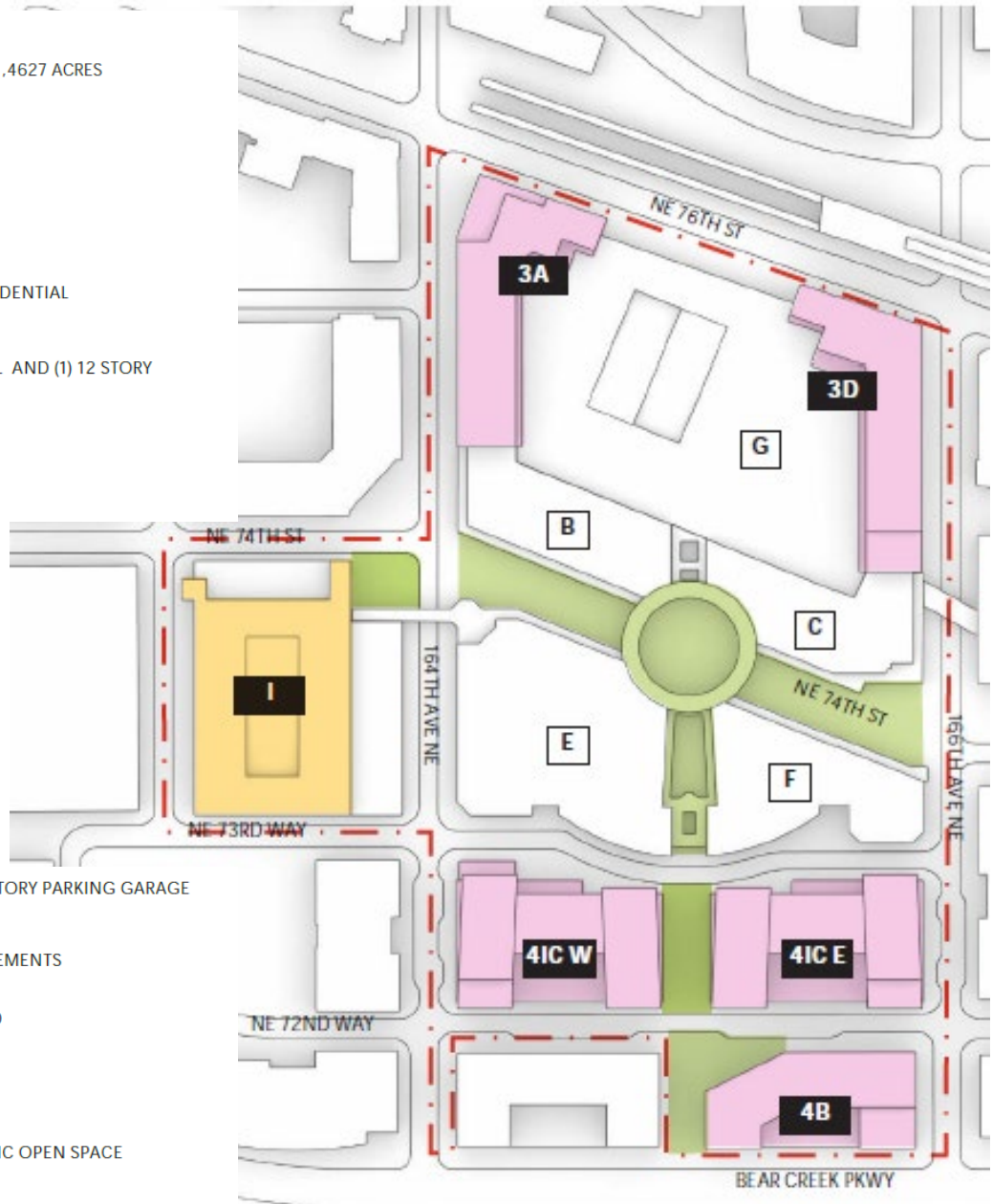
74TH STREET

- FUTURE STREET AND PLAZA IMPROVEMENTS

 NEW BUILDINGS ADDED OR MODIFIED

 EXISTING BUILDINGS

 NEW/MODIFIED GROUND LEVEL PUBLIC OPEN SPACE



Alex Hunt

From: Travis Walters <owner.hobbytownrtc@gmail.com>
Sent: Friday, September 19, 2025 4:23 PM
To: Alex Hunt
Cc: Patrick.Woodruff@hines.com; gmanojlovic@fairbourne.com
Subject: Support for Redmond Town Center Development

External Email Warning! Use caution before clicking links or opening attachments.

