Overlake Neighborhood Plan Update

LAND USE

Ambitious Alternative 2030

Potential Redevelopment/Infill through 2030

Legend

- Mixed use (commercial & residential) emphasizing regional retail
- 3-6 story mixed use emphasizing commercial
- 3-6 story mixed use emphasizing residential
- Higher density mixed use, with potential for some buildings over 6 stories
- New local street
- Intersection improvements to aid regional thru traffic
- Streetscape improvements
- Street improvements and development that create a pleasant walking and lively urban environment
- Alternate alignments for potential regional light rail
- Alternate locations for potential light rail stations
- General vicinity of potential open space or plaza coordinated with redevelopment
- General vicinity of trail connections to open spaces
- General vicinity of stormwater facility

Higher density with some high-rise building (up to 12 stories)

Higher density mid rise mixed use

Medium density mixed use

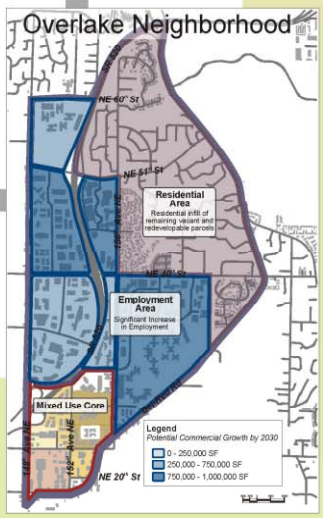
Streetscape improvements and street-oriented retail

Ground-floor grocery with additional commercial

Light rail station

Regional retail

Multistory retail/mixed use development



City Actions:

- Provide additional incentives in the Mixed-Use Core to include residential uses and master-planned redevelopment
- Invest in creating a great street in the Mixed-Use Core that is a true "pedestrian place" and attracts significant numbers of people to multiple activities
- Potentially complete streetscapes improvements on NE 24th Street, 148th Avenue NE, and Bel-Red Road pursuing improvements on the latter two streets in coordination with Bellevue
- Consider larger increase in allowed commercial square footage in the Employment Area, potentially in phases or as an incentive for residential development
- Consider establishing development incentives for provision of significant public improvements

Mirai Transportation Planning & Engineering

MAKERS architecture + urban design