

MGP Overlake East

LAND-2022-00205, -00206, -00207, and -00208

May 21, 2024

Tim McHarg, Principal Planner



Redmond
WASHINGTON

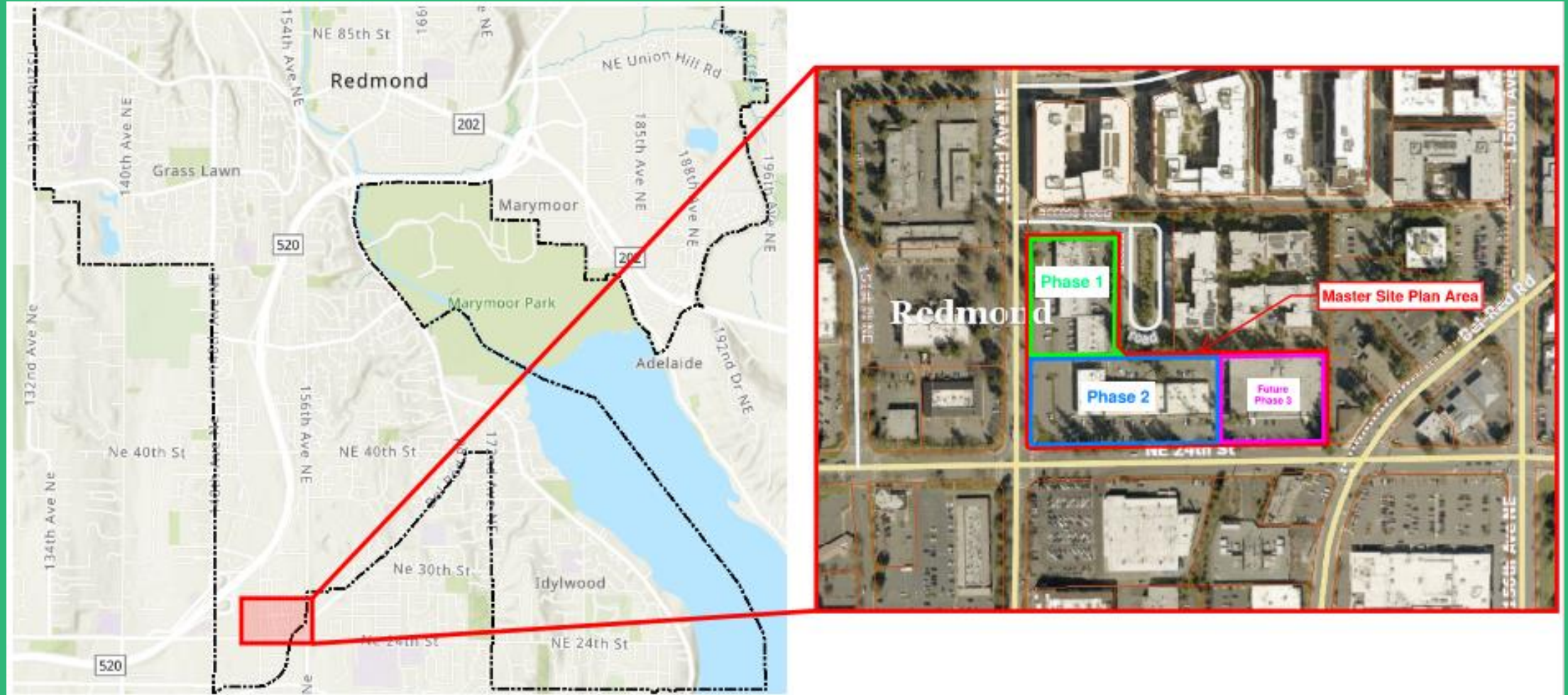


Agenda Item Summary

