



**TECHNICAL COMMITTEE REPORT
TO THE CITY COUNCIL**

Project Name: Seritage Development Agreement and Master Planned Development

Location: 2200 148TH Ave NE

Project Description: Master plan for redevelopment of a 14.8 acre site including 500 residential units, 185,500sqft of retail, 266,800sqft of office, a 210 room hotel, parks and associated site improvements.

File Numbers: LAND-2017-00546 – Master Planned Development Permit
LAND-2017-00547 – Development Agreement
SEPA-2017-01044 – SEPA Planned Action

Applicant: Seritage Growth Properties

Applicant's Representative: Kacy Keys
Seritage Growth Properties
10960 Wilshire Blvd #1420
Los Angeles, CA 90024

Planners: David Lee, Senior Planner
Sarah Pyle, Senior Planner


Decisions Included: Master Planned Development Permit, Type V (RZC 21.76.070(P))
Development Agreement, Type V (RZC 21.76.070(L))

Recommendation: Approval per conditions set forth in Development Agreement

Public Hearing Date: June 19, 2018

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).


ERIKA VANDENBRANDE,
Interim Director
Planning and Community Development
Department


MARTIN PASTUCHA,
Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of the Planning Director and the Director of Public Works along with staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **City Council**. The **City Council** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Master Planned Development Permit and Development Agreement and receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Council** will make the final decision regarding the Master Planned Development Permit and Development Agreement.

Key Dates

Application/Completeness Date: October 01, 2015
Neighborhood Meeting #1: August 17, 2017
Neighborhood Meeting #2: November 28, 2017
Neighborhood Informational: March 8, 2018
City Council Call for Public Hearing: April 24, 2018
Design Review Board Recommendation of Approval: November 16, 2017
City Council Study Sessions: January 23, 2018 / April 24, 2018 / May 22, 2018
SEPA Planned Action Determination: May 21, 2018
Public Hearing Date: June 19, 2018

Report Attachments

1. General Application Form & Project Contact Form
2. Vicinity Map/Topographic/Boundary Survey
3. Notice of Application and Certification of Public Notice
4. Public Comments
5. SEPA Application Form and SEPA Checklist and Planned Action Adoption
6. Notice of Public Hearing and Certification of Public Notice
7. Seritage Master Plan & Conceptual Site Plan, dated May 3, 2018
8. Draft Development Agreement, dated May 30, 2018
9. Transportation Study, dated January 8, 2018
10. Master Plan Stormwater Report, October 27, 2017
11. Tree Evaluation Plan and Tree Health Assessment dated June 9, 2017
12. Design Review Board Meeting Minutes from November 16, 2017

Technical Committee Analysis

I. Proposal Summary

In summary, the proposal calls for the redevelopment of the approximately 13-acre site. The proposal calls for a mixed-use development that includes:

- 500 multi-family units;

- 210 room hotel;
- 100,100 square feet of street level retail space;
- 23,000 square feet of market/food retail space;
- 266,800 square feet of office space;
- 62,700 square feet of restaurant space;
- 2,245 stalls of underground parking;
- And approximately 2.1 acres of parks and open space.

II. Site Description and Context

The project is located at 2200 148TH Ave NE within the Overlake neighborhood, or as commonly referred to as “The Sears” site. The parcel is zoned as Overlake Village 3 (OV3), and is bordered by OV2 to the north, OV1 to the east, Bellevue to the south (zoned “O”), and Bellevue to the west (zoned “BR-CR”). The site is bounded by NE 24th Street (north), NE 20th St (south), 148th Ave NE (west), and the undeveloped DaVinci Avenue (east).

The project site is currently developed as multi-tenant shopping center, with Sears as the major tenant. The Sears building was built in 1971. Regency Properties group currently owns two small parcels on the project site including the Red Robin and the Five Guys Burger building. A property exchange is currently underway between Seritage and Regency to formally exchange properties to align the properties as proposed. Seritage will be the single owner of the entire master plan site. Due to the size and location of the project, the project requires both a Master Plan and Development Agreement (DA).

III. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on November 30, 2017. The notice was posted at City Hall, the Redmond Regional Library, and three notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site.

Public Input: During the public comment period for the Notice of Application, the City received six written comments or requests to be a party of record. The comments received centered on transportation issues related to the project or area. Seventy-seven email comments have been received through the life of this project post-Notice of Application comment period. These comments touched on transportation issues, affordable housing, open space, and pedestrian amenities. The text of the comments and staff responses to them are located within Attachment 5, Public Comment Letters.

Notice of Public Hearing: The Notice of Public Hearing for this project was posted on the site, at City Hall, and at the Redmond Regional Library May 29, 2018. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City by the same date. The notice was also included in a one-time newspaper publication (Attachment 7, Notice of Public Hearing and Certificates of Posting).

IV. State Environmental Policy Act

The project has been found to be in compliance with RZC 21.70.110 “Overlake SEPA Planned Action” by the Technical Committee on May 16, 2018

V. Compliance with Development Regulations

A. Master Planned Development Decision Criteria

Master Planned Developments (MPDs) shall meet the following criteria (RZC 21.76.070(P)(5):

- (a) *All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.*

Response: The MPD is consistent with the RZC and all applicable Comprehensive Plan policies, as described in Section V of this report.

- (b) *MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Village Master Plan and Implementation Strategy and shall include the items listed in (c) below in addition to the following:*

Response: As described in Section VI of this report, the MPD is consistent with the Overlake Village Master Plan and Implementation Strategy.

- (i) *A height and bulk study that demonstrates how building mass, height and scale relate to open spaces, pedestrian pathways, streets and other buildings;*

Response: A height and bulk study is included on page 22, 58, and 59 of the Master Plan document. The height and bulk study demonstrates how the mass, height and scale of potential future buildings on the site would relate to open spaces, pedestrian pathways, streets and other buildings. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

- (ii) *An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board determine based upon the height and bulk study that analysis of shading effects is needed); and*

Response: An analysis of shading effects of taller buildings is provided on page 23 of the Master Plan document. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

- (iii) *Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary).*

Response: Pages 60, 64, and 68 of the Master Plan includes plans for how development could proceed in different phases. For the residential portion of the Master Plan, each building will need to comply with RZC 21.20.030(B), which requires that at least 10 percent of the total number of units within a residential development be affordable units. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

- (c) *All MPDs shall include the items listed below:*

(i) *A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations:*

Response: The Master Plan includes a design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations. The vision of the master plan and how it relates to Comprehensive Plan policies can be found on pages 7 through 11 of the master plan. An analysis of the Redmond Zoning Code allowances can be found on pages 72 through 74 of the master plan. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(ii) *Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations and other detailed information required in a site plan shall not be required);*

Response: Pages 13, 25, 56, and 57 of the Master Plan includes a conceptual site plan which shows all proposed land uses on the site. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(iii) *Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plain view and cross section for streets (cross sections only required for projects in the Downtown);*

Response: The Master Plan includes several plan sheets indicating the layout and conceptual design of all streets, pedestrian pathways, parking and location of transit facilities. Vehicular, bicycle, pedestrian, and transit site plans can be found on pages 27 through 30. Cross sections for the streets within the site are provided on pages 34-55 of the Master Plan document. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(iv) *Location of proposed space for parks, open space and any cultural facilities;*

Response: The Master Plan includes 2.4 acres of park and open space across the site. Da Vinci Park, just south of NE Al Hazen between Lumiere and Da Vinci is comprised of approximately 60,000 square feet (1.3 acres). Gateway Plaza which runs diagonal between Parcels B & C from the corner of NE Al Hazen & Lumiere to the corner of NE 24th ST & 148TH Ave NE is 46,200 square feet (1.1 acres). The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(v) *Phasing plan describing anticipated time frames for development, and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;*

