

# Agenda for the Parks & Trails Commission

February 4, 2021

Meeting 6:30 p.m. to 8:30 p.m.

Commissioners and Staff Participating Remotely via MS Teams



**Public can listen to meeting by dialing 510-335-7371 at 6:30pm**

Name	Time	Lead
<b>Call to Order</b>		
<ol style="list-style-type: none"> <li>Roll Call:</li> <li>Approve February Agenda, January meeting minutes</li> </ol>	1 min	Chair
<b>Items from the Audience:</b> <i>Public comment is limited to 3 minutes per speaker and limited to this portion of the agenda. Public is able submit comments in advance to <a href="mailto:jaken@redmond.gov">jaken@redmond.gov</a></i>	10 min	
<b>New Business:</b> <ol style="list-style-type: none"> <li>Director's Update</li> <li>City Council/Commission Joint Meeting</li> <li>Commission Leadership</li> </ol>	15 mins 30 min 5 mins	Carrie Hite Jeff Aken/All Jeff Aken
<b>Old Business:</b> <ol style="list-style-type: none"> <li>Senior and Community Center</li> <li>Communications Sub-Committee</li> <li>Overlake Integration Overview</li> </ol>	10 mins 10 mins 15 mins	Jeff Aken Stuart Hargreaves Jeff Aken
<b>Commission Talk Time:</b> <ul style="list-style-type: none"> <li>Arts &amp; Culture Commission Joint Meeting (<i>Follow up</i>)</li> <li>Northeast Recycling &amp; Transfer Station Survey</li> </ul>	20 mins	All
<b>Staff Updates:</b> <ul style="list-style-type: none"> <li></li> </ul>	5 mins	
<b>Adjourn:</b>	1 min	Chair

## Upcoming Events & Meetings

Date, Time	Topic	Location
February 23, 2021	City Council/Commission Joint Meeting	MS Teams
February 24, 2021	Tree Regulations @ Planning Commission	MS Teams
March 4, 2021	Parks and Trails Commission Meeting	MS Teams

### ***Parks and Recreation Department Vision***

We build community through people, parks and programs.

### ***Parks and Recreation Mission Statement***

We are leaders in providing sustainable parks, innovative recreation services, unique art and cultural experiences that continue to build a high quality of life in Redmond.

*Audiotapes of regular meetings are available at the Parks & Recreation Office. If you are hearing or visually impaired, please notify the Parks & Recreation office at 556-2311 as early as possible. Sign language and communication material in alternate formats can be arranged given sufficient notice. Washington Relay Service: 1-800-833-6384*

City of Redmond  
Parks and Trails Commission Regular Meeting

**Draft** Meeting Minutes

Redmond City Hall  
Remote Meeting via MS Teams.  
January 7, 2021  
6:30 p.m. to 8:30 p.m. -Meeting

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**Parks & Trails Commissioners in Attendance:**

Gary Smith, Chair  
Gregg Gottgetreu, Vice Chair  
Shelly Bowman  
Joel Cherkis  
James Terwilliger  
Stuart Hargreaves  
Jennifer (Jen) Brun 6:40pm  
Kristina Wayland  
Jim Kleppe

**Vacancies**

(0)

**Absent and Excused:**

**Staff in Attendance:**

Jeff Aken, Senior Planner  
Loreen Hamilton, Deputy Parks Director  
Sharyn Robbins, Administrative Specialist  
Val Asaro, Administrative Assistant

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**I. Call to order/Welcome**

Meeting was called to order by 6:34p.m. with 7 commissioners in attendance and the Chair.

**Approval of January 7, 2021 Meeting Agenda**

A motion was made to approve January 7, 2021 meeting agenda.  
Motion by: Commissioner Terwilliger  
Second by: Commissioner Gottgetreu  
Motion Carried: 7-0

**Approval of December 3, 2020 Meeting Minutes**

A motion was made to approve the minutes from the December 3, 2020  
Motion Made by: Commissioner Wayland  
Second by: Commissioner Hargreaves  
Motion Carried: 7-0

**II. Items from the Audience**

Tom Hinman provided an email that Mr. Aken proceeded to read:

“These comments are provided for your consideration at today's Commission meeting and as inputs to Parks 2021-22 budget proposals. They provide additional details on previous budget comments regarding the Overlake CIP.