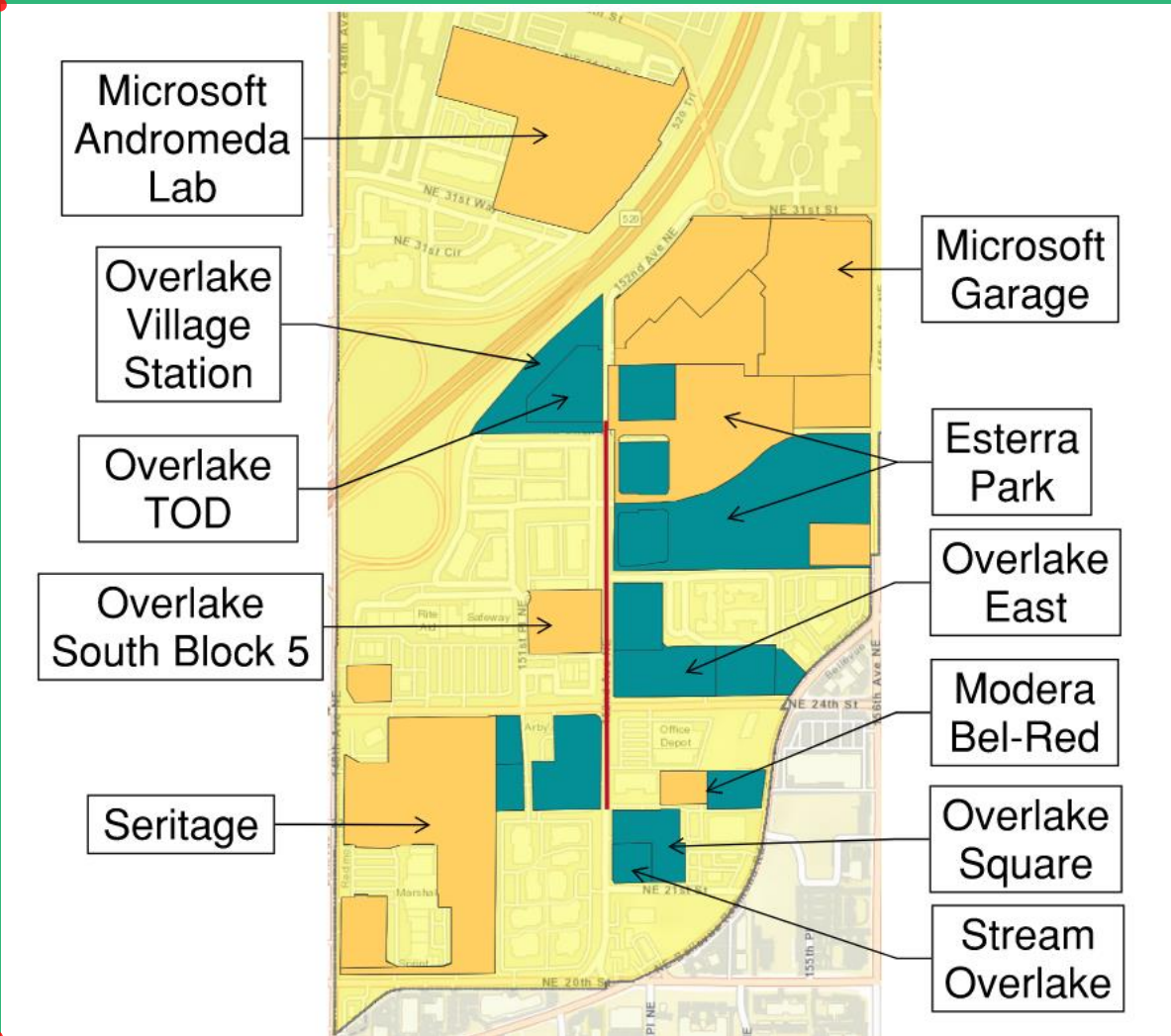
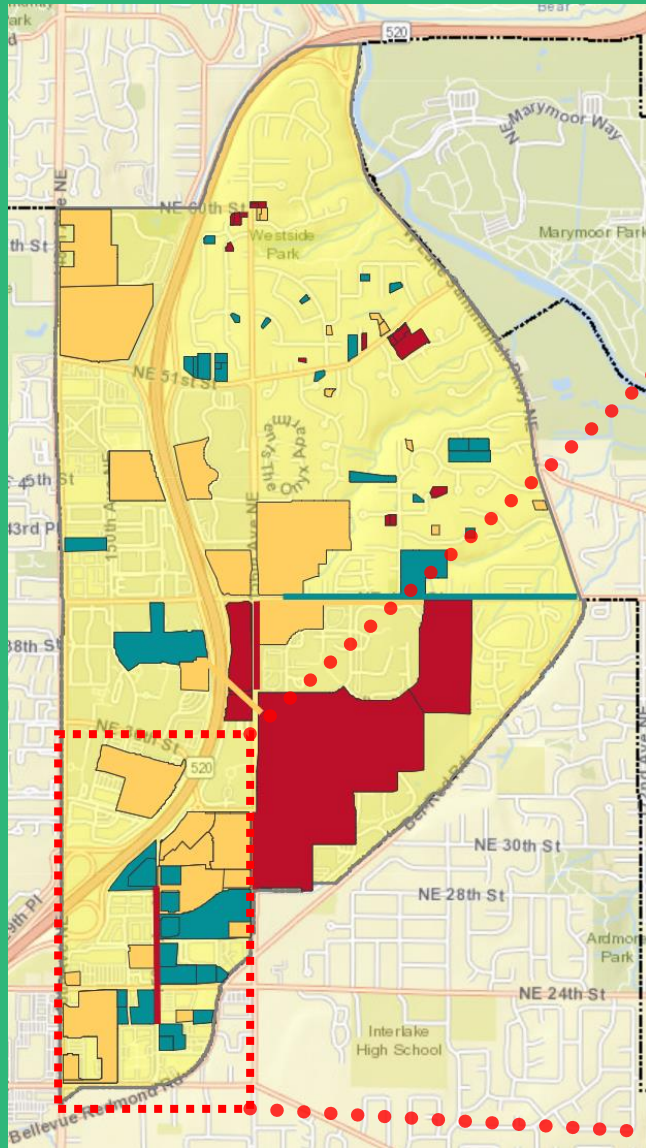
- Purpose: Overview and Preparation for June 18 Quasi-Judicial Public Hearing on Master Plan, Development Agreement, and Site Plan Entitlements Consolidated Application
- Requested Direction:
 - To hold a Study Session on 5/28?
 - If yes, to identify specific requests for additional information at the Study Session.

