

Redmond
Overlake



Master Plan &
Implementation
Strategy

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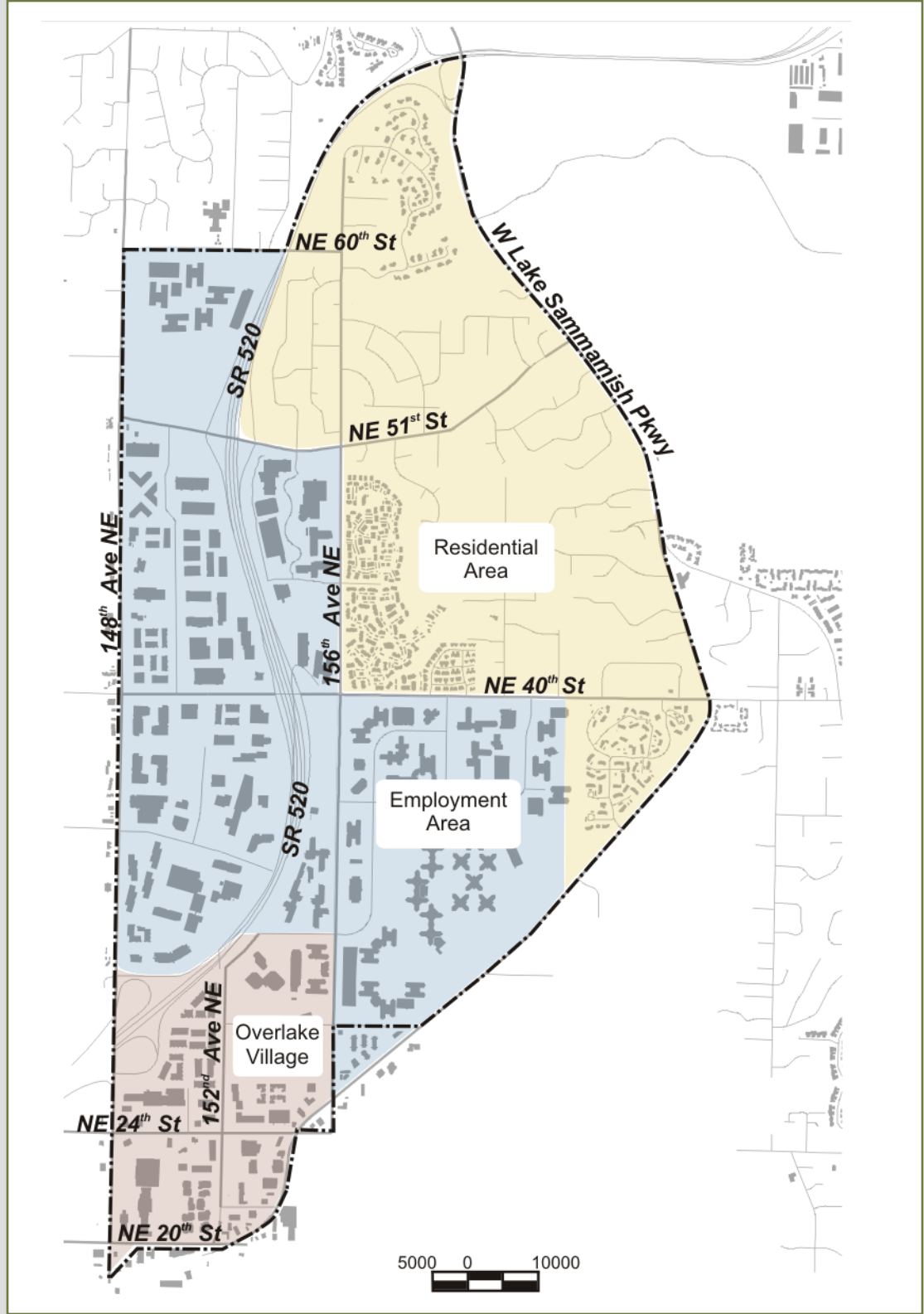