I strongly recommend that a modest degree of proactive, integrated review and preliminary scoping of all the Overlake parks, urban pathways and recreation facilities be undertaken as an initial phase to be incorporated in the upcoming PARCC Plan Update. I am not recommending capital investments at the moment, only some emphasis on an early planning process so that investments by others can be properly applied as we weave a fabric within which community building can take place. We should not let such opportunities pass us by due to insufficient guidance to developers.

The attachment provides the justification for this recommendation. Please let me know if I can provide additional information or assistance in this effort.”

Mr. Aken suggested adding this issue to the February agenda. Chair Smith agreed that it should be included on the February agenda and suggested including an overall map of the area in the agenda packet. Mr. Aken will discuss efficiencies and collaborating between city departments for the project with internal staff (Parks and Planning) prior to the February meeting.

**III. New Business**

**1. Eastrail Update 2020, Jeff Aken, Senior Park Planner**

Mr. Aken presented a map of the full Eastrail area and showed connection to the Redmond Central Connector. He reviewed how the project is in the process of working with several groups that contributes to joint planning, funding, and communication. Council Member Forsythe is a representative on the RAC that meets quarterly. The group works to understand trail segments, grand funding, and integration across the corridor. The following lists more details of the project.

- Fiber Optics - King County, in collaboration with trail owners and RAC members are working on a draft RFP for future fiber optic connectivity along the trail. The RFP

will be flexible in order to capture a variety of potential partnerships for a future collaboration. Parks and TIS staff have been working with King County on the development of the RFP to ensure it fits future trail and technology priorities. The RFP should be released in early 2021.

- Equity and Inclusion - A small sub-group of Eastrail staff members has been discussing opportunities to work on equity and inclusion and meet approximately twice a month. The group is working out draft goals to shape the scope of this effort.
- Wayfinding and Signage –Background work and scoping has been underway to develop a wayfinding plan that incorporates the new Eastrail Branding and creates a welcoming environment. The potential scope would need to ensure it meets regional wayfinding standards, jurisdictional flexibility and inclusiveness. The Eastrail staff team is also discussing how art may be included in the wayfinding efforts.
- Art Plan – Discussions will be hosted by Redmond regarding the potential for integrated art along the Eastrail and how art can continue along trailheads including, events, pop-up art and other tactics.
- Federal Outreach - Experience the Eastrail outreach event to the Federal Delegation was hosted on August 14th. The Eastrail was highlighted in a short video and four projects along the corridor were called out. These included the Totem Lake Connector, NE 8th Bridge, Wilburton Trestle and the I90 Steel bridge.
- Partner Outreach - A funding commission has been created by Eastrail Partners to work with business and non-profit leaders to make recommendation for connection and construction. A summary of their workplan has been included in the packet.

Commissioner Gottgetreu referred to construction work at the end of RCC3 where contractors are joining the Kirkland Connector. He asked what will be done about the RCC3 being the missing link. Jeff indicated King County plans to pull the rails from the section running east and located north from NE 124<sup>th</sup>. He added, Kirkland will create a shared use path in that same area. After PSE completes a utility project, they will leave a gravel surface road that will allow access through the area. The City is waiting on secured funding to apply for grants to move forward with the project from 124<sup>th</sup> to 100<sup>th</sup>.

Commissioner Hargreaves referred to a past discussion with the developers of Proctor Willows about using the property to bridge the gap between RCC3 and the Cross Kirkland Corridor and asked if there has been more discussions or accommodations on this subject. Mr. Aken replied, yes and he will provide a notice regarding public access on PSE North.