Dear Redmond City Council members,

I am writing to express support for the Redmond Town Center Master Planned Development and Development Agreement because of the benefits to our community, including:

City-Wide Benefits

- Housing Goals – The Master Plan includes capacity for up to ~900 transit-oriented housing units, 20% of which will be delivered at an affordability level of 60% of Area Median Income (AMI). This housing addresses a critical need within our community, and creating these units close to transit furthers the sustainability goals of the City.
- Supporting Vibrant Retail– New residents and planned common area improvements included in the Master Plan will help keep the existing Redmond Town Center retail space vibrant and thriving.
- Support for Local Retail – The provisions in the Development Agreement for smaller retail spaces, and spaces reserved for local businesses, will continue to ensure RTC is a place that offers a wide variety of options and supports our local community.
- Protecting Redmond’s Water Resource – The project has agreed to keep parking above grade, removing it from the water table and thereby limiting impacts to Redmond’s aquifer, protecting a critical community resource.
- Sustainable Development – The sustainable development elements of the Benefits Table, including LEED-Platinum (or equivalent) and green roofs, limit the impact of this new development on Redmond’s natural environment. Additionally, the pedestrian and bike improvements included in the Master Plan will continue to enhance Redmond’s leading alternative transportation infrastructure.
- Public Open Space – The included investments in public open space, including improvements to 74th street running through the center of the project and improvements to the North-South corridors from the new light rail station, will create a more vibrant pedestrian environment and a livelier ground plane.
- Job Creation – The Masterplan will create hundreds of temporary and permanent jobs within the community.

As member of the Redmond Town Center community, I support the plan and its approval.

Thank you,

Travis Walters

Owner, Hobbytown Redmond

Dear Redmond City Councilmembers,

My name is Andrea Kim and I'm the owner of Lani's Tailor & Atelier located in the Redmond Town Center. My business has been serving Redmond for the past 42 years. We've served three generations among our regular clientele and I'm also happy to call Redmond my home. My business was recently voted a top America's top 150 Mom and Pop shops by Yelp! and Entrepreneur magazine.

I have discussed the benefits of the Redmond Town Center Master Planned Development and its agreement with my staff and know for a fact that it will provide countless advantages and benefits to our ever-growing community.

City-Wide Benefits

- Housing Goals – With a large influx of new residents coming into Redmond, the Master Plan will expand room to accommodate each and every one of them. The Master Plan includes capacity for up to ~900 transit-oriented housing units, 20% of which will be delivered at an affordability level of 60% of Area Median Income (AMI). This housing addresses a critical need within our community, and creating these units close to transit furthers the sustainability goals of the City.
- Supporting Vibrant Retail– Extra retail space is necessary to meet the growing demand. New residents and planned common area improvements included in the Master Plan will help keep the existing Redmond Town Center retail space vibrant and thriving.
- Support for Local Retail – The provisions in the Development Agreement for smaller retail spaces, and spaces reserved for local businesses, will continue to ensure RTC is a place that offers a wide variety of options and supports our local community.
- Protecting Redmond's Water Resource – The project has agreed to keep parking above grade, removing it from the water table and thereby limiting impacts to Redmond's aquifer, protecting a critical community resource.
- Sustainable Development – The sustainable development elements of the Benefits Table, including LEED-Platinum (or equivalent) and green roofs, limit the impact of this new development on Redmond's natural environment. Additionally, the

pedestrian and bike improvements included in the Master Plan will continue to enhance Redmond's leading alternative transportation infrastructure.

- Public Open Space – One of the key aspects that old and new residents love Redmond is the availability of public open space. The included investments in public open space, including improvements to 74th street running through the center of the project and improvements to the North-South corridors from the new light rail station, will create a more vibrant pedestrian environment and a livelier ground plane.
- Job Creation – This key component is crucial for our ever-growing community. The Masterplan will create hundreds of temporary and permanent jobs within the community.

My team and I wholeheartedly support the plan and the approval.

Thank you,

Andrea Kim

Alex Hunt

From: Mark Chenovick <exec@secondstoryrep.org>
Sent: Thursday, September 18, 2025 5:56 PM
To: Alex Hunt
Cc: Patrick.Woodruff@hines.com; George Manojlovic
Subject: A letter in support of Redmond Town Center

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Dear Redmond City Councilmembers,

For over two decades, SecondStory Repertory has been a proud and thriving member of this community, and this would not have been possible without the partnership of the Redmond Town Center.

Redmond Town Center is not just our home; it is the reason we exist. Since our founding, they have provided us with the space and support necessary to bring our mission of entertaining, educating, and enlightening the community through live theater to life. They have been instrumental in allowing us to grow from a fledgling company into a cherished cultural institution in Redmond.

This partnership became more critical than ever during the challenging times of the pandemic. As a small non-profit theater, our survival was far from guaranteed. The team at Redmond Town Center demonstrated extraordinary generosity and flexibility, working with us to ensure we could navigate the significant challenges of that period. Their kindness was a lifeline, and it directly enabled us to reopen our doors and welcome audiences back to the magic of live performance.

