



MEMORANDUM

To: Planning Commission
From: Beckye Frey, Principal Planner 425-556-2750
Planning and Community Development
Date: March 31, 2021
Subject: Redmond 2050 - Overlake Elements for Phase 1

PURPOSE

Staff will introduce and provide an overview of the topics included in Redmond 2050 Phase 1 related to Overlake.

OVERLAKE UPDATES

Overlake is one of two urban centers in Redmond that will be key in accommodating future growth. The vision and policies for Overlake are contained in the Overlake Neighborhood Plan and the Urban Centers Element of the Comprehensive Plan. While current planning documents describe a broad vision for Overlake, refinements are needed to reflect the community’s long-term vision for the area, the changing urban environment, and to clarify the goals for key elements such as parks, open space, transportation, and development standards.

These documents also need to be updated to account for change, including the Microsoft Redmond Campus Refresh and the Esterra Park Project, and to prepare for the changes that Sound Transit’s extension of light rail will bring. That includes a review and definition of how Transit-Oriented Development (TOD) will be defined for Redmond and a review of the Urban Center Boundaries if we would like to, for example, incorporate the TOD areas around the light rail stations.

Topic/Task	Goals/Outcomes
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Overlake Updates

<p>Define and Delineate “Transit -Oriented Development” (TOD) areas around Redmond light rail stations</p>	<ul style="list-style-type: none"> • Define boundary of Transit-Oriented Development (TOD) for Redmond • Determine highest and best uses for TOD areas
<p>Urban Center boundary revision</p>	<ul style="list-style-type: none"> • Review Overlake accommodations of growth targets and adjust boundary if needed/desired • Review and potentially expand boundary to include TOD areas or to meet other policy objectives • Confirm Overlake meets Metro Center requirements after boundary revision
<p>Urban Centers Element update</p>	<ul style="list-style-type: none"> • Urban Centers Element of the Comprehensive Plan to be updated in Phase 1 • Incorporate TOD & boundary revisions, etc.
<p>Neighborhood Plan update & PSRC re-certification</p>	<ul style="list-style-type: none"> • Incorporate TOD & boundary revisions, etc. • Update to Metro Center
<p>Rezoning</p>	<ul style="list-style-type: none"> • Ensure that Overlake can accommodate the growth allocated to that area • Ensure “highest and best use” of TOD areas are allowed uses
<p>Development Standards & Incentive Package updates</p>	<ul style="list-style-type: none"> • Update development standards to meet community vision • Update to new building typologies (if needed to accommodate growth) • Update incentives to align with community priorities
<p>New SEPA Planned Action</p>	<ul style="list-style-type: none"> • Extend SEPA Planned Action beyond 2030 • Evaluate environmental impacts and adopt new mitigation measures/options
<p>Finish Overlake South Infrastructure Plan</p>	<ul style="list-style-type: none"> • Finalize and adopt the Overlake South Infrastructure Plan (draft document/standards never adopted)

NEXT STEPS / COMING SOON

- Overlake stakeholder groups are being assembled and targeted discussion with residents, business owners/employers, and employees will begin in the second quarter of 2021.
- Staff is reviewing policy guidance coming out of Vision 2050 and King County Countywide Planning Policies to determine how they will impact Overlake.
- Staff is working with peers at Eastside cities to establish an interjurisdictional working group to better coordinate on planning issues that cross city boundaries. For Overlake this will include coordination with Bellevue.