Chair Smith asked if there will be a separate crossing at 124<sup>th</sup>. Mr. Aken clarified the trail will come out and function as a regular cross walk. Chair Smith asked if negotiations for the outcome of RCC3 are finalized. Mr. Aken replied negotiations regarding the easement are not finalized. He added the City and PSE attorneys are working together to ensure the trail and easement meets the need for both parties.

#### **IV. Old Business**

**1. Redmond Senior and Community Center Update, Loreen Hamilton, Deputy Parks Director**

Ms. Hamilton presented information about the community involvement process for the Senior and Community Center construction and explained how updates will be presented monthly. She added, architect's contracts will be presented to Council for approval on January 19, 2021. The initial contract approval will take the project through schematic design. The City will continue to work with EnviroIssues to collaborate between Community, Seniors and City Council on project updates, timeline, and community engagement. Ms. Hamilton communicated the rigorous schedule involved for the project and displayed a timeline that was presented to Council.

Commissioner Kleppe asked if the City was awarded all funds needed for the project from Council. Ms. Hamilton responded, not all funds have been awarded. She added the Council has approved the use of the Senior Center CIP funds to design a building based on the community's wants and needs. The City is working on more ways to obtain funding for the construction such as, working with the state and sorting out bond issues.

Commissioner Kleppe asked about the status of bringing in partners that may help offset funding. Ms. Hamilton agreed partners could help bring increased capital to the building. Mr. Aken added, the request for interested partners closed on December 23<sup>rd</sup>. Six potential partners submitted letters and will be reviewed next week. The leadership team will discuss the criteria needed to advance the process. Mr. Aken will have more information about the potential partners for the next meeting in February.

Commissioner Gottgetreu commented on the difficulty of designing a facility without knowing the cost parameters. Ms. Hamilton added the Mayor recommended going forward with the design based on community wants and needs, keeping the goal of 40,000 to 42,000 square feet for around \$40 million to \$45 million as a goal.

Commissioner Bowman asked for clarification of the projected dollar amount and how partners are being considered for the project. Ms. Hamilton replied, the \$40 million to \$42 million is the initial structure. Bringing in partners could increase budget size allowing the building to go up and increasing the capital. Mr. Aken added specific questions were asked to potential partners such as, space requirements, willingness to use the same architect, and ability to move financing. He added, consideration of community benefits and financial capabilities will be taken into consideration by the leadership team.

**2. Communications Sub-Committee, Commissioner Hargreaves**

Commissioner Hargreaves presented the goals and status of the Communications Sub-Committee. He noted the committee will meet again in mid-January. The sub-committee would like to establish a list of corrections and updates for the Redmond.gov Parks and Trails website content. In addition to a more defined landing page, the sub-committee suggested creating individual park and trail pages to be more user friendly with detailed attributes. Additionally, the committee will solicit help from the community or steward groups with information input and create a shared platform to work from.

Commissioner Terwilliger referred to a feature from the current Redmond.gov website. He commented how the “I want to” feature was an intuitive way to navigate finding an activity, park or trail. Commissioner Cherkis suggested listing a “What’s going on” feature that could include a calendar. Commissioner Bowman supports both suggestions and recommends viewing the Bellevue Parks and Trails page as an example for searching facilities and amenities.

Commissioner Hargreaves requested members within the commission to consider taking ownership of a park to create a unique description and history. Mr. Aken will assist in sharing a park inventory spreadsheet that Commissioner Hargreaves created. Chair Smith added a reminder for the commission to select a trail to take ownership on, in addition to a park.

**3. Revised 2021 Work Plan, Jeff Aken, Senior Park**

Mr. Aken presented the revised version of the 2021 Work Plan that included the addition of dog park scoping and open timeline for field trips. Commissioner Bowman asked if the commission’s participation with giving input on the PARCC plan was included on the 2050 Comprehensive Plan. Mr. Aken replied, the combination of both the Comprehensive Plan and PARCC plan will align together in the policy language.

