

Community Engagement Report

Overlake Village Station TOD



Overview

This report provides a record of community engagement focused on future transit-oriented development (TOD) opportunities at Overlake Village Station between 2021 and 2022. Under our Equitable Transit-Oriented Development policy, Sound Transit works to ensure that the processes to plan, develop, and implement TOD on our agency-surplus properties are inclusive and reflect the local community. Community feedback gathered through this engagement effort will inform our project goals for selecting a development partner or partners for this site.

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Engagement snapshot

Notifications:

10,700+ postcards sent
29,000 viewers reached through Spanish and English digital media ads Facebook

Community Conversations:

Meaningful feedback from
10 community-based organizations

Public survey participation:

1,210 responses from
1,093 participants
Over 60 languages represented

Project Overview and Key Findings

Project overview

Sound Transit purchased roughly three acres of land in the Overlake neighborhood to store construction equipment and mobile offices used to build the future Overlake Village Station and the East Link extension light rail. Much of that property will be available for redevelopment as TOD when construction is complete. TOD can provide new amenities such as housing, retail, and other community-oriented spaces, as well as help to integrate the new station into the local community.

To help identify priorities for future site redevelopment, Sound Transit and its consultant team conducted three phases of community engagement that began in spring 2021. The three phases included an online survey and two separate rounds of community conversations with area stakeholders, community-based organizations, and nearby residents.



Sound Transit TOD program overview

Transit-oriented development or “TOD” is a term used to describe development strategies that integrate transit and land use while supporting community needs and development visions. These strategies focus on urban growth around facilities such as light rail stations to produce regional and local benefits, including increasing transit ridership, developing walkable communities, and improving access to jobs.

Sound Transit’s TOD policy includes a priority to offer surplus property for the development of affordable housing. Washington state law requires Sound Transit to offer at least 80% of its surplus property that is suitable for housing to qualified entities to develop homes affordable to households with incomes at or below 80% of the area median income. In addition, Sound Transit has adopted an Equitable TOD Policy that commits the agency to “inclusive planning and decision-making processes, resulting in development outcomes that accommodate future residential and employment growth, increase opportunity and mobility for existing communities, and enhance public health for socially and economically diverse populations.”

Key findings

This section provides a summary of the feedback we gathered during the engagement process for the Overlake Village Station TOD site. The sections that follow provide more detail and specific insights into the feedback received.

Offer new housing opportunities, including affordable units for a variety of household sizes

- Desire for housing that serves people with a range of incomes, including market rate and low- to moderate-income levels
- Interest in homeownership in a multi-family setting (like condos) and dedicated housing for people over 65/or people with disabilities
- Desire to maximize affordable housing for families with low incomes, including multigenerational households, through units with more bedrooms and living space (e.g., two- or three-bedroom units)

Design housing units, community spaces, and transit that support people of all ages and abilities

- Create spaces that community-based organizations can rent or reserve (e.g., offices, gathering spaces for events, commercial kitchens, and childcare)
- Build space that support services such as daycare, early learning, and pediatric facilities
- Prioritize affordability in all good and services

Create community value

- Desire for uses that arise from, serve, and support the diverse local community
- Interest in flexible community gathering and meeting spaces
- Potential opportunity for uses such as childcare, a health clinic, and wrap-around support services (such as employment, mental health, family counseling, and women's shelter)

Reflect diversity of the local community

- Desire for the mix of uses to meet the needs of the local community
- Support communities of color by building spaces that would support cultural events, programs, and services (e.g., childcare and medical)
- Prioritize selecting developers and contractors who are people of color

Create transit options to and from housing and services, that are easy to navigate and accessible for people with disabilities

- Provide access and services for people who live there and people use the transit station
- Consider use of signed and lighting to accommodate people of all abilities
- Desire to deprioritize private vehicle ownership through better access to services by walking, biking, rolling, ORCA card programs, and car sharing

Community Engagement Process

Overview

In partnership with the City of Redmond, Sound Transit led a process to identify community priorities for the future Overlake Village TOD site guided by the following objectives:

- ▶ Build awareness about plans for the area and shared Sound Transit and City of Redmond goals for a mixed-use, mixed-income project
- ▶ Gather community input on the potential mix of uses (including housing and/or commercial affordability), identify catalytic programs for neighborhood and economic development, and urban design elements (such as site layout)
- ▶ Work closely with community-based organizations and city partners to solicit community input on development of the site to encourage inclusive participation from a diverse audience, with a focus on race, income, and accessibility

To accomplish these goals, we developed a multi-phase community engagement plan:

- ▶ Early engagement: meetings with local and regional agencies, policymakers, and other stakeholders to discuss the project and potential project needs and goals
- ▶ Phase 1: an online survey to gauge baseline preferences and interests of community members
- ▶ Phase 2: stakeholder interviews with local community-based organization to discuss the project and potential project needs and goals
- ▶ Phase 3: community conversations with community-based organization to incorporate priorities, ideas, and concerns into the Overlake Village Station TOD concept

Community engagement built on the City of Redmond's efforts to bring residents into the visioning of future development around Redmond, including several public visioning sessions in late 2020 and early 2021.

Engagement activities and tools

The following section summarizes community engagement tools. Samples of outreach materials are available in the appendices.

Informational Materials

Sound Transit created the following project materials and translated them for people who speak languages other than English:

- Project webpage – A dedicated Overlake Village Station TOD webpage on the Sound Transit website, allowing the public to easily search and find information about the project online.
- Narrated slide deck – An animated PowerPoint explaining the project goals and opportunities for feedback, with narrative in four spoken languages (Cantonese, Mandarin, Russian, and Spanish), available to the public on the project TOD webpage.
- Fact sheet – A one-page informational handout that could be printed for local distribution or as a PDF download, available in Cantonese, Mandarin, Russian, and Spanish (Appendix E).

Phase 1: Online Survey

Between June 28 and July 19, 2021, Sound Transit fielded an online survey to identify community needs and priorities related to future transit-oriented development near Overlake Village Station. The online survey allowed the community to safely provide feedback during the ongoing COVID-19 pandemic.

Sound Transit shared the survey link with residents and businesses near the future Overlake Village Station through a mailer, a flyer, and targeted digital media ads in Spanish and English. The mailer, flyer, and the survey questions were provided in English, Spanish, Russian, simplified Chinese, and traditional Chinese.

A total of 1,093 people participated in the survey, representing a range of genders, ages, incomes, and races/ethnicities with a slight skewing toward homeowners and those with higher incomes. Appendix A includes a demographic profile of survey respondents.

A few common priorities emerged from survey data:

- A desire for housing that serves people with a range of incomes, including market rate and low- to moderate-income levels.
- An interest in homeownership in a multi-family setting (like condos) and dedicated housing for people over 65/or people with disabilities.
- A desire for bigger, two- or three-bedroom units, even if it means building fewer units overall.
- A goal that the site provides access and services for people who live there and people who use the transit station.

Appendices A-D provide the survey questions, notification and recruitment tools, and results.

Phase 2: Stakeholder Interviews

Throughout summer and early fall 2021, Sound Transit conducted stakeholder interviews with community-based organizations that serve people who would benefit from access to affordable housing in Redmond. These interviews took place virtually to safely engage during the ongoing COVID-19 pandemic.

Interview participants were selected based on previous engagement with the project and proximity to and organizational interests in the project area. Participants were also selected based on their ability to represent public interests (e.g., social services, transportation, religious organizations, housing advocates, etc.).

The interview format included brief introductions to the Sound Transit team, a presentation about the project, and an interview with set questions.

In the first round, we conducted interviews with Hopelink, Redmond Library Community Resource Center, Chinese Information Services, and Move Redmond.

Key takeaways from round one conversations included:

- A desire to prioritize affordable housing to families with low incomes through units with more bedrooms and living space (e.g., two- and three-bedroom units).
- An interest in services most critical for residents and others who live nearby (e.g., access to food, childcare, and healthcare).
- A goal of deprioritizing private vehicle ownership through better access to services by walking, biking, rolling, ORCA card programs and car sharing.

Appendix F includes the phase 2 stakeholder email invitation, meeting script, and interview summaries.

Phase 3: Community Conversations

In March 2022, Sound Transit conducted community conversations with five additional community-based organizations to share insights received through early engagement phases and gather feedback on additional priorities, ideas, and concerns related to the TOD concept near Overlake Village Station. Like the stakeholder interview in phase 2, these meetings were held virtually.

Participants were selected based on similar criteria and feedback provided from phase 2.

The interview format included a presentation sharing an overview of Sound Transit projects in Redmond and the Overlake Village Station TOD project, and a framework of questions to gather feedback on TOD development opportunities near Overlake Village Station.

In phase 3, we conducted community conversations with Together Center, Alliance of People with disAbilities, Indian American Community Services, Centro Cultural Mexicano, and Eastside Pathways.

Key takeaways from the second round of community conversations included:

- A desire to create spaces that community-based organizations can rent or reserve (e.g., offices, gathering spaces for events, commercial kitchens, and childcare).
- A goal to prioritize affordability in all good and services.
- A desire to support communities of color by building spaces that support a mix of uses.
- A desire to prioritize developers and contractors who are people of color.

Appendix G includes the phase 3 community conversation email invitation, meeting script, and meeting summaries.

Next Steps

Implementing the feedback

Community feedback will inform goals for Sound Transit’s selection of a development partner or partners for our TOD site near Overlake Village Station. To ensure community priorities are reflected in the development, we will partner with nonprofit and private developers who commit to these goals.

With guidance and approval from the Sound Transit Board of Directors, we plan to use a competitive bidding process called a “Request for Proposals” (RFP). In this process, we ask proposers to demonstrate their capacity and track record in delivering successful projects and their understanding of the community’s needs and vision—including local planning efforts and the community feedback collected through this outreach effort. Sound Transit will prioritize selection of those who demonstrate that they can deliver a successful project that reflects this feedback.

The selected development partner will finalize planning, design, and permitting, and construction of the TOD project.

