

Item	Discussion Notes	Issue Status
<b>Redmond Town Center Master Plan and Development Agreement</b>		
<b>1.</b> Phasing and Potential Project Timeline  (all)	<p><b><u>Council Discussion</u></b></p> <p>Council requested additional information on the project phasing and general timeline for the proposed Master Plan.</p> <p><b><u>Staff Comments</u></b></p> <p>The project is proposed to be completed in 5 phases during the term of the Development Agreement, which is 10 years, or 15 years with City approval of an extension. The scope of each phase is outlined in Attachment B. The applicant may change the sequence of phases at their discretion, as long as all infrastructure, public amenity space, and public benefits associated with each respective phase are consistent with the public benefits table included in the Master Plan, and each phase provides for adequate mitigation of the impacts associated with the development proposed in that phase.</p> <p>The project timeline for the Master Plan is at the discretion of the applicant team, so long as the timeline falls within the terms of the Development Agreement. Site plan entitlement and construction permits are required prior to construction on any phase, which will impact timelines. The applicant team will be available to address questions related to project timelines.</p>	<p>Opened 8/4/25</p> <p>Closed X.XX.XX</p>
<b>2.</b> Project Renderings  (Council Vice President Forsythe)	<p><b><u>Council Discussion</u></b></p> <p>Council Vice President Forsythe requested renderings and images of the proposed Master Planned Development.</p> <p><b><u>Staff Comments</u></b></p> <p>The Master Plan (Attachment B, Exhibit C) contains conceptual renderings of the proposed Master Plan. Renderings at this stage of review are intended to demonstrate the overall scale of development and the general character of open spaces. More detailed design review of proposed buildings and sites will be conducted in conjunction with the Site Plan Entitlement land use permit that will be submitted for each phase.</p>	<p>Opened 8/4/25</p> <p>Closed X.XX.XX</p>

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<p><b>3.</b> Redmond Town Center Zoning Code Updates</p> <p>(Councilmember Stuart)</p>	<p><b><u>Council Discussion</u></b></p> <p>Councilmember Stuart requested information on the land use standards that were set for development in conjunction with Redmond Zoning Code (RZC) updates to the Town Center Zone adopted in 2023.</p> <p><b><u>Staff Comments</u></b></p> <p>In 2023, Redmond City Council adopted an ordinance amending the Zoning Code regulations for the Town Center Zone. Those amendments provided greater development potential within the Town Center Zone for projects providing exceptional amenities and executing a Development Agreement. The concurrent Master Plan and Development Agreement currently under review are pursuing 12 story maximum heights through the Exceptional Amenities for Additional Height (EAAH) program, as established in RZC 21.10.050. To achieve the maximum 12 stories of allowable height through the EAAH incentive program, the applicant will be providing 20% of units as affordable housing, larger residential units, and commercial spaces supporting small and local businesses.</p>	<p>Opened 8/4/25</p> <p>Closed X.XX.XX</p>
<p><b>4.</b> Overall Project Scope and Impacts to Existing Center</p> <p>(Council President Kritzer)</p>	<p><b><u>Council Discussion</u></b></p> <p>Council President Kritzer requested clarification on how proposed development will impact existing businesses within Redmond Town Center regarding potential displacement.</p> <p><b><u>Staff Comments</u></b></p> <p>Much of the existing Redmond Town Center commercial center will not be redeveloped with this Master Plan. Phase 3 proposes redevelopment of the existing BJ's Restaurant Site (7211 166<sup>th</sup> Ave NE), and Phases 4 and 5 propose the redevelopment of the two buildings closest to NE 76<sup>th</sup> Street that wrap the western and eastern edges of the Redmond Town Center parking structure, where Flatstick Pub and Zio Sal Ristorante are currently located (7530 164<sup>th</sup> Ave NE and 7525 166<sup>th</sup> Ave NE). Those businesses that front the NE 74<sup>th</sup> Street pedestrian thoroughfare are not proposed to be redeveloped with this Master Plan.</p>	<p>Opened 8/4/25</p> <p>Closed X.XX.XX</p>