Motion: Motion to approve the 2021 Work Plan

Motion made by: Commissioner Terwilliger

Second by: Commissioner Bowman

Motion carried: 8-0

**4. Facilities ADA Update/Timeline, Jeff Aken, Senior Park Planner**

Mr. Aken reviewed the ADA Facilities Transition Plan. He proposed to move forward bringing the plan to council on January 19, 2021 and presented a final review of the plan. Mr. Aken added that an ADA coordinator will be appointed by the City and a software system will be used to track and implement progress. Short term projects will include MOC, Facilities, Redmond Pool and Senior and Community Center as part of five phases of the project.

Commissioner Wayland asked when the standards were set and why City Hall had so many barriers. Mr. Aken replied, the last standards were set in 1990 and were the required standards for 20 years. More standards were added in 2010. City Hall was built around 2005. There are a few larger barriers at City Hall to resolve however, the majority are smaller issues.

Commissioner Terwilliger asked has the plan been reviewed from an angle of post COVID hygiene, to include non-touch features. Mr. Aken replied, it has not. The ADA standards from the Dept of Justice are being used.

Commissioner Kleppe asked what percent of the improvements City staff can construct and does it help ease the budget. Mr. Aken replied Parks are assisting within their winter projects and routine maintenance depending on workload. Mr. Tucheck added during winter projects timeline, Parks has a small crew designated to maintain ADA modifications in addition to hiring

contractors for larger projects. Facilities team will also address smaller modifications when possible.

Motion to approve the ADA Facilities Transition Plan

Motion made by: Commissioner Kleppe

Second by: Commissioner Wayland

Motion Carried: 8-0

## **V. Commission Updates/Discussion**

### **1. Arts & Culture Commission Joint Meeting**

Mr. Aken reported a Teams meeting has been set for January 28, 2021 with the Arts and Culture Commission. He shared an items list with Arts and Culture liaison, Chris Webber. The list included items such as Sister Cities, art along trails, Bear Creek Park, Dudley Carter, open space Senior Community Center, and various events in the parks. A broader agenda could be posted publicly.

Commissioner Terwilliger suggested bringing the idea of using whimsical signage on the trails to the Arts and Culture Commission. Commissioner Gottgetreu suggested the Chair of the Arts and Culture Commission share a list of items they would like to discuss prior to the meeting, as well as specifics on how the meeting will be managed.

### **2. MS Teams Roll Out**

Mr. Aken reported that TIS is still working on additional Teams privileges for the commission. Commissioner Terwilliger shared concerns of the logistics of using shared workspaces. Mr. Aken will confirm with TIS the restrictions and features that will be in place.

### **3. Sound Transit.**

Chair Smith revisited the expansion of 520. He referred to a proposal of building a bridge over Bear Creek to walk from Redmond Town Center to Marymoor Park without crossing the street. He noticed the Sound Transit construction work digging a large hole where the potential path could be. Mr. Aken reiterated the large hole is a test shaft. He will confirm how the area will be protected as there is a request for a potential trail connection in the PARCC plan. Commissioner Cherkis suggested including King County in the conversation of the proposal as it would benefit traffic to Marymoor Park. Mr. Aken suggested bringing Sound Transit back for updates in February or March.

### **4. Conrad Olson**

Commissioner Gottgetreu reported the area near Bear Creek on the Conrad Olson Farm is currently flooded. He brought forth the suggestion of the commission getting involved to bring more development in the area. Mr. Aken added the master plan shows an oxbow type overlook and interpretive trails. He added, the commission can agree to advocate bringing it forward to the future PARCC Plan to make it a higher priority. Commissioner Bowman would like to see some form of access in the future. Commissioner Cherkis asked if there is a ballpark estimate and if finding sponsorship would be helpful in supporting a project like this. Mr. Tuchek commented

on how the permitting process of adding features near streams or bodies of water tends to take a considerable amount of time. He added estimates would depend on how extensive the features near the water would be. Mr. Tucheck recommends for the short term, keeping existing pathway cut back and enjoy the area other times of the year when it's easier to access. He offered another option for viewing Bear Creek, Juel Park. It has an easily accessible area behind the water pump house for viewing habitat and fish any time of the year.