Leading up to selection of a development partner, we will:

- Share the community engagement report on Sound Transit’s website and with stakeholders
- Host a virtual event bringing developers and community-based organizations together to meet and share information to foster relationships that may result in partnerships in response to the TOD RFP
- Prepare our development strategy to present to the Sound Transit Board of Directors
- Receive policy direction on offering strategy from the Board of Directors

We will demonstrate how community feedback is reflected in the process and outcomes of this project through regular updates to the [project website](#) and email list.

Appendices

Appendix A: Phase 1 Online Survey Questions

The Overlake Village Station TOD Phase 1 survey included the following questions. The survey was available in English, Russian, Spanish, and simplified and traditional Chinese and fielded in Alchemer. All questions were optional. The survey included a map of the station area for reference while completing the survey.

1. What is your connection to the Overlake Village Station area? (Select all that apply)
 - a) I live nearby
 - b) I work nearby
 - c) I go to school nearby
 - d) I go to the businesses, restaurants, and services nearby
 - e) I own a business nearby
 - f) I pass through but don't spend time there
 - g) I do not have a connection to the station area
 - h) Other (open answer)

2. What ZIP code do you live in?
 - a) 98005
 - b) 98007
 - c) 98008
 - d) 98052
 - e) Other (please specify)

Sound Transit is working with the City of Redmond to plan for the future development at Overlake Village Station. Like Sound Transit, the City hopes to add more housing to support its growing population. Sound Transit's property near Overlake Village Station could support hundreds of housing units, as well as some commercial, retail, and/or community space. Because it is next to the future light rail station entrance, people living or working there can easily access light rail service to travel throughout the region.

The following questions will help Sound Transit and the City of Redmond identify community needs and priorities related to future transit-oriented development at the site near Overlake Village Station.

3. When developing housing – such as apartments – near the Overlake Village Station area, what do you think would be most beneficial for the community? (Select up to 3)
 - a) Building the most housing units possible
 - b) Limiting vehicle-focused elements, such as parking, driveways, and garages
 - c) Prioritizing smaller units that serve 1-2 occupants.
 - d) Prioritizing larger units with more bedrooms for families.
 - e) Building as environmentally friendly and energy-efficiently as possible
 - f) Creating safe, pedestrian-friendly pathways to the light rail station and 152nd Avenue NE
 - g) Co-locating services that are convenient to residents as well as those using the transit, such as childcare, small grocer or pharmacy, dry cleaners, and restaurants.
 - h) Other (please tell us more)

4. How much do you agree with the following statements? What types of businesses, services and community features would you most like to see in the neighborhood?
 - a) New homes on these properties should serve people with the lowest incomes.
 - b) New homes on these properties should serve a range of low- to moderate-income people.
 - c) New homes on these properties should serve a range of incomes, including those who can afford to pay market rents.

5. In addition to affordable housing, what are the greatest need(s) in the Overlake Village Station area? (Select up to 3)
 - a) Offering homeownership opportunities
 - b) Creating housing for seniors and/or those with disabilities
 - c) Creating housing for those experiencing homelessness
 - d) Creating housing for youths and young adults
 - e) Creating housing for immigrants and refugees
 - f) Creating housing for LGBTQ
 - g) Other (please tell us more)

6. Housing unit size: What should we prioritize?
 - a) Maximize the total number of housing units by building smaller units (more studios and one-bedroom units)
 - b) Include more units with room for families, but fewer overall units (more two- and three-bedroom units)

7. What types of businesses, services and community features would you most like to see in the neighborhood? (Select up to 3)
 - a) Multi-use work/retail spaces for smaller-scale or emerging businesses
 - b) Larger format retailers (like a drug store)
 - c) Smaller scale food service spaces (such as marketplace stalls, food truck areas, etc.)
 - d) Childcare/pre-school
 - e) Laundry services
 - f) Arts and cultural space
 - g) Medical and health services
 - h) Individual or shared office space for community organizations
 - i) Community meeting space
 - j) Pedestrian space(s) in areas near the station (e.g., sidewalks, benches, plazas, etc.)
 - k) Other (please tell us more)

8. Is there anything else you'd like to share about transit-oriented development at the Overlake Village Station area? (Open answer)

Optional questions: Tell us more about yourself. Sound Transit is committed to equitable engagement, and we want to ensure we're hearing the full range of voices that represent our diverse communities. The questions below are optional, but by answering them you'll help us better understand who our survey is reaching. Your answers are confidential.

9. Do you have access to a working motor vehicle at home that you can reliably use?
 - a) No
 - b) Yes

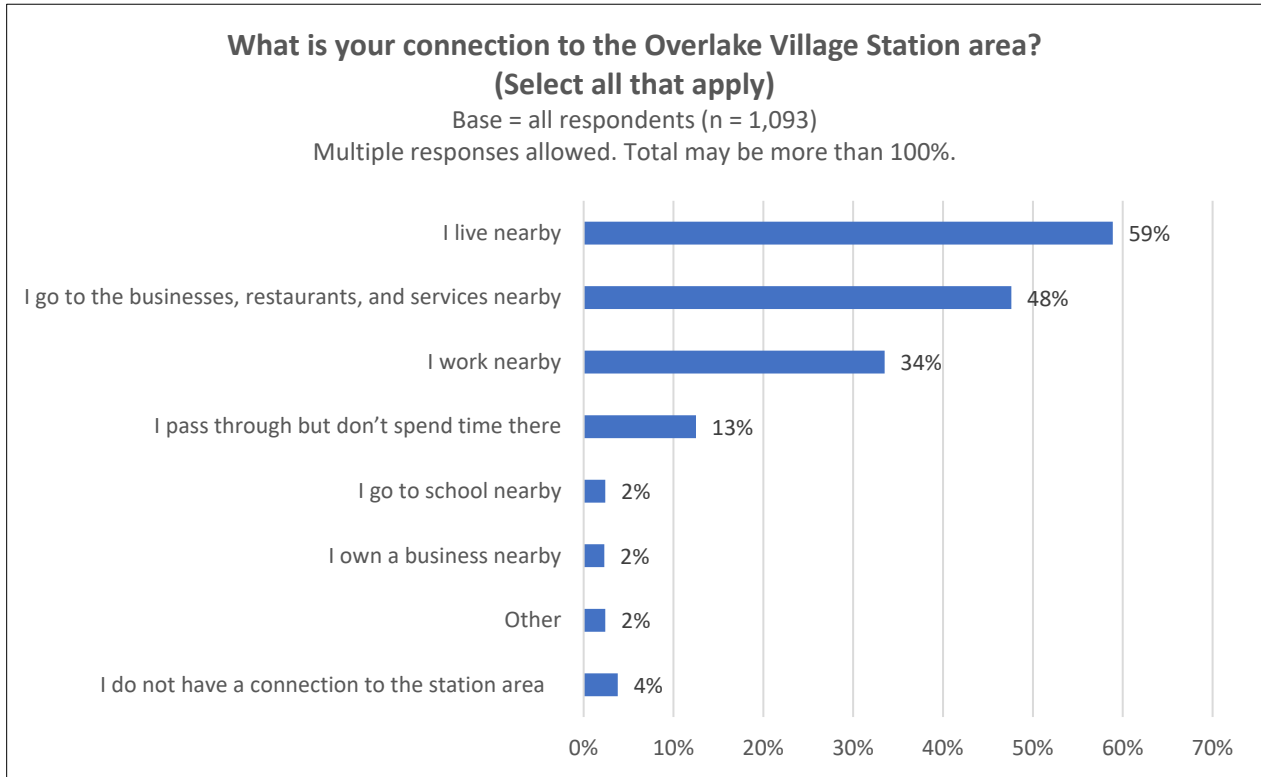
10. Do you rent or own your home?
- a) Rent
 - b) Own
 - c) Other (please tell us more)
11. How do you identify? (Select all that apply)
- a) Female
 - b) Male
 - c) Not listed here
12. How old are you?
- a) Under 18
 - b) 18-34
 - c) 35-49
 - d) 50-64
 - e) 65+
13. How do you identify? (Select all that apply)
- a) American Indian or Alaskan Native
 - b) Asian or Asian American
 - c) Black or African American
 - d) Hispanic, Latino/a/x, or Spanish origins
 - e) Native Hawaiian or Pacific Islander
 - f) White
 - g) Other: (open answer)
14. What language(s) are spoken at home? (Select all that apply)
- a) Cantonese
 - b) English
 - c) Mandarin
 - d) Russian
 - e) Spanish
 - f) Other (please tell us more)
15. Including yourself, how many people live in your household?
- a) 1
 - b) 2-4
 - c) 5-7
 - d) 8-9
 - e) 10+
16. What is your household's total annual earnings before taxes?
- a) Less than \$25,000
 - b) \$25,000 to \$49,999
 - c) \$50,000 to \$74,999
 - d) \$75,000 to \$99,999
 - e) \$100,000 to \$149,999
 - f) \$150,000 to \$199,999
 - g) \$200,000 or more
 - h) I don't know/prefer not to share

Appendix B: Phase 1 Online Survey Results

Multiple choice and open-ended responses

The following graphs and charts represent data from over 1,000 online survey participants. Not all participants responded to every question. Several questions allowed for the selection of multiple answers, such as selecting up to three options. Questions 1-7 focused on community priorities for the Overlake Village Station area TOD sites, and questions 9-16 are optional demographic questions.

