

# OVERLAKE VILLAGE

NEIGHBORHOOD  
UPDATE



**THE VISION:**  
Sustainable  
Redevelopment  
Parks  
Rain Gardens  
Green Roofs  
Trails  
Connectivity  
Livability

FALL 2011

**PROJECTS ARE IN MOTION** in Overlake Village. The neighborhood plan and zoning code, adopted in 2007 for Overlake, call for infrastructure improvements to support revitalization of the Village into a vibrant urban center. Several major projects are currently underway, as summarized below and shown in the Overlake Village Project Map on Page 2.

## LOW IMPACT DEVELOPMENT (LID) RETROFIT PROJECT/RAIN GARDENS

Stormwater improvements are needed to support redevelopment throughout the neighborhood. The LID Retrofit Project will convert existing underutilized and unused pavement space into areas that can accommodate stormwater and improve water quality. The project also will enhance streetscapes, making them attractive and enjoyable for pedestrian use (See Page 3 for more information). Please attend the Coffee Chat planned for November 16, 2011 to see proposed designs and share your comments (see box at right).

## SOUTH DETENTION VAULT

Redmond completed a regional stormwater facilities plan last summer, documenting the need for three stormwater vaults to support neighborhood redevelopment. Redmond is moving forward with the design and development of the South Detention Vault, working with an interdisciplinary team led by Otak, Inc. The south vault will be constructed beneath an existing parking area and will serve as a regional stormwater facility, retrofitting the neighborhood to protect fish downstream from negative impacts of Stormwater. The neighborhood plan identifies the possibility of a future park over the top of the vault as a long term goal. In the meantime, the City will reconstruct parking over the top of the vault. Construction is slated to begin in 2013.



Group Health Redevelopment Project

## GEOTECHNICAL AND GROUNDWATER ANALYSIS

The City is installing wells throughout the neighborhood to monitor groundwater characteristics and infiltration rates in support of the above projects.

## PRIVATE INVESTMENT AND REDEVELOPMENT

Private redevelopment also is beginning to occur in the neighborhood. A new master plan is under review for the old Group Health site, located in the northeast area of the Village. Plans call for a hotel, housing, office and retail uses in a mixed use framework that will provide pedestrian connections, a new park, and other amenities, enhancing the overall neighborhood.

Additional projects underway in the neighborhood are described on Page 4.

## YOU'RE INVITED TO A: COFFEE CHAT

WANT TO LEARN MORE ABOUT  
THE RAIN GARDENS COMING  
TO YOUR NEIGHBORHOOD?

**Wednesday, November 16, 2011**  
**1:00 to 3:00 pm**

Redmond will be hosting a coffee chat to provide more information about the LID Retrofit Project. Please come to learn more and share your thoughts.

**JITTERS COFFEE**  
15010 NE 20th Street, Redmond, WA

# OVERLAKE VILLAGE PROJECTS

This map shows the locations of several projects underway in Overlake Village, as well as some of the future improvements anticipated for the neighborhood per the adopted neighborhood plan and zoning code.



**KEY**

**PROJECTS UNDERWAY:**

- LID Retrofit
- South Detention Vault
- Ardmore Substation
- Private Redevelopment (in Planning and Review)

**FUTURE PROJECTS:**  
*(Per the City's adopted zoning code)*

- Future Streets
- Future Urban Trails
- Other Future Stormwater Vaults
- Future Parks
- Light Rail Station



*Newly planted rain garden in Kirkland. These plants will mature over several years.*

## LID RETROFIT PROJECT/RAIN GARDENS

Redmond will construct rain gardens in existing streets where there is more pavement than needed for transportation demands (see locations on Page 2). Attractive and functional rain gardens will provide stormwater treatment and protect creeks downstream from urban runoff. The rain gardens, being designed by HDR, Inc., will also make the area more pedestrian friendly and provide a glimpse of the future for Overlake Village, when these types of improvements will be installed throughout the neighborhood.

Design is currently underway and construction will begin in spring 2012. The photographs and illustrations on this page give a sense of what the completed rain gardens may look like. To learn more about the proposed designs, please attend the Coffee Chat scheduled for November 16th (see Page 1 for more information).

# RAIN GARDENS ARE COMING TO OVERLAKE VILLAGE



*Mature rain garden on a commercial street in Portland, OR.*



*Initial rain garden concept near 151st Ave NE and NE 21st Street.*

NEED MORE INFORMATION ABOUT THE LID RETROFIT PROJECT?

### CONTACT

**Dennis Apland**

*Project Manager*

425-556-2867

or

**Steve Hitch**

*Senior Stormwater Engineer*

425-556-2891



*Initial rain garden concept near 152nd Ave NE and NE 28th Street.*



City of Redmond  
WASHINGTON

PO Box 97010  
Redmond, WA 98073

PRSR STD.  
U.S. POSTAGE  
**PAID**  
SEATTLE, WA  
PERMIT NO. 4

For more information about projects and studies completed for Overlake Village, visit the City's website:

[www.redmond.gov/OverlakeVision](http://www.redmond.gov/OverlakeVision)

# OVERLAKE VILLAGE

NEIGHBORHOOD  
UPDATE

*Please refer to Page 1 for a description of projects underway in the neighborhood.*

## TRANSPORTATION AND STREET IMPROVEMENTS

Overlake Village's transportation system must be expanded over time to support future redevelopment of the neighborhood. Future street locations have been adopted (see map on Page 2), and City staff are working to plan how those future streets will be implemented in partnership with WSDOT and with developers.

## ARDMORE SUBSTATION IMPROVEMENTS

Utility improvements will be needed to support redevelopment in Overlake Village. Puget Sound Energy is developing a new substation at the corner of NE 24th Street and Bel-Red Road to meet current and future demand for electrical service with scheduled completion in spring 2012.

Additionally, work is being done in streets around the neighborhood for the trenching of distribution lines associated with the new substation.

## SOUND TRANSIT IS BRINGING EAST LINK LIGHT RAIL TO OVERLAKE

### SERVICE SCHEDULED TO BEGIN IN 2023.

When this first phase of East Link opens it will connect Overlake with Bellevue, Mercer Island and Seattle. A future phase of East Link will bring it the rest of the way to Downtown Redmond. The City of Redmond is involved in this project every step of the way. Overlake will have two stations that will open in 2023, one at the end of 152nd Ave NE next to SR 520 and the other at the Overlake Transit Center just south of NE 40th Street. These stations will have easy walking and biking access to existing and future station area development, as well as connect to regional and local transit facilities so that travelers can take East Link to destinations throughout the central Puget Sound region.

See Sound Transit's website for more information:  
<http://projects.soundtransit.org/Projects-Home/East-Link-Project.xml>

