COUNCIL STUDY SESSION

Private Development Update

Carol Helland, Interim Director
Sarah Pyle, Manager
Planning and Community Development

January 14, 2020

Purpose

Provide Council Update regarding Private Development

Outline For Tonight

- 2019 Private Development project highlights
- Application types and volumes
- Updated Notice of Application format
- Continued integration of private project outreach with the City's website

Private Development by Neighborhood

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2019 Private Development

132 units
Single Family Homes

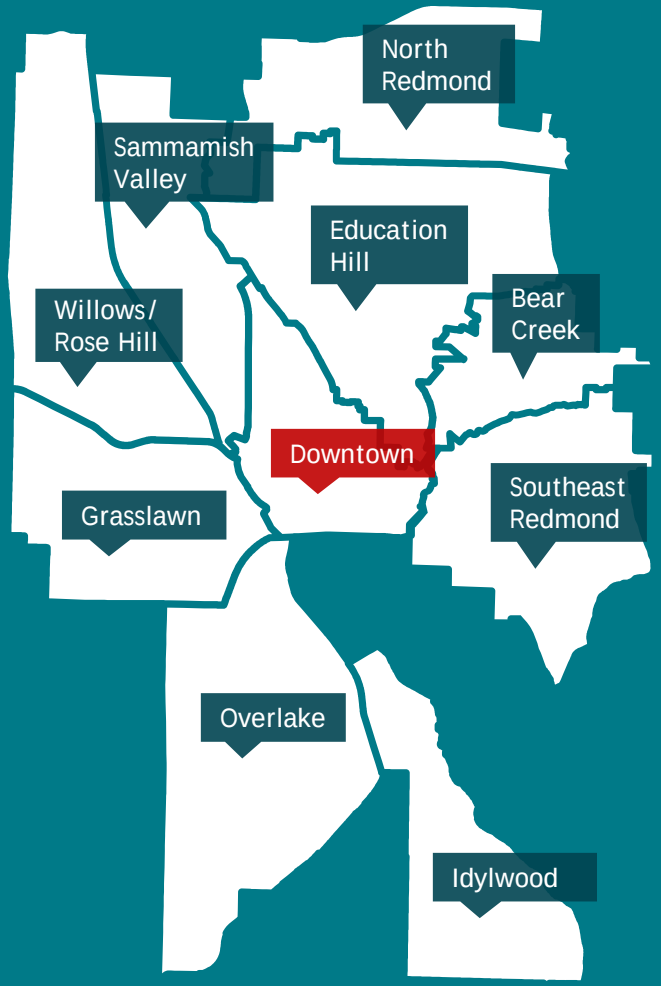
233 units
Mixed Use Multi-Family

24,400 ft^2
Commercial Space

2019 Application Volumes

Quantity	Permit Application	Types of Projects	Project Example
22	Site Plan Entitlements	Design approval of multifamily, commercial, mixed use projects	Seritage Phase 1
11	Subdivisions	Creation of new lots	Rosehill West
1	Master Plan	Multi-phase or large site development	Woodside
2	Development Agreements	Contract between the City and property owner	LMC Marymoor
83	Pre-Application	Early feasibility review	All Projects
62	Civil Construction Review	Review of infrastructure needed for proposed development	Proctor Willows Phase 1

