

McCULLOUGH HILL LEARY, PS

March 23, 2020

VIA ELECTRONIC MAIL

Redmond Planning Commission
City of Redmond
15670 NE 85th Street
P.O. Box 97010, MS 4SPL
Redmond, WA 98073-9710

Re: Overlake Comprehensive Plan Amendment Application (Carryover Item B2)

Dear Planning Commission Members:

We represent LeFrak and AvalonBay Communities with respect to their proposed Comprehensive Plan Amendment Application (the “Application”) to amend the City’s land use map to adjust (a) the “Overlake Mixed Use” land use designation boundary; and (b) the “Overlake Urban Center” subarea boundary to include the Onyx Apartments and Eaves Redmond Campus apartments.

This is a carryover item from last year’s Comprehensive Plan docket. The Technical Committee Report issued on March 4, 2020 recommends that this item be included in the City’s the 2019/2020 docket. There have been no substantive comments on this item from Planning Commission members to date.

We ask that the Planning Commission follow the Technical Committee recommendation and include this item on the docket. Further, we seek the Commission’s support for this CPA request.

The subject site is approximately 55 acres, and it is comprised of the Onyx Apartments and Eaves Redmond Campus. Expanding the Overlake Mixed Use land use designation and Urban Center designation will allow the owners of these sites to invest resources into needed improvements to aging housing stock and site upgrades, directly responding to the additional housing demand created by Microsoft’s planned expansion. This request furthers the goals of the City’s Comprehensive Plan by stimulating additional growth and redevelopment in an area designated to receive it. Locating diverse, high-quality housing options in close proximity to light rail furthers innumerable goals of the City’s Comprehensive Plan, and it makes good sense.

We appreciate your attention to this letter and ask for your support of this CPA request.

Sincerely,

McCULLOUGH HILL LEARY, PS



Courtney E. Flora

cc: Judy Fani, Senior Planner