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 an 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
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
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DESIGN WORKSHOP RESULTS

9 Main Themes

Overlake Village

• Sense of place
• Desirable place to live
• Diverse mix of uses
• 152\textsuperscript{nd} 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
## Overlake Neighborhood Plan Update

### Alternatives: Development Range

<table>
<thead>
<tr>
<th></th>
<th>Existing and Pending - 2005</th>
<th>Potential Change From Existing Plan to 2030</th>
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<tbody>
<tr>
<td><strong>Existing Patterns</strong></td>
<td></td>
<td><strong>Moderate</strong></td>
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<tr>
<td>(No Action)</td>
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<tr>
<td><strong>Housing</strong></td>
<td></td>
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</tr>
<tr>
<td>(Multi-family, Single-Family)</td>
<td>3,000 units</td>
<td>2,300 units</td>
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<tr>
<td><strong>Commercial</strong></td>
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<tr>
<td>(Office, Retail)</td>
<td>15.3 million SF</td>
<td>1 million SF (275K Retail)</td>
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*Potential increase in zoning capacity in Employment area: phase or link to residential development or improved non-SOV
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Preliminary Action Alternative

- 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
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**LAND USE**

**Preliminary Action Alternative 2030**

- Higher density with some high-rise building (up to 12 stories)
- Higher density mid-rise mixed use
- Medium density mixed use
- Ground-floor grocery with additional commercial
- Regional retail
- Multistory retail/mixed use development
- Streetscape improvements and street-oriented retail
- Example of light rail station
- Multistory retail/mixed use development
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PARKS AND OPEN SPACES
Preliminary Action Alternative 2030

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
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TRANSPORTATION
Preliminary Action Alternative 2030

• 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
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TRANSPORTATION
Preliminary Action Alternative 2030

- 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)
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TRANSPORTATION
Preliminary Action Alternative 2030

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
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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
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Questions/Discussion?

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