

Seritage Master Plan & Development Agreement

City Council Study Session
April 24, 2018



CityofRedmond
WASHINGTON

Tonight's Agenda

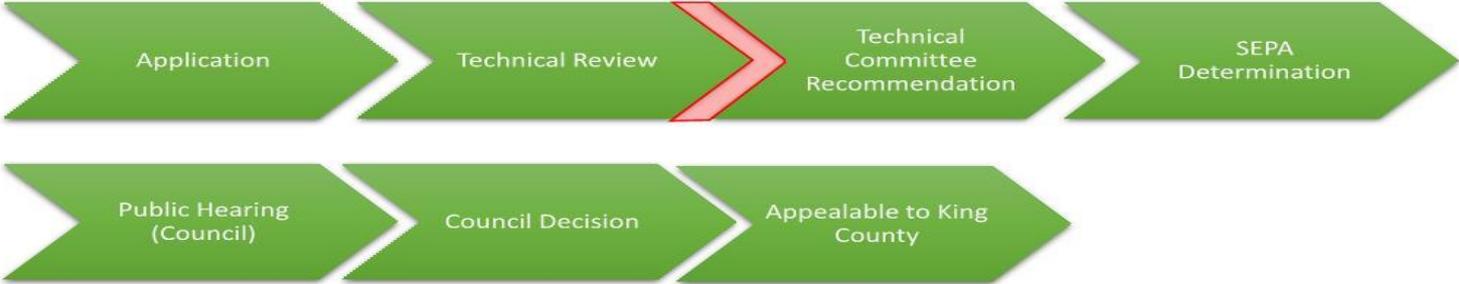
- Goals for Tonight
 - Introduce Tonight's Review Team
 - Familiarize The Council With
 - Land Use Proposal
 - Transportation
 - Gather Additional Questions
 - Next Steps



Review Team Tonight

- David Lee, Senior Planner
- Sarah Pyle, Senior Planner
- Min Luo, Senior Transportation Engineer
- Rob Crittenden, Traffic Operations Engineering Manager
- Don Cairns, Transportation Planning Engineering Manager

You Are Here



Seritage Master Plan & Development Agreement (DA)

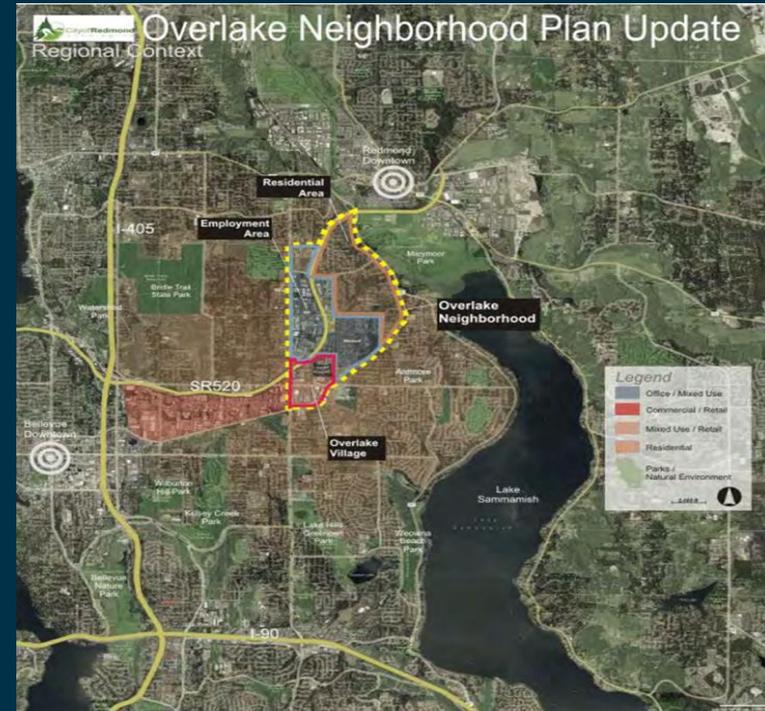
WHERE?

