

Item	Discussion Notes	Issue Status
Overlake Commons Master Planned Development, Development Agreement, and Site Plan Entitlement		
1. Tree Retention (Council Vice President Forsythe and Council President Kritzer)	<p><u>Council Discussion</u></p> <p>Council Vice President Forsythe requested additional information on tree retention of a stand of existing healthy trees south of the proposed entry drive aisle. Council President Kritzer also requested additional information on the tree exception request that was made for this proposal.</p> <p><u>Staff Comments</u></p> <p>Throughout the development review process, staff has worked with the applicant to protect this stand of healthy trees to the greatest extent possible while accommodating site access and underground utilities. Utilities were routed under the overhanging portion of the building to avoid full removal of this stand of trees. While some trees at the perimeter of this stand will be removed to accommodate required frontage improvements and the access drive aisle, the majority of trees in that stand will be protected.</p> <p>In conjunction with their application, the applicant made a Tree Exception Request to remove nine (9) landmark trees and retain 17% of significant trees on-site, less than 35% standard requirement. RZC 21.72.090 authorizes the Administrator to grant exceptions to the standard tree removal and replacement requirements if the proposal satisfies the criteria of RZC 21.72.090.B. The Tree Exception Request submitted by the applicant is appended to this Issues Matrix for reference.</p>	Opened 12/2/25 Closed X.XX.XX
2. Administrative Design Flexibility Requests (Council President Kritzer)	<p><u>Council Discussion</u></p> <p>Council President Kritzer requested additional information on Administrative Design Flexibility (ADF) requests for ground-floor uses, parking, and solid waste collection.</p> <p><u>Staff Comments</u></p> <p>RZC 21.76.070.C establishes the process for Administrative Design Flexibility, and RZC 21.76.070.C.8.b allows for all site requirements except density, number of stories, and floor area ratio to be modified to provide superiority in site design. The Redmond Technical Committee</p>	Opened 12/2/25 Closed X.XX.XX

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	<p>recommended approval of the ADF requests related to ground-floor uses, parking, and solid waste collection. Those requests are summarized below.</p> <ul style="list-style-type: none">• Ground-Floor Uses: RZC 21.12.150 requires pedestrian-oriented commercial uses on the ground floor along the Retail Street designation (152nd Ave NE). The applicant is requesting Administrative Design Flexibility (ADF) from the requirement that ground floor commercial uses be sited on the ground floor at this site. The project site is irregularly shaped and contains only 80 feet of street frontage, most of which must be used for site access and sight distance requirements. Because development is constrained to be located further away from the street than envisioned by Overlake Village typical street cross sections, the site is not suitable for ground level commercial uses. The proposed ADF request meets the approval criteria of RZC 21.76.070.C.8 and contributes to more appropriate use of the site given the irregular shape of the parcel while also allowing for retention of an existing stand of trees near the street-facing edge of the site.• Parking Supply: RZC 21.12.040 establishes a minimum parking ratio of 1.25 parking spaces per residential dwelling unit, whereas the project proposes a minimum parking ratio of 0.62 parking spaces per residential unit. RZC 21.40.010.D.2 allows for alternative minimum parking requirements when the applicant demonstrates through a parking study that the alternative requirement will provide sufficient parking to serve the use without impacting other uses and streets in the vicinity. The provided Parking Study (Technical Committee Report Attachment 16) demonstrates that the alternative parking proposal will meet the criteria for approval.• Solid Waste Collection: The applicant requests ADF from the requirement that no residential unit be located greater than 200 feet from a solid waste collection point. As proposed, no unit will be located greater than 250 feet from a solid waste collection point. The ADF request allows for a superior floor plan layout and more efficient use of trash collection areas. The ADF request meets the approval criteria of RZC 21.76.070.C.8.	
3.	Vested Rights <u>Council Discussion</u>	Opened 12/2/25

