



Overlake Neighborhood Plan Update

Overlake Update and Implementation Project

Briefing for the Bel-Red
Steering Committee

February 1, 2007



- **Vision**

- Not only a focus for employment but also attractive location to live, shop, and recreate
- Walking, bicycling, transit are real choices
- Primarily mid-rise in scale

- **Project purpose**

- Refine, clarify vision
- Account for change
- Extend planning to 2030
- Determine how investments and other actions can help achieve vision

- **Outcomes**

- Updates to neighborhood plan, regulations, functional plans
- Implementation strategy, including master plan



Overlake Neighborhood Plan Update **PROCESS**



Technical work

- Existing conditions
- Residential market, economic analyses
- Transportation modeling
- Other facility, service evaluations
 - Utilities
 - Parks
 - Fire and police

Outreach

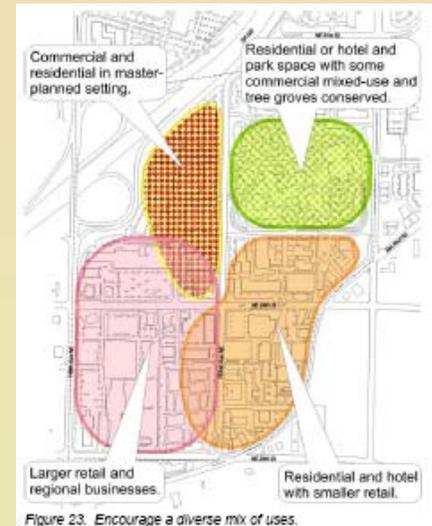
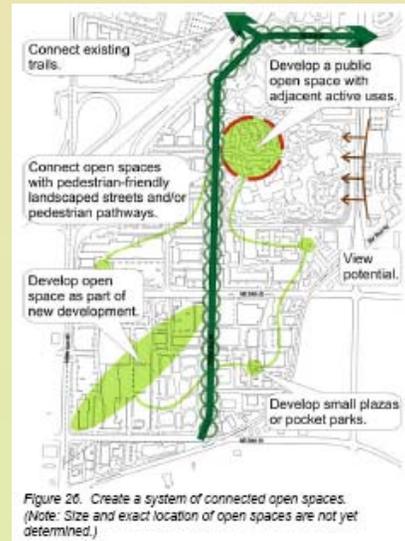
- Focus group and stakeholder meetings
 - Late 2005/early 2006
 - Fall 2006
 - Late 2006/early 2007
- Newsletters
- Public design workshop: May 2006
- Open house: November 2006

City Council, Boards & Commissions

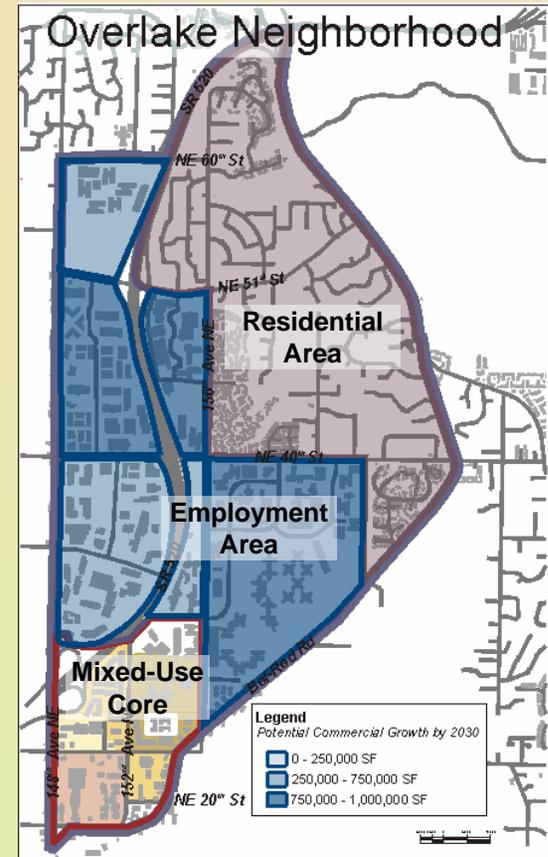
Development, refinement of alternative concepts