Downtown Neighborhood



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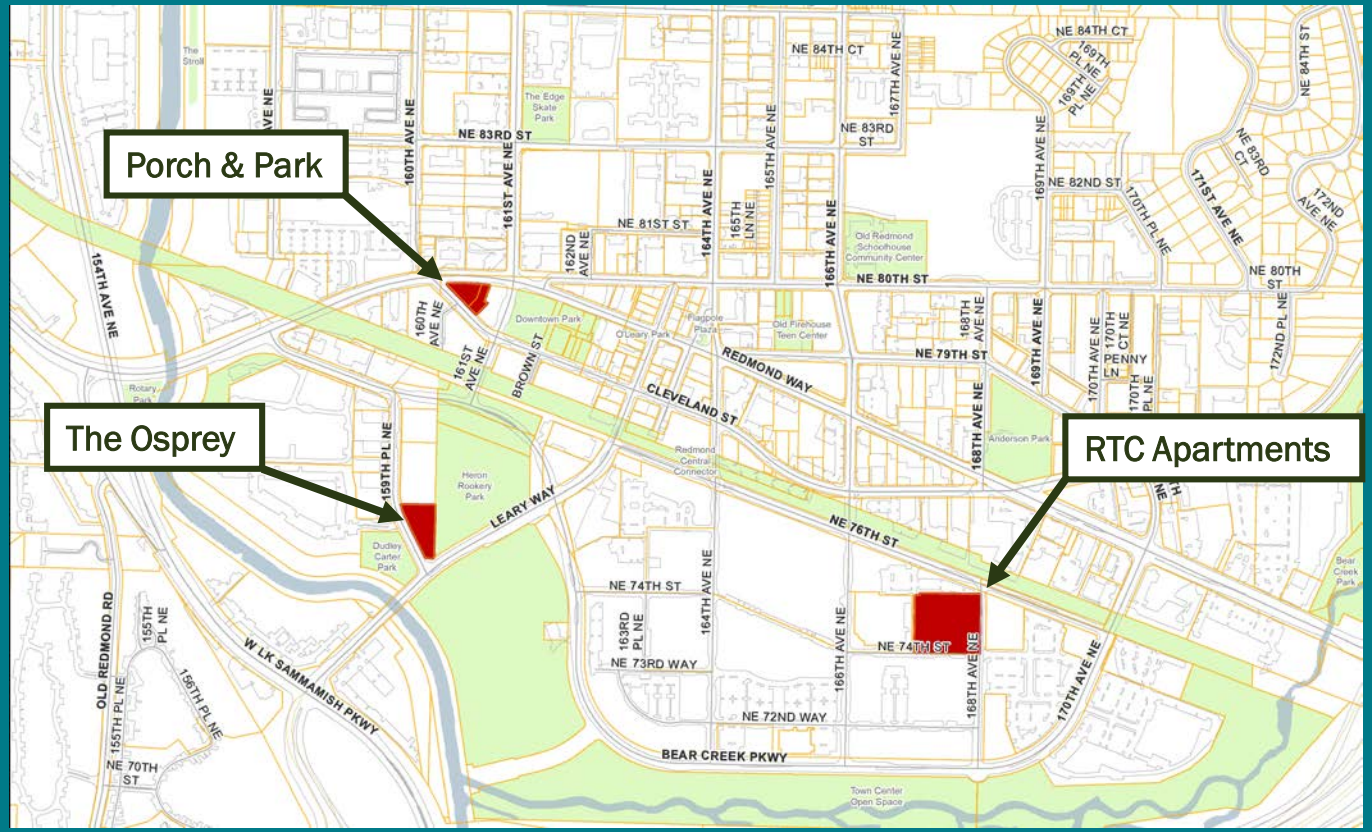
Downtown Project Highlights



Downtown

The Osprey

Under Review

- Mixed-use
- 88 Dwelling units total
- 9 Affordable units at 80% AMI
- Café proposed for commercial space

Downtown

Redmond Town Center Apartments

- Mixed-use
- 286 Dwelling units total
- 44 Affordable units at 80% AMI
- 9,000 SQFT commercial

Downtown

Porch & Park

Under Review

Mixed-use

- 19,000 SQFT office
- 8,600 SQFT of restaurants
- 86 Dwelling units total
- 9 Affordable units at 80% AMI
- Gateway features & art
- 30 public parking stalls

