



## Memorandum

**Date:** 8/17/2021  
**Meeting of:** City Council

**File No.** AM No. 21-132  
**Type:** Public Hearing

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

|                                    |                  |              |
|------------------------------------|------------------|--------------|
| Planning and Community Development | Carol V. Helland | 425-556-2107 |
|------------------------------------|------------------|--------------|

**DEPARTMENT STAFF:**

|                                    |                |                                     |
|------------------------------------|----------------|-------------------------------------|
| Planning and Community Development | Cameron Zapata | Senior Planner                      |
| Planning and Community Development | David Lee      | Development Review Planning Manager |

**TITLE:**

LMC South Park Master Plan, Development Agreement and Site Plan Entitlement, Type V Quasi-Judicial Consolidated Review Permit

- a. Ordinance No. 3058: An Ordinance of the City of Redmond, Washington, Adopting the Technical Committee's Recommendation to Approve with Conditions the LMC South Park Master Plan, Development Agreement, and Site Plan Entitlement (File LAND-2020-00029, LAND-2020-00030) and Establishing an Effective Date
- b. Resolution No. 1546: A Resolution of the City Council of the City of Redmond, Washington, Approving a Development Agreement for Properties Owned by Lennar Multifamily Communities

**OVERVIEW STATEMENT:**

Conduct a public hearing, receive public comments and applicant testimony, close the hearing and issue a decision on the LMC South Park Master Plan, Development Agreement, and Site Plan Entitlement.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**      ☐ **Provide Direction**      ☒ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**

This project is being proposed as a Development Agreement, Master Plan, and Site Plan Entitlement (Type V

Quasi-Judicial Consolidated Review) consistent with the requirements of the Redmond Zoning Code and policies contained within the Comprehensive Plan.

Since this is a Quasi-Judicial process, the Council sits as “judges” of the application and the Appearance of Fairness Doctrine applies. This means that Council communications related to the project with anyone outside of a formal Council meeting must be disclosed and described on the record before a decision can be made, and Councilmember participation can be challenged based on such a disclosure.

- **Required:**  
RZC 21.76.070.L Land Use Actions, and Decision Criteria, Development Agreement  
RZC 21.76.070.P Land Use Actions, and Decision Criteria, Master Plan  
RZC 21.76.070.Y Land Use Actions, and Decision Criteria, Site Plan Entitlement
- **Council Request:**  
Council will eventually be requested to hold a Public Hearing for the project and render a decision based on the Staff Report and public testimony.
- **Other Key Facts:**  
Not applicable

#### **OUTCOMES:**

The applicant is seeking a Master Plan, Site Plan Entitlement, and Development Agreement from the City Council. With respect to the Development Agreement, the applicant is proposing the following terms with staff’s recommendation.

With respect to the Development Agreement, the City is receiving the following benefits:

- Commitment to provide at least 5 percent of the units (14) as 3-bedroom units;
- 10 percent of live/work units reserved for occupancy by local commercial tenant(s);
- Public Art walk;
- Public Plaza;
- Public Play Plaza with children’s play features and other entertainment features for all ages;
- Public outdoor dog washing station;
- Community Gardens;
- Art Studio and artist in residence; and
- Multi-modal trail connections to Marymoor Park with self-service bicycle repair station.

In return, the applicant is requesting:

- A ten-year vesting period with a potential five-year extension;
- Ground floor amenity space to be classified as commercial space;
- Live/work units to be classified as commercial space;
- Construction phasing is proposed in two phases:
  - Phase I will include a majority of the infrastructure improvements (includes the construction of 173rd Avenue NE and 174th Avenue NE), the development of the garage, west building, north and south public plazas; and
  - Phase II will include the east building and its residential amenities, children’s play plaza, community garden, and art walk.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

Neighborhood meetings (virtual)

December 8, 2020

March 28, 2021

Notice of Application

February 24, 2021

State Environmental Policy Act

March 22, 2021

- **Outreach Methods and Results:**

Neighborhood meetings

December 8, 2020

March 28, 2021

Notice of Application

February 24, 2021

State Environmental Policy Act

March 22, 2021

Two participants attended the virtual Neighborhood Meetings, where general information questions were asked and responded to.

Staff received one public comment from the Notice of Application, asking what constituted a live/work unit. Staff was able to respond by describing a live/work unit.

Staff also received two comments on the environmental review conducted pursuant to the State Environmental Policy Act. One comment requested a cultural assessment and to be included in future correspondence. Staff responded and will provide the cultural assessment and included them on the parties of record list. The last comment was a recommendation of archaeological monitoring or survey. Staff responded that a Monitoring Inadvertent Discovery Plan is a condition of project approval.

- **Feedback Summary:**

No substantive questions or concerns resulted during community and stakeholder outreach/ involvement.

**BUDGET IMPACT:**

**Total Cost:**

The Development Services function of the City that is responsible for permit review and inspection is supported by applicant fees and the General Fund.

**Approved in current biennial budget:**

☒ Yes

☐ No

☐ N/A

**Budget Offer Number:**

000244

**Budget Priority:**

Vibrant and Connected

Other budget impacts or additional costs: ☐ Yes ☐ No ☒ N/A

If yes, explain:

N/A

**Funding source(s):**

Fees and General Fund

**Budget/Funding Constraints:**

N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

| Date      | Meeting  | Requested Action    |
|-----------|--|---------------------|
| 6/8/2021  | Committee of the Whole - Planning and Public Works | Receive Information |
| 7/6/2021  | Business Meeting                                   | Provide Direction   |
| 7/27/2021 | Study Session                                      | Provide Direction   |

**Proposed Upcoming Contact(s)**

| Date | Meeting                    | Requested Action |
|------|----------------------------|------------------|
| N/A  | None proposed at this time | N/A              |

**Time Constraints:**

The Applicant would like to begin construction on infrastructure improvements in Winter 2021.

**ANTICIPATED RESULT IF NOT APPROVED:**

The site is located in Marymoor Village and is approved for development as a local center in anticipation of the Downtown Redmond Link Extension in 2024. The project, as proposed, is consistent with adopted Marymoor Village policies and regulations. Deviations to standards and public benefits have been incorporated into the compliance analysis and provided herein. If not approved, the housing and amenities associate with this project would not be constructed.

**ATTACHMENTS:**

Attachment A-Ordinance  
Attachment B-Resolution  
Attachment C-Development Agreement  
Attachment D-Staff Report  
Attachment E-Council Issue Matrix