Response: Section VII (pages 60-71) of the Master Plan includes plans for how development could proceed in different phases. For the residential portion of the Master Plan, each building will need to comply with RZC 21.20.030(B), which requires that at least 10 percent of the total number of units within a residential development be affordable units. The master plan proposes that the residential building shall be built within Phase 1 of the project. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(vi) *Location of any environmentally critical areas;*

Response: There are no environmentally critical areas located on the property. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(vii) Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;

Response: RZC 21.12.130 requires that at least 15 percent of the total site area (13 acres) within the Master Plan area be comprised of landscape. Of these 13 acres, up to 50 percent can consist of hardscape. Within the appendix of the Master Plan document is an analysis of how the site complies with the overall site landscape requirement. The Master Plan performed a parcel-by-parcel analysis to show how the 15 percent site-wide requirement will be met through the provision of the plazas and gardens open to the public, as well as a portion of each parcel being devoted to landscape area and private residential open space. 56 of the Master Plan breaks out the square footage of landscaped open space which will be provided by parcel for a total minimum of 106,200 square feet.

The site contains zero landmark trees, and 89 healthy significant trees. All significant trees on-site are ornamental parking lot landscape or perimeter landscape trees that have grown to a size of significance. The Master Plan proposes the phased removal of all of the 89 existing healthy significant and landmark trees on the site. All 89 significant trees are proposed to be removed as they are located in areas that are within future right-of-way improvements. The removal of these trees are exempt under RZC 21.72.030 as the removal of the trees are for the purposes of constructing public streets and utilities. All significant trees will be replaced to a 3:1 ratio.

1. The scale, height, and density of development as proposed in the Master Plan and allowed under zoning will be at a level that is befitting for a site that the City sees as supporting the City's goals and visions for making Overlake Village an urban center. Given these factors, the type of dense, mixed-use, urban-scaled development desired by the City for this site is not compatible with large-scale preservation of stands of existing significant trees.
2. The redevelopment of the site, both for the planned uses and the new on-site infrastructure and underground parking necessary to support those uses, will require a massive amount of grading and earthwork, permanently disturbing the underlying soils and hydrology which the trees are reliant upon for their survival.

Per RZC 21.72.090(B)(2), developers within urban centers proposing to retain less than 35% of existing significant trees will be required to replace trees using a three-tiered vegetative replacement plan. The replacement plan will be reviewed at the site plan entitlement stage as more specific infrastructure and building locations can be proposed at that time. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(viii) Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;

Response: The Master Plan provides the vision of connectivity, mobility and iconic open space. The Master Plan includes street connections to adjacent properties where possible, and provides for potential street connections to adjacent properties where no connections are currently available. Expanded street right-of-ways with pedestrian-friendly landscape elements and bicycle lanes along Da Vinci Ave NE and

Lumiere will provide increased circulation and connection to the north and the south properties. Expanded streets rights-of-ways with pedestrian-friendly landscape elements and bicycle lanes along NE 24th ST and NE Al Hazen St will provide expanded east/west connectivity. Da Vinci Avenue NE and 152nd Avenue NE will ultimately link to the future Light Rail Station at SR 520. Internally, access easements and contiguous pathway will provide pedestrian travel through plaza and courtyard amenities between NE 24th St and NE Al Hazen St. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(ix) Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and

Response: The Master Plan document includes a section on sustainability. The applicant's basic approach to sustainable design is that the type of dense, transit and pedestrian-oriented, mixed-use development proposed for the site is itself an environmentally sustainable design technique that will result in lower vehicle miles traveled, thereby reducing carbon emissions. To the extent possible in this urban setting, Low Impact Development (LID) strategies shall be employed. For example, all roof areas shall be infiltrated; permeable pavement shall be used for public and private non-pollution generating hard surfaces like sidewalks and plazas; and bioretention shall be used for infiltration and treatment from pollution generating hard surfaces within the right-of-way to the greatest extent possible. Although there are no buildings proposed at this time, the applicant anticipates that future buildings will be built to LEED or other sustainable building standards. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(x) Preliminary plan for major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).

