

## Overlake Workshop Series

SUMMER/FALL 2021

Date	Topic
9/2	Overlake: Accommodating Growth in Overlake - zoning and land use changes (touch on Overlake as a Metro Center)
10/5	Overlake: Updates to Overlake Neighborhood character (includes discussion of Overlake Village as an International District)
10/14	Overlake: Policy Options & Alternatives (Land uses for properties around light-rail stations)

### 9/2 WORKSHOP

## Accommodating Growth in Overlake

[VIEW RECORDING](#)

*As Overlake starts to redevelop, what do we want to preserve that is there today?*

- Seeking a place to retire in Overlake
- Overlake's affordability (relative) and diversity
- Small businesses
- Diversity of services.
- Transportation options.
- Trees, trails, walkability, bike trails
- Mix of uses and connectivity
- Specialty/Ethnic businesses & restaurants
- The great food! (small retail spaces)
- Jobs
- Only what vulnerable, BIPOC, and historically underserved stakeholders want to preserve. Replace all else.
- Environment
- Small businesses
- Small and unique businesses
- Diversity
- Partner with KCLS for a satellite library
- Diversity
- Diversity
- Available Parking
- Wildlife habitat and diversity

- Ability to have growth react to market demand
- Maintain small businesses
- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Fish and wildlife habitat conservation areas
- Frequently flooded areas
- Geologically hazardous areas
- Office FAR allocation/sizing that can capitalize on transit.
- Diversity, ethnic restaurants

What services & amenities do we need to add?

- More green spaces
- More street trees
- Transit oriented food and service options. An all-season community center.
- Entertainment, places to gather
- Farmers market or something like it.
- Accessible sidewalks/walkways to businesses to safely cross large streets (enough time) and across parking lots
- True feel of a village - mix of retail, office
- Clearer distinction between Bellevue and Redmond city limits. Confusing!
- Safe bike lanes
- Public easement through Microsoft campus?
- Community space
- Partner with KCLS for a satellite library
- Top-tier multimodal transportation network. Especially bike paths and greenways that create a best in class human-scale experience.
- More walkable areas
- Lighting
- Grocery stores within walking distance
- Mixed-use mandatory. Taaaaaall buildings with flexible use.
- More bike lanes
- Mixed-use development
- Health care
- Taller buildings
- Green space
- Ball courts, pickle ball
- Replace drive-through communities with transit-oriented development
- Trees
- Places to sit outside
- Mini city hall
- Indoor and outdoor community gathering spaces
- A park like Downtown Park or smaller
- Ways to get places without driving

Are there any land uses we need to add or re-evaluate? (uses allowed/not allowed, sizing limits, etc.)

- Make sure there are still small retail spaces available for local businesses
- Less complex layering of density policies to permit creative solutions.
- More height and bulk in buildings will be required for density.
- Promote small retail spaces, incentives for keeping original tenants in new development
- Houses near office
- Sports arena
- Transition of land uses and built forms on the periphery of Overlake

- Allowances for cafe sidewalk seating, parklets
- More ways to make the street feel vibrant and active-protected bike lanes, street cafes, wide sidewalks etc
- Reduced parking minimums
- 10-16 story buildings don't always pencil, thoughts on going to 24 on certain sites?
- As cultural opportunities are pursued make sure multi-use gathering space for rainy days is incorporated.
- Flex spaces
- Make mixed-use mandatory
- Mandatory mixed-use. Taaaaaallll buildings with flexible uses.
- Already have a jobs housing imbalance. Need housing.
- Share work space venues that can provide for office, light manufacturing, etc.
- If add more office make sure to add many more residents - exceed targets
- Don't forget community gardens, rooftop gardens, and perhaps a mini-farmers market/food truck space.
- Parks
- Retail is largely concentrated around 152nd Ave NE and the 148th Ave NE-NE 24th St area in Bellevue - we need retail to be dispersed throughout Overlake.
- Developing office is difficult now b/c of use designations. Lots of prescriptions like residential minimums for developments - makes it harder to be creative.
- Remove mandates related to particular mixes. Let market figure it out.
- More transit parking - what we have will run out.

Where will growth go? How close to the stations should we focus growth?



- 1/4 mile - places to walk to, and not just around the noise of the light rail.
- Medium height building with trees provides good quality of life - high rises are different: echoes, noisy, not safe for kids, no place to walk dogs, no grass.