Willows/Rose Hill Neighborhood

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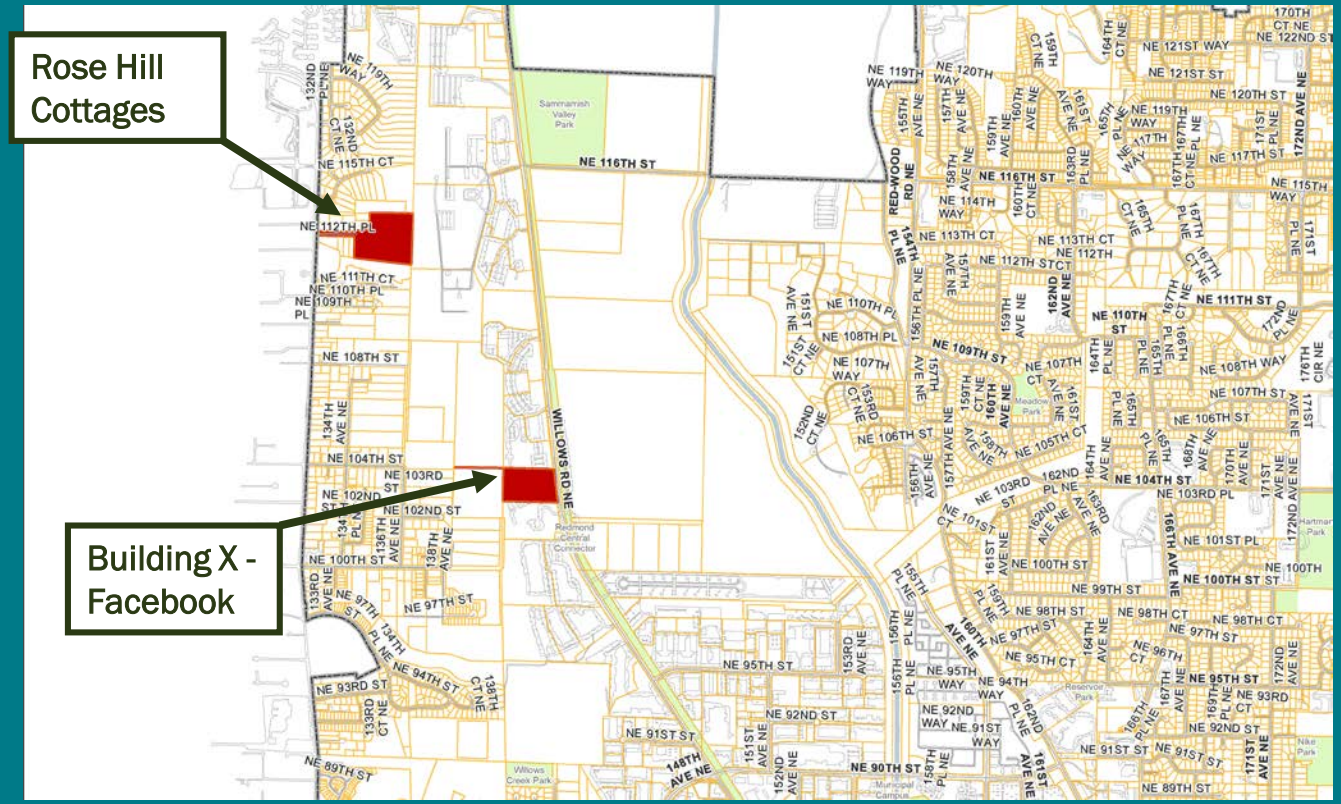
Willows / Rose Hill Project Highlights



Willows / Rose Hill

Building X - Facebook

Under Review

- 350,000 SQFT laboratory office
- Site designed for heightened tree preservation

Willows Rose Hill

Rose Hill Cottages

Under Review

- 28 Cottages total
- 1 Low-cost affordable unit at 50% AMI

Southeast Neighborhood

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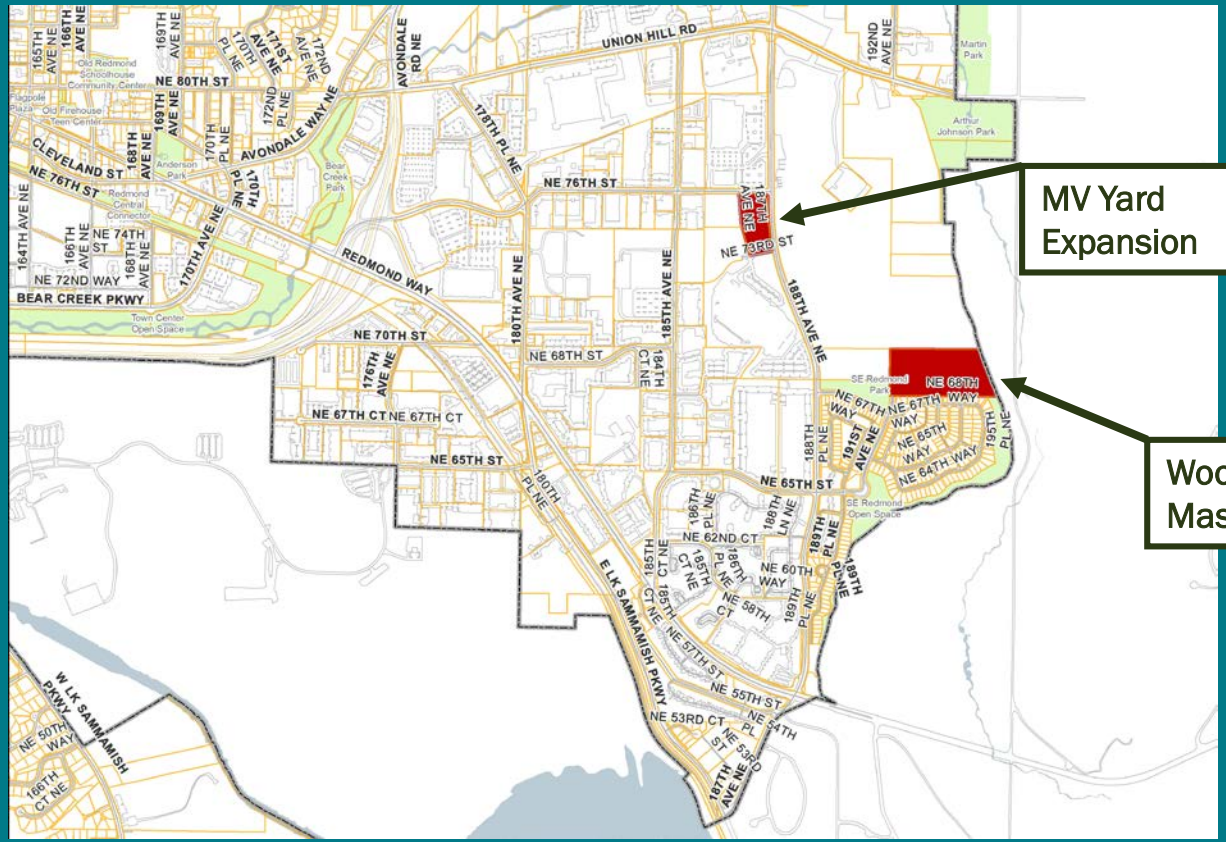
Southeast Neighborhood Project Highlights



