

**IMPORTANT
INFORMATION
INSIDE!**

City of Redmond
Planning and Community Development
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Light rail opens to Overlake in 2023!

Sound Transit's East Link light rail project achieved major milestones in the second half of 2011.

In July, Sound Transit published the East Link Final Environmental Impact Statement and selected the route for light rail on the Eastside.

In November, the Federal Transit Administration and Federal Highway Administration each issued a Record of Decision.

Combined, these decisions mean that Sound Transit can proceed to final design and construction of light rail to Overlake. There will be two stations in Overlake: the Overlake Village Station at the north end of 152nd Avenue NE near SR 520, and the Overlake Transit Center at NE 40th Street. The general timeline is as follows:

- Final design: 2012-2015
- Construction: 2015-2022
- Service begins: 2023

The City is working closely with Sound Transit as the agency proceeds with final design.



Graphics: Sound Transit

Council Approves Master Plan for Group Health Site

On December 13, 2011, the Redmond City Council approved the Group Health Master Plan and Development Agreement (DA). The Master Plan and DA establish a 20-year plan for the complete redevelopment of Group Health Cooperative's Eastside Campus hospital property. The Master Plan calls for approximately 1.4 million square feet of new commercial land uses, including a new hotel and conference center, 1,400 multi-family residences, a new 2.67-acre park, urban pathways, as well as new streets and other infrastructure improvements.

What will happen next?

Group Health will offer the property for sale to one or more future developers. Buyers will need to obtain approval of specific plans before development occurs. It is likely that there will be considerable time before any construction occurs. The Master Plan approval does not constitute permission to begin construction of any building or infrastructure or to clear or grade the property; all development projects that will implement the Master Plan will be reviewed in accordance with the City's permitting and public notification processes. Timing for development depends upon when one or more property sales takes place and when specific development plans are submitted and approved.

Is the construction equipment currently located on the site related to future development activities?

No. Some existing parking lots on the property are being used as temporary construction staging areas for work related to upgrades of electrical utility lines in the Overlake neighborhood not related to the Group Health Master Plan, as well as for construction of the new PSE Ardmore Substation near the corner of NE 24th Street and Bel-Red Road.

What will happen to the trees on the Group Health site?

The trees will remain until specific development applications are approved. Trees will be removed from the site as the redevelopment of the property proceeds in phases over the next 20 years.

There will not be a one-time clear cut of all the trees on the property. There is no timeframe yet for redevelopment of the property, and thus no timeframe for when the first trees will be removed.

What was the approval process for allowing tree removal?

As part of approving the Master Plan, the City Council also approved two tree exception requests from Group Health that allow for the eventual removal of all of the existing significant and landmark trees on the property. The requests were made pursuant to section 21.72.090(B) of the Redmond Zoning Code, which allows property owners to seek exceptions to the City's 35% tree retention standard for new development.

Will there be any opportunity to retain some trees?

The DA obligates Group Health to donate 2.67 acres of land to the City for a new public park and to pay \$2.4 million toward City costs to design and construct the park. The DA also directs that in designing the park, the City is to consider retention of existing trees where feasible and consistent with good park design and safety. The City has not yet established a timeframe for design of the park. The DA requires that, at a minimum, the design process be started following receipt of funds from Group Health that must be paid to the City at the time of design approval for a new street across the site connecting 152nd and 156th Avenues NE.

When development proceeds, what will be done to offset the loss of trees?

Group Health will mitigate the removal of trees by planting replacement trees equivalent to 10 acres of reforested land—approximately 3,300 new native trees. Thousands more new shrubs and ferns will also be planted to develop a healthy understory. Trees will be planted on sites selected by the City such as parks and city-owned open space to ensure permanent preservation of the replacement trees. Group Health will be required to plant 1,000 of these replacement trees at the selected site upon the first purchase of a parcel by a future developer. In addition to the off-site tree plantings, approximately 400 new trees will be planted on-site as street trees and within landscaped areas.



Graphic: Steve Schlenker, CollinsWoerman