We are further encouraged by Redmond Town Center's long-term commitment to SecondStory Repertory. Their recent agreement to a ten-year lease provides us with the stability and security needed to continue our work for years to come. This is more than a simple business agreement; it is a profound vote of confidence in the value of the arts and a powerful statement about their dedication to the cultural vitality of this community.

We are deeply grateful for our partnership with the Redmond Town Center and strongly urge your support for their continued success.

Thank you for your consideration.

--

Mark Chenovick | managing artistic director

Office: (425) 881-6777 | Cell: (206) 235-1807

SecondStory Repertory | 7325 166th AVE NE, Suite F250 Redmond, WA 98052

www.SecondStoryRep.org | Follow Us: [Facebook](#)

K-Street KBBQ

7430 164th Ave NE, Ste B103

Redmond, WA 98052

September 18, 2025

Redmond City Councilmembers,

On behalf of K-Street KBBQ, I write to express our strong support for the Redmond Town Center Master Planned Development and Development Agreement. We believe the proposal will bring meaningful benefits to Redmond and the businesses and residents who call it home.

Housing Goals - The plan creates space for approximately 900 transit-oriented homes, with roughly 20% set to be affordable at about 60% of Area Median Income. This helps address a critical local housing need while encouraging sustainable, transit-friendly development.

Supporting Vibrant Retail - New residents and investments in public areas will help energize the Town Center's retail environment, supporting businesses of all sizes and attracting more foot traffic to the area.

Support for Local Businesses - Provisions that reserve smaller storefronts and flexible retail spaces for local operators will help preserve the diverse mix of shops and services that make Redmond unique.

Protecting Water Resources - By keeping parking structures above the water table, the project reduces risks to Redmond's aquifer and helps safeguard an essential environmental resource.

Sustainable Design - Commitments such as LEED-Platinum (or equivalent), green roofs, and enhanced pedestrian and bicycle connections demonstrate the project's focus on long-term environmental stewardship.

Public Open Space - Investments in public realm improvements — including upgrades along 74th Street and the north-south corridors linking the new light rail station — will create a more inviting, walkable Town Center.

Job Creation - The Master Plan will support the creation of both temporary construction jobs and ongoing local employment, contributing to the area's economic vitality.

As a longtime member of the Redmond Town Center community, K-Street KBBQ enthusiastically supports the approval of this Master Planned Development and Development Agreement.

Thank you for your time and consideration.

Sincerely,

Allen Kim

Owner, K-Street KBBQ

info@kstreetkbbq.com | (425) 463-8080

Alex Hunt

From: Dan Ullom <ullomdw@gmail.com>
Sent: Thursday, September 18, 2025 1:08 PM
To: Alex Hunt
Cc: Patrick.Woodruff@hines.com
Subject: In Support of Density

External Email Warning! Use caution before clicking links or opening attachments.

Dear Redmond City Councilmembers,

I am writing to express support for the Redmond Town Center Master Planned Development and Development Agreement.

I am one of the owners of Brick & Mortar Books in Redmond Town Center. In our 8 ½ years we have seen Redmond change and grow. I have also seen people change. When I was young it was a badge of honor to have a driver's license. Many of my younger employees, and my youngest daughter, don't have the desire to drive. I have employees that walk, bus, and now even one that takes the light rail into work. We also live in a time where everything is expensive, so car ownership is not possible for everyone.

Density built around transportation hubs makes sense. It allows for people to live in downtown Redmond while still being able to experience sporting events, shopping, Comic Con, and plays and musicals. My 20-year-old daughter, who likes to drive, would rather not drive into Seattle for concerts and thrift shopping. Having affordable housing in Redmond and being near the light rail would likely be a deciding factor for her between moving to Redmond over Kirkland.

Redmond is a tech hub. My employees with partners in tech can live in Redmond; other employees can't. Having affordable housing allows for the people who work in Redmond to live in Redmond. Which, in addition to being the right thing to do, also cuts down on daily drivers.

When we looked at where we were going to create a bookstore, we looked at current density, parking availability, walking traffic, and projected density. More density equates more walking traffic, which means that more people are finding us and buying from us. We aren't the only stores that have understood the importance of density and good public transportation. Since the apartments have started going up we have also seen a variety of new and interesting stores open, including Farine, Salt & Straw, and Mendocino Farms.

Like most business owners, I have concerns. Mostly my concerns are in the short term: how will construction, road closures, and loss of parking impact us? Ultimately, I am trying to think 25+ years down the road. Will added density be better for the city, and our store, in the future? I firmly believe it will.

Best,
Dan Ullom

Dan Ullom



Sent via [Superhuman](#)