Suburbia Grows Up

Rail~Volution

October 15, 2012
Opportunity & Challenge

- Large employment center: 46,000 jobs
Opportunity & Challenge

• Highly-used bus transit corridor
Opportunity & Challenge

• Funded light rail corridor – opens 2023
Opportunity & Challenge

• Consolidated property ownership
Opportunity & Challenge

• Urban vision

• Suburban infrastructure

- No parks
- No stormwater controls
- Super blocks
Opportunity & Challenge

• Significant housing deficit → commutes
Opportunity & Challenge

• Change in mindset
Integrated Infrastructure Plan

• 10,000 people

• 3.25 million square feet commercial

• 20+ years
Street Design Guidelines

• Improve mobility
• Support growth
• Create the place the vision describes
Street Design Guidelines

- Urban street typologies
- Urban street amenities
Pedestrian-Bicycle Bridges

10-Minute Walk Access to Station

Overlake Village

Overlake Transit Center
Parks & Stormwater Partnership

Urban Center: a “people place”

Parks integrated with stormwater facilities

Encourage low impact development

Develop regional stormwater treatment

Policy Implementation

Parks & Trails

Project Elements

Stormwater Quality

Stormwater Quantity
Overlake Village Center

• $800 million total investment
• Across street from light rail station
Overlake Village Center
Perspective of Park Site
Overlake Village TOD

- Leverage light rail
- Set tone for Village
- Work with ST, owners to achieve
- Regional stormwater
Contact

Jeff Churchill, AICP, Senior Planner
425-556-2492
jchurchill@redmond.gov