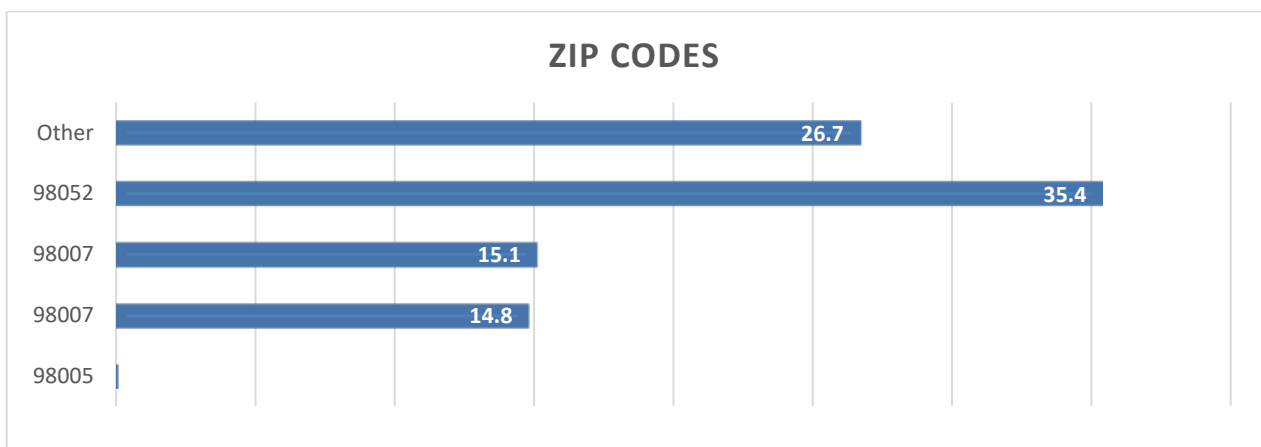
Question 1:



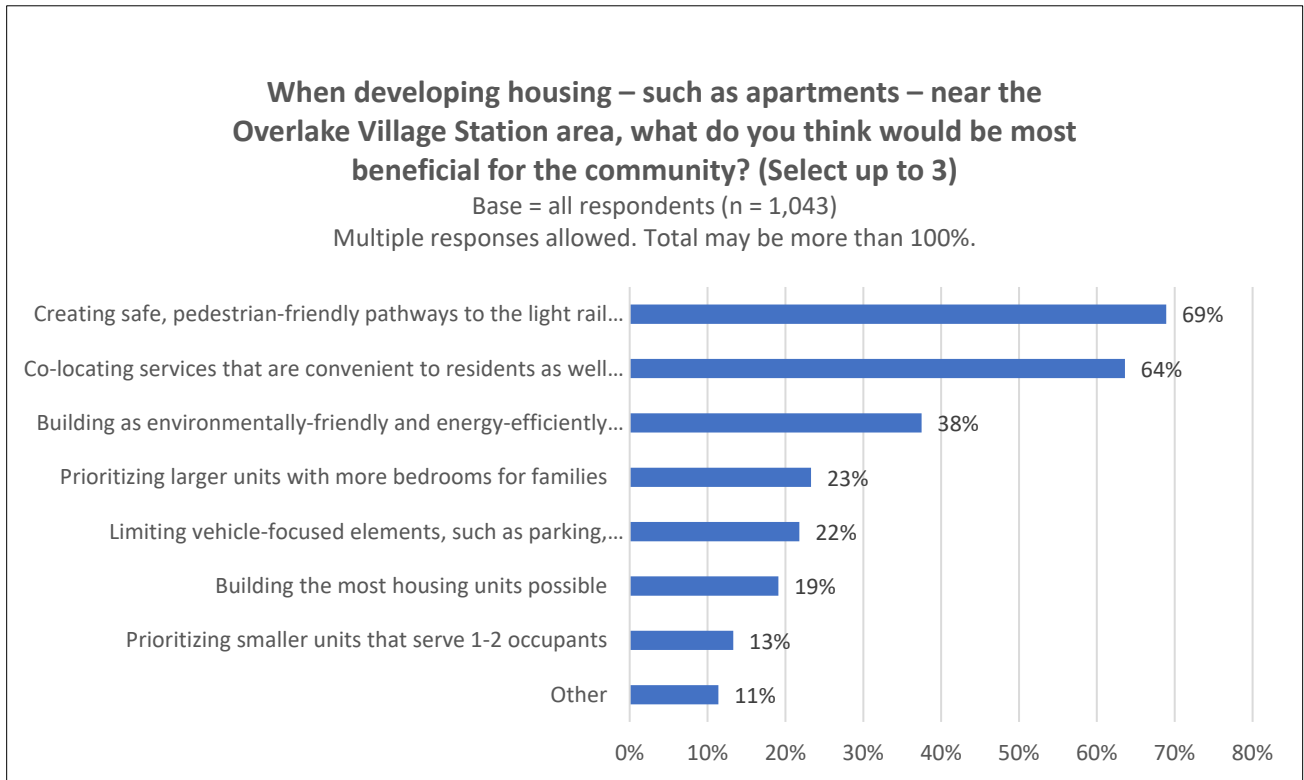
Most respondents live, work, or shop near the station area.

Question 2:

What zip code do you live in?



Question 3:

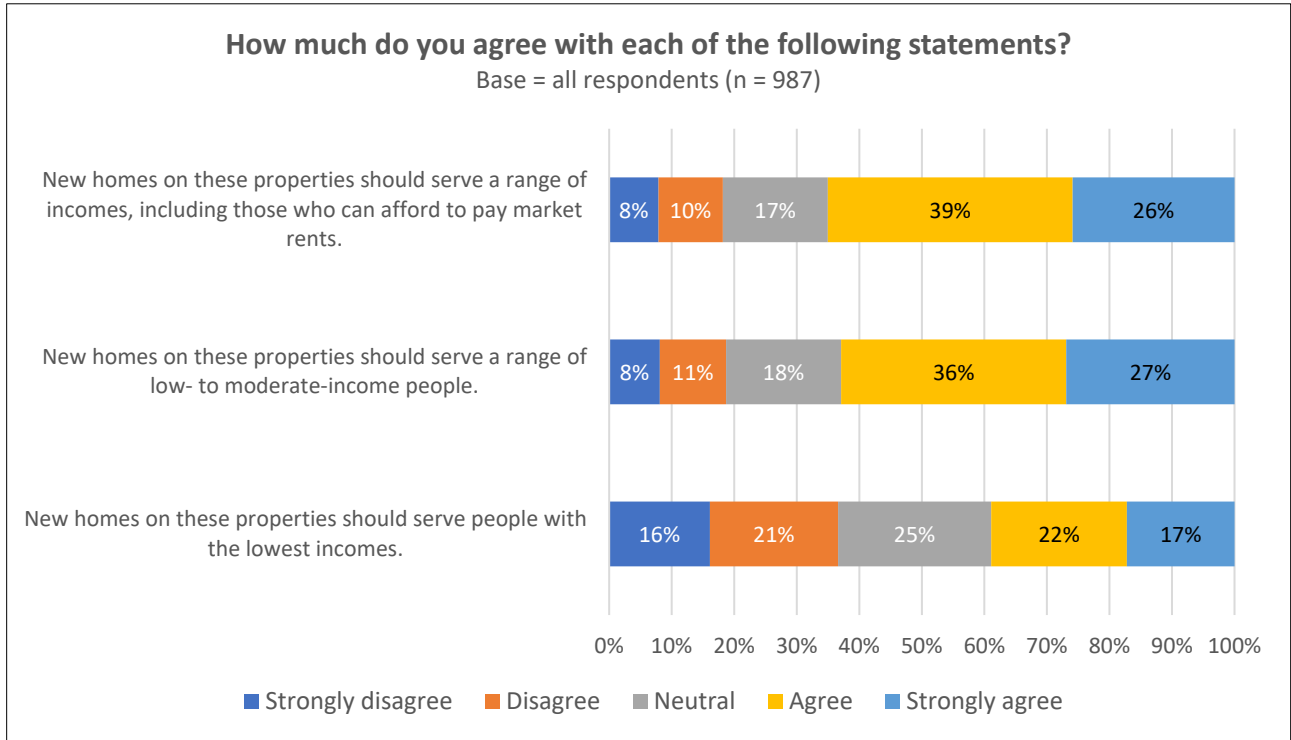


Most respondents think the site should provide access and services for both people who live there, and people who use the transit station.

Correlations

- *Those who support building the most housing units possible are less likely to have a motor vehicle, more likely to be male or non-binary, and more likely to be under 50 years old.*
- *Those who support limiting vehicle-focused elements are more likely to be male or non-binary and more likely to be under 50 years old.*
- *Those who support prioritizing smaller units that serves one to two occupants are more likely to live alone and more likely to have income under \$75,000.*
- *Those who support prioritizing larger units for more bedrooms for families are more likely to be over the age of 35 and more likely to have income between \$75,000 and \$149,999.*
- *Those who support enviro-friendly and energy efficient building are more likely to be female or non-binary.*

Question 4:

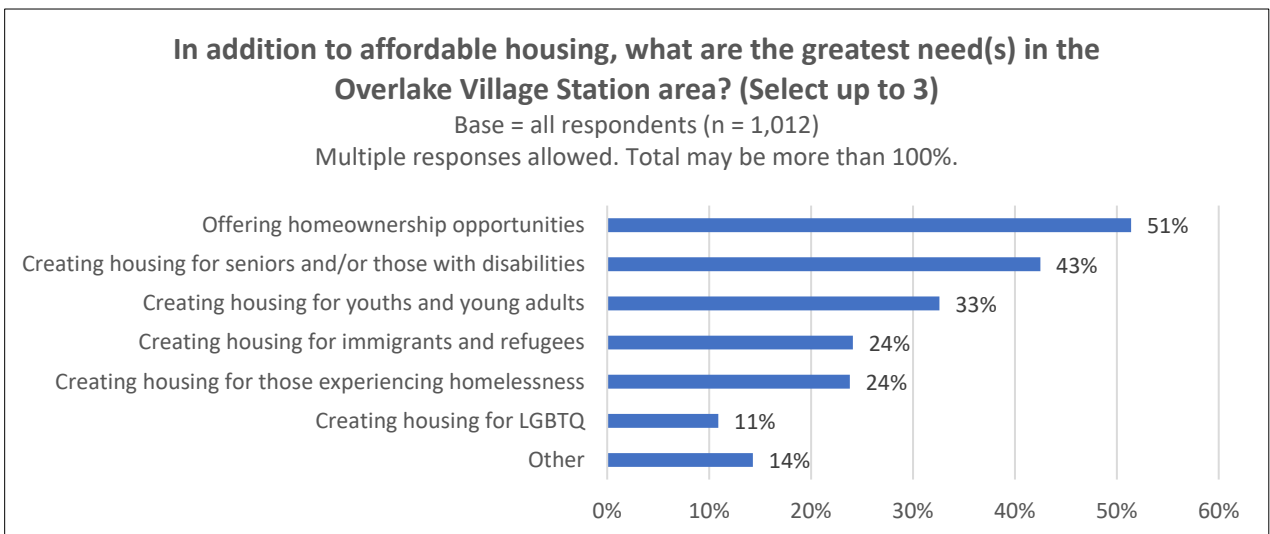


Many respondents think housing should serve people with a range of incomes, even if those incomes are within a moderate- to-low range.

