

#### 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







#### **2019 Private Development**

132 units **Single Family Homes** 233 units **Mixed Use Multi-Family** 24,400 ft<sup>2</sup> **Commercial Space** 





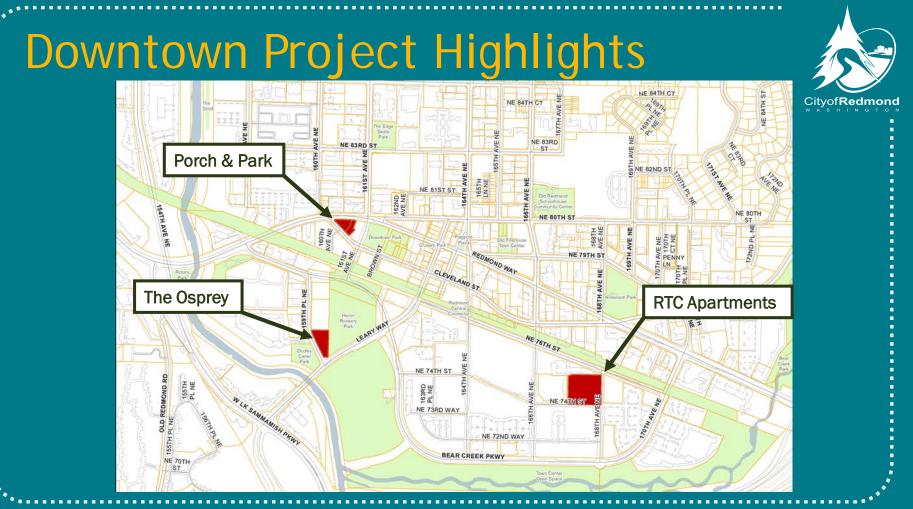
## **2019 Application Volumes**

Quantity	Permit Application	Types of Projects	Project Example
22		Design approval of multifamily, commercial, mixed use projects	Seritage Phase 1
		commercial, mixed use projects	Sentage Fliase I
11	Subdivisions	Creation of new lots	Rosehill West
1		Multi-phase or large site development	Woodside
		Contract between the City and	
2	Development Agreements	5	LMC Marymoor
83	Pre-Application	Early feasibility review	All Projects
00		Review of infrastructure needed	
62	Civil Construction Review	for proposed development	Proctor Willows Phase 1

#### Downtown Neighborhood







#### Downtown





#### The Osprey Under Review

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

### Downtown





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

#### Redmond Town Center Apartments



### 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



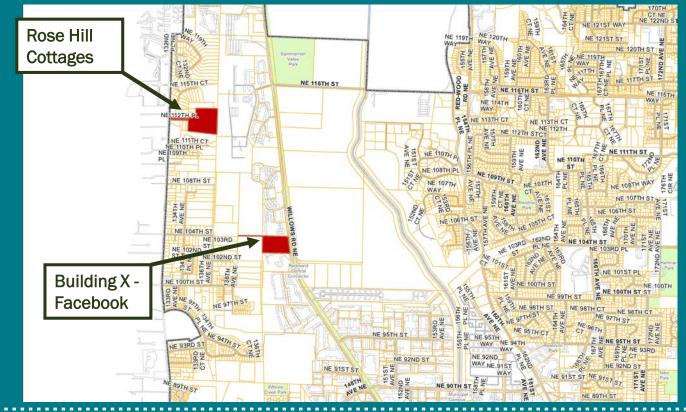
### Willows/Rose Hill Neighborhood







### Willows / Rose Hill Project Highlights



# CityofRedmond

#### Willows / Rose Hill



#### **Building X** -Facebook **Under Review** 350,000 SQFT laboratory office Site designed for heightened tree preservation

