



PLANNING AND PUBLIC WORKS COMMITTEE

Private Development Update

David Lee, Manager
Planning and Community Development

Purpose

- Update City Council on private development

Private Development by Neighborhood



2020 Private Development-Recap

82 units

Single Family Homes

1633 units

Mixed Use Multi-Family

7,500 ft²

Commercial Space



2021 YTD Private Development

9 units

Single Family Homes

104 units

Mixed Use Multi-Family

77,912 ft²

Commercial Space



2021 YTD Application Volumes

Quantity	Permit Application	Types of Projects	Project Example
5	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
58	Pre-Application	Early feasibility review	All Projects
53	Civil Construction Review	Review of infrastructure needed for proposed development	Proctor Willows Phase 1

Downtown Neighborhood



Downtown



Together Center Under Construction

Mixed-use

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

Downtown



Nelson Legacy Project One Under Review

Mixed-Use

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

Downtown



Harmony

Land use review

Mixed-use

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

Downtown



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



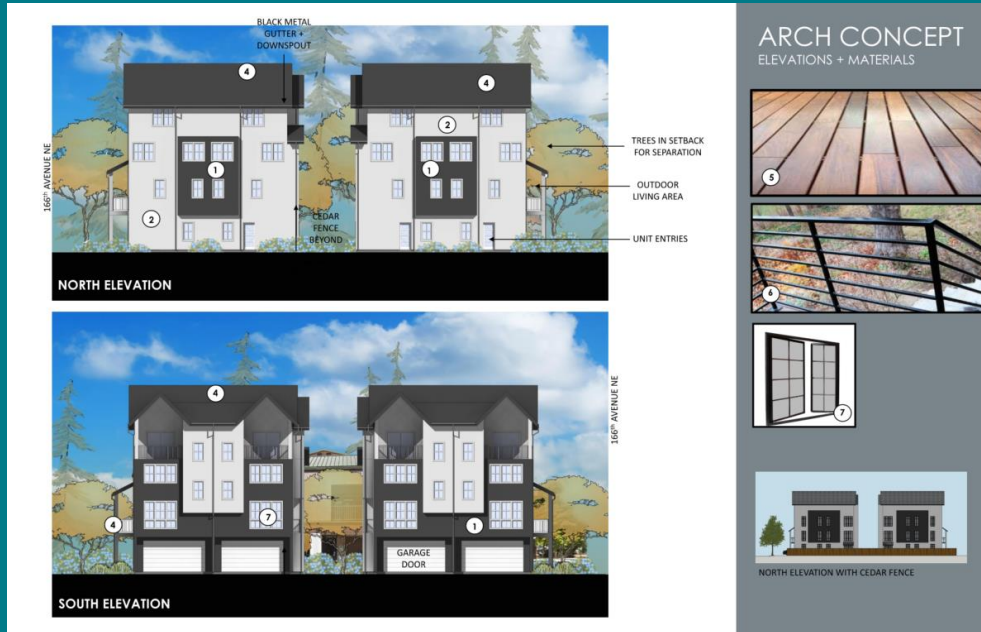
Redmond Sunrise Apartments

Under Review

Site Plan Entitlement

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

Downtown



Camden Row Under Review

Short Subdivision & Site Plan Entitlement

- 4 Dwelling Units

Southeast Neighborhood



SE Redmond



LMC South Park Land Use Review

Mixed-use

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

SE Redmond



The Spark

Land use review

Mixed-use

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

Willows/ Rosehill Neighborhood



Willows/ Rose Hill



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

Willows/Rose Hill



- Proctor Willows
Phase 1
Under Construction
Multi-family/Single-Family
- 87 Dwelling Units
 - 9 Affordable Units
 - No Commercial Sq ft proposed
 - Trails/Public Art