MV Yard Expansion

Woodside Master Plan

SE Redmond

MV Yard Expansion

Under Review

- 325 total passenger vehicles

SE Redmond

Woodside Master Plan

Under Review

- 170 Dwelling units
  - 118 For-sale townhomes
  - 52 Cottages
  - 17-20 For-sale affordable units

Overlake Neighborhood

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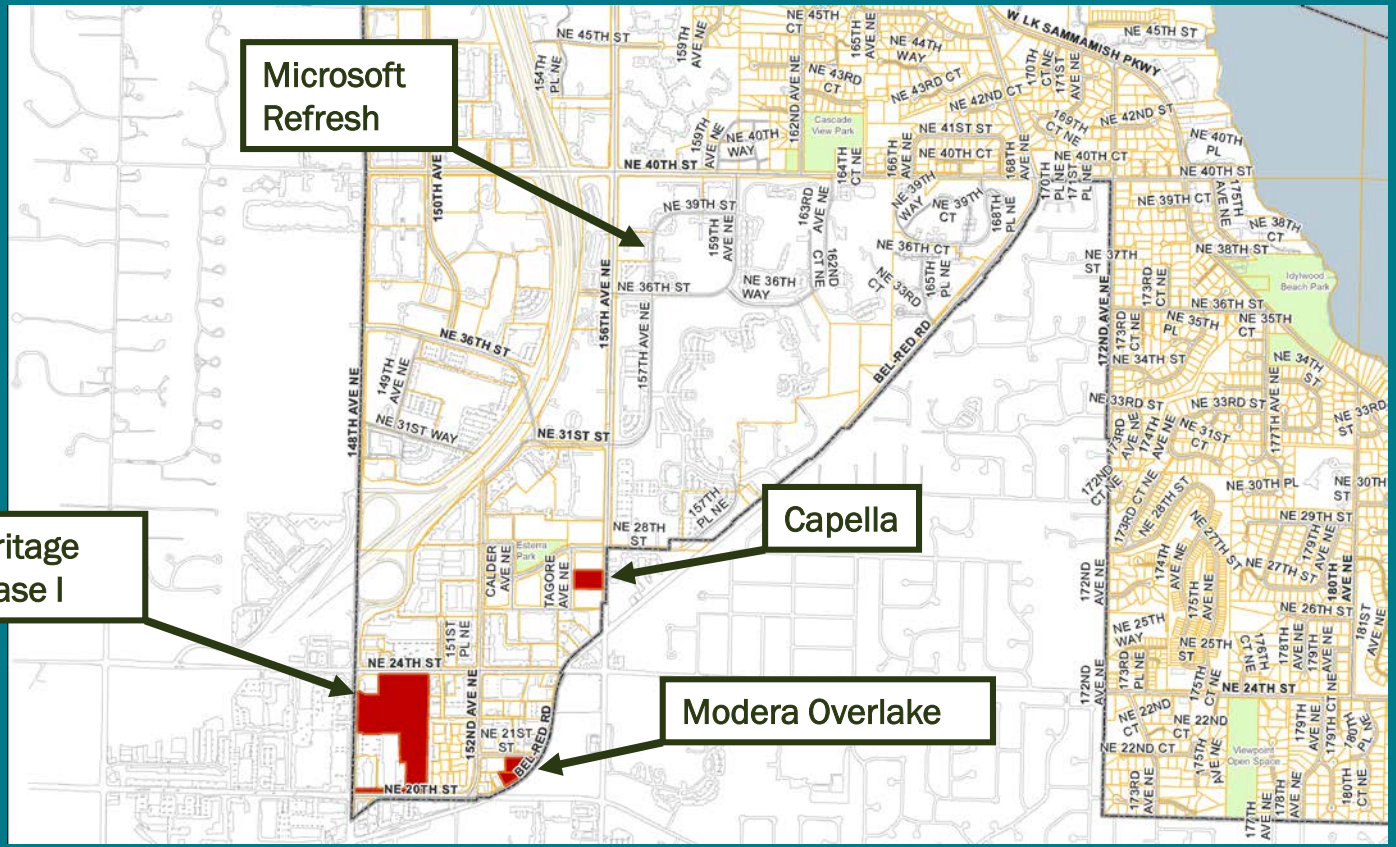
Overlake Project Highlights



