

## MEMORANDUM

**TO:** DESIGN REVIEW BOARD

**FROM:** Dennis Lisk, Associate Planner

**SUBJECT:** Sound Transit East Link Master Planned Development, File LAND-2014-00490

**DATE:** April 17, 2014

**REQUEST:** RECOMMENDATION OF APPROVAL OF MASTER PLANNED DEVELOPMENT TO CITY COUNCIL

### *PROJECT BACKGROUND*

#### **I. PROJECT LOCATION**

The new East Link light rail system will be built in various locations in the Overlake neighborhood.

#### **II. PROJECT BACKGROUND**

This project was last before the Design Review Board in November 2013 for a pre-application meeting.

#### **Project Scope:**

Sound Transit proposes a Master Planned Development for the construction of the East Link light rail system within the Overlake neighborhood. The scope of the Master Plan would include two light rail stations, a new parking garage and multi-modal bus pick-up and drop-off areas at the Overlake Transit Center, two new pedestrian/bike bridges over SR-520, as well as the tracks, guideways, and other infrastructure necessary to support the new light rail system.

Sound Transit is proposing a Master Planned Development because it is choosing to construct the portion of East Link within the City of Redmond using the design-build contracting method. A design-build contract will enable Sound Transit to begin design and construction of certain parts of the light rail system ahead of other portions of the system, such as the light rail stations, which will require Site Plan Entitlement permits. Approval of the Master Plan Development Permit will provide Sound Transit a higher-

level permit from the City for the whole system, with the various parts of the system identified in certain locations in the Overlake neighborhood. It would not grant Sound Transit approval of more detailed design plans for the light rail stations or other facilities which will require Site Plan Entitlement approval, as well as building and civil construction permits at a later time.

Staff would like to note that the Master Plan proposed by Sound Transit is a different type of Master Plan than the kind that are more commonly proposed by private developers. For instance, the Master Plan previously approved for the Group Health property was a conceptual, multi-phase plan for development of a large property over a 20-year period that will involve some amount of variability as the plan is carried out. In contrast, the Master Plan for East Link is a plan for a discrete set of activities that will occur according to a schedule over the next nine years.

### **III. SURROUNDING USES, CONTEXT, AND CHARACTER**

The project will be sited in various locations within the Overlake neighborhood, primarily at the two new light rail stations, one of which will be in Overlake Village at the north end of 152<sup>nd</sup> Avenue, and the other of which will be at the site of the existing Overlake Transit Center. In general, the light rail system will be located in predominantly commercial areas, with a mix of business parks, corporate campuses, and multi-family residential within close proximity. In addition, further to the north and east are predominantly single-family residential areas.

### **IV. DESIGN REVIEW BACKGROUND ISSUES AND ANALYSIS**

The Design Review Board last met with Sound Transit in fall of 2013 for a presentation of early design concepts for the two station areas. The Board's response to Sound Transit's presentation was generally positive. At the time of that meeting, it had not been decided that a Master Planned Development would be necessary. Once it was determined that a Master Planned Development was appropriate for this project, Staff and Sound Transit worked together to organize the design concepts Sound Transit presented last November into a Master Plan document that explains the project as a whole.

### **V. STAFF ANALYSIS RECOMMENDATION**

The applicant has applied for a Master Planned Development Permit, which requires that the City Council conduct a public hearing and decide on the application following recommendations made by the Design Review Board and the Technical Committee.

The City of Redmond Planning staff recommends that the **Design Review Board recommends to the City Council** approval of the East Link Master Planned Development.

### **ATTACHMENTS:**

**Sound Transit East Link Master Planned Development – DRB Submittal**

Cc: Leonard McGhee, Sound Transit