Overlake Village

- Sense of place
- Desirable place to live
- Diverse mix of uses
- 152nd Ave NE as core
- Attractive streetscapes
- System of parks and open spaces
- Local access
- Accommodation for through-traffic
- Transit connections



- Alternative ways to implement adopted vision
- Explored the relationship between
 - Various levels of public investment in improvements
 - Various levels of private development
- Show a coordinated vision, to help
 - Integrate individual projects
 - Target public investment



	Existing and Pending - 2005	Potential Change From Existing Plan to 2030		
		Existing Patterns (No Action)	Moderate*	Ambitious*
Housing (Multi-family, Single-Family)	3,000 units	2,300 units	3,500 units	5,800 units
Commercial (Office, Retail)	15.3 million SF	1 million SF (275K Retail)	2.5 million SF (400K Retail)	4.4 million SF (300K Retail)

*Potential increase in zoning capacity in Employment area: phase or link to residential development or improved non-SOV

- Overlake Village evolves as true urban mixed-use/residential neighborhood
- Most sites redevelop
- 152nd Neighborhood Core
- System of parks, open spaces
- Regional stormwater facilities
- Employment Area: Support growth in jobs and some multi-family in Employment Area
- Trees, green space
- Multi-modal transportation system





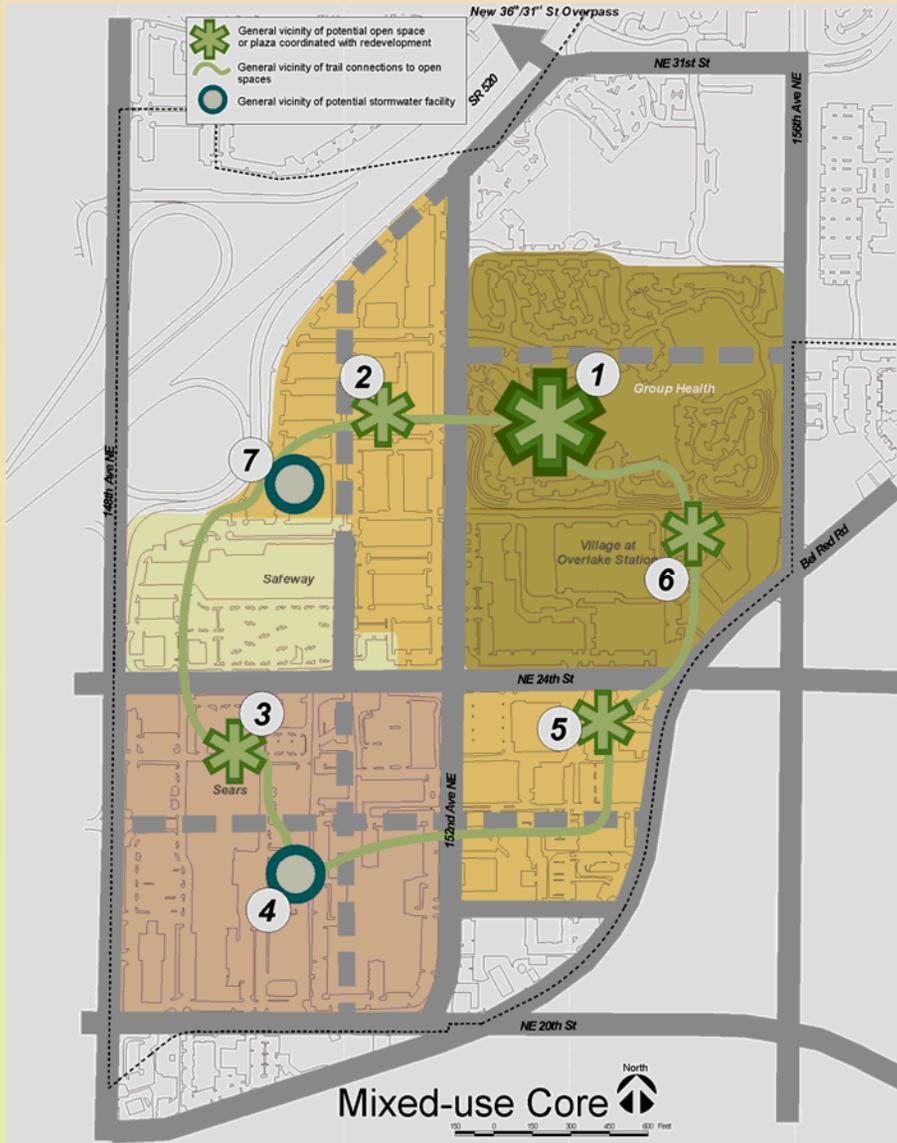
Example of light rail station



Streetscape improvements and street-oriented retail



Multistory retail/mixed use development



Park # **4**

Function:

Stormwater pond + Park

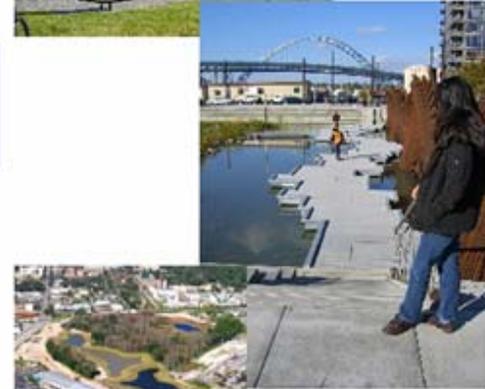
Potential Activities:

*Water Retention
Green space*

Character:

*Natural
Water oriented*

Area of Service of Park:



Transportation Alternatives Modeling Results

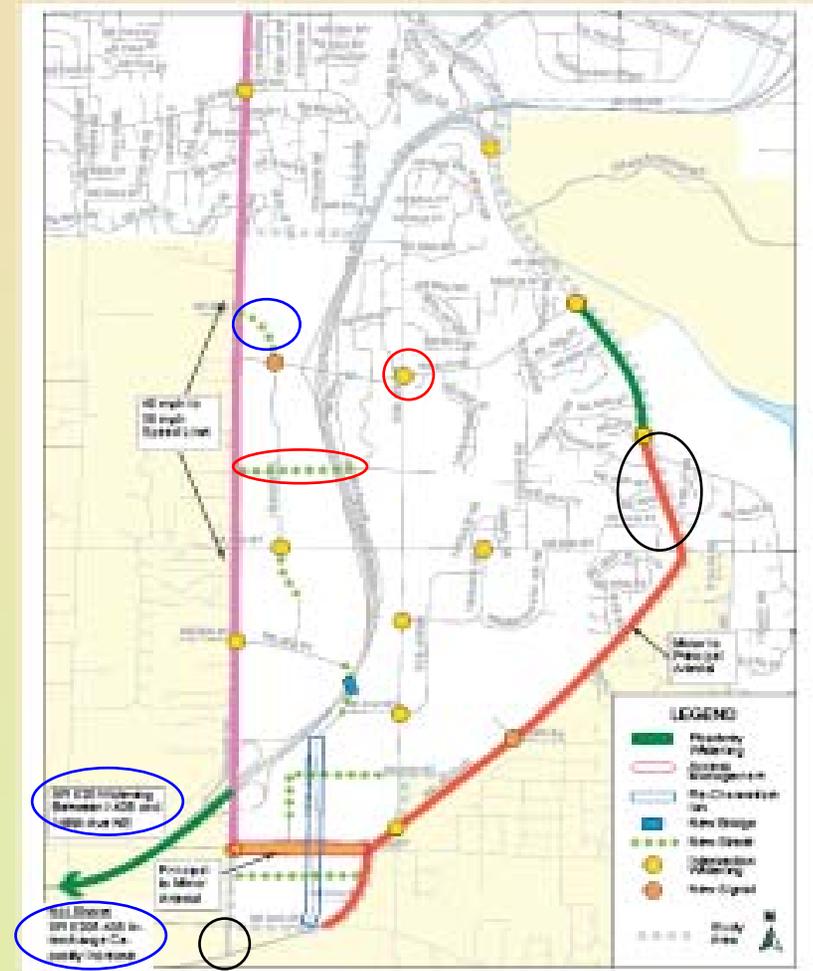


- Based on Bel-Red BKR Model Calibrated for Overlake
- 2030 Results: Extent of change between alternatives relatively small
- Key corridors with increased congestion:
 - 148th Avenue NE