Response: The major infrastructure improvements that will be necessary for the build-out of the Master Plan are discussed throughout the Master Plan document. The implementation plans for the different phases of infrastructure improvements to be constructed on the property are within Section VII of the master plan. Specific conceptual plans for future water, sanitary sewer, and stormwater systems are provided on pages 61-71 of the Master Plan. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

B. Development Agreement Decision Criteria (RZC 21.76.070.L.3)

(a) The agreement must be consistent with the applicable development regulations for the property

Response: The development agreement directly references the Master Plan and zoning regulations. The Master Plan has been reviewed against the Redmond Zoning Code (see above analysis) for compliance.

(b) All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur;

Response: All project impacts have been thoroughly analyzed and mitigation assigned is defined in detail within the Development Agreement, Master Plan, and the associated exhibits and appendices.

(c) The agreement must reserve the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety;

Response: The development agreement does not vest to SEPA or any other elements that would prevent the City from addressing threats to public health and safety.

(d) The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City; and

Response: The agreement does not exceed 20 years. The phased development of the development is in proportion to the infrastructure needs to support the Master Plan, and the comprehensive plan vision of the Overlake neighborhood.

(e) The agreement must be in the public interest and provide a public benefit.

Response: The development agreement outlines a significant amount of public benefit which exceed the requests made by the developer not already outright granted by the Redmond Zoning Code.

Public benefits include:

- 1) Upfront infrastructure improvements for future phases in Phase 1
- 2) A park and plaza equating to 2.4 acres of open useable space
- 3) Right-of-way dedication of three new roads and improvements
- 4) Dedication of additional non-development frontage
- 5) A commitment to public art and additional elements that support the Comprehensive Plan Vision for Overlake Village

The applicant has requested that vesting, phasing flexibility for future market conditions, and shared parking be considered for approval for these public benefits.

V. Compliance with Comprehensive Plan and Overlake Village Master Plan and Implementation Strategy

The Comprehensive Plan contains certain policies applicable to all areas within the City and land use designations within the community, as well as policies specifically applicable to the Seritage property and Overlake Village. The policies applicable to this development are listed below. Policies that do not apply to this proposal are not included in this staff report.

Comprehensive Plan

Framework Policies

FW-9 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land and provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

Response: Overlake Village, based on the vision set forth in the Overlake Village Master Plan and Implementation Strategy, is designated as part of one of the city's two urban centers, with the ultimate goal for it to become a walkable, transit-friendly area suitable for much denser commercial and residential development.

The Redmond Technical Committee has reviewed the Seritage Master Plan proposal and is recommending approval with the conditions specified in greater detail in the Master Plan's accompanying Development Agreement. These conditions are established so that the Seritage site will re-develop in a way that reduces sprawl, provides an appropriate mix of housing and jobs, protects the environment, and includes the necessary infrastructure.

Land Use Policies

LU-3 Allow new development only where adequate public facilities and services can be provided.

Response: Under the conditions of the Development Agreement and as proposed within the master plan, the City will be able to adequately provide public facilities and services for this development.

LU-7 Design developments to encourage use of alternative travel modes, such as walking, bicycling, and transit.

Response: The Master Plan has been designed to promote alternative travel modes, including walking, bicycling, and transit. The site will be connected to transit facilities such as the future Light Rail Station at SR 520. King County Metro provides public transportation services in the immediate vicinity of the proposed project. Eight bus routes are currently located on 148th

Ave NE, 152nd Ave NE, NE 24th Street, NE 20th Street, and Bel-Red Road (Routes 221, 226, 249, 269, 541, 888, and Rapid Ride B-Line). The nearest transit stops in the project vicinity are located on 148th Ave NE (south of NE 24th Street) and on NE 24th Street (east of 152nd Street).