Overlake

Seritage Phase I

Under Review

- 500 Dwelling units total
- 44 Affordable units at 80% AMI
- 28,000 SQFT of commercial

Overlake

Capella

Under Construction

- 261 Total Units
- 259 Affordable units
  - 24 at 30% AMI
  - 12 at 40% AMI
  - 21 at 50% AMI
  - 203 at 60% AMI
  - 111 Family-size affordable units
- Ground-level YMCA

Overlake

Modera Overlake

Under Review

- 288 Dwelling units total
- 13 Affordable units at 50% AMI
- 3,500 SQFT commercial
- Public plaza

Microsoft Refresh

Project Status:

7 Proposed entitlements

Three entitlements completed:

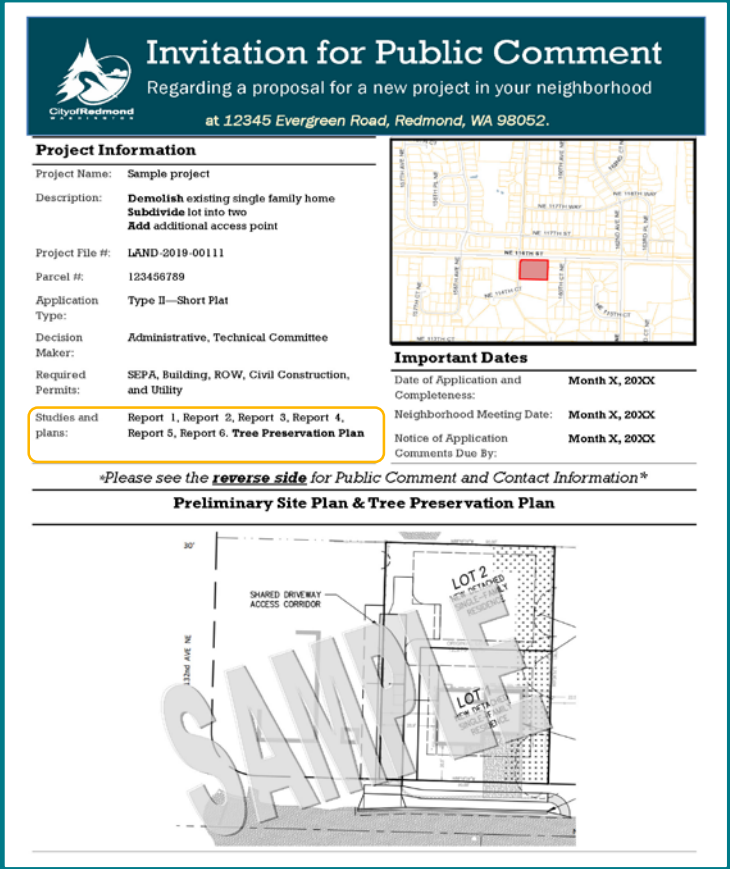
- Parking garage
- Whatcom Village
- Washington Village

Sound Transit

Project Status:

- **SE Redmond Station:** Design review phase
- **Downtown Station:** Design review phase
- **Overlake Stations:** Approved & under construction

Noticing & Project Information Enhancements



Invitation for Public Comment

Regarding a proposal for a new project in your neighborhood

at 12345 Evergreen Road, Redmond, WA 98052.