Correlations

- *Those who support new homes serving people with the lowest incomes are less likely to have a motor vehicle and are more likely to be white.*
- *Those who support new homes serving a range of low- to-moderate incomes are more likely to be people who are white.*

Question 5:

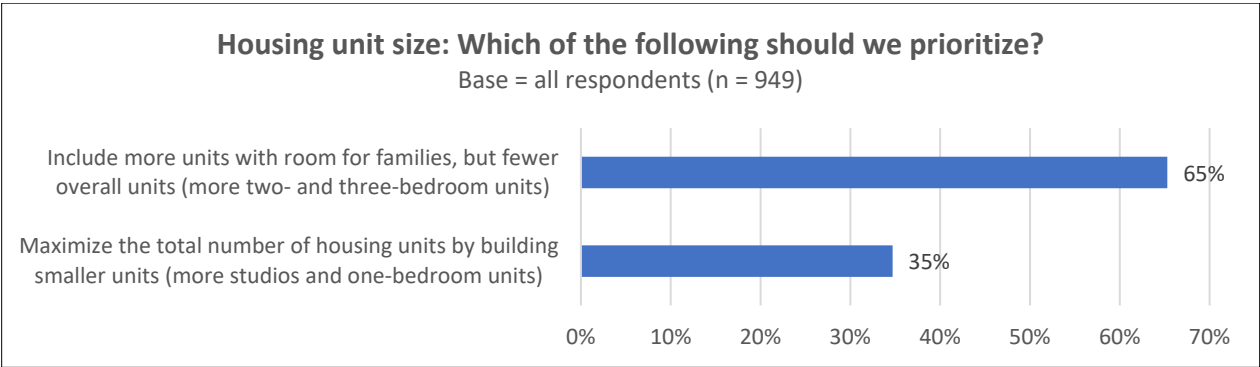


Respondents' thoughts on housing needs are often linked: homeownership in a multi-family setting (like condos) and dedicated housing for people over 65/or those with disabilities.

Correlations

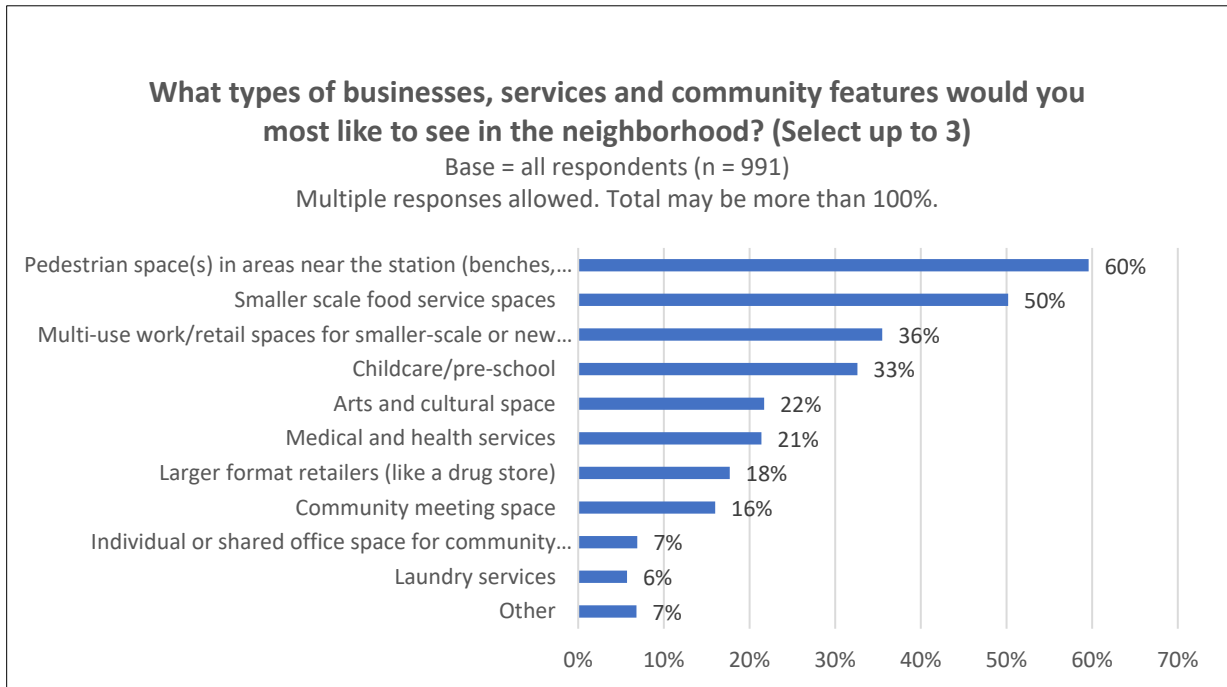
- *Those who support housing for seniors and/or those with disabilities are more likely to be 50 or older and are more likely to have an income under \$200,000.*
- *Those who support housing for immigrants and refugees are more likely to be younger, especially 18-34 years old.*
- *Those who support housing for LGBTQ are more likely to be non-binary or gender not listed.*

Question 6:



Most think bigger units for families, or perhaps people with caretakers or roommates, are needed in the area.

Question 7:

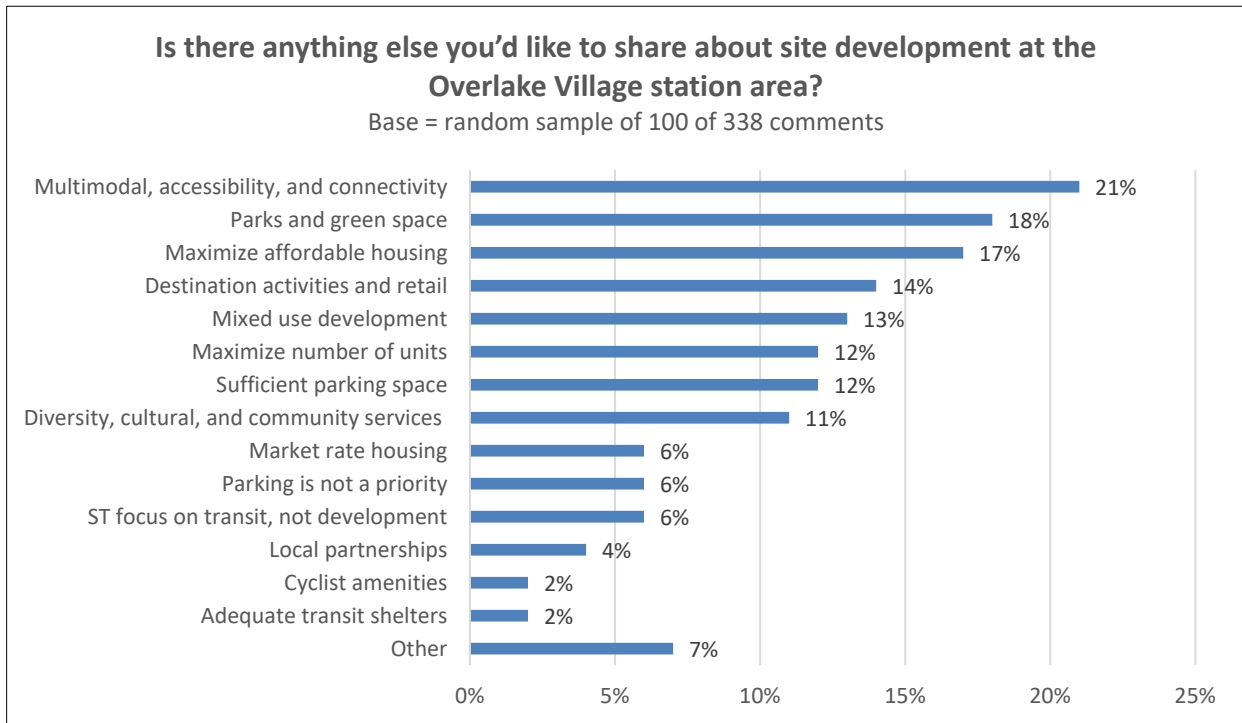


Respondents want a mix of open space and smaller scale commercial spaces. “Other” included parking, covered public spaces, green spaces (trees, parks, dog parks, etc), bicycle amenities, and electric vehicle charging stations.

Correlations

- *Those who support smaller scale food services spaces are more likely to be younger, especially 18-34 years old.*

Question 8:



Open-ended comments reinforced the need for affordable housing and services for those who use the transit station.

Quotes

- *“Keep a certain amount of 'green space' for residents and visitors, especially since this helps keep temperatures down a bit in summer - but housing supply is so short that that has to take priority.”*
- *“Affordable housing is the biggest challenge in the region and this space should prioritize providing affordable housing to our poorest citizens or those experiencing homelessness.”*
- *“It should be a mixed-use space like downtown Redmond with open spaces, gathering spaces, art, medical, food, grocery, drug store and mixed housing.”*
- *“There should be a shuttle that runs between the station and all the nearby housing developments on 152nd, 156th, 148th and near Crossroads Mall. It should run frequently, (10 mins?), and be included in the cost of a rail trip or free. There has been a large amount of housing built in the last few years with no street improvements and if all those people get in cars, it'll be a mess. This is becoming a dense housing area. Life will be better if those folks don't need to have a car.”*

Optional questions 9-16:

- Do you have access to a working motor vehicle at home that you can reliably use?
- Do you rent your own home?
- How do you identify?
 - Male
 - Female
 - Not listed here
- How old are you?

- How do you identify?
 - American Indian or Alaskan Native
 - Asian or Asian American
 - Black or African American
 - Hispanic, Latino/a/x, or Spanish origins
 - Native Hawaiian or Pacific Islander
 - White
 - Other (please tell us more)
- What languages are spoken at home?
- Including yourself, how many people live in your household?
- What is your household's total annual earnings before taxes?