### Willows Rose Hill





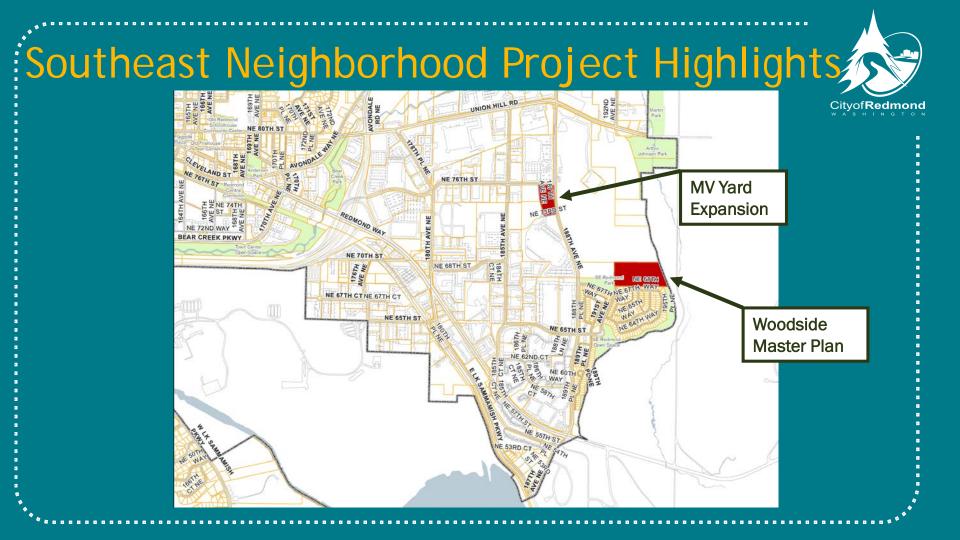
#### Rose Hill Cottages Under Review

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

#### Southeast Neighborhood







#### 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
  - o 52 Cottages
  - 17-20 For-sale
    affordable
    units



### Overlake Neighborhood





#### **Overlake Project Highlights** W LK SAMMAMISH PKWY NE 45TH NE 45TH ST NE 45TH ST NE 44TH WAY Cityof Redmond 154TH Microsoft Refresh NE 42ND ST NE 40TH PL NE 40TH CT T NE NE 40TH ST NE 40TH ST 50TH NE 39TH CT MO NE 39TH ST **CT** NE 3872 NE 36TH CT NE 38TH ST NE ST 173RD NE 36TH NE 36TH ST WAY NE 36TH ST NE 35TH 35TH NE 36TH ST NE 347 AVE NE NE 34TH ST NE 33RD ST 33RD ST NE 33RL NE 31ST WAY ST NE 31ST ST NE 30TH NE 30TH PL ST Capella NE 29TH ST NE 28TH Seritage Phase I VE N 151ST PL NE NAY NE 24TH ST ZNE 24TH Modera Overlake CT ST 180Th NE-20TH ST

#### 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 0 12 at 40% AMI 0 o 21 at 50% AMI 203 at 60% AMI 0 111 Family-size 0 affordable units **Ground-level YMCA**  $\bullet$ 

#### 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:**

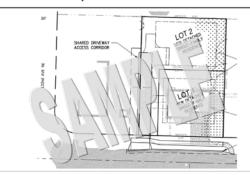
- SE Redmond Station: Design review phase
- Downtown Station: Design review phase
- Overlake Stations: Approved & under construction

#### Noticing & Project Information Enhancements Invitation for Public Comment Regarding a proposal for a new project in your neighborhood



Project Int	formation		
Project Name:	Sample project	日子弟后 所出日常公司	
Description:	Demolish existing single family home Subdivide lot into two Add additional access point	All training and t	
Project File #:	LAND-2019-00111	NE 1947H ST	
Parcel #:	123456789		
Application Type:	Type II—Short Plat		
Decision	Administrative, Technical Committee	ME RISTINGE	
Maker:		Important Dates	
Required Permits:	SEPA, Building, ROW, Civil Construction, and Utility	Date of Application and Month X, 20XX Completeness:	
Studies and	Report 1, Report 2, Report 3, Report 4,	Neighborhood Meeting Date: Month X, 20XX	
plans:	Report 5, Report 6. Tree Preservation Plan	Notice of Application Month X, 20XX Comments Due By:	







#### Noticing & Project Information Enhancements C & Reference & Reference C & Reference C & Reference & Re

Garbarino

Hale Property

Larkin Property

Proctor Willows

Redmond 9 Short Plat

**Rose Hill Cottages** 

Rose Hill West

Station 14

Abandonment

Replacement

Willows Road

Pavement Overlay

**Digipen Building B** 

St. George Coptic Church Daycare Croquet Club Cottages

Wastewater Pump

Willows Road Culvert

ROSE HILL WEST

**Project Overview** 

family residential development.

Project Number: LAND-2018-00501

Project Type: Subdivision / Preliminary Plat

Neighborhood Meeting August 1, 2018 (PDF)

Neighborhood Meeting October 23, 2017 (PDF)

ISA Standard Operating Procedures (PDF)

Traffic Report (PDF)

SEPA Project Details (PDF)

Tree Preservation Plan

Critical Areas Report (PDF)

Geotechnical Report (PDF) Traffic Study (PDF)

ROSE HILL WEST

HOME / GOVERNMENT / CITY DEPARTMENTS / PLANNING / NEIGHBORHOODS / WILLOWS & ROSE HILL /

The project proposed subdivision of approximately 5-acres of a 6-53-acre site. It is a 24-unit single

For more information on this project: Notice of Application Project Details (PDF)



A REAL PROPERTY AND INCOME.	
	•
	-
	-
ids	
409	
	•
	-
	-
ue Ne	-
	-
	•
	• •
	•

☆ 😰 :

CONTACT

Planner

Scott Reynolds

Email Scott Reyns Phone: 425-556-2

> Neighborhood: Willows/Rose H

> 9717 138th Ave

Project Phase: 2019 - 2020

Location:

# 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



#### **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



Projects On the City Website

#### **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



Citvof Redmond

#### **Use Project Viewer**

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

# Thank you. Any Questions?

Carol Helland, Interim Director chelland@Redmond.gov, x2107 Sarah Pyle, Manager spyle@redmond.gov, x2426

Planning and Community Development