MGP Overlake East:

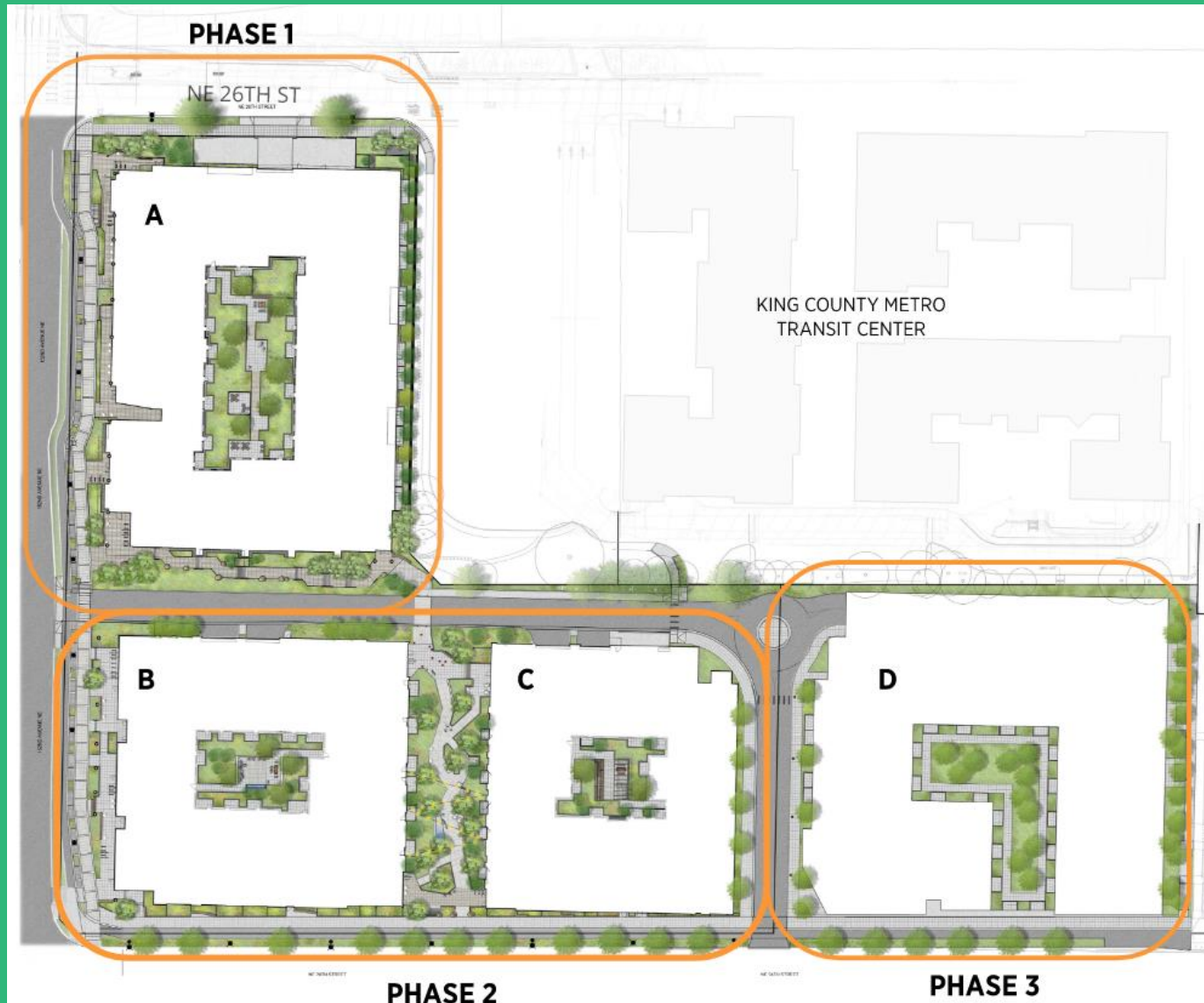
What: A four-building development in three phases
Where: Overlake Village core



Overlake Neighborhood



Site/Phasing Plan



Project Summary:

- Phase 1/Building A: 8-story mixed-use building with 323 units and 8,200 sf of commercial
- Phase 2/Building B: 8-story mixed-use building with 266 units and 4,000 sf of commercial
- Phase 2/Building C: 8-story multi-family building with 208 units
- Phase 3/Building D, either:
 - 8-story multi-family building with 310 units; or,
 - 8-story office building

Overlake Incentives



Zone: OV-1

Base Height Allowed: 5 stories

Base FAR Allowed: 2.5

Additional Height and FAR Allowed Via Incentives (RZC 21.12.170)

Developer Chooses from a Menu of Incentive Features

Incentive Feature	Bonus Achieved	
Primary: LEED Certification/Green Building (or equivalent certification system) and Tree Canopy Strategic Plan	0.25 FAR	1 story
Additional: Residential Uses Above Minimum Required		1 story
Additional: Combination Subterranean and Wrapped Structured Parking	1.5 FAR	1 story
	Total Bonus =	1.75 FAR
	Base =	2.5 FAR
	Total Allowed =	4.25 FAR
		8 stories

Phase 1/Building A



Northwest Building Corner
(152nd Ave NE/NE Hopper Way)



Southwest Building Corner
(152nd Ave NE/Internal Private Drive)



Phase 1/Building A Streetscape



Accent Paving at Retail: Concrete Paving with Topcast Finish and Integral Color



Accent Paving at Residential Lobby: Concrete Paving with Angled Joint Pattern and Topcast Finish