Respondent Demographics

Gender (n=928)

- Female (41%)
- Male (56%)
- Non-binary (2%)
- Not listed (2%)

Age (n=924)

- Under 18 (1%)
- 18-34 years (26%)
- 35 to 49 years (32%)
- 50 to 64 years (27%)
- 65 and over (15%)

Access to motor vehicle (n=950)

- Yes (85%)
- No (15%)

Rent/Own Home (n=946)

- Rent (28%)
- Own (71%)
- Other (1%)

of people in home (n=919)

- 1 (15%)
- 2 (43%)
- 3 (19%)
- 4 (17%)
- 5 or more (6%)

Race (n=968)

- White (70%)
- Asian or Asian American (16%)
- Hispanic/Latino (4%)
- Other (race or racial combination) (11%)

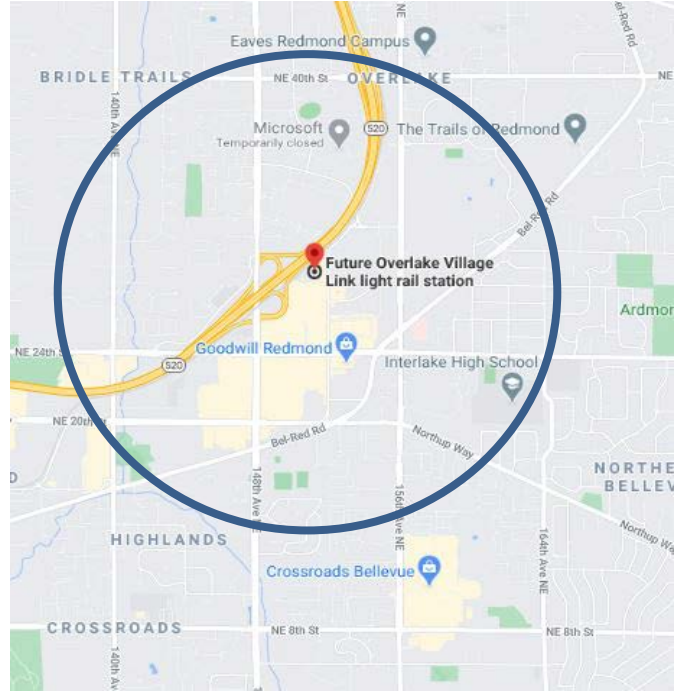
Income (n=888)

- Less than \$25,500 (3%)
- \$25,000 to \$49,999 (5%)
- \$50,000 to \$74,999 (8%)
- \$75,000 to \$99,999 (9%)
- \$100,000 to \$149,999 (15%)
- \$150,000 to \$199,999 (12%)
- \$200,000 or more (29%)
- Prefer not to answer/don't know (19%)

Appendix C: Phase 1 Recruitment

For the phase 1 online survey, Sound Transit notified the public of the feedback opportunity through a postcard distributed to residences within a one-mile radius of the Overlake Village Station area. To continue to strengthen relationships with local businesses, the postcard was also hand-delivered to businesses located near the station area. The postcard featured information in 5 languages in which Sound Transit provided the survey (English, Russian, Spanish, simplified Chinese, and traditional Chinese). Digital survey promotion included banner ads on local news sites (e.g., Redmond Report and Bellevue Reporter) and Facebook ads were provided in English and Spanish, focusing on zip codes along the Eastlink light rail extension.

Community-based organizations were also engaged through presentations and email notifications.



A fact sheet on the Overlake Village Station TOD work was created and added on the project website. The factsheet is available in 5 languages (English, Russian, Spanish, simplified Chinese, and traditional Chinese). Fact sheets are found in Appendix E.

Appendix D: Phase 1 Data Collection

The postcards, social media advertisements, outreach presentations, and other strategies used for recruitment directed participants to the online survey instrument (Appendix A). The survey was fielded through Alchemer, a survey platform.

Tell us what you'd like to see near the Overlake Village Station!
Take our survey **by July 12.**

請告訴我們在Overlake Village Station附近您想看見什麼！
請在7月12日前完成我們的問卷調查。
Chinese (Simplified) (简体中文)

請告訴我們在Overlake Village Station附近你想見到什麼！
請在7月12日前完成我們的調查問卷。
Chinese (Traditional) (繁體中文)

Расскажите нам, что бы вы хотели увидеть возле станции Оверлейк Вилледж (Overlake Village Station)!
Примите участие в нашем опросе до 12 июля.
Russian (русский)

¡Cuéntenos qué le gustaría ver cerca de la estación Overlake Village Station!
Realice nuestra encuesta antes del 12 de julio.
Spanish (Español)

OverlakeVillageTOD.com

Sound Transit owns land around the future Overlake Village Station that will be available for development after we complete light rail construction. We want to know what services would be most beneficial for your growing community.

Sound Transit 擁有未來Overlake Village Station附近的土地，這些土地將會在我們完成輕軌建設後進行開發使用。我們希望能了解到哪些服務最能使您不斷發展的社區獲益。請瀏覽：OverlakeVillageTOD.com

Sound Transit 擁有未來Overlake Village Station周邊的土地，這些土地會在我們完成輕軌建設後進行開發使用。我們希望能了解到哪些服務最能令您不斷發展的社區獲益。請瀏覽：OverlakeVillageTOD.com

Транспортное управление Саунд Транзит (Sound Transit) владеет землей рядом с будущей станцией Оверлейк Вилледж (Overlake Village Station), которая будет готова к застройке по окончании строительства легкорельсовых линий. Мы хотим узнать, какие услуги будут наиболее полезны для вашего растущего сообщества. Посетите наш веб-сайт: OverlakeVillageTOD.com

Sound Transit posee terrenos alrededor de la futura estación de Overlake Village que estarán disponibles para su desarrollo una vez finalizada la construcción del tren ligero. Queremos saber qué servicios serían más beneficiosos para su comunidad que se encuentra en crecimiento. Visite: OverlakeVillageTOD.com

 Visit: OverlakeVillageTOD.com

Take our survey by **July 12, 2021**

請在2021年7月12日前完成我們的問卷調查。
請在2021年7月12日前完成我們的調查問卷。
Примите участие в нашем опросе до 12 июля, 2021 года.
Realice nuestra encuesta antes del 12 de julio.

To request accommodations for persons with disabilities, call 800-201-4900 / TTY: 711 or email accessibility@soundtransit.org.

Questions?
Elizabeth Guevara
elizabeth.guevara@soundtransit.org
206-689-4743

SOUNDTRANSIT
Union Station, 401 S. Jackson St., Seattle, WA 98104-2826

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*The survey was extended one week and closed on July 19, 2021.

Housing, shops, restaurants, community services...? Tell us what you'd like near the Overlake Village Station: <https://bit.ly/3qcfGI>



SURVEY.ALCHEMER.COM
Overlake Village Survey

[Learn More](#)

¿Viviendas, tiendas, restaurantes, servicios comunitarios...? Díganos qué le gustaría ver cerca de la estación Overlake Village Station! <https://bit.ly/3q5QWLI>

See Translation



SURVEY.ALCHEMER.COM
Encuesta de Overlake Village Station
Realice nuestra breve encuesta

[Learn More](#)

Appendix E: Fact sheet

Translated versions in Russian, Spanish, and simplified and traditional Chinese are available on the [Overlake Village Station TOD website](#).



Building for the future near Overlake Village Station

Sound Transit is expanding Link light rail service to the eastside of Lake Washington, with a new station in at Overlake Village opening in 2023.

We purchased land near the new station to store construction equipment and mobile offices through the construction phase. After the station opens, we'll make these properties (approximately two acres, or about the size of two football fields) available for transit-oriented development. TOD could include different types of housing, retail, restaurants, offices and community spaces that help create vibrant neighborhood with direct access to regional transit.

Learn more about the project and provide your feedback:

[OverlakeVillageTOD.com](#)

How can community members share their priorities?

Sound Transit wants to learn more about the community's vision for TOD near the new station. We're providing several opportunities for folks in the area and along the light rail extension to share ideas and reactions to potential uses for the land.

Community input informs our process to select a developer. Once Sound Transit selects that developer, we'll share additional opportunities for the public to engage.

There are three main feedback phases:

Phase 1: Survey to understand community priorities (May 28-June 14, 2021).

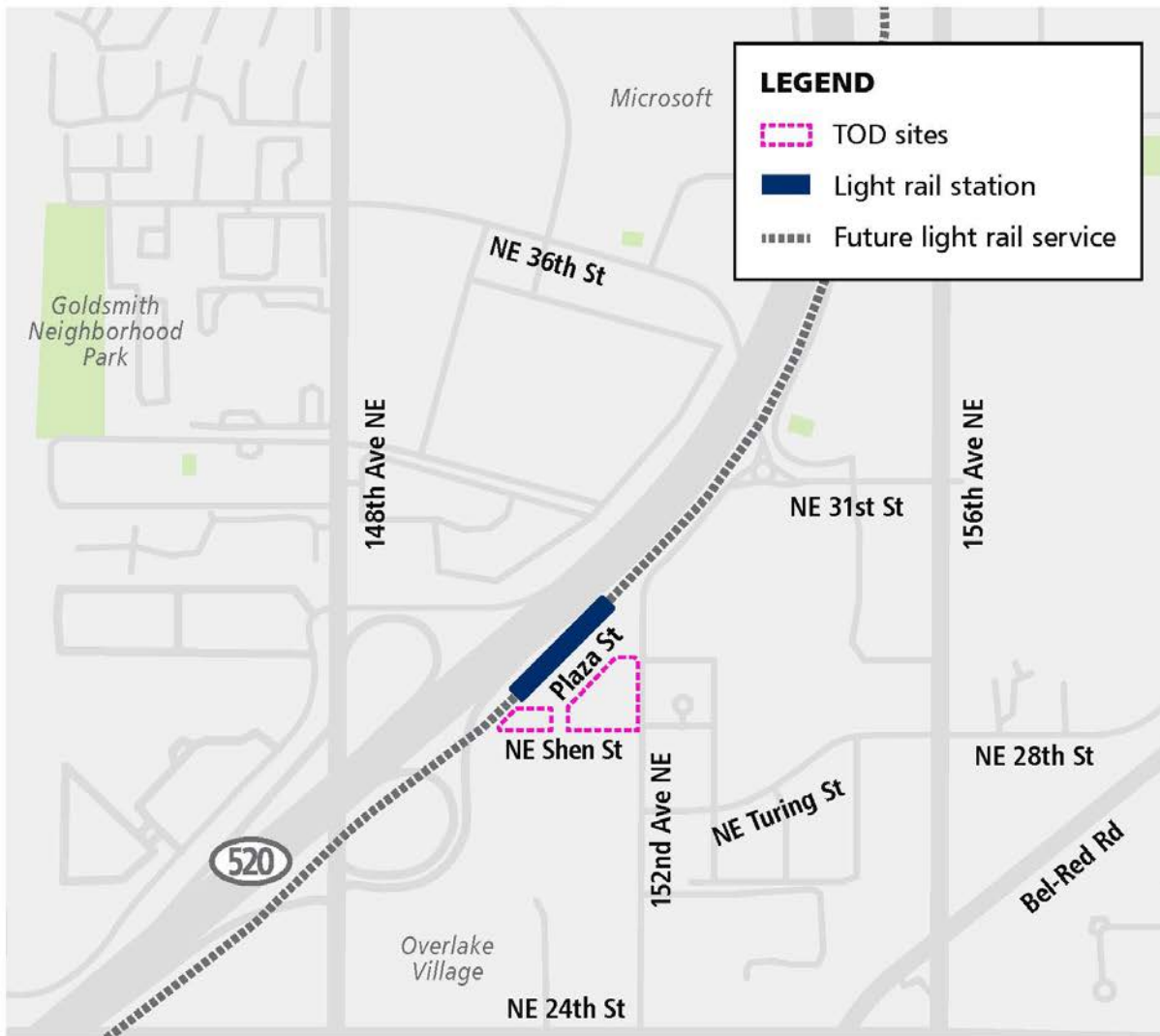
Phase 2: Interviews with community-based organizations (June and July 2021).