Introduction: Overlake Neighborhood

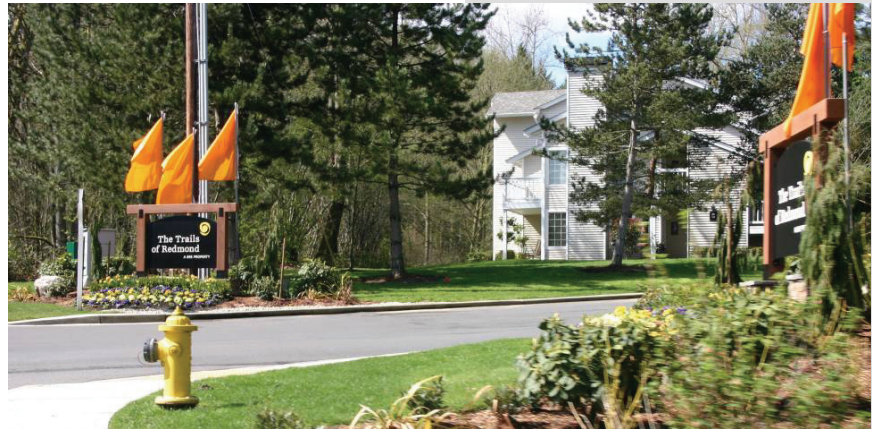
With its corporate campuses, shopping and residential areas, Overlake is a regional urban center offering opportunities to live, work, shop, and recreate. It is home to major corporations, offices, and high technology research and development businesses, a range of small and large retailers, and single-and multi-family residences. Close to regional parks and recreational amenities, its wooded feel creates a campus-like backdrop for its multiple users.

Overlake is well located in southwest Redmond and easily accessed off State Route 520. A short distance to Redmond Town Center and Downtown Bellevue, the neighborhood is approximately 15 miles from Seattle and currently well served by local and regional transit. The neighborhood is comprised of three districts: Overlake Village to the south, the Residential Area to the northeast and the Employment Area in between.

Overlake is located in the southwest corner of Redmond, bounded on the west by 148th Avenue NE, on the south by NE 20th Street, Bel Red Road/ West Lake Sammamish Parkway to the east, and NE 60th Street/SR 520 to the north. SR 520 bisects the western third of the neighborhood.



The Residential Area consists primarily of single family homes with interspersed multi-family development. This area will not experience significant change in the next twenty years, but will continue to accommodate infill development.



Multi-family development in the Residential Area.

Overlake's Employment Area consists of major corporations, offices, and advanced technology research and development businesses. The area is characterized by treed corporate campuses. This area will continue to provide for phased growth over time.



The treed, campus-like environment of Overlake's Employment Area.

Of the neighborhood's three districts, Overlake Village is the most poised for change as it is generally developed to a low intensity and characterized by one- or two-story buildings and surface parking. Though it supports a wide range of uses, its commercial development is similar to many other suburban locations – auto-oriented with non-descript architecture.



One-story retail or office development characterizes much of Overlake Village today.

Purpose

The Overlake Neighborhood Plan update refines the community's vision for Overlake adopted in 1999. It advances a number of long-standing goals for Overlake, including providing places to live that are close to jobs and amenities. It also builds on Overlake's existing assets and opportunities, including the planned extension of high-capacity transit/light rail, relocation of Group Health's in-patient and clinic facilities, and Microsoft's planned expansion.

The Master Plan summarizes all updates resulting from the Overlake Neighborhood Plan project, including the policies, development regulations, and related portions of other Redmond plans such as the Transportation Master Plan and the Parks, Recreation, and Open Space (PRO) Plan. It describes a coordinated approach to land use, transportation, parks and natural resources in the area and lays out a strategy to achieve the refined vision.

This Master Plan is intended to guide private development and public investments so that new projects fit the community's vision and accomplish public as well as private objectives. Implementation of this Plan will depend on taking action. The detailed list of implementation steps in this plan will guide the actions of the City for the next twenty years.



