

TO: Mayor Marchione and City Council

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DATE: January 4, 2011

SUBJECT: STAFF REPORT: OVERLAKE PHASE III COMPREHENSIVE PLAN AND ZONING CODE AMENDMENTS (L100386)

In December 2010 the Planning Commission completed review of the package of Overlake Phase III Comprehensive Plan and Zoning Code Amendments. The Commission's report was delivered to your boxes on December 17, 2010. The package includes proposed amendments that would update planning and regulatory documents in light of the NE 40th Street and 152nd Avenue NE Corridor Studies, the implementation plan for regional stormwater/park facilities in Overlake, and the City's preferred location for the Overlake Village light rail station.

OVERVIEW AND BACKGROUND

The City of Redmond completed a significant update to the Overlake Neighborhood Plan in 2007. The 2007 update is known as the "Phase I" amendments. Phase I extended the plan horizon year to 2030, identified long-term public infrastructure needs, and modified development standards in the zoning code to better align them with the Comprehensive Plan vision that identifies Overlake Village as a hub of living, working, shopping, and recreating. Phase I resulted in the adoption of Overlake Master Plan and Implementation Strategy.

After the adoption of the Phase I amendments in 2007, the City began work on Phase II. Phase II included the following:

- Parking management study
- Wayfinding study
- NE 40th Street corridor study
- 152nd Avenue NE corridor study
- Minor policy and regulatory updates
- Stormwater and Park Facilities Conceptual Design
- Single-family subarea plan

With the exception of the 152nd Avenue NE corridor study and the NE 40th Street corridor study, all of the items above are complete. The two corridor studies are both nearing completion.

In the course of completing the corridor studies and the implementation plan for stormwater and park facilities in Overlake Village, the City has identified a number of refinements that should be

made to the Comprehensive Plan and Community Development Guide. Actions by the City and Sound Transit are a further source of refinement. Together, these amendments are known as the Overlake Phase III package, and they are further described in this report. The City is proposing these amendments to further the vision for Overlake Village as described in the Comprehensive Plan and the Overlake Master Plan and Implementation Strategy.

KEY PLANNING COMMISSION DISCUSSION TOPICS

The Commission noted that many of the elements of this proposal formalize earlier discussions, and so did not undertake detailed discussion of each element (e.g., amending the preferred location of the Overlake Village light rail station). In general, the Commission's discussion focused on the proposed grid concept in Overlake Village. The Commission supported the grid concept because it would achieve objectives of the Overlake Neighborhood Plan related to the character of the urban center, traffic circulation, and mobility for pedestrians and bicyclists. When the 152nd Avenue NE Corridor Study is complete, the Commission will review the associated traffic analysis and evaluate recommended street cross sections for streets in Overlake Village.

SCHEDULE AND REQUESTED DIRECTION

On January 4, 2011, staff will ask Councilmembers if there are particular issues that Councilmembers would like to discuss at the January 25, 2011, study session or questions to which staff can prepare responses. Final action is anticipated on February 15, 2011.