



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 1/27/2026

Meeting of: City Council Study Session

File No. SS 26-011

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	Travis Salley	Interim 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.

Because this is a quasi-judicial matter, discussion of this project should occur only during Council meetings. Councilmembers will be asked to disclose any communications that they have had regarding this project before the matter is presented to them for final action. If a Councilmember's participation is challenged under the Appearance of Fairness Doctrine for communications outside of a Council meeting, they may be disqualified from voting on the proposal.

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:

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

SEPA Determination of Non-Significance (DNS) Notice: December 1, 2025

Public Hearing Notice: Notice publication scheduled for January 27, 2026, for a February 17, 2026, public hearing

• Outreach Methods and Results:

Notice of Application: Mailed and posted on-site

Neighborhood Meeting Notice: Mailed

Neighborhood Meeting: Hosted virtually

SEPA DNS: Mailed and posted on-site

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

• Feedback Summary:

Nine (9) 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
- Utilities and transportation system impacts
- Environmental and quality of life impacts

BUDGET IMPACT:

Total Cost:

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Staff working on this project is funded through the adopted budget with revenue from development fees.

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
12/2/2025	Committee of the Whole - Planning and Public Works	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
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
Attachment C-City Council Issues Matrix
Attachment D-SEPA Comment Issues Matrix