 - Bel-Red Road
 - W Lake Sammamish
 - NE 24th Street

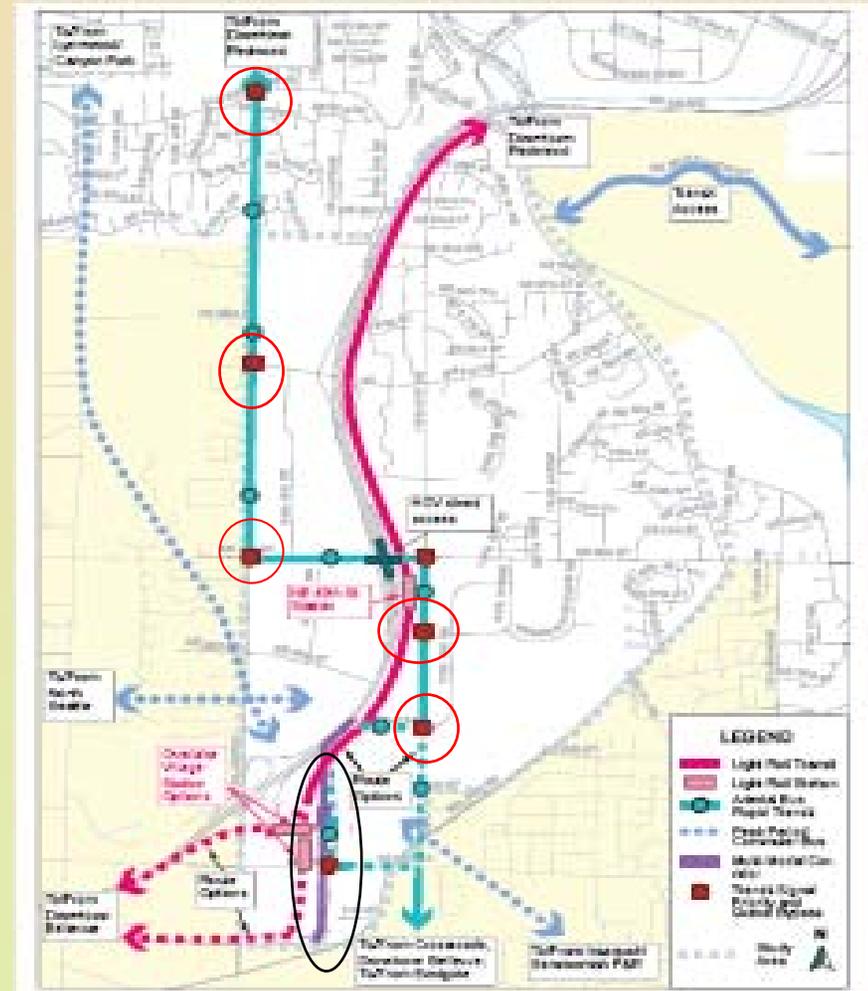
- Improve pedestrian and bicycle environment
 - Complete sidewalks where missing
 - Network of multi-use trails or bike lanes
 - Mid-block crossings
 - Pedestrian/bike bridges