Double Sided Bench with Back Rests



Phase 2/Building B



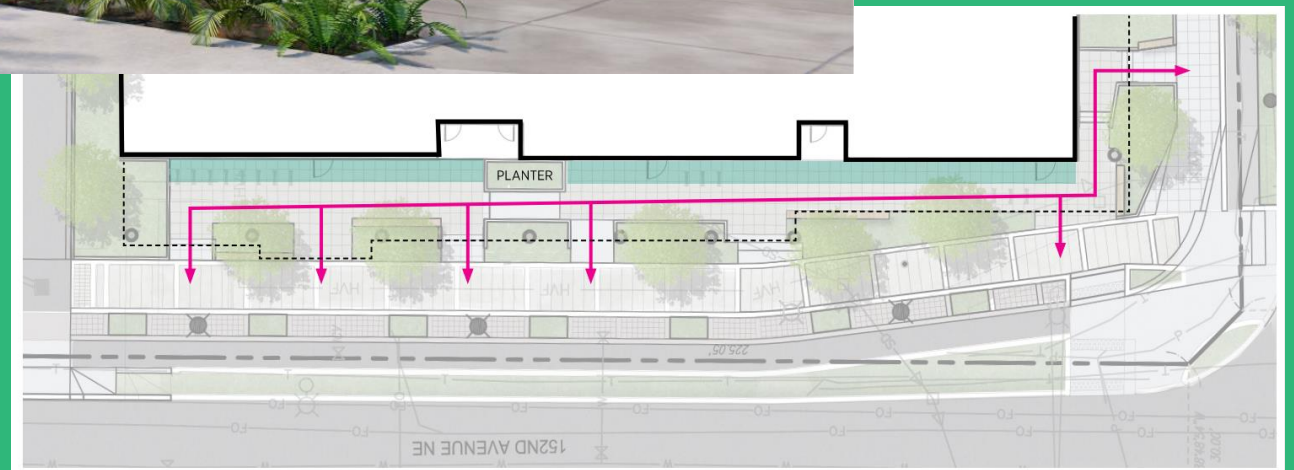
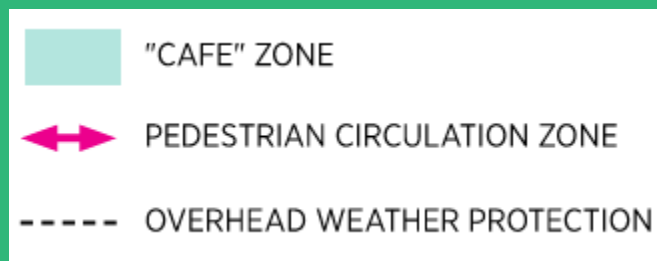
Northwest Building Corner
(152nd Ave NE/Internal Private Drive)



Southwest Building Corner
(152nd Ave NE/NE 24th St)