- 2200 148TH AVE NE “The Sears Site”
- 13 Acre Site
- Overlake Neighborhood
- OV3 Zone
- Original Building Built in 1971



Last Study Session

- Overlake FSEIS & Addendums - History
- Seritage Addendum
- Project Overview



2007 FSEIS

- Studied Anticipated Growth
 - Housing/Commercial Density
 - Height
 - Mixed Use
- Additional 4.5 Million Sqft of Non-Residential (Commercial)
- Additional 5,494 More Dwelling Units
- Tracking Growth/Development Since Adoption
- Transportation Included with Dwelling Unit/Commercial Analysis

Where Are We At Now?

- Since 2009:
 - 875,595 Sqft of Non-Residential Built
 - 3,429 dwelling units constructed or accounted for (i.e. master plans)
- How Much Is Left After Seritage?
 - 3.6 Million sqft of non-residential
 - 2,065 dwelling units

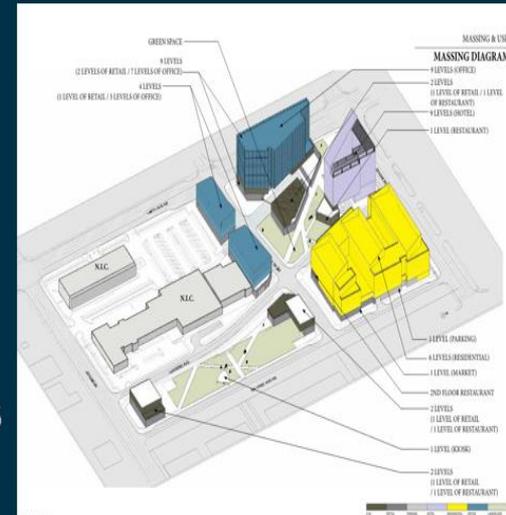


Land Use

- Incentives
- Development Summary
- Height Summary

Project Details:

- Phased Construction
- Multi-Family Units: 500
- Hotel Rooms: 210
- Street Level Retail: 100,100 sqft
- Market/Food Retail: 23,000 sqft
- Office Space: 266,800 sqft
- Restaurant Space: 62,700 sqft
- Underground Parking Stalls: 2,245
- Parks/Open Space: 2.1 Acres



Development Summary

Floor Area Ratio

	Residential	General Sales/ Services	Communications & Information	Hotel/Conference
Base FAR Allowed	2.5	.36	.51	1.2
Max FAR Allowed	4.0	.55	.55	1.35
FAR Proposed	0.78	0.29	0.43	0.2

Development Summary Height

	Residential	General Sales/ Services	Communications & Information	Hotel/Conference
Base Height	5	4	4	4
Maximum Allowed Height	9	9	9	9
Proposed Height	6	9	9	9

Land Use Break

- Land Use Questions?

Transportation

- LOS (Level of Service)
 - Qualitative Measure of Traffic
- Concurrency
 - Ensuring development doesn't outpace infrastructure (roads)
 - Redmond - Plan Based Concurrency

Plan Based Concurrency

- Transportation Built Around Vision
- Proportional To Needs of City/Growth
- Meets WA Growth Management Act
- Transportation Master Plan
- Mass Transit, Pedestrians, & Bikes Are Transportation Too!

Seritage Transportation

- 17 Defined Intersections
 - Anticipated impacts
 - Consistent with KCCLE & Esterra Park
 - 6-Year Horizon



Transportation Scenarios

- Four Scenarios Studied
 - 2023 Baseline W/O Project
 - 2023 W/ Full Build Out
 - 2023 W/ Full Build Out & Signal at Lumiere & 24TH
 - 2023 W/ Phase 1 of Project