**5. Edge Skate Park**

Commissioner Hargreaves suggested additional signage at the park. Mr. Tucheck would welcome recommendations and suggested contacting him directly.

Motion to extend the meeting to 8:45 pm  
Motion made by: Commissioner Terwilliger  
Second by: Commissioner Cherkis  
Motion Carried: 8-0

**VI. Department Communications (Memos)**

NONE

**VII. Staff Updates- Senior Planner, Jeff Aken**

**1. Commission Recruitment, Jeff Aken, Senior Park Planner**

Mr. Aken reported a press release will go out from the Clerk's Office at the end of the month regarding Commission openings. He will start communicating with schools and RYPAC regarding youth advocate. Mr. Aken will also follow up with commission members that are due to re-up and review the process.

**2. Commission /Council Joint Meeting**

Mr. Aken reminded the Commission of the Joint Council meeting on February 23, 2021. He recommends developing three top ideas, projects, or policies to advocate for and present to Council. Mr. Aken, Chair Smith, and Commissioner Gottgetreu will meet prior to the meeting to formulate items and propose time on the Council's agenda. Time can be set aside in the February's Commission meeting to discuss items.

**3. Sustainability Advisory Committee**

Commissioner Bowman asked if there will be opportunity for the Commission to offer input to Sustainability Advisory Committee or how will the committee be handled. Mr. Aken will speak with the liaison for more information on the format of the committee.

**4. New Leadership**

Mr. Aken will be requesting nominations for new commission leadership in February. New leadership will be voted on in March.

Redmond Parks & Trails Commission  
November 5, 2020

**VIII. Adjourn**

Motion to Adjourn: Commissioner Kleppe

Second by: Commissioner Bowman

Motion: 8-0

Time: 8:42

**Next Regular Meeting**

February 4, 2021

6:30 p.m. – 8:30 p.m.

Virtual Meeting through Teams and Zoom



**MEMO TO:** Parks & Trails Commission

**FROM:** Jeff Aken, Senior Park Planner

**DATE:** February 4, 2021

**SUBJECT:** Joint Meeting with City Council Proposed Agenda

**I. PURPOSE**  For Info Only  Future Motion Item  Motion Requested

**II. RECOMMENDATION**

Review format, goals and discuss potential topics for Joint Meeting with City Council

**III. DEPARTMENT CONTACTS**

Carrie Hite, Parks and Recreation Director

Jeff Aken, Senior Park Planner, 425-556-2328

**IV. DESCRIPTION/BACKGROUND**

Each year the Parks and Trails Commission has a joint meeting with the City Council to review successes from the previous year and discuss the Commission's priorities for the current year. As the Parks and Trails Commission is an advisory body to the City Council, the Commission leads the conversation.

The goal of the meeting is to have a brief, 10-15-minute presentation that leads to a discussion between the Commission and the City Council on the key topics for the current year. To keep the discussion focused and robust, it is best to limit the number of topics to 2 or 3 and to have a limited number of presenters. All Commissioners are encouraged to participate in the discussion. The key topics should align with the Commission work plan.

2019 presentation is attached for your review.

**V. TIME CONSTRAINTS**

The Joint Meeting is planned for February 23, 2021. The Mayor and City Council would like a draft agenda by February 8, 2021.

**VI. LIST OF ATTACHMENTS**

2019 Presentation by the Parks and Trails Commission to City Council



**MEMO TO:** Parks & Trails Commission

**FROM:** Jeff Aken, Senior Park Planner

**DATE:** February 4, 2021

**SUBJECT:** Overlake Integration

**I. PURPOSE**  For Info Only  Future Motion Item  Motion Requested

**II. RECOMMENDATION**

Review Parks & Trails Projects and status in the PARCC plan and discuss future steps related to Overlake.

**III. DEPARTMENT CONTACTS**

Carrie Hite, Parks and Recreation Director  
Jeff Aken, Senior Park Planner, 425-556-2328

**IV. DESCRIPTION/BACKGROUND**

Overlake is one of the two designated centers within Redmond for job/housing growth and is a regional growth center as designated by the Puget Sound Regional Council. Downtown and Overlake will capture most of the residential population growth through 2030.

