



Private Development Update 2021

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Purpose: Update City Council on Private Development



2020 Vs 2021

Private Development Recap

Private Development Completed Projects	2020	2021 YTD
Single Family Units	82	15
Mixed Use / Multi-Family	1,633	904
Commercial	7,500	533,167

2021 YTD Land Use Application Volumes

Quantity	Permit Application	Types of Projects	Project Example
7	Site Plan Entitlements	Design approval of multifamily, commercial, mixed use projects	The Spark
9	Subdivisions	Creation of new lots	Wrigley Row
2	Master Plan	Multi-phase or large site development	MGP Overlake East
1	Development Agreements	Contract between the City and property owner	MGP Overlake East
67	Pre-Application	Early feasibility review	All Projects
53	Civil Construction Review	Review of infrastructure needed for proposed development	Proctor Willows Phase 1

2019 vs. 2020 vs. 2021

Land Use Applications & Staffing

	2019	2020	2021
SPE	4	14	7
Subdivisions	1	5	9
Master Plans	1	1	2
Development Agreements	2	1	1
Pre-Applications	83	41	67
Civil Construction Review	62	62	53

Downtown - Under Review

Nelson Legacy Project One Site Plan Entitlement

- Mixed Use
- 251 Units
- 25 Affordable Units
- 4,316 Sq ft Commercial proposed
- Woonerf and Open Space

Redmond Sunrise Apartments Site Plan Entitlement

- Mixed Use
- 93 Dwelling Units
- 9 Affordable Units
- 2,000 sf of Commercial
- Roof top deck & Car stackers

Camden Row Short Subdivision & Site Plan Entitlement

- Attached Single Family
- 4 Dwelling Units

Harmony Site Plan Entitlement

- Residential Suites
- 8 dwelling units
- 91 residential suites
- 375 sf commercial space
- 945 common open space open to the public



Downtown



City of Redmond
WASHINGTON



Redmond Square Under CCR and Building permit Review

Mixed Use
Multifamily

- 623 New units
- 62 AF units
- 30,000 +
Commercial SQFT
- New Pedestrian
Connection

Downtown



Together Center Under Construction

Mixed-use

- 280 dwelling units
- 280 affordable units
- 49k sf office space for the Together Center

SE Redmond - Under Review

LMC South Park

Mixed-use

- 284 Units
- 28 low-cost affordable units
- 13 live-work units
- Includes 5% 3-BR units and a public artwalk



The Spark

Mixed-use

- 217 Dwelling Units
- 22 Affordable Units
- 12,800 Sqft Commercial proposed
- Includes urban forest



Willows/ Rose Hill - Under Review



Croquet Club Cottages In CCR Cottage Development

- 33 Dwelling Units
- 3 Affordable Units
- Includes 3 common open spaces totaling over 19k sf of open space



Rosewood Court Under Land Use Review Subdivision

- 51 New Units
- 3 Affordable Units (2 Low Cost)
- Expansion of the Powerline trail

Willows/Rose Hill - Under Construction



Proctor Willows Phase 1 Multi-family/Single-Family

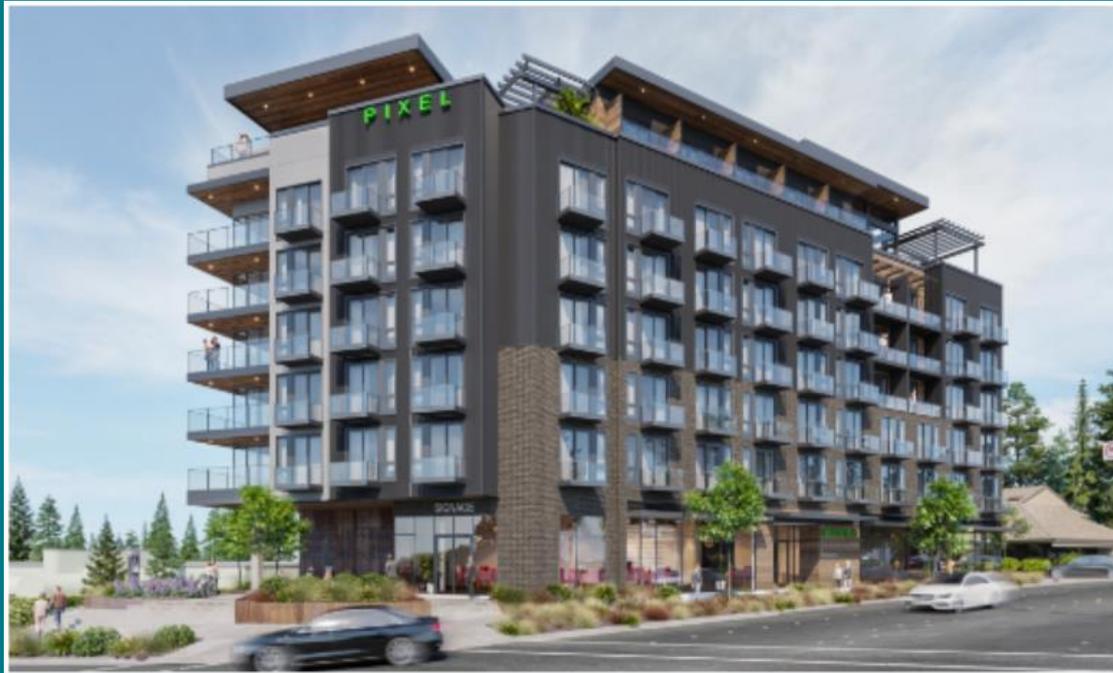
- 87 Dwelling Units
- 9 Affordable Units
- No Commercial Sq ft proposed
- Trails/Public Art

Proctor Willows Phase 2 Mixed-Use

- 195 Dwelling Units
- 20 Affordable Units
- 22,000 Sq ft Commercial proposed
- Trails/Public Art



Overlake



Pixel Apartments Under Review

Mixed-Use

- 179 Units
- 18 Affordable Units
- 500 Sq ft Commercial proposed
- Open Space



Thank you. Any Questions?

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