Mitigation At A Glance

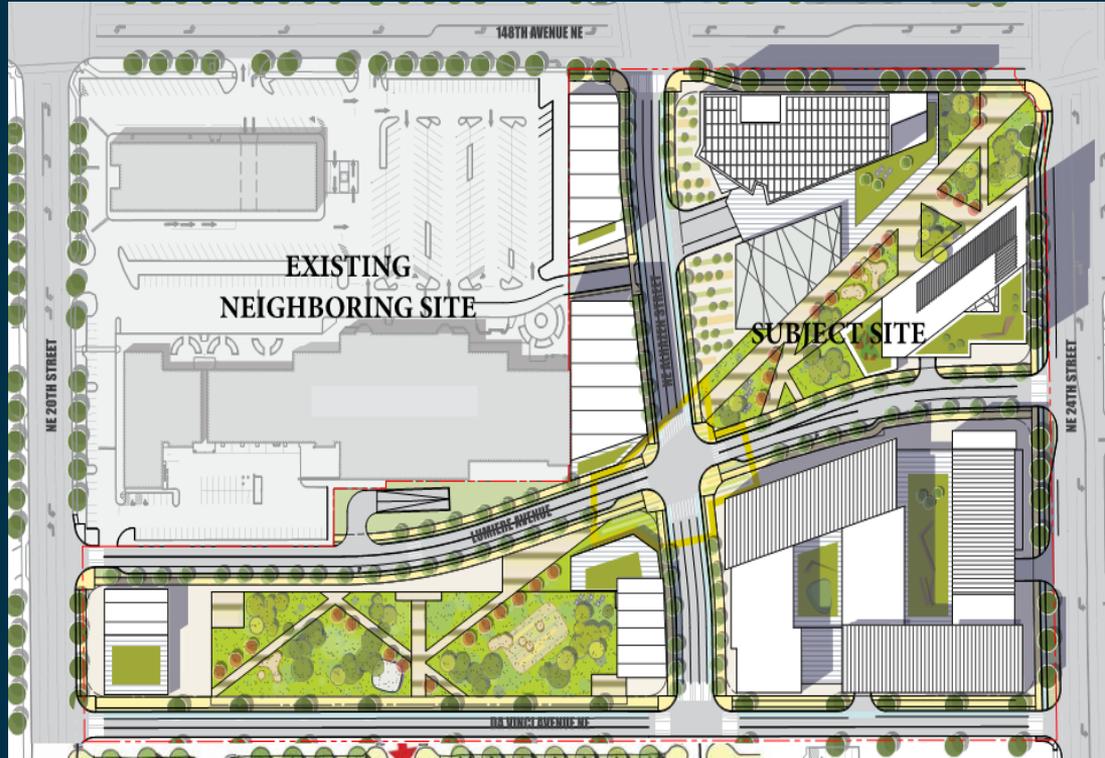
- Full Summary of Impacts/Mitigation In Staff Memo
- Overall majority intersections studied operate within expected levels as studied in 2007 FSEIS
 - Some intersections upgraded LOS
 - Some intersections have delays measured in seconds

Mitigation

- 148th Ave NE/NE Alhazen Street: Seritage will widen 148th Ave NE to accommodate the additional northbound through lane by converting the northbound right-turn lane to a through lane and eliminating the island south of Alhazen and the curb bulb north of Alhazen.
- 148th Ave NE/NE 24th Street. Seritage will dedicate right-of-way and set the ultimate curbs on 148th and NE 24th Street to accommodate future improvements.
- Frontage improvements and right-of-way dedications on NE 20th Street, 148th Ave NE, and NE 24th Street including constructing curbs at their ultimate locations to accommodate future improvements planned by the City of Redmond and City of Bellevue.

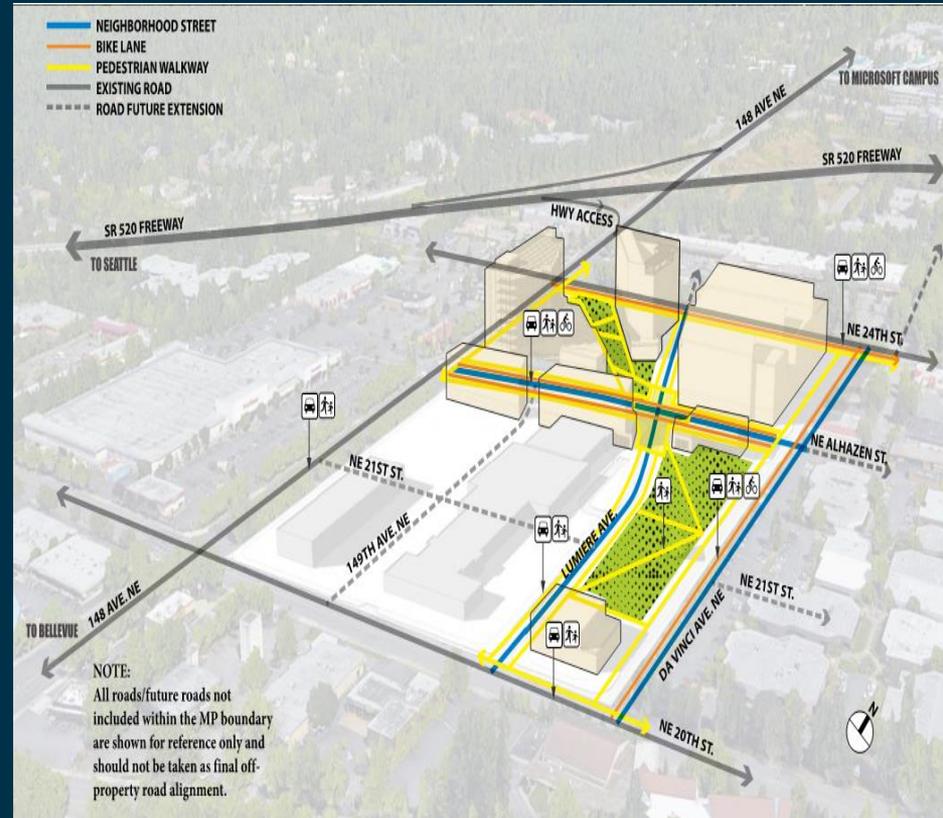
New Public Streets

- NE Alhazen Street between 148th Ave NE and Da Vinci Ave NE
- Lumiere Ave NE between NE 20th St and NE 24th St
- A portion of Da Vinci Ave (approximate half-street improvements) between NE 20th St and NE 24th St



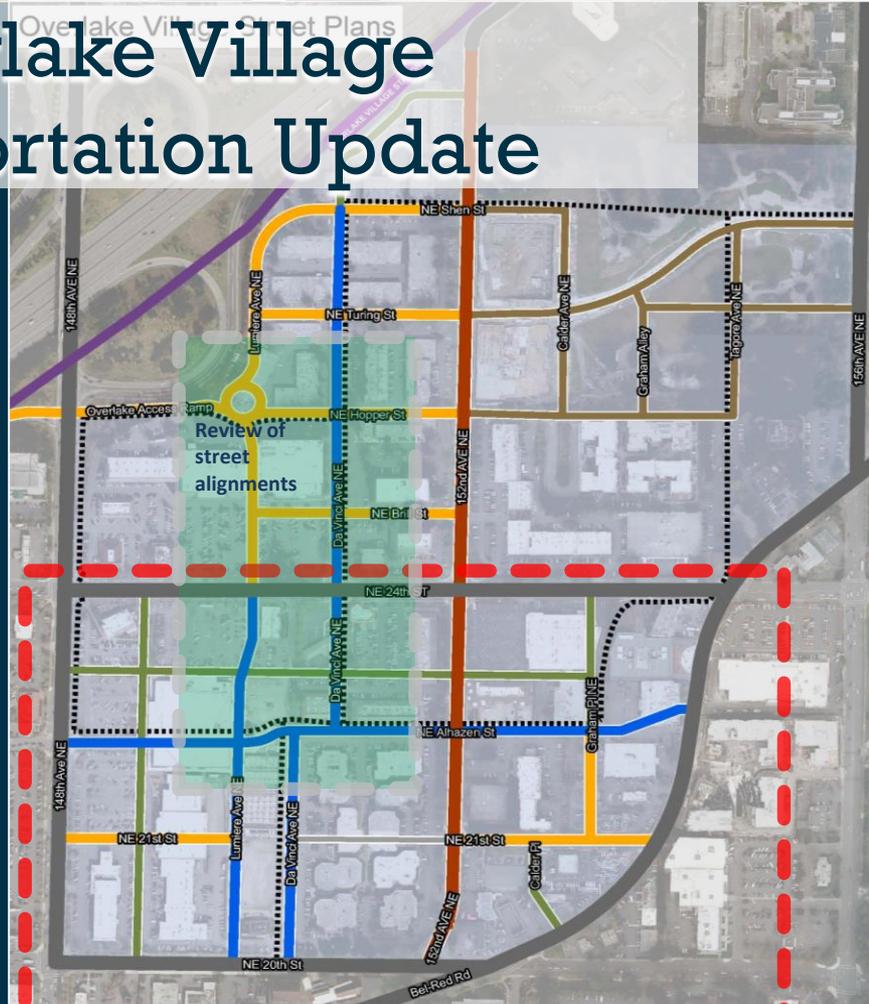
New Ped/Bike Facilities

- Reconstructed sidewalks on NE 20th St, 148th Ave NE, and NE 24th St
- New sidewalks on Lumiere Ave and NE Alhazen St
- Urban pathway along Da Vinci Ave, NE Alhazen St, and through Gateway Park
- Bike path along the south side of NE 24th Street
- Bike lanes on both sides of NE Alhazen Street
- Bike lane on the west side of Da Vinci Ave



Overlake Village Transportation Update

- Refining draft 2016 plan:
 - Confirm land use
 - Adjust transportation network:
 - Reflect Land Use
 - Integrate with future development



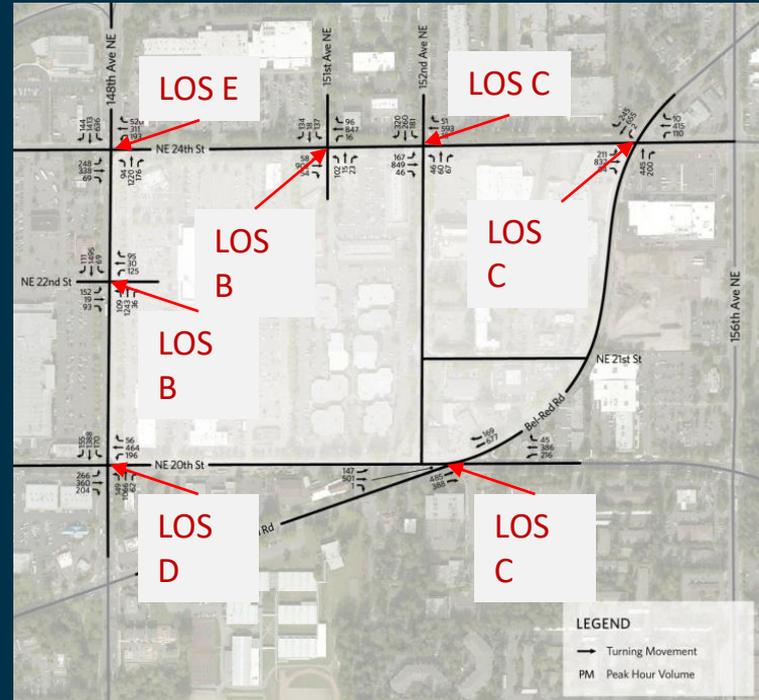
Infrastructure Plan Study Area

LOS from 2013 City traffic analysis

The Overlake Village Transportation Update will:

- Review 2017-2018 peak hour volumes
- Update level of service (LOS) for current and future years
- Evaluate impacts to develop traffic improvements

PM Peak



Next Steps For Council

- Public Hearing
 - Public Input
 - Chance To Hear From Applicant
 - 21-Day Notice
- Future Study Session(s)
- Decision
- For Tonight: Any questions?







CityofRedmond
WASHINGTON

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