Phase 2/Building B Streetscape



Phase 2/Building C



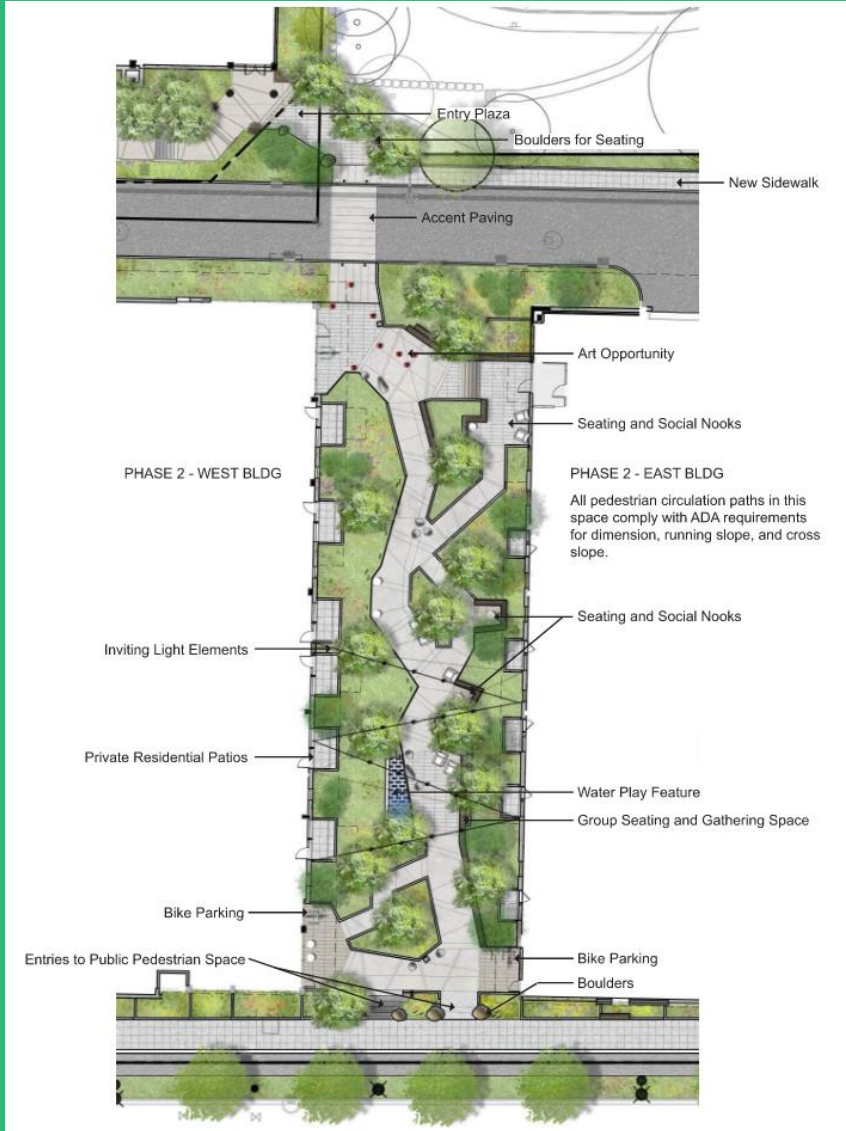
**Southwest Building Corner
(NE 24th St/Through Block Open Space)**



**Southeast Building Corner
(NE 24th St/Private Internal Drive)**



Through Block Open Space



Through Block Open Space/ Pedestrian Network



Development Agreement Requested Flexibility



- Three phased project with phased improvements
- 10-year DA term with 5-year extension
- Vesting to current land use controls for term of DA
- Use of active multifamily uses on ground floor (e.g. coworking space, lobbies, etc.)

Development Agreement

Public Benefits Provided



- **Publicly Accessible Open Space:**
 - 13,400 square foot through block open space with a water play feature.
 - Together with the linear park and the plazas, pedestrian path network is approximately 32,650 square feet (0.75 acres).
- **Public Art:** Along 152nd Ave NE and within the through block open space. To be reviewed by RACC.
- **Urban Pathway Enhancements:** Additional seating at level areas and niches along the path, signage for wayfinding, additional landscape areas, accent paving at seating areas, and art opportunities.
- **Public Bicycle Maintenance/Repair Facility:** On 152nd Ave NE frontage, adjacent to cycle track.
- **Enhanced Paving and Lighting:** Along 152nd Ave NE frontage, within open space, and in pedestrian network.
- **Street Furniture:** Along 152nd Ave NE frontage.
- **Inclusion of Three Bedroom Units:** Minimum of 5% of total units (40 units in Phases 1 & 2 with potential for additional 15 units in Phase 3)
- **Inclusion of Family Focused Amenities:** Indoor and outdoor spaces, including quiet study areas where kids can have privacy to do homework, fitness areas with fully separated kids only play areas, co-working areas with some "kid only" spaces, bike maintenance areas, pet areas, and gathering/socializing areas.

Community Outreach and Involvement



- Notice of Application: September 23, 2022 with Re-Notice on January 30, 2023
- Comments received:
 - Tree removal;
 - Construction noise;
 - Construction schedule; and,
 - Design of the sidewalk, bike lane and cycle track.
- Neighborhood Meeting: November 29, 2023
- Comments received:
 - Construction schedule; and,
 - Notification to current tenants.



Timeline

- Potential Study Session: June 28, 2024
 - ➔ Please Confirm If Study Session Is Desired
 - ➔ Please Identify Additional Information for Study Session
- Quasi-Judicial Public Hearing: June 18, 2024



Thank You

Any Questions?

Tim McHarg

tmcharg@redmond.gov; (425) 556-2414



Redmond
WASHINGTON