

## OVERLAKE PROJECT SUMMARY (v6.0 of 7/10/15)

Name	Location	Type	Phasing	Reference Notes – scroll down to project on website if needed
<b>UNDER CONSTRUCTION</b>				
Esterra Park Phase 1	2464 152 <sup>nd</sup> Ave (Former Group Health site)	Site Preparation: Demolition, Spine Road, grading & Infrastructure	First of several construction phases began Spring, 2013	See initial Capstone concept at Nov 7 '13 Design Review Board <a href="http://redmond.gov/cms/one.aspx?portalId=169&amp;pageId=108040">http://redmond.gov/cms/one.aspx?portalId=169&amp;pageId=108040</a> The most current information on Esterra Park can be found at: <a href="http://www.redmond.gov/cms/One.aspx?portalId=169&amp;pageId=67285">http://www.redmond.gov/cms/One.aspx?portalId=169&amp;pageId=67285</a>
South Vault + Utilities	In Sears parking lot near present Jitters Coffee	Green Infrastructure and Stormwater Vault of approx 1.5 acres	Utility relocation, early 152 <sup>nd</sup> Ave LID done, vault construction nearly complete.	See Overlake Village Stormwater & Parks Facilities Conceptual Design Study of June, 2010 <a href="http://www.redmond.gov/UserFiles/Servers/Server_6/File/pdf/StormwaterOVSPiPJuly82010.pdf">http://www.redmond.gov/UserFiles/Servers/Server_6/File/pdf/StormwaterOVSPiPJuly82010.pdf</a>
GRE Bellevue also known as LIV	2211 156 <sup>th</sup> Avenue at Bel-Red Road (was Angelo's Nursery)	472 apartments in 4 towers, 476 underground stalls, some 1 <sup>st</sup> floor retail	Construction began 9/13 in 4 phases with 8/15 completion planned	See November 14, 2013 Bulletin and select GRE Bellevue on p.3 <a href="http://www.bellevuewa.gov/Past_Weekly_Permit_Bulletins.htm">http://www.bellevuewa.gov/Past_Weekly_Permit_Bulletins.htm</a> and Bellevue Reporter item at <a href="http://www.bellevuereporter.com/opinion/278259321.html?mobile=true">http://www.bellevuereporter.com/opinion/278259321.html?mobile=true</a>
Avalon Park Apartments	2700 152 <sup>nd</sup> Avenue	470 apartments in 2 buildings with first floor retail; about 700 parking stalls underground	Esterra Park Phase 2. Construction 6/14, occupancy Fall 2015	See first two agenda items of Jan 23 '14 Design Review Board <a href="http://redmond.gov/cms/one.aspx?portalId=169&amp;pageId=112814">http://redmond.gov/cms/one.aspx?portalId=169&amp;pageId=112814</a> <a href="http://www.ci.redmond.wa.us/PlansProjects/OverlakeVillageEmploymentArea/Esterra%20Park%20Block%207%20e2%80%93%20AvalonBay%20Apartments/">http://www.ci.redmond.wa.us/PlansProjects/OverlakeVillageEmploymentArea/Esterra%20Park%20Block%207%20e2%80%93%20AvalonBay%20Apartments/</a>
<b>APPROVED PROJECTS</b>				
Esterra Park Hotel @ Building 1	2464 152 <sup>nd</sup> Avenue	250 room hotel	Esterra Park Phase 3. Construction start early 2015	See press reports for Capstone project description: <a href="http://seattletimes.com/html/business/technology/2022895952_esterraparkxml.html">http://seattletimes.com/html/business/technology/2022895952_esterraparkxml.html</a> and <a href="http://www.bizjournals.com/seattle/blog/techflash/2014/02/construction-starting-this-summer-on.html?page=2">http://www.bizjournals.com/seattle/blog/techflash/2014/02/construction-starting-this-summer-on.html?page=2</a>
Esterra Park Phase 3 Offices @ Building 3	155 <sup>th</sup> Avenue at 27 <sup>th</sup> St	6-8 floor offices with 225K feet of space + 675 stalls underground	Esterra Park Phase 2. Construction start TBD	See fourth agenda item of Design Review Board link above or more recently = <a href="http://esterrapark.com/work/">http://esterrapark.com/work/</a>