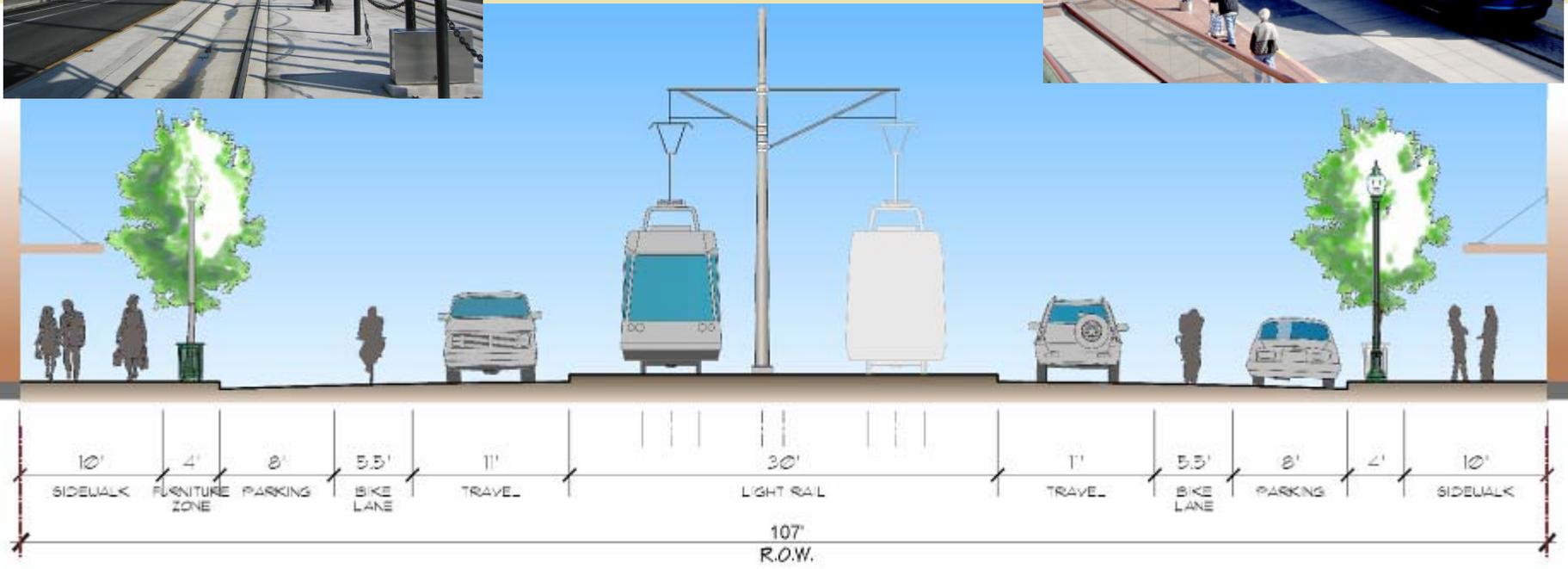


- Improve function of existing street network
 - Intersection improvements
- Expand local street grid
- Changes made to Ambitious:
 - Removed 2 projects (red)
 - Modified 3 projects (blue)
 - Added 3 projects (black)
 - Not shown: Redmond Way and 148th Avenue NE



- Improve regional and local bus service
 - Transit Now
 - Sound Transit
- Light rail stations
 - Vicinity of 152nd Ave. NE and NE 24th St.
 - NE 40th St.
- Alternative light rail alignments in Mixed-Use Core
- Queue bypass lanes
 - Removed 5 (red)





152nd Ave NE – street section
One alternative

- Strengthen parking management, transportation demand management
 - Update parking standards
 - Provide additional incentives for use of bike, carpool and transit modes, including incentives for employees to pay for parking cost





Overlake Neighborhood Plan Update **NEXT STEPS**

Early to Mid-Spring 2007

- Action alternative is basis for
 - Drafting updates to Comprehensive Plan, Development Guide
 - Drafting Master Plan, Implementation Strategy
- Prepare and release draft SEIS – public comment period (March)
- Additional outreach, including open house on SEIS and recommended updates (March)
- Begin joint reconciliation process for phasing, transportation issues

Remainder of 2007: Review and Action on Updates in Phases

- First Phase
 - Planning Commission review/recommendation (late Spring to early Summer 2007)
 - City Council review/action (Summer 2007)
- Second Phase
 - Following reconciliation



Questions/Discussion?

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