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(Councilmember Stuart)	<p>Councilmember Stuart requested information on the mechanism by which the application has vested to 2024 RZC standards and a comparison of 2024 and 2025 Overlake standards, especially as it pertains to affordable housing requirements.</p> <p><u>Staff Comments</u></p> <p>RZC 21.12.505 provides a mechanism for certain development applications submitted in 2024 to continue being reviewed under 2024 standards if criteria are met. Because the Type V application was deemed complete prior to 2025 and includes a Site Plan Entitlement application to construct the project in one phase, the application may be reviewed under 2024 RZC standards. The applicant must submit building permits for all proposed building by December 31, 2026 in order to maintain the vested rights provided by RZC 21.12.505.</p> <p>On January 1, 2025, new development regulations for the Overlake neighborhood took effect. Broadly speaking, the newly adopted regulations increased development capacity near light rail stations and provided a transition to high-rise development opportunities while also amending the affordable housing requirements of RZC 21.20 to require a greater quantity of affordable housing units at a deeper level of affordability for new development. A 2024 to 2025 comparison of maximum building height, maximum density, and required affordability for the project site is included below.</p> <p>Maximum Building Height</p> <ul style="list-style-type: none">• 2024 RZC: 9 stories (when utilizing incentives)• 2025 RZC: 300 feet, or approximately 20-30 stories (when utilizing incentives) <p>Maximum Density (expressed as floor area ratio)</p> <ul style="list-style-type: none">• 2024 RZC: 4.0 (when utilizing incentives)• 2025 RZC: No maximum floor area ratio when utilizing incentives <p>Required Affordable Housing</p> <ul style="list-style-type: none">• 2024 RZC: 10% of units at 80% area median income (AMI)• 2025 RZC: 12.5% of units at 50% AMI	Closed X.XX.XX

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4. Public Benefits (Council President Kritzer)	<p><u>Council Discussion</u></p> <p>Council President Kritzer requested information on the public benefits that are being proposed as part of this application.</p> <p><u>Staff Comments</u></p> <p>In addition to the addition of housing (including affordable housing) near light rail, below is a summary of public benefits proposed with the consolidated Type V land use application. The public benefits below would also be memorialized in the Development Agreement.</p> <ul style="list-style-type: none">• Decarbonization: As part of the Overlake Incentive Program, the applicant proposes to utilize the decarbonization incentive for reduced building emissions in exchange for increased developable density and allowed building height. The owner shall comply with the decarbonization requirements with the permitting and development of buildings on-site and will be required to report emissions after completion of the project.• Public Art: The applicant will provide public art on the site, to be reviewed and approved by the Redmond Arts and Culture Commission.• Publicly Accessible Amenity Space: The applicant will provide a publicly accessible outdoor amenity space. The approximately 4,500 square foot space will be located in the southeast corner of the property, adjacent to the site's connection with the Esterra Park development to the south.• Enhanced Bicycle and Pedestrian Safety Design: The applicant proposes frontage improvements that provide that better address pedestrian and bicycle safety than the City's typical roadway cross section would require.	Opened 12/2/25 Closed X.XX.XX
5. Displacement of Senior Housing (Councilmember Stuart)	<p><u>Council Discussion</u></p> <p>Councilmember Stuart requested additional information addressing the concerns about the displacement of senior housing that would result from redevelopment of the project site.</p> <p><u>Staff Comments</u></p> <p>The City does not have regulations in place requiring relocation assistance or similar mitigation measures to residential displacement. However, the operator of the senior and assisted living facility</p>	Opened 12/2/25 Closed X.XX.XX

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	<p>has several proposed measures to mitigate displacement impacts, including moving assistance, relocation notice (as required by the Department of Social and Health Services), and relocation discounts at alternative facilities.</p>	

November 14, 2025

Alex Hunt, Senior Planner
City of Redmond Dept. of Planning and Community Development
Redmond, WA

RE: **Overlake Commons –Tree Exception Request**

Dear Alex:

We are requesting an exception addressing the removal of (9) Landmark Trees, and retention of less than 35% of significant trees on site, per RZC 21.72.090, for the proposed Overlake Commons project at 2956 152nd Ave NE, Redmond, WA. Responses to the code criteria are provided below.

The exception requested is necessary because:

1. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property:

The property is a unique shape with a limited frontage which must accommodate vehicle access, emergency access, and major utility connections, as well as city required frontage improvements along 152nd. These frontage improvements and connections impact significant trees which must be removed to accommodate the requirements of the projects. Furthermore, development of the property requires grading, excavation for underground parking, and significant utility runs to serve the buildings. The trees under this exception request sit within the development boundary for proposed work.

2. Strict compliance with the provisions of this code may jeopardize reasonable use of the property.

Strict compliance with the provisions of this code would preclude reasonable use of the property, utility connections, and circulation required for the zoning applicable to this site.

3. Proposed vegetation removal, replacement and any mitigating measures proposed are consistent with purpose and intent of the regulations.

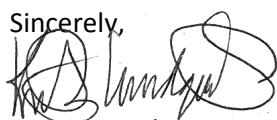
The removed Landmark Trees will be mitigated at a 3:1 replacement, and significant removed trees below the 35% allowance will be mitigated per the Master Plan and SPE documents under the provisions of RZC 21.72.090.B.2.

4. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity.

Removal of the trees will not be detrimental to the public welfare or injurious to other property in the vicinity as the project complies with mitigation requirements.

It is our understanding that this request satisfies the permit application aspects of the requirement for exception criteria as associated with this project.

Sincerely,



Kristen Lundquist, RLA

Principal, Brumbaugh Associates