[Redmond 2050](#) which is the next update of the Redmond Comprehensive Plan and guides the City vision for growth and development is underway. Both Overlake and the Parks Element are synced in the first phase (by Q4, 2022), so the opportunity to address the Parks and Trail needs in Overlake will be prioritized up front and occur within the larger Overlake planning framework.

The 2017 PARCC plan goes into more detail on Overlake. Policy OV-20 states, *“Recognize the urban park and open space system in Overlake Village as the neighborhood’s highest-priority park and recreation need. Achieve the park and open space system through a strategy of City investment together with encouraging future development to include plazas, artwork, and other recreation opportunities that augment and enhance public park infrastructure.”*

PR-10 also states, *“Develop distinctive parks in the Downtown and Overlake urban centers that serve local needs for neighborhood gathering places, recreation, public art, and to provide cultural programming and events to support the broader community’s needs and support the city’s economic vitality.”*

Esterra Park will be the first public park developed in the Overlake urban center. It is being planned and constructed in a way that meets all of the urban park criteria.

**PARCC Plan:**

*Two additional parks are being planned for the Overlake urban center and will be developed in conjunction with storm water management facilities. They will provide important acreage to the urban park system in the area. These parks have not been officially named so are being referred to geographically as North Overlake Village Park and South Overlake Village Park (Seritage).*

**Esterra Park:** In 2011 the City entered into a unique public-private agreement with the developer of the Esterra Park, the former Group Health site. This will become the first public park space in Overlake Village. The agreement outlined that the developer would dedicate 2.7 acres of the development to build a public park space. After the park is completed, the developer will retain ownership of the property and maintain it. It is currently expected that this park will open in 2022.

**Seritage Park:** The developer, Seritage, will build the public parks within its development according to terms of a development agreement between the City and the owner. Once the park is constructed and operational, it will be decided through the Parks Master Planning the ultimate operational responsibilities of the public parks. Master Planning, involving the Parks and Trails Commission will potentially get underway in 2021.

**Gateway Park**

As stated in the adopted master plan for the development, Gateway Park is situated at one of the busiest vehicular intersections in Redmond, the corner of NE 24th Street and 148th Avenue NE. The location makes it a gateway to both the project and the overall Overlake neighborhood. The park is intended as both a strong visual clue and way-finding element introducing the project and public park linkage to the public. Intended as urban plaza, it is also a much-needed pedestrian refuge from the multiple lanes of heavy vehicle use on both sides. The plaza pulls the pedestrian away from the busy and loud traffic into safe and pedestrian oriented open space with seating and shade relief, then encourages further exploration into Seritage. Keeping open site lines also allows vehicles passing by a way-finding opportunity to look into the project. Public art or gateway architectural elements could be used to further define the prominent corner. Street and pedestrian scale lighting will keep the space active into the evening while also providing the public a safe environment.

**DaVinci Park**

The Master Plan envisioned DaVinci Park to be the more active of the two parks. Located in the southeast portion of project, Da Vinci Park will be built over a massive underground detention vault storing and treating rainwater runoff for a large part of the Overlake neighborhood. The current use of the site is surface parking. The park is the beginning of a linear series of open spaces traversing the site, interacting with the various uses, and providing a strong public pedestrian linkage to current and future planned development in Overlake Village. Converting paved surfaces to green spaces also reduces storm water runoff and urban heat effects. Da Vinci Park is envisioned as a multi-purpose recreation park as well as a broad and generous pedestrian linkage.

Regular park uses would include strolling, children's play, athletic court play, urban picnicking and potentially dog play and sunbathing. The park provides respite and recreation for project residents, office occupants, retail shoppers and the surrounding neighborhood. Providing a large area of less structured open space would allow for the public benefit of large gatherings for nighttime movies, farmer's market use, art festivals and music performance events. The park could also provide opportunities for public art. Street and pedestrian scale lights will be integrated in the park design to create safe and inviting facilities.