In addition, the Overlake Park and Ride is located approximately 0.25 mile northeast of the site. Pedestrian-friendly landscape elements and bicycle lanes will be added to Da Vinci Avenue NE, NE 24TH, Al Hazen St, and Lumiere to increase walking and biking opportunities. The addition of the streets mentioned, except for NE 24TH, will greatly increase multi-modal transportation as these streets do not exist currently.

Overlake Village Policies

N-OV-59 Recognize the public benefit that can be derived from the site's proximity to the Overlake Village Transit Center, the planned bus rapid transit line and the proposed Sound Transit high-capacity transit/light rail station by encouraging walkable, transit supportive development through incentives tied to building height and allowable floor area.

Response: The Master Plan proposes to utilize several of the building height and floor area bonus incentives available in the Overlake zoning regulations in order to create a dense development pattern that will help to support transit in the Overlake Village neighborhood.

N-OV-60 Encourage inclusion of a full service hotel/conference center in plans for redevelopment within the Design District to help serve the needs of visitors to the area and provide entertainment and gathering opportunities for people who work or live nearby.

Response: The Master Plan includes a 121,565 square foot full-service hotel/conference center as part of the land uses proposed for the future redevelopment.

N-OV-62 Allow building heights up to five stories for mixed-use developments throughout Overlake Village. Consider allowing additional height and/or floor area as an incentive for provision of features that implement neighborhood goals for public amenities, housing and environmental sustainability.

Encourage taller buildings to be designed so as to avoid creating a 'canyon effect' and to provide transit-supportive densities.

Response: Although no buildings are actually proposed with the Master Plan, the Plan does anticipate the construction of buildings of two to nine stories. To do this, the Master Plan utilizes several of the bonus incentives for greater height by proposing public amenities plaza improvements and dedication, Green Building, subterranean parking, a proposal of 500 residential units to help support transit in the area, and a hotel/conference center. The spacing and bulk of the buildings are proposed in a manner that avoids a canyon effect.

N-OV-63 Orient buildings to the streets and include design features that encourage walking and biking to the area, and between stores and shopping centers. Locate parking beside, behind or underneath buildings. Include street trees and landscaping to provide green space between buildings and the street. Encourage this type of building and site design in development regulations, including parking requirements.

Response: As shown within the Master Plan, the site allows for buildings to be oriented to adjacent street fronts. The Master Plan also includes urban pathway connections to key pedestrian locations such as Da Vinci park, Sound Transit Light Rail, Rapid Ride and Regional bus transit to the north. Each of the new streets within the property will be built in accordance with the recently approved Overlake Street Design Guidelines, which mandate sidewalks, street trees and landscaping between buildings and the street. Bicycle lanes will be included along future Da Vinci Ave NE and NE Al Hazen. Additionally, an urban pedestrian pathway will connect pedestrians through the development from 148th Ave NE street east to Da Vinci which will eventually connect to and through the urban pathway planned through the adjacent Limited Edition master planned site. Public parking will be provided for in limited areas above ground throughout the site, but primarily in underground parking facilities.

Overlake Master Plan and Implementation Strategy

The Overlake Master Plan and Implementation Strategy summarizes all updates resulting from the 2007 update to the Overlake Neighborhood Plan, including the policies, development regulations, and related portions of other Redmond plans such as the Transportation Master Plan and the PARCC Plan. It describes a coordinated approach to land use, transportation, parks and natural resources in the area and lays out a strategy to achieve the refined vision. The Master Plan and Implementation Strategy is intended to guide private development and public investments so that new projects fit the community's vision and accomplish public as well as private objectives.

L-4 Tailor the Incentive Program Offer in Overlake

Response: The Seritage Master Plan is exercising several of the incentives offered to achieve additional building height, which include: Green Building, plaza improvement, plaza dedication, subterranean parking, and master planning the site.

L-5 Take a Coordinated Approach to Development of Three Cornerstone Site. The community identified three critically important parcels in Overlake Village: the Group Health, Sears/Regency Center and PS Business Park properties.