<b>DEVELOPMENT REVIEW (REDMOND)</b>				
Limited Edition/Kohl	2039 152 <sup>nd</sup> Avenue	895 units, 80 room hotel, 173K feet office, some retail, 1805 parking stalls, mostly in garage	Construction TBD in 3 phases	See fifth agenda item of Design Review Board link above
Redmond 148 Apartments	Azteca Restaurant site on 148 north of SR-520	240 unit project in 5-6 stories with 295 underground parking stalls in two levels		The Redmond Design Review Board heard initial concept presentation on April 16, 2015 as final agenda item at <a href="https://www.redmond.gov/cms/one.aspx?portalId=169&amp;pageId=159818">https://www.redmond.gov/cms/one.aspx?portalId=169&amp;pageId=159818</a> <a href="http://www.redmond.gov/common/pages/UserFile.aspx?fileId=166270">http://www.redmond.gov/common/pages/UserFile.aspx?fileId=166270</a> has second DRB concept
<b>DEVELOPMENT REVIEW (BELLEVUE)</b>				
Sherwood Center Apartments	15400 NE 20 <sup>th</sup> St (former Trader Joe's site)	4 residential buildings of 6 stories with 620 units over 2 levels of under-ground parking with 800 car capacity	Bellevue planning staff holding public meetings	<a href="http://www.bellevuereporter.com/business/300684771.html">http://www.bellevuereporter.com/business/300684771.html</a> has the story SEPA checklist at <a href="http://www.bellevuewa.gov/pdf/Land%20Use/15-107220-LD.pdf">http://www.bellevuewa.gov/pdf/Land%20Use/15-107220-LD.pdf</a>
Crossroads Village Mixed Use Project	(former Top Foods site)	Small retail street plus 233 units up to 3 stories with 428 total parking spaces	Developer and Bellevue planning staff holding public meetings	To follow
SHAG Senior Housing	Immediately south of above Crossroads Village	185 senior units in buildings up to 6 stories		To follow
<b>UNDER DESIGN</b>				
EastLink Station/Bridge	152 <sup>nd</sup> Avenue at SR 520	Light Rail station with foot & bike connections across 520 to the north. Station design incorporates storm water vault under access road/plaza	Presented to Redmond Design Review Board continuing the approval process. Construction start in 2015 to	See final agenda item of Nov 7 '13 Design Review Board <a href="http://redmond.gov/cms/one.aspx?portalId=169&amp;pageId=108040">http://redmond.gov/cms/one.aspx?portalId=169&amp;pageId=108040</a> Also November '13 Open House graphics in Sounds Transit archives: <a href="http://soundtransit.org/Projects-and-Plans/East-Link-Extension/East-Link-Extension-document-archive">soundtransit.org/Projects-and-Plans/East-Link-Extension/East-Link-Extension-document-archive</a>

			open in 2023	
<b>PRIVATE &amp; PUBLIC PROJECTS IN PIPELINE</b>				
Esterra Park Phase 3 (Park & Office Buildings 2A & 2B)	2464 152 <sup>nd</sup> Avenue (northern border of former Group Health site)	Commercial office buildings with underground parking + 2.7 acre public park	Park design in public process; April 2014, presentation to Redmond City Council. Offices timing TBD	Alternative Park Design Concepts as presented in Jan 15 '14 Open House are at: <a href="http://www.redmond.gov/cms/One.aspx?portalId=169&amp;pageId=67285">http://www.redmond.gov/cms/One.aspx?portalId=169&amp;pageId=67285</a>  See press reports for additional project details
Future Esterra Park Phase(s)	As above	Residential & office	TBD based on demand	As above
148 <sup>th</sup> Avenue Bypass	Off of 520 eastbound before 148 <sup>th</sup> interchange reducing traffic through 148 <sup>th</sup> /24 <sup>th</sup> intersection	Wash DOT infrastructure upgrade	TBD per State budget process	Pacing factor for development south of EastLink station. Contained in Street Design Guidelines and street grid concept at <a href="http://www.redmond.gov/common/pages/UserFile.aspx?fileId=43740">http://www.redmond.gov/common/pages/UserFile.aspx?fileId=43740</a>
28 <sup>th</sup> Street Plaza	TBD on 152 <sup>nd</sup> Avenue	Small plaza or gathering spot	Depends on street grid development	Alternative to former expanded plaza area near EastLink station
New Street Grid	West of 152 <sup>nd</sup> Avenue	Connections improved; urban pathway/LID and neighborhood street on 151 Ave	Depends on Bypass and redevelopment projects	Contained in Street Design Guidelines and street grid concept at <a href="http://www.redmond.gov/common/pages/UserFile.aspx?fileId=43740">http://www.redmond.gov/common/pages/UserFile.aspx?fileId=43740</a>
North Vault	West of 152 <sup>nd</sup> Avenue	Stormwater facility of approx 3 acres	Depends on rate of redevelopment and Bypass	See Overlake Village Stormwater & Parks Facilities Conceptual Design Study of June, 2010 <a href="http://www.redmond.gov/UserFiles/Servers/Server_6/File/pdf/StormwaterOVSPiPJuly82010.pdf">http://www.redmond.gov/UserFiles/Servers/Server_6/File/pdf/StormwaterOVSPiPJuly82010.pdf</a>
North/South Village Parks	TBD over stormwater vaults	Approximately 3 and 1.8 acres respectively based upon vault sizing	Depends on rate of redevelopment in	See Overlake Village Stormwater & Parks Facilities Conceptual Design Study of June, 2010 <a href="http://www.redmond.gov/UserFiles/Servers/Server_6/File/pdf/StormwaterOVSPiPJuly82010.pdf">http://www.redmond.gov/UserFiles/Servers/Server_6/File/pdf/StormwaterOVSPiPJuly82010.pdf</a>

		needs but parks could have larger footprint	Overlake Village	
Community Recreation Center	TBD, perhaps near South Village Park	Satellite recreation center	Depends on rate of redevelopment in Overlake Village	Projected in Redmond PARCC plan