**More detail from PARCC Plan:**

*Mid-term and Long-term Priority Projects: Projects to be completed between 2022 and 2030 Overlake Village Park Development: The Overlake neighborhood has the largest employment population in Redmond and is projected to have the fastest growing residential neighborhood in the city. The majority of the planned growth is expected to occur in Overlake Village in the southern part of the neighborhood. As a result, the neighborhood needs more acres of neighborhood park land in the coming years to accommodate growing recreational needs. The City plans to develop two new parks in conjunction with the creation of stormwater facilities.*

*The North Village Park is one of two future parks in Overlake Village that will be built on top of regional stormwater vaults. Property is necessary for this park and stormwater vault and the ideal location is the block bounded by 151st, 152nd, 26th and 27th. This park is planned to be about two and 1/2 acres in size. Once the land is secured, a master plan will be developed for the park, so its specific amenities are undetermined. The public process to date has identified this park as a central gathering place in the large green given its central location, relatively flat topography, and easy access from surrounding future developments. This park could be a place for performances, markets, and other events as well as an attractive lunchtime gathering place with amenities such as moveable tables and chairs, water feature, urban landscaping, and places for community engagement such as interactive art and play.*

**Trails: (From PARCC Plan)**

*Overlake Multiuse Trails: - "Urban pathways" are planned for 148th Avenue, 156th Avenue and in a looping system in Overlake Village. These facilities are designed to accommodate pedestrians and bicyclists as typical trails are, but they are planned to be located in street rights-of-way instead of on separated properties. Overlake is planned to have significant population growth between 2016 and 2030. Providing sufficient pedestrian and bicycle facilities for the people who will be there is key to the livability of the area. Overlake has very little open land where trails can be built to typical standards which has led to the creation of urban pathways (RCZ 21.12). Specific projects include: • 148th Ave NE Multiuse trail, Bridle Crest Trail to 520 interchange (TR 18). Classified as a regional trail. • 156th Ave NE Multiuse Trail (TR 19). Classified as a regional trail. • Overlake Urban Pathways (TR 37). Classified as connector*

**V. TIME CONSTRAINTS**

Redmond 2050 is on the agenda for the April 1<sup>st</sup> meeting. Work on the PARCC plan will start in mid-summer 2021 and continue through 2022. Overlake Integration and needs will be a key part of both the Comprehensive plan and the Parks element.

**VI. LIST OF ATTACHMENTS**

Link A: [September 5, 2019 PTC Packet with Seritage Presentation](#)

Attachment B: May 2019 Esterra Park Presentation



**MEMO TO:** Parks and Trails Commission

**FROM:** David Lee, Senior Planner, Planning & Development Services  
Carolyn Hope, Park Planning & Cultural Arts Manager

**DATE:** 5/9/19

**SUBJECT:** Esterra Park

**I. PURPOSE**  For Info Only  Future Motion Item  Motion Requested

**II. RECOMMENDATION**

*Briefing on the updated design of the public park at Esterra Park*

**Proposed Motion:** N/A

**III. DEPARTMENT CONTACTS**

Rachel Van Winkle, Deputy Parks and Recreation Director,	425-556-2334
Carolyn Hope, Park Planning and Cultural Arts Manager,	425-556-2313
David Lee, Senior Planner, Planning & Development Services,	425-556-2462

**IV. DESCRIPTION/BACKGROUND**

Master Plans and Development Agreements

Esterra Park was developed under a Master Plan Development (MPD) and Development Agreement (DA). Master Plans provide a mechanism to allow the overall general planning of a site where:

- Development is proposed to occur in phases,
- Coordination of public facilities is needed,
- Determine how best to develop the area,
- To integrate various uses,
- Or when multiple ownerships are to be coordinated into a unified development. The MPD process establishes conditions of approval for all concurrent and subsequent development applications.

MPD's also ensure that infrastructure, public services, and open space and recreation areas will be provided in timely manner and be tailored to the MPD site. The MPD

process also provides long-term guidance for a large area so that the continuity of development is maintained.