Response: The Seritage site has been identified as a cornerstone property in the Overlake Master Plan Implementation Strategy and has applied for a master plan. The master plan, as proposed, is

providing a more pedestrian-friendly lifestyle retail center incorporating open spaces, retail, residential, and office spaces. The existing regional stormwater detention facility will be utilized to provide for more open space/park area than what is currently available (e.g. parking lot). Master planning of this site assures a coordinated approach to development that meets community goals.

L- 7 Revise development standards and establish design guidelines

Response: The Seritage Master Plan is designed according to Overlake Village, urban center Design Standards as adopted as part of the 2011 Redmond Zoning Code revisions. Further future development of the property through the Site Plan Entitlement process will also be subject to current design standards.

L-9 Support Opportunities for Multi-Family, Limited Retail Development in the Employment Area.

Response: The Seritage proposal is integrating multi-family developments as a part of a larger mixed-use development which will allow people to walk to work and services, encouraging a healthy lifestyle and reducing vehicular trips. Retail developments, particularly the areas set aside for restaurants and market, will serve a large number of employees (and residents) within the area by providing places to eat lunch and run errands.

T-1 Improve connections for non-motorized travel

Response: The project, as proposed, is adding three new (Da Vinci, Lumiere, Al Hazen) multi-modal streets that connect into existing and future multi-modal streets. The project is also improving 24th Ave NE, a portion of 148th Ave NE, and a segment of 20th Ave NE. The improvements will fill in gaps in the sidewalk system throughout the neighborhood, improve bike lane connectivity, and incorporate multi-use pathways. This will help improve the overall pedestrian environment within the neighborhood and will help to encourage non-motorized trips between Overlake Village, the Employment Area, and the Residential Area.

T-2 Improve the street environment for pedestrians

Response: The Seritage master plan incorporates landscaping, planting strips, wide sidewalks, pedestrian lighting, and street furniture which enhances the pedestrian experience, improves pedestrian safety, and helps foster a more cohesive identity for the neighborhood. Walkability is one of the key metrics for Overlake Village, and is thus a priority. The ROW improvements associated with this project creates essential corridors to light rail and bus services.

OS-1 Provide multi-modal connections to open spaces and recreational opportunities within and near Overlake Neighborhood.

Response: Both Da Vinci Park and Gateway Plaza are accessible by foot, bike, and vehicles. Al Hazen is being developed with an urban pathway, Lumiere is being developed with enhanced sidewalks that abut the park, and Da Vinci is being proposed with both sidewalks and bike

facilities. Parking is also being provided within the underground parking facility.

OS-4 Ensure quality of public and private open spaces.

Response: Da Vinci Park and Gateway Plaza will both undergo a public Parks Master Planning process. The Parks Master Planning process will ensure that both the park and plaza will be safe and meet public objectives and needs.

OS-8 Coordinate new open spaces with new development in Overlake Village.

Response: This policy calls for the incorporation of a retail plaza as part of future redevelopment. Gateway plaza is proposed to be flanked by retail, office, and hotel uses that will help activate the central plaza and provide a pleasant gathering space. The plaza connects directly to the corner of NE 24th St and 148TH Ave NE.

VII. Design Review Board

The Seritage Master Plan was reviewed by the City of Redmond Design Review Board. Following a final presentation and discussion of the project on November 16, 2017, the Board moved to recommend to the City Council that the Seritage Master Plan be approved.

VIII. Recommendation

Based on the review and analysis of the project and decisional criteria of Master Planned Developments under RZC 21.76.070(P)(5), the Technical Committee finds that the Seritage Master Plan LAND2017-00546 and Seritage Development Agreement LAND2017-00547 meets the approval criteria of RZC 21.76.070(P)(5) and RZC 21.76.070(L)(3) respectively. Furthermore, the master plan as proposed meets the policies and goals of the City of Redmond Comprehensive Plan and Overlake Master Plan and Implementation Strategy. Therefore, the Technical Committee is forwarding a recommendation of approval to the City Council.