Phase 3: Community conversations with community-based organizations (March and April 2022)

These opportunities will be linked to our web page and advertised throughout the community:
www.soundtransit.org/system-expansion/creating-vibrant-stations/transit-oriented-development/overlake-village-station

401 S. Jackson St. | Seattle, WA 98104
800-201-4900 / TTY: 711 | main@soundtransit.org | soundtransit.org

 **SOUNDTRANSIT** / **Powering progress**



LEGEND

- TOD sites
- Light rail station
- Future light rail service

What's the vision for TOD at Overlake Village Station?

Sound Transit is partnering with the City of Redmond to create a vision for future development near Overlake Village Station, focused on the opportunities created through easy access to transit.

While we anticipate a mix of uses, affordable housing is a key focus of Sound Transit's transit-oriented development program.

Contact us

If you have a question or comment outside of the feedback phases, please contact:

Community Outreach Specialist
Charlie Hockett, 206-553-3736 or
charlie.hockett@soundtransit.org

Appendix F: Stakeholder interview email invite, interview script, and meeting summary

RE: Stakeholder interview email invite

Subject: Meeting with Sound Transit on Transit-Oriented Development

I'm reaching out on behalf of Sound Transit to discuss transit-oriented development near the new Overlake Village Station. It's important that we consider how different uses like affordable housing, retail, and community services could help the people you serve. Do you have 45 minutes to an hour in July to discuss with our project team? If so, we can arrange a time and day that works best for you. This meeting will be over Zoom or Teams.

More on the project:

This transit-oriented development project (TOD) is part of the East Link Extension, located next to SR 520 north of Overlake Village Park-and-Ride on 152nd Avenue Northeast.

Sound Transit purchased enough land to build the light rail station, store construction equipment, and house mobile offices for workers. As construction nears completion, Sound Transit will consider how the extra land (highlighted in pink in the attached factsheet) can be used for other purposes that serve the community, including affordable housing.

Please respond to this email or call 206-689-4743 to let me know when you have time to meet with us.

Find more information about Sound Transit TOD, [here](#).

You may also consider sharing our community survey on TOD near Overlake Village Station, open through July 12 at: overlakevillagetod.com

Thank you,

Stakeholder Interview script

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Agenda

Date: Thursday, July 22, 2021
Locations: Microsoft Teams
Time: 9:00 a.m. – 10:00 a.m.

Meeting Objectives

- Provide a project overview
- Discuss opportunities for transit-oriented development
- Understand Chinese Information Services priorities for OVS TOD, specific to affordable housing

| TIME | ITEM | LEAD |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 9:00 | <p>Welcome and Introductions</p> <ul style="list-style-type: none"> • My name is Lauren Wheeler. I am a communications consultant working on the Sound Transit Overlake Village Station TOD project. I support the Sound Transit project team with community outreach and engagement. • As part of the community engagement process to plan transit-oriented development (or “TOD”) near Overlake Village Station, Sound Transit wants to connect with several community-based organizations like the Chinese Information and Service Center, for a more in-depth discussion about affordable housing needs and community priorities. Thank you for your time meeting with us today. • We selected participant groups based on previous engagement with the project and proximity and organization interests in the project area. Participants were also selected based on their ability to represent public interests. • Before we give a quick overview of the project history and key elements, we’ll do introductions starting with the Sound Transit Team: Elizabeth, Jordan, Kurt | Lauren Wheeler |
| 9:10 | <p>Project Overview (share slide deck presentation)</p> <ul style="list-style-type: none"> • <u>Refer to Annotated Slide notes attached</u> | Jordan Rash |
| 9:25 | <p>Survey questions</p> <ol style="list-style-type: none"> 1. How aware were you of this project and the elements as described to you? 2. Do you have any thoughts or concerns about the proposed development near Overlake Village Station? <ul style="list-style-type: none"> <input type="checkbox"/> No (skip to Q4) <input type="checkbox"/> Yes 3. What are they? 4. In developing housing near the Overlake Village Station area, what do you think would be most beneficial for the community and why? Prompts: <ul style="list-style-type: none"> • The number of housing units • Reducing the need for private vehicle ownership (such as robust on-site retail, services, recreation and car-sharing) • Housing that’s affordable for people with a broad range of income levels • Housing that’s affordable for people with very low incomes • Other? | Elizabeth Guevara |

5. How do you help your community/the people you serve with housing and/or transportation needs?
6. Besides housing, what would you support providing near OVS? Could be services, retail, open space etc.
7. How would you define success for a transit-oriented development near Overlake Village Station? (Could be in terms of number of units, cost of units, services, etc.)
8. Based on our discussion so far, what messages or tools would you suggest to ensure the public has a clear understanding of the project?
9. Do you recommend we speak with other people, groups, organizations or businesses?
 - No
 - Yes
10. Eastlink opens in 2021. We have two new stations, which station names better represent this sub area of Redmond (ST Board will make final decision in Fall 2021):
 - Marymoor Park
 - Marymoor Station
 - Marymoor Park Station
 - Marymoor Village Station
 - Downtown Redmond
 - Redmond Downtown Station
 - Downtown Redmond Station
11. Is there anything else you'd like to discuss?

9:55

Adjourn

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Chinese Information Services Stakeholder Interview Summary

July 22, 2021, 9:00 – 10:00 a.m.

Interview goal: Understand Chinese Information Services' (CISC) priorities for OVS TOD, specific to affordable housing.

Participants

- Elizabeth Guevarra, Sound Transit community outreach lead
- Jordan Rash, Sound Transit TOD senior project manager
- Lauren Wheeler, PRR consultant community outreach support
- Karia Wong, CISC Family Resource Center coordinator

Key takeaways

- Consider services and mobility for families with small children.
- Create a community that allows people to be less reliant on a vehicle to get what they need like food and access to human services.

Interview transcript

How aware were you of this project and the elements as described to you?

- Unaware of TOD plans.

Do you have any thoughts or concerns about the proposed development near Overlake Village Station? What are they?

- Concerned about building construction impacts on access to transit.
- Interested in how environmental disruptions during construction will be communicated to the community, especially those who use languages other than English. Interested in how people will access the planned affordable housing, such as through an application process.

In developing housing near the Overlake Village Station area, what do you think would be most beneficial for the community and why? The following prompts were given:

- CISC supports affordable housing for people with low incomes.

Besides housing, what would you support providing near OVS?

- They would like to see more services with access to childcare, grocery stores, parks, connection to buses, and a public area for communities to gather.
- They would support a combination of retail and community space.
- Any family-oriented facilities – a playground, childcare center, or community center.

How do you help your community/the people you serve with housing and/or transportation needs?

- They provide one on one services to assist with various needs. They can help people who are searching for housing, need assistance paying rent, or need to get an ORCA pass.

How would you define success for a transit-oriented development near Overlake Village Station?

- Create a community where people don't need to rely on a car to get what they need.
- More focus on services that connect people with food (including Asian grocery stores) childcare, and other human services.

Based on our discussion so far, what message or tools would you suggest ensuring the public has a clear understanding of the project?

- Short and engaging video that explains the goal for the project and preliminary plan. Invite people to share their input through community groups and focus groups.
- CISC promotes participation and can facilitate a conversation.

Do you recommend we speak with other people, groups, organizations, or businesses?

- Eastside Pathways, Muslim Community, and Neighborhood Association.
- She mentioned consulting with Bellevue Community College, Bellevue Municipal Hall, and Crossroads to discuss how restaurants and shared spaces meet the needs of multi-cultural and generational communities.

Eastlink opens in 2023. We have two new stations, which station names better represent this sub area of Redmond (ST Board will make final decision in Fall 2021).

- Marymoor Park
 - Marymoor Park Station
- Downtown Redmond
 - Redmond Downtown Station

Is there anything else you'd like to discuss?

- She advocates for family-oriented transit, especially for parents with young children in strollers. She expressed concern that transit is not easily accessible to families with young children.

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Redmond Library and Community Resource Center Stakeholder Interview Summary July 30, 2021, 8:30 - 9:30 a.m.

Interview goal: Understand Redmond Library and Community Resource Center's priorities for OVS TOD, specific to affordable housing.

