



Memorandum

Date: 9/23/2025
Meeting of: City Council Study Session

File No. SS 25-057
Type: Study Session

TO: Members of the City Council
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
Planning and Community Development	Jason Lynch	Deputy Director

TITLE:

Redmond Town Center Master Planned Development and Development Agreement - Quasi Judicial

OVERVIEW STATEMENT:

Review and approve a Type V Quasi-Judicial consolidated review permit for development of a 19.34-acre site in five phases. The proposal includes: Phase 1, expansion of an existing parking structure; Phase 2, two 12-story residential mixed-use buildings with an alternative option for one building to be an office building; Phase 3, an 8-story mixed-use residential building; Phase 4, a 7-story mixed-use residential building; and Phase 5, another 7-story mixed-use residential building. A minimum of 20% of developed residential dwelling units will be affordable units to households making up to 60% of the area median income. Site improvements include streetscape improvements, public plaza/open space, private open space/amenities, landscaping, pedestrian walkways, and vehicular access/circulation.

The Type V Quasi-Judicial review process includes a recommendation by the Technical Committee to the City Council. The City Council holds a public hearing and renders a final decision taking into account the Technical Committee recommendation and hearing testimony. The Technical Committee recommendation is included with this memorandum as Attachment A, and the Draft Development Agreement as Attachment B.

As a reminder, 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.

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

REQUESTED ACTION:

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**

Comprehensive Plan Policies

LU-34: Encourage development of the Downtown as a place that:

- Meets community needs for employment, shopping, recreation, civic activities, and cultural and night life opportunities.
- Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, frequent transit service, and plazas, parks, and art.
- Protects Redmond's drinking water aquifer from contamination and loss of recharge and other natural resources.
- Emphasizes access for pedestrians and bicycles.

HO-6: Identify and implement strategies to meet affordable housing targets identified in the King County Countywide Planning Policies.

HO-10: Foster the creation of complete neighborhoods through housing, transportation, and economic planning, to create clustered places where residents have easy access to homes, jobs, and recreation.

- **Required:**

Per Redmond Zoning Code (RZC) Table 21.76.050B, Master Development Plans 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 675-920 units.
- Addition of new residential and commercial uses adjacent to the Downtown Redmond light rail station, supporting transit-oriented development goals.
- Provision of a publicly accessible open space network, including a linear pedestrian plaza that provides a mid-block connection between the Redmond Town Center shopping area to the Bear Creek Trail.
- Enhanced roadway improvements and pedestrian-oriented design to improve the pedestrian experience and ease of access.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

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

Notice of Application: February 14, 2024

Neighborhood Meeting: April 18, 2024

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: Mailed and posted on-site.

• **Feedback Summary:**

During the public comment period for the Notice of Application, ten (10) comments were received on the application. The comments were related to the following:

- Shared parking property rights
- Excess density, building height, and crowding
- Impacts from construction, including parking availability and noise
- Weather protection for commercial shopping area
- Parking demand
- Public art
- Protection of existing tenant base

During the August 4, 2025, Committee of the Whole - Planning and Public Works meeting, Councilmembers raised questions and comments related to the following topics, which are summarized and addressed in the Issues Matrix included as Attachment C:

- Phasing and potential project timeline
- Project renderings and images
- 2023 Redmond Zoning Code updates related to the Town Center Zone
- Overall project scope and impacts the existing commercial center

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
8/4/2025	Committee of the Whole - Planning and Public Works	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
10/21/2025	Business Meeting, Public Hearing	Approve

Time Constraints:

In order to maintain vesting to the Zoning Code standards under which the project was reviewed, the Development Agreement must be executed by December 31, 2025, pursuant to RZC 21.10.150.B. The applicant would appreciate a speedy and thorough review of the project.

ANTICIPATED RESULT IF NOT APPROVED:

The site would remain under-developed. The proposed addition of a mixture of residential and commercial uses adjacent to light rail would not occur.

ATTACHMENTS:

Attachment A - Technical Committee Report and Recommendation

Attachment B - Draft Development Agreement and Exhibits

Exhibit A - Legal Description of Property

Exhibit B - Depiction of Property

Exhibit C - Master Plan

Exhibit D - Fee-in-Lieu Calculation

Exhibit E - Traffic Impact Analysis

Attachment C - City Council Issues Matrix