Development Agreements work in tandem with MPD's to make sure expectations and responsibilities are delineated in the implementation of the Master Planned Development. They are used primarily as a vesting tool but can also be used to set up administrative deviations, development guidelines, and phasing.

In relation to Esterra Park, the MPD has for the most part been implemented. Blocks 3 and 2A/2B (which is tied to the development of the park) are about to begin construction. The only remaining block left to be developed at Esterra Park is Block 6b, which should not lag too much behind.

The developer, Capstone Partners, will build and maintain a public park within its development according to terms of a development agreement between the City and the owner. Once the park is constructed and operational, it will be managed by Capstone or a Capstone representative for programming.

#### Visioning for the Park

The public was involved in developing the vision, programming plan, and in selecting design features suitable for the park. The public had multiple opportunities to participate in this process from visioning to preferred design alternative selection.

- Visioning Process – November - December 2013
- Develop Alternative Designs – January 2013
- Select a preferred Option – January – February 2013

In August 2014, the Parks and Trails Commission approved the Overlake Village Park Master Plan proposed by Capstone.

#### Master Plan

The approved master plan for the park highlighted the goals of the community for the park:

- Provide an identity and attraction for the Overlake Village residents, visitors, and businesses
- Function as the heart of the Esterra Park Development
- Provide passive & active open space for the community
- Park is amenity to office and retail – strengthening the urban center
- Integrate built environment with the natural environment in artful ways
- Provide connectivity within and through the village to the street network and urban trail
- Provide non-structured spaces that create opportunities for future uses

The community priorities for activities and park elements within the park included:

- Covered areas / picnic shelter
- Gathering places: farmers markets, movies, performances

- Amphitheater space
- Conifer trees / reference to previous site character
- Accessibility into and through park, to the north
- Art
- Lighting
- Consideration of play area for children
- Water Features
- Sustainable features / low maintenance
- Places of refuge, connection to nature
- Entry gateways
- Public spaces near office / mingle public & private
- Bike access
- Consideration of solar exposures, don't shade site
- Lawn space

The park features approved master plan included:

- Large open green
- Meadow
- Forested area
- Plazas
- Urban pathway

#### **A. Analysis**

As mentioned in the previous section, Esterra Park's Master Plan has been substantially implemented. Esterra Park was originally conceived as a 10 "block" mixed-use development. Through the years, the blocks have been divided up creating 12 development blocks. The blocks have been developed as follows:

- Block 1 – Aloft/Element Hotel W/ Retail Space
- Block 2A/2B – Multi-family residential
- Block 3 – Office
- Block 4 – Mixed-use Residential
- Block 5/6A/9 – Multi-Family
- Block 6B – Approved for Mixed Use Residential
- Block 7 – Mixed-Use Residential
- Block 8 – Multi-Family
- Block 10 – Multi-Family

When the Master Plan was originally conceived, Esterra Park was predominantly a mixed-use office neighborhood with a minimum of 1,400 residential units. However, based on the growing need and market for housing in the Overlake neighborhood, the Master Plan was amended by the City Council to allow for residential development in blocks that were originally assigned to be commercial development. Esterra park is now predominantly residential with well over 2,200 residential units. A part of the amendment was the recommitment of providing a well programmed park space in the

middle of the development to service the residents of this new neighborhood. It has always been the intention and requirement that the park at Esterra Park be developed at the time of development of Block 2A/2B, which is now under way.

For the park at Esterra Park, Capstone worked with City staff to ensure Americans with Disabilities Act access to the park from the light rail station to the northwest and from the east side of the park. The current proposal includes all the park features approved in the master plan and some additional features that were planned, including:

- Amphitheatre
- State
- Seat steps
- Festival street elements
- 

In addition, Capstone already installed an art element along 153<sup>rd</sup> Ave NE.

**V. TIME CONSTRAINTS**

This is an opportunity for the Commission to provide staff and Capstone feedback on the revised proposal before Capstone submits plans for permit approval this summer.

**VI. LIST OF ATTACHMENTS**

A Esterra Park Master Plan