Redevelopment of the Group Health site is envisioned after relocation of the Overlake in-patient and clinic facilities in 2008.

"I believe the time has come for us – as a community – to take a careful look at Overlake and how investments over the next 20 years could transform this area into a vibrant urban village with places for people to work, live and play."
Mayor Rosemarie Ives



Sound Transit is evaluating service to Overlake as part of its planning to bring light rail to the east side.



Microsoft plans to add 2.2 million square feet for 12,000 additional employees within the next several years. To support this growth, Microsoft will be completing approximately \$35 million in street and sewer improvements, including the new SR 520 overpass connecting NE 31st to NE 36th Street

Process

The Overlake Master Plan and Implementation Strategy was developed in partnership and close coordination with the area's business and property owners, people who live or work in the area, interested community members, Redmond elected officials and members of several boards and commissions, staff and project consultants. Input and comments were encouraged at three neighborhood events, several focus group and stakeholder meetings, and through the Redmond website.

Comprehensive Plan Policies Summary

The Redmond Comprehensive Plan sets the direction for Overlake with policies addressing land use; character and design; parks, recreation, open space and the arts; transportation; and public facilities and services for the neighborhood as a whole and for each of the three districts.

New and strengthened policy concepts include:

- Encouraging residential development while balancing residential and commercial growth
- Encouraging mixed-use and Transit Oriented Development
- Investing in 152nd Avenue NE to create a linear neighborhood core in Overlake Village
- Creating a unique neighborhood character
- Increasing multi-modal mobility
- Planning for high-capacity transit/light rail
- Creating a parks system including parks, trails, open spaces, plazas, and art
- Encouraging green building and Low Impact Development
- Developing regional stormwater management facilities
- Considering phased increases in zoning capacity in the Employment Area over time

The policies relating to Overlake are included in their entirety in the Comprehensive Plan.

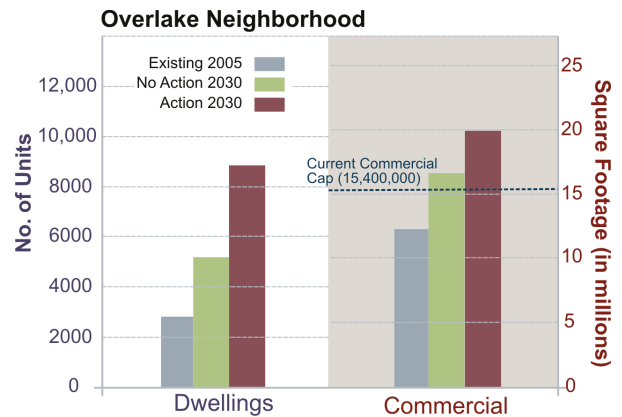
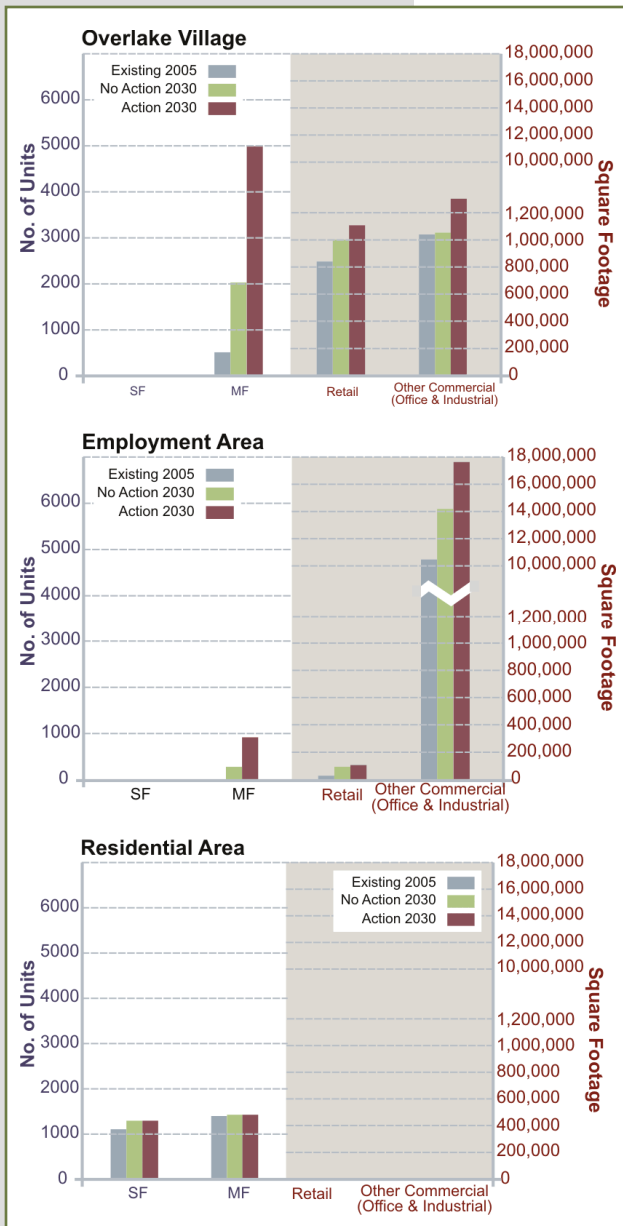