Participants

- Ericka Cooley, Redmond and Shoreline Community Courts Coordinator
- Elizabeth Guevarra, Sound Transit community outreach lead
- Jennifer Rash, PRR community outreach support
- Jordan Rash, Sound Transit TOD senior project manager
- Kurt Workman, Sound Transit community outreach specialist

Key takeaways

- Maximize housing that is affordable to families with low incomes through units with more bedrooms and living space.
- Consider providing commercial spaces affordable/designated for nonprofits.

Interview transcript

How aware were you of this project and the elements as described to you?

- Aware of the new station but not aware of the development opportunities.

Do you have any thoughts or concerns about the proposed development near Overlake Village Station? What are they?

- General support for the project and TOD.

In developing housing near the Overlake Village Station area, what do you think would be most beneficial for the community and why? The following prompts were given:

- Prioritizes more 2- and 3-bedroom apartments to support low-income families. Families need more space than is typically provided in affordable or low-income housing units for single occupants.

How do you help your community/the people you serve with housing and/or transportation needs?

- They connect people to other organizations for resources, including those who provide ORCA LIFT passes. When it comes to helping people find or get placed into affordable housing, they do not typically have a lot of choice in the location.

Besides housing, what would you support providing near OVS?

- Providing affordable spaces for nonprofits to provide services. Storefronts are expensive on the eastside, but people need these services. Also need access to pharmacies and community space for activities like a farmers market, community trade, and thrift centers.

How would you define success for a transit-oriented development near Overlake Village Station?

- Accessible rent cost for social services.
- Units for families.
- Services people need—do not need more retail in the area.

Based on our discussion so far, what message or tools would you suggest ensuring the public has a clear understanding of the project?

- Provide information on and off-line. Specifically onboard trains and buses and at transit stops and centers.

Do you recommend we speak with other people, groups, organizations, or businesses?

- Together Center, Homeless Outreach Administrator, Redmond United Methodist Church, Redmond Nourishing Networks, and church associations that provide safe parking.

Eastlink opens in 2023. We have two new stations, which station names better represent this sub area of Redmond (ST Board will make final decision in Fall 2021).

- Marymoor Park
 - Marymoor Station – Ericka reasons that this is what people will call it and suggests keeping it simple.
- Downtown Redmond
 - Downtown Redmond Station

Is there anything else you'd like to discuss?

- Ericka did not have anything else to discuss.

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Move Redmond Stakeholder Interview Summary

August 5, 2021, 8:30 - 9:30 a.m.

Interview goal: Understand Move Redmond's priorities for OVS TOD, specific to affordable housing.

Participants

- Elizabeth Guevarra, Sound Transit community outreach lead
- Kirk Hovenkotter, Move Redmond executive director
- Jordan Rash, Sound Transit TOD senior project manager
- Kelli Refer, Move Redmond advocacy and communications director
- Lauren Wheeler, PRR consultant community outreach support

Key takeaways

- Provide affordable housing for people who are at or below 80% AMI.
- Prioritize safety and access to services for people who walk, bike, and roll.
- Prioritize services people need nearby like childcare and healthcare.

Interview transcript

How aware were you of this project and the elements as described to you?

- Very aware.

Do you have any thoughts or concerns about the proposed development near Overlake Village Station? What are they?

- Concerned about how roadway projects that bring more cars through the area will impact pedestrian safety.
- Interested in how reducing vehicle traffic can improve sound and air quality for the surrounding community.
- Supports affordable housing developments that prioritize walkability and services like childcare and healthcare—including mental healthcare.

In developing housing near the Overlake Village Station area, what do you think would be most beneficial for the community and why? The following prompts were given:

- Reducing the need for private vehicle ownership
- Housing that's affordable for people who make less than the area AMI – noted the average median income (AMI) is very high in the area which prices people out of housing and services. Kirk said he had many conversations with stakeholders east of 152nd who said they can't afford where they live.

Besides housing, what would you support providing near OVS?

- Internet access across an open space or plaza. The ongoing pandemic has underscored how important internet access and connectivity is for livelihoods.
- Adequate bike parking and charging stations for E-bikes. Tools for people to work on bikes.

How do you help your community/the people you serve with housing and/or transportation needs?

- They directly and indirectly support approximately 100,000 people who commute to Redmond by providing transit passes, like ORCA passes and ORCA Business Passports, shape transportation programs, meet directly with employees, provide transportation consultation to companies with employees who commute from where they live, and advocate for more frequent bus service and more station access for people who walk and bike.

How would you define success for a transit-oriented development near Overlake Village Station?

- Develop housing units at or below 80% AMI.
- Design sites people are excited about and desire to visit.
- Provide affordable childcare services.

Based on our discussion so far, what message or tools would you suggest ensuring the public has a clear understanding of the project?

- They invited Sound Transit to a Move Redmond event on September 12, 2021, to share project information.

Do you recommend we speak with other people, groups, organizations, or businesses?

- Muslim Association of Puget Sound, Cultural Mexicano, Indian American Community Services, East Side Legal Assistance Program, and Together Center.
- They requested to receive email updates about this project.

Eastlink opens in 2023. We have two new stations, which station names better represent this sub area of Redmond (ST Board will make final decision in Fall 2021).

- Marymoor Park
 - Marymoor Station (two votes)
 - Marymoor Park Station
- Downtown Redmond
 - Downtown Redmond Station (two votes)

Is there anything else you'd like to discuss?

- Kelli is planning a Marymoor station walk-and-talk in early October and would like Sound Transit to be at the event.
- They suggest that the project team connect with Bright Horizons and Honeywell to share project information.

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Hopelink Stakeholder Interview Summary

August 5, 2021, 10:00 – 11:00 a.m.

Interview goal: Understand Hopelink's priorities for OVS TOD, specific to affordable housing.

Participants

- Elizabeth Guevarra, Sound Transit community outreach lead
- Camille Heatherly, Hopelink Eastside mobility coordinator
- Jordan Rash, Sound Transit TOD senior project manager
- Staci Sahoo, Hopelink mobility manager
- Lauren Wheeler, PRR consultant community outreach support

Key takeaways

- Consideration for services most critical for residents and others who live nearby—like access to food, and plan around those services.
- Deprioritize private vehicle ownership through better access to services and mobility options, like ORCA passes for residents and car sharing programs.

Interview transcript

How aware were you of this project and the elements as described to you?

- Mostly unaware of TOD plans.

Do you have any thoughts or concerns about the proposed development near Overlake Village Station? What are they?

- Multi-modal connectivity—not just what is built, but how others can access the services.

In developing housing near the Overlake Village Station area, what do you think would be most beneficial for the community and why?

- Hopelink supports less parking and more units for housing, especially affordable housing.
- To encourage less reliance on private vehicles, they recommended Sound Transit create a program to distribute ORCA passes to all residents of the TOD properties, as well as providing car sharing s and electric vehicle programs.

How do you help your community/the people you serve with housing and/or transportation needs?

- They provide transportation support for people with low incomes.
- They also contract with the City of Redmond to provide Transportation and mobility services to underserved groups including people who are BIPOC, have low incomes, older adults, and people with disabilities.

Besides housing, what would you support providing near OVS?

- They expressed concern about access to healthcare, food/groceries, and green space/space for kids to play.
- They are interested in how the space could be reserved for non-profit organizations over commercial use. Jordan will follow up with them.

How would you define success for a transit-oriented development near Overlake Village Station?

- Less focus on private vehicle ownership.
- More focus on services that connect people with places they need to go like jobs and food access—both people who live there and people who live nearby.

Based on our discussion so far, what message or tools would you suggest ensuring the public has a clear understanding of the project?

- Traditional media, social media, in-language translation, and partnering with CBOs and compensating them to be ambassadors.

Do you recommend we speak with other people, groups, organizations, or businesses?

- Together Center, Alliance People with Disabilities, Indian American Community Services, and Redmond Senior Council.

Eastlink opens in 2023. We have two new stations, which station names better represent this sub area of Redmond (ST Board will make final decision in Fall 2021).

- Marymoor Park
 - Marymoor Station
- Downtown Redmond
 - Redmond Downtown Station

Is there anything else you'd like to discuss?

- Hopelink is happy to be a partner.

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Muslim Association of Puget Sound Stakeholder Interview Summary

October 7, 2021, 9:30 - 10:15 a.m.

Interview goal: Understand Muslim Association of Puget Sound's (MAPS) priorities for OVS TOD, specific to affordable housing.

Participants

- Elizabeth Guevarra, Sound Transit community outreach lead
- Jordan Rash, Sound Transit TOD senior project manager
- Lauren Wheeler, PRR consultant community outreach support
- Osman Salahuddin, Muslim Association of Puget Sound director

Key takeaways

- Build affordable and LEED certified housing that supports large families.
- Prioritize safety, access, and transit to the site.
- Consider adding more parking to support those who commute from neighboring cities.
- Support immigrant communities by building spaces that would support cultural markets and events.

Interview transcript

Have you visited the site before?

Osman had not visited the site before.

In developing housing near the Overlake Village Station area, what do you think would be most beneficial for the community and why?

- Parking is very important to the MAPS community. Many of the MAPS members are traveling from neighboring cities and the buses aren't always timed well.
- Prioritize safety around the light rail station and the development sites.
- Green space is important, especially if the building units are dense.

What are your thoughts about affordable housing?

- Osman supports affordable housing.
- Consider building higher buildings to support units large enough for large families (2-3 bedrooms).
- Include affordability in all good and services, not just housing. Some MAPS members don't travel to Redmond to visit the association because the commute is too long from where people can afford to live.

Besides housing, what would you support providing near OVS?

- Encourage people to visit by making the site accessible and providing services that people will want to visit. like shopping and restaurants.
- Support immigrant communities by creating spaces for small businesses, shops, and restaurants. Specific examples given included small Asian grocery stores, markets, doctors' offices, and coffee shops. Places that accommodate casual hangout spots and not sit-down dining.
- Create spaces for affordable goods and services, not high-end retail and chain stores.
- Design shops and retail along busy pedestrians' routes like NE 152nd Ave NE and the future NE 28th St.
- Consider outdoor spaces that would support cultural markets and events where artisans can sell arts and crafts and clothing.
- Build affordable housing that follows LEED standards for sustainability. Examples of sustainable design that were given include recycling of surface water and solar panels. Easy access for recycling, waste, and compost.
- Consider safety by creating more open spaces and lots of lighting to keep corners, parking garages, and dark corners lit at night.