Willows/Rose Hill



Proctor Willows Phase 2

Under Construction

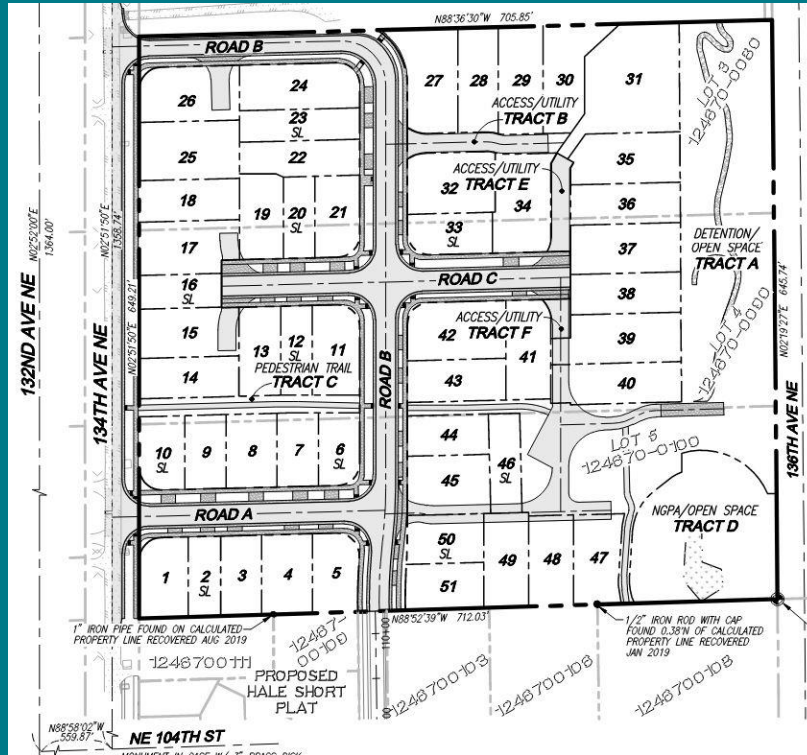
Mixed-Use

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

Willows/Rose Hill



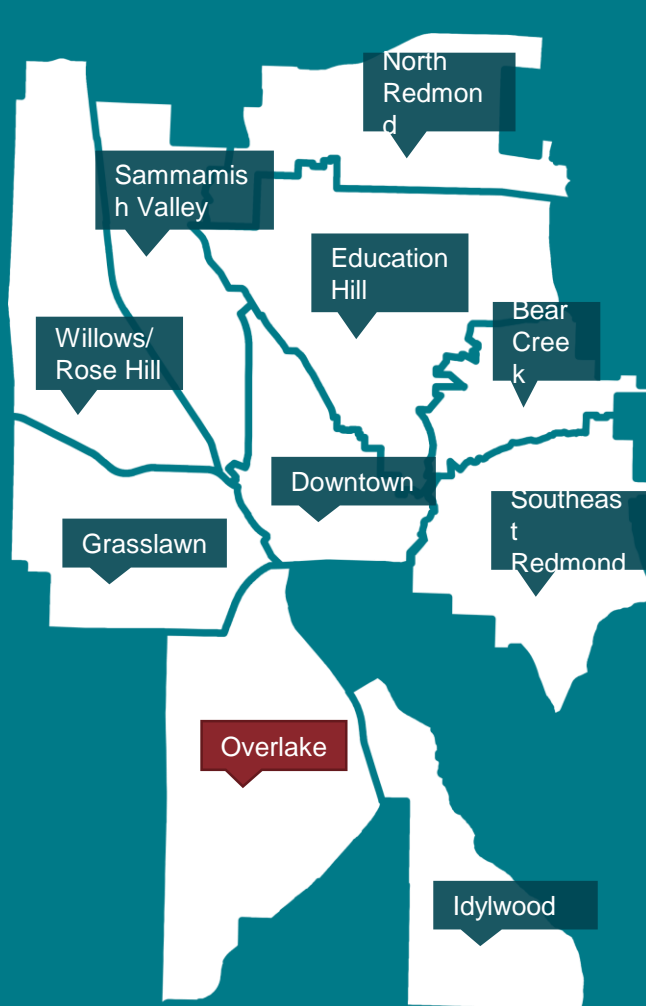
City of Redmond
WASHINGTON



Rosewood Court Under Land Use Review Subdivision

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

Overlake Neighborhood



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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