

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

SUBJECT: LAND-2013-00954 -- Koll Commerce Center Limited Edition Master Planned Development

DATE: August 1, 2013

REQUEST: PRE-APPLICATION CONFERENCE

PROJECT BACKGROUND

Location and Zoning: The project site consists of the Koll Commerce Center Limited Edition property, an existing business park located to the west of NE 152nd Avenue, to the north of NE 20th Street and to the east of Sears department store property in Overlake Village.



The site is zoned Overlake Village Zone 1 (OV1). The OV1 zone has several site development requirements which apply to this property (please see RZC 21.12.40 for further details):

Maximum Lot Coverage of Structures and Impervious Surface	85%
Minimum Landscaped Area	15%
Maximum Development Yield – Floor Area Ratio (FAR) Base = 3.7 With TDRs or Green Building Program = +0.05 With Overlake Incentive Program = +1.69	5.35
Maximum Building Height Base = 5 stories With TDRs or Green Building Program = + 1 story With Overlake Incentive Program = + 4 stories	9 stories
Ground Floor Uses	Pedestrian-oriented uses required on ground floor along 152 nd Ave. Residential uses prohibited on ground floor along 152 nd Avenue.
Minimum Residential Floor Area	50%
Residential Open Space	See RZC 21.12.120
Parking	Depends upon the use proposed

Project Scope: The project site consists of an approximately 9-acre parcel of land on which currently sits an existing business park. The business park is a condominium property, currently composed of 18 separate owners, each of which either own their own building or a portion of a building. There is also a 19th parcel owned in common, which includes parking and common access areas. In December 2007, the City approved the Overlake Neighborhood Plan and in 2011 the property was re-zoned as OV1. As required by RZC 21.76.070(P)(2), development of properties in Overlake Village greater than three acres in area must occur through the Master Planned Development process, with review by the Technical Committee and Design Review Board, and final decision by the City Council. The purpose of the Master Plan is to act as the conceptual plan to guide the overall development and use of land on this property. The Neighborhood Plan envisions this portion of Overlake Village with a heavy emphasis on mixed-use residential.

Project Description: The applicant is proposing a phased master plan which would involve the eventual redevelopment of the subject property with land uses that reflect the mixed-use residential desired by the Neighborhood Plan. At its final build-out, the applicant’s Master Plan may encompass over 267,000 square feet of commercial uses (including offices, retail, and a hotel) and over 786,000 square feet of residential uses. Parking would be provided in both below and above-ground structured parking, although the extent of underground parking may be limited due to the high water table in the vicinity of the site. Supporting infrastructure improvements along the frontage of 152nd Avenue, as well as new east-west cross streets and/or access ways are also anticipated with the proposed Master Plan. Detailed architectural design, exact building shapes and locations, and landscape and open space planning for individual portions of the

Master Plan will be undertaken as separate site plan reviews as those projects are submitted over time.

Adjacent land uses. To the north of the site existing land uses include an existing strip commercial shopping center. To the west, is the Sears department store and other retail uses within the Overlake Fashion Plaza property. To the south, across NE 20th Street, is a church. To the east, across 152nd Avenue is a daycare center, an older PSE substation (which is anticipated to be decommissioned in the next few years), a hotel, and auto repair and sales uses.

PROJECT DESIGN CONSIDERATIONS

At this early stage of the master planning for this project, Staff would like any feedback the Board can give to the applicant on its general impressions of the Master Plan, as well as any specific comments, questions, or suggestions the applicant may want to consider with regard to overall urban design for the property.