Is there anything else you'd like to discuss?

- Ensure bus stops are accessible to and from the light rail station and development sites.
- Consider creating elevated greenspace for public access, e.g., Highline in New York City.
- Osman asked what the next steps were in the project. Jordan shared that the project team is wrapping up the feasibility study and then they expect to take recommendations to the ST Board in June 2022. Sound Transit expects to release an RFP in July 2022, and construction of the development site could start in 2024. Construction could be complete as early as 2026.
- Jordan reiterated that developers of the site will have to meet the terms that go into the RFP.

Appendix G: Community Conversation email invite, interview script, and meeting summaries

RE: Community Conversation email invite

Subject: Introduction to Sound Transit and request for interview

I wanted to take a minute to introduce myself and talk to you about some of the exciting work Sound Transit is doing in your community. My name is Lauren Wheeler and I support Sound Transit's Transit-Oriented Development and Community Outreach teams. Copied here are Jordan Rash (ST Transit-Oriented Development Senior Project Manager), Charlie Hockett (ST Community Engagement Lead), and Luke Lamon (ST Government & Community Relations Manager). Sound Transit is working to build partnerships with community-based organizations like yours as the high-capacity transit grows in the Redmond area. We hope to learn more about your organization, the services you provide, and the priorities of the communities you serve to inform transit as well as transit-oriented development needs in your area.

We would also like to introduce you to our work, which includes extending Link light rail and developing housing – particularly affordable housing – near transit. And we are interested in gathering your input on our plans for a transit-oriented development near the Overlake Village light rail station, which could include a mix of uses like affordable housing, office, open space, community services and retail.

Compensated interview request: We would like to schedule a one-hour virtual meeting with you and/or others from your organization. Understanding how valuable your time is, Sound Transit is compensating community partners for participation in the form of a \$150 Visa gift card. If there is another option that works better for your organization, please let me know and we will do our best to make it work.

Please let me know how you would like to be involved. As a first step, we would appreciate a reply with a few days and times that work for a virtual interview with you and/or others from your team. We are happy to send you the materials in advance of our meeting. Thank you for your time today and hope to hear from you soon.

Kind regards,

Community Conversation script

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Agenda

Date: Friday, March 18, 2022
Locations: Microsoft Teams
Time: 2:00 p.m. – 3:00 p.m.

Meeting Objectives

- Provide overview of Sound Transit projects in Overlake Redmond area
- Understand community needs and priorities, specific to affordable housing and transit
- Gather feedback on transit and transit-oriented development opportunities in Overlake

| TIME | ITEM | LEAD |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 2 p.m. | Welcome and Introductions | Charie Hockett |
| 2:05 p.m. | Sound Transit Program Expansion | Luke Lamon |
| | Overlake Village Station Transit-Oriented Development | Jordan Rash |
| 2:25 p.m. | <p>Questions</p> <p>12. We understand you provide job training, a full range of health services (medical, dental, behavioral health and substance abuse management, disability, childcare), and rent support to non-profits. Is there anything else you want to share about the services you provide, specifically regarding housing or transportation needs?</p> <p>13. As the Redmond area continues to grow, how is the local community being impacted?</p> <p>14. What priorities around housing are most beneficial to your community and why? Prompts:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increasing housing options <input type="checkbox"/> Make housing more affordable <input type="checkbox"/> Provide more parking opportunities <input type="checkbox"/> Reduce the need for owning a car <input type="checkbox"/> Improve walkability <p>15. Besides housing, what would you like to see near Overlake Village Station? Could be services, retail, people of color focused businesses, art, community learning spaces, open space, etc.</p> <p>16. How would you define success for a transit-oriented development near Overlake Village Station?</p> <p>17. What messages or tools would you suggest ensuring the public has a clear understanding of the project?</p> <p>18. Do you recommend we speak with other people, groups, organizations or businesses?</p> <p>19. Is there anything else you'd like to discuss?</p> | All |
| 3 p.m. | Adjourn | |

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Together Center Community Conversation meeting summary

March 18, 2022, 2 - 3 p.m.

Meeting objectives:

- Share overview of Sound Transit projects in Overlake Redmond area
- Understand community needs and priorities, specific to affordable housing and transit
- Gather feedback on transit and transit-oriented development opportunities in Overlake

Participants

- Marisa Flores, Together Center community coordinator
- Charlie Hockett, Sound Transit community outreach lead
- Luke Lamon, Sound Transit government relations manager
- Jordan Rash, Sound Transit TOD senior project manager
- Lauren Wheeler, PRR consultant community outreach support

Key takeaways

- Offer affordable housing (including 30% to 60% AMI) and build units that support large families (2-3 bedrooms).
- Include affordability in all goods and services.
- Create spaces for programs that support people who are unsheltered and very low income (e.g. women's shelters and facilities with accessible showers).
- Support immigrant communities by creating spaces for small businesses, shops, and restaurants (e.g. small Asian grocery stores, markets, medical offices, and coffee shops).

Interview transcript

We understand you provide job training, health services (medical, dental, behavioral health and substance abuse management, disability, childcare), and rent support to non-profits. Is there anything else you want to share about the services you provide, specifically regarding housing or transportation needs?

- Build Sound Transit facilities on the east side so people can get Orca card passes and refill transit cards locally.
- Include affordability in all good and services, not just housing.
- Consider building housing units large enough for large families (2-3 bedrooms).

As the Redmond area continues to grow, how is the local community being impacted?

- Growth and development have impacted housing and displacement in this community.

What priorities around housing are most beneficial to your community and why?

- Build affordable housing that matches 30% - 60% AMI and supports large families.
- Design housing spaces to look nice and not "cheap."
- Design housing and TOD with access to transit.

Besides housing, what would you support providing near OVS?

- Facilities that support services for people who are unsheltered or need low-income housing. The community needs services like showers, quiet spaces to make phone calls, shelter from the outdoors, and women's shelter.
- Support immigrant communities by creating spaces for small businesses, shops, and restaurants (e.g. small Asian grocery stores, markets, doctors' offices, and coffee shops).
- Places that accommodate casual hangout spots and not sit-down dining.

What messages or tools would you suggest ensuring the public has a clear understanding of the project?

- Create messaging inclusive of keywords like "community" and "neighborhood" to help communicate those aspects of this project.
- Marisa was unfamiliar with the term "TOD" before this meeting.

Do you recommend we speak with other people, groups, organizations or businesses?

- Muslim Association of Puget Sound
- ARCH Regional Coalition

Marisa requested a copy of the slide deck and questions to share with her constituents.

- Lauren Wheeler (PRR community outreach) followed up with a copy of both.

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Alliance of People with disAbilities Community Conversation meeting summary
March 21, 2022, 2 - 3 p.m.

Meeting objectives:

- Share overview of Sound Transit projects in Overlake Redmond area
- Understand community needs and priorities, specific to affordable housing and transit
- Gather feedback on transit and transit-oriented development opportunities in Overlake

Participants

- Robert Blumenfeld, Alliance of People with disAbilities associate director
- Mandy Wes, Alliance of People with disAbilities independent living specialist
- Charlie Hockett, Sound Transit community outreach lead
- Luke Lamon, Sound Transit government relations manager
- Jordan Rash, Sound Transit TOD senior project manager
- Lauren Wheeler, PRR consultant community outreach support

Key takeaways

- Build transit and affordable housing that supports people with all levels of cognitive and physical disabilities.
- Consider use of signage and lighting to accommodate people of all abilities.
- Train transit drivers to better support people with cognitive disability and accessibility issues.

Questions and comments

Mandy Wes: How does Area Median Income work when housing prices increase?

Jordan Rash (ST TOD project manager) responded that housing affordability is deed restricted and stipulated by a covenant that affordable housing units must be reserved for tenants meeting area median income or below. Lenders are responsible for upholding the covenant.

Robert Blumenfeld (APWD associate director) noted that he participates on the Redmond 2050 committee and is working with the City of Redmond, ARCH Regional Coalition for housing, and the state on affordable housing initiatives.

Charlie Hockett: We understand you serve residents of King County with a variety of services and support for independent living for any person with a disability. Is there anything else you want to share about the services you provide, specifically regarding housing or transportation needs?

Mandy Wes (APWD independent living specialist) explained that supporting people for independent living is very individualized. Mandy teaches people about self-efficacy and supports them to reach their goals which includes access to housing, transit, and education.

Robert Blumenfeld (APWD associate director) shared that their organization is federally funded. Fifty percent of their staff are people with significant disabilities. Clientele are fluid and not always the same people returning for support. They assist people with disabilities to live the way they choose. Robert works to advocate against ableism. For example, he raises awareness around building transit and stations close to platforms for wheelchairs or timing the doors on buses and light rail so that they open long enough for a person in a wheelchair to have the time to get on or off transit.

Mandy Wes (APWD independent living specialist) added that she has cerebral palsy which affects walking and cognition. She feels challenged if she has to learn a new transit route. She would like Sound Transit to consider how people with disabilities access and connect to transit routes.

Luke Lamon (ST government relations manager) said that Sound Transit has an accessibility advisory committee that helps to advise on transit orientation and mobility.

Jordan Rash: As the Redmond area continues to grow, how is the local community being impacted?

Robert Blumenfeld (APWD associate director) shared concern that there is a lot more jobs being created than there is housing. Robert would like to see more housing and affordable housing units developed.

Luke Lamon: What priorities around housing are most beneficial to your community and why?

Robert Blumenfeld (APWD associate director) said that parking spaces would be useful to the community he advocates for. He said that many people have hidden disabilities and need to drive because they can't comfortably walk.

Charlie Hockett: Besides housing, what would you support providing near OVS?

Mandy Wes (APWD independent living specialist) said that transit and services should be easy for people to use. Make it easy for people to understand what services are in the area by using signage. Consider that people with disabilities have different experiences that are not obvious to a person who does not have a disability. When you build transit and TOD, consider what is missing for a person with a disability, e.g. doors that swivel can be a challenge for people with disabilities compared to doors that open and close. Having housing and essential services like a