Overlake Urban Center Design Workshop attendees refine the vision for Overlake Village (top); community members discuss transportation alternatives at an open house.

Demographic Projections

Overlake will play a critical role in Redmond's evolution as envisioned by the Comprehensive Plan. By 2030, Overlake should be able to accommodate:

- Significant multi-family, retail, and office growth in Overlake Village
- Phased office growth along with some multi-family and retail growth in the Employment Area
- Modest infill and new single-family residential development in the Residential Area



Overlake Neighborhood Vision



Legend

- Overlake Boundary
- * Gateway
- Activity node
- Connected open spaces
- ▬ Pedestrian-oriented street with retail
- ▬ Light rail route options
- ▬ Bus rapid transit
- ▬ Commuter bus connections
- ▬ Bike connections
- ▬ Multi-use pathways

Vision

Overlake will be an attractive, safe place to live, work, shop and play. A vibrant neighborhood with a mix and density of uses, Overlake will include plazas, parks, trails and other amenities for its residents and visitors. It will be walkable, bikeable and served by frequent transit service and will continue to thrive as an employment center, residential neighborhood and commercial center serving nearby areas. Strong multimodal linkages will connect the neighborhood's three subareas to each other and to their surroundings. Goals specific to Overlake's three subareas are summarized below:

■ **Overlake Village**

Increase the area's diversity of uses and activity by encouraging development of a range of multi-family housing, retail and service businesses, pedestrian-oriented activities and alternative transportation modes. Evolve over time to be a true urban residential/mixed-use neighborhood: a vibrant gathering place for people, with a variety of stores and eateries that line the streets as part of integrated, multi-story developments.

■ **Employment Area**

Maintain and enhance the area's role as a major corporate, advanced technology, research and development, and compatible manufacturing hub for Redmond and the region, while retaining a campus-like feel with significant trees.

■ **Residential Area**

Protect the character and feel of Overlake's residential area and strengthen its connections to Overlake Village, the Employment Area and its surroundings.

The strategies described in the next section will be used to achieve this neighborhood vision. They are guided by the following key principles:

- Creating a sense of place
- Creating a place where people want to live
- Making connections to improve transportation choices
- Creating a system of connected open spaces
- Growing "greener" by promoting sustainable development



With the year 2030 as the target, the Overlake Neighborhood Plan envisions a vibrant neighborhood that successfully accommodates housing and employment growth, parks and open spaces, improved pedestrian, bike, and vehicle circulation, as well as a transit system. The Overlake Village, Employment, and Residential Areas will connect to create a cohesive neighborhood and critical urban center within the Redmond - Bellevue corridor.