Project Information

Project Name:	Sample project
Description:	**Demolish** existing single family home **Subdivide** lot into two **Add** additional access point
Project File #:	LAND-2019-00111
Parcel #:	123456789
Application Type:	Type II—Short Plat
Decision Maker:	Administrative, Technical Committee
Required Permits:	SEPA, Building, ROW, Civil Construction, and Utility
Studies and plans:	Report 1, Report 2, Report 3, Report 4, Report 5, Report 6. **Tree Preservation Plan**

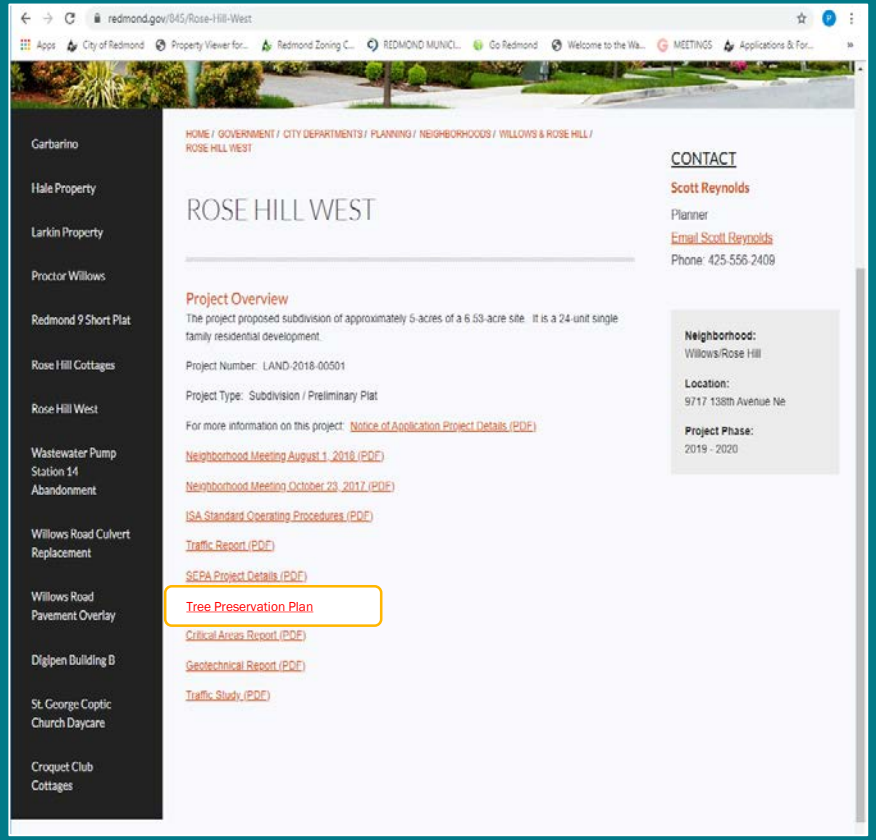
Important Dates

Date of Application and Completeness:	**Month X, 20XX**
Neighborhood Meeting Date:	**Month X, 20XX**
Notice of Application Comments Due By:	**Month X, 20XX**

Please see the **reverse side for Public Comment and Contact Information**

Preliminary Site Plan & Tree Preservation Plan

Noticing & Project Information Enhancements



Citywide Project Information

1. On-site signage
2. Project viewer
3. Mailings (within 500’)
4. City website
5. Postings in city hall and library
6. Planning Department staff

Citywide Project Information- New Handout

3 Ways to Learn More About Projects On the City Website

Use Search Bar

Type in project name, project number, or the neighborhood. The search bar can be found on just about every page at:
redmond.gov

Click on Projects Link

View a full list of projects. Scroll down or search by project name, neighborhood, or address. Also find this list by visiting:
redmond.gov/Projects

Use Project Viewer

View projects on a map. Get here by visiting:
redmond.gov/ProjectViewer
Sort by project or neighborhood and click on a parcel for more information.

Thank you.
Any Questions?

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Planning and Community Development

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