What are you looking forward to in Overlake?

- Light rail access
- Walkability
- Bike trail connection
- Light rail
- No traffic (LOL)
- Improved traffic management, more walkability
- The international theme

- PARKS
- TALL buildings. Bike/ped connections. Public Art. Public Spaces. Vibrant urban space for children to grow and thrive. Dog Parks. Happy individuals and families :)
- Interconnected small parks
- Exceeding Sound Transit's OVS ridership projections
- Green spaces
- Safe walking
- A performance center
- Intensive office and residential uses that will attract complementary retail and non-residential uses
- Continued presence of strip malls
- Having flexible zoning that can react to market demand.
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- Pedestrian paths/sidewalks for walking (exercise, shopping, etc.)

What are your concerns about growth in Overlake?

- Nimby-ists
- A period of time when traffic is overpowering
- Loss of the small businesses from Redmond
- Urban Canyon design -> negative impacts. Same ole' boring buildings with those gross exterior paneling. Concerns about car-centric design.
- Test
- Crime
- More traffic on 24th
- Loss of local businesses
- Continued reliance on strip malls
- Crime
- Light rail capacity to accommodate growth
- Towering buildings that feel imposing
- Losing trees
- Not pushing people/business out
- Losing the small retail
- Traffic
- Not having green space
- Conflict between high traffic and comfortable/safe spaces
- Continued highway noise
- Dense environments often draw crime and homelessness. These conflict from healthy community.
- Traffic
- Crime.

What other questions should we explore as we look at development and redevelopment in Overlake?

- Open space/green space network.

Questions from the Audience:

- Are you considering a FAR minimum to encourage higher density?
- 10 and 16 story buildings don't always pencil, are you considering going to 24 on select sites?

- With the new light rail station(s) in the neighborhood, will there be policy/incentives to encourage taking public transportation rather than driving private cars?
- What green building incentives are you considering?

## 10/5 WORKSHOP

### Overlake Neighborhood Character

#### What defines Overlake today?

- Not enough open space or parks
- Disjointed
- Yuppies
- parking lots, not pedestrian friendly, car dominated
- International
- Shops restaurants, meet friends
- Microsoft; Technology; Restaurants; Urban
- Has a lot of small businesses (restaurants)
- Ethnic
- Diverse character
- Catch buses
- I know where I am based on proximity to 520
- local shops, international flavor, trees
- One set of minds of design to existing character and another set of thoughts that want to redefine it (not really a marker for where Bellevue ends and Redmond begins) - difficult to define a character since there is a wide mix of uses
- International character - not unique for Overlake but a character of the Eastside - older strip malls here lend themselves to ethnic businesses. Don't want to lose those. You probably won't see these uses on the bottom floor of a mixed use building.

#### Other comments:

- I'm concerned about looming buildings that turn areas into characterless urban areas (see areas of Bellevue downtown)
- City should conduct several massing studies to help ID views/view corridors; building heights, open spaces, etc. Thoughts/comments? I don't believe this has yet been done, correct?

#### What do we want to preserve?

- Variety of businesses
- Yuppies / Young Urban Professionals
- Trees
- It seems like Overlake is more affordable, has less "fancy" restaurants and services that I think we need.

- small businesses; ethnically owned businesses;
- Preserve the jobs and Microsoft
- Make sure we do in Overlake what we did not succeed in Downtown - which gentrified pretty quickly and pushed out all the quirky businesses

Policies that may need to be updated (what action would you support)?

- View Corridors
  - Be more clear on what should be preserved, identify new /different public viewpoints that are particularly important to preserve
  - Accessibility issues for options that are above ground or having to go through a building to get to viewing spaces might be limiting to some community members.
  - Be more creative - utilize upper stories, rooftop amenity spaces, podium tops, etc. Can we connect rooftops or cover streets and create parks above ground level?

Examples:



- Business sectors
  - If there is a large consensus to keep it focused on technology uses then go ahead and keep it, but otherwise keep it broad and allow change to occur over time and needed by the property owners.
  - Worried about unintended consequences. What's the downside to going broader... do we know what the original intent for this focus was and is there some type of changes that would occur that we would not want to happen?
- Office campus development typology
  - Campus style of development is out of date. Would like to move away from that type of development, but need to keep open space and find ways to keep greenery.
  - Need to move away from it to be more sustainable.
  - Lets be more flexible with mixed use - not just first floor uses but allow a broader mixture of uses within the building.

- Multifamily character - in residential area should have a residential character
  - Support for having design guidelines instead to allow for missing middle types
  - Neutral - keep or change

Overlake Village as an International District

- Support for International District
- Some concern that we would have ethnic and cultural diversity at the expense of class diversity. Don't leave behind the low cost, immigrant start-up spaces, etc.
- Consider how it could work well and how it could backfire. Look at history and what is it. It might be too broad, need to think through it some more.
- Articulate what the goals is. How would this be accessible to business owners are very low income (incubation space, etc.). Knowing exactly what the effect we're looking for would be helpful.
- Which implementation ideas would you support?
  - Should be all and room for additional characteristics since this idea may evolve very organically....
- If approved, what priority level would you place on implementing this concept?
  - Support for near term project, since new construction is happening all the time and we would lose the opportunity if waiting.

Other

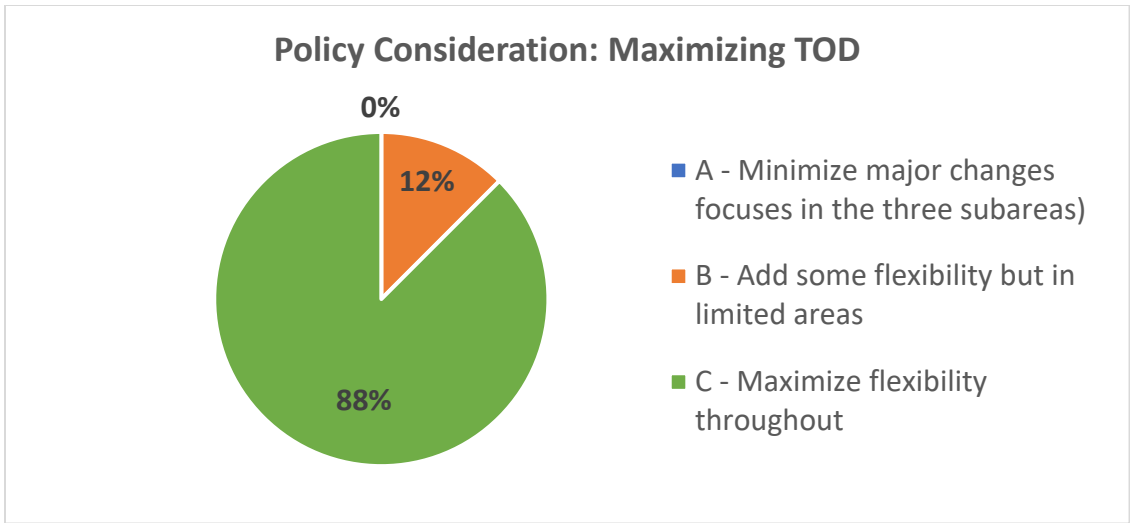
- Planning goals are sometime different from Public Works goals. We need to make sure that everyone is on the same page and make sure that we don't create new conflicts.

**10/14 WORKSHOP**

**Overlake Policy Options & Alternatives**

When thinking about the policy consideration to "look at ways to maximize TOD", what is your preference?

- A. Minimize major changes
- B. Add some flexibility but in limited areas (near light rail)
- C. Maximize flexibility throughout Overlake

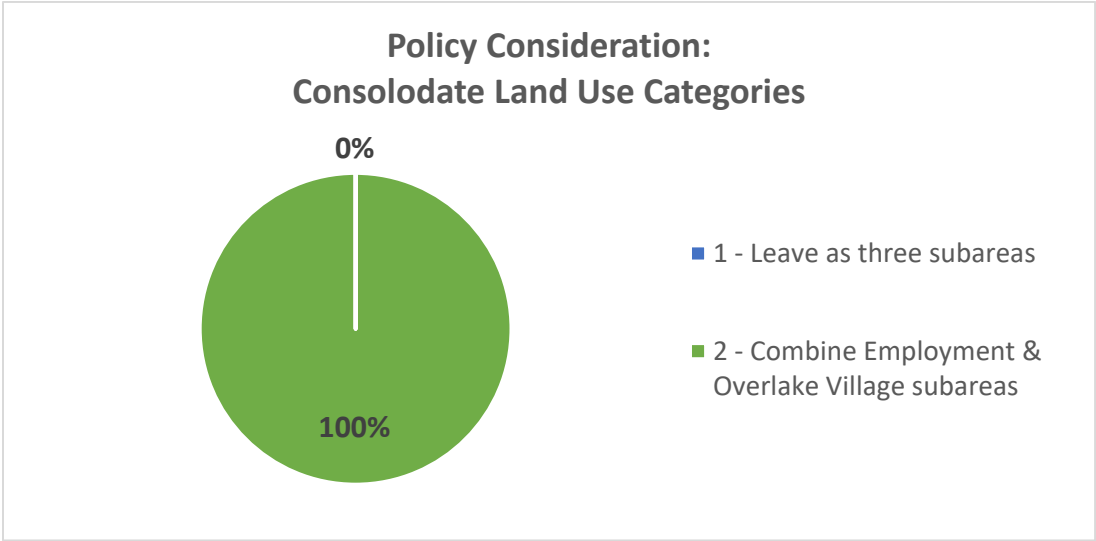


Comments:

- Maximum flexibility - we can't foresee everything in this planning phase, so this will allow problem solving and necessary changes during actual development.
- As flexible as possible and intermixed for reasons shared. Lots of biking and walking within and to surrounding neighborhoods including to Bellevue.
- I selected option C.... I would love to see Maximized potential of the area...

When thinking about the policy consideration to “consolidate and reduce the number of land use and zoning categories”, what is you preference for Overlake neighborhood subareas?

1. Leave as three subareas (Residential, Employment, and Overlake Village)
2. Combine Employment and Overlake Village into one subarea (Overlake Mixed-Use)

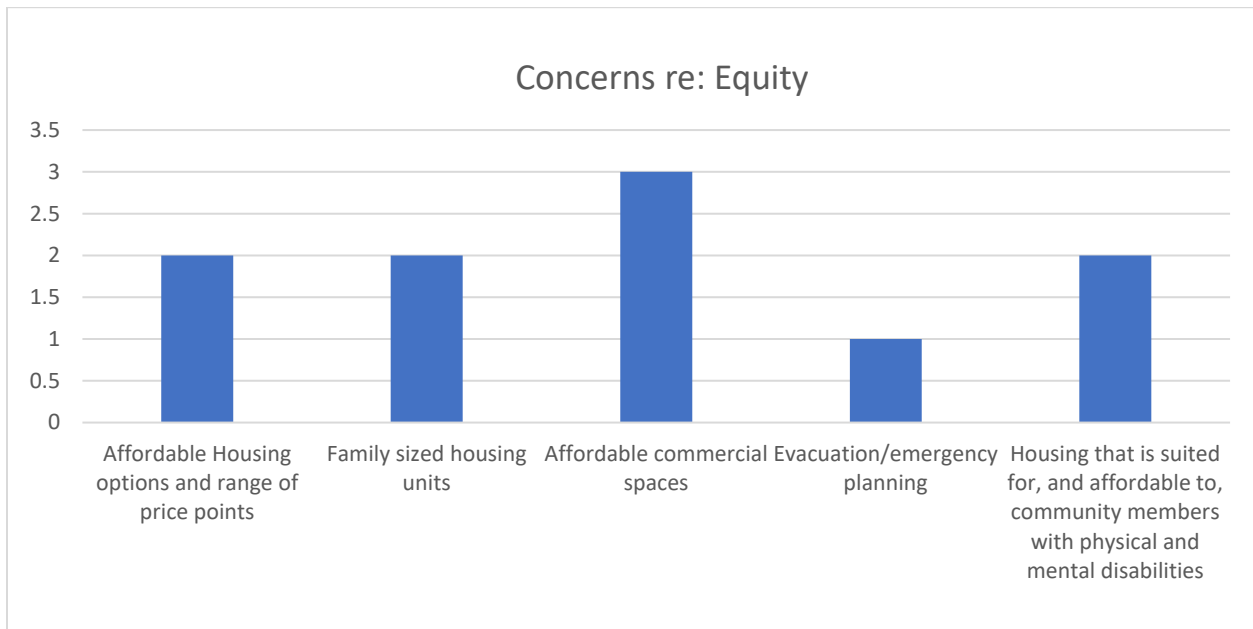




Thoughts, concerns, or questions about planning regulatory updates?

- Liveable
- Walkable
- Not all shadows
- Green
- Incentives for affordable housing and green sustainable building, plus trees and garden/ community space.
- I second the garden/community space, and maintaining street trees. Very necessary to keep denser areas pleasant for humans.
- All of these concern me. Loosing character, charm, welcoming desultory
- an area that has no personality

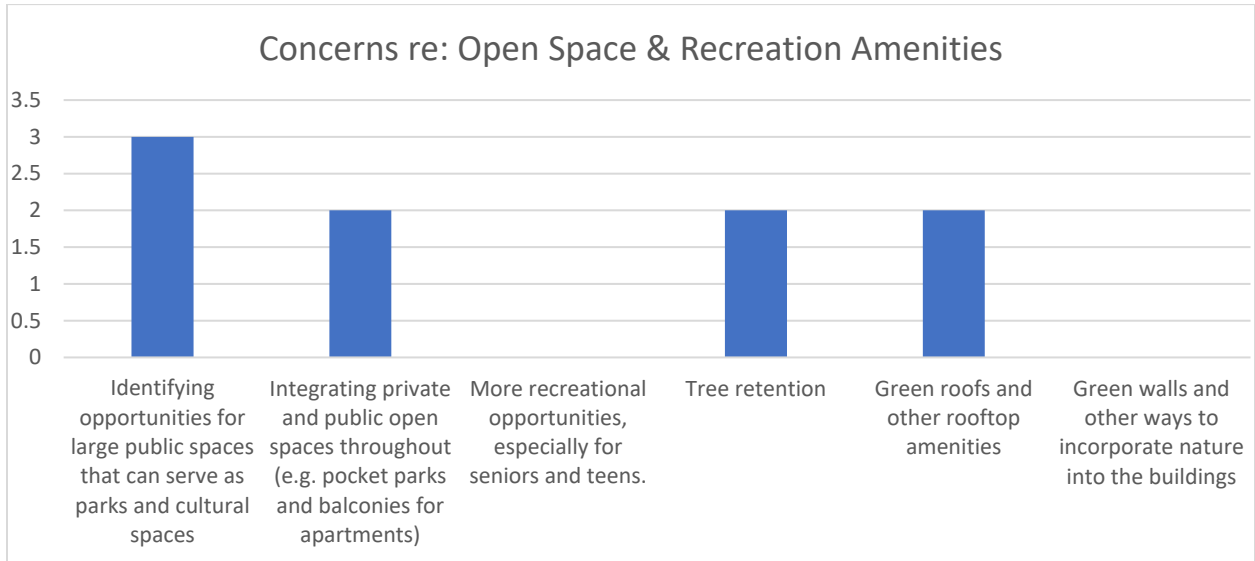
As Overlake gets taller, what are you most concerned about related to **equity**?



Comments:

- All of these

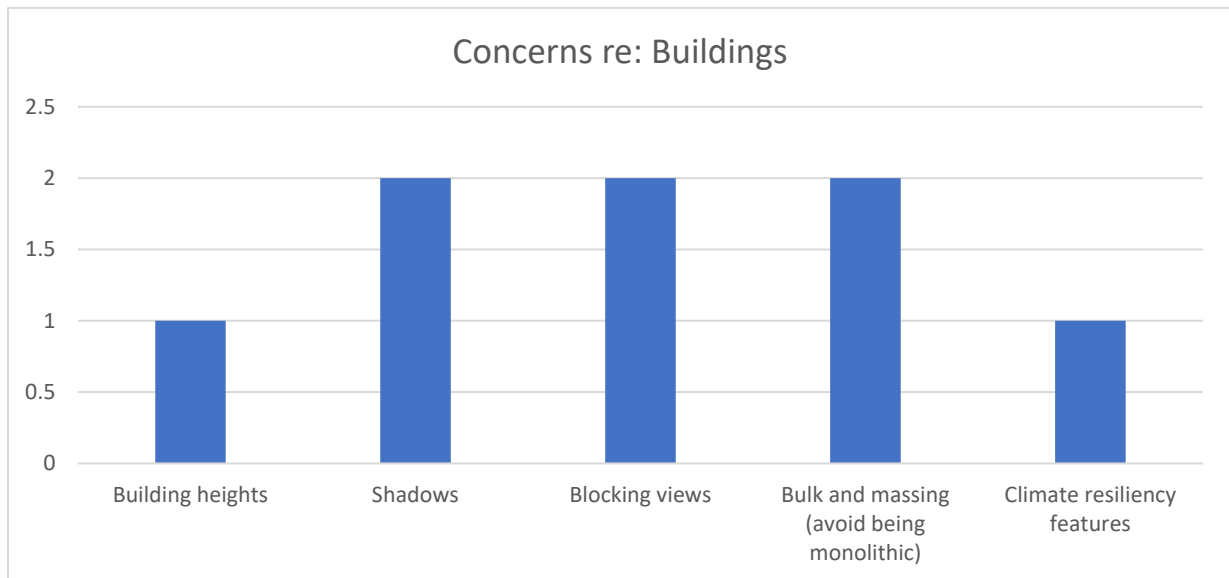
*As Overlake gets taller, what are you most concerned about related to **open space and recreation amenities**?*



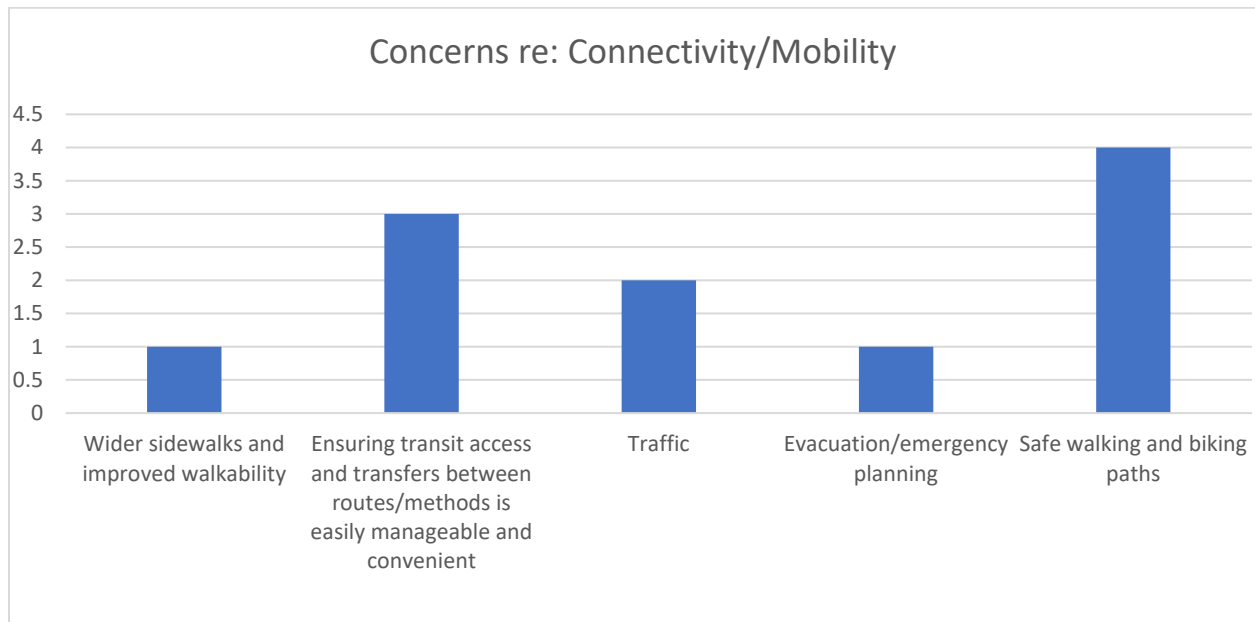
Comments:

- Need off leash dog park and pickleball

*As Overlake gets taller, what are you most concerned about related to **buildings**?*



*As Overlake gets taller, what are you most concerned about related to **connectivity/mobility**?*



Comments:

- Examples of street construction for safety of walking/biking: <https://www.youtube.com/watch?v=tGOBOw9s-QM>
- biking and walking
- having schools nearby for the children living in this community
- Cost of parking at parks - off leash park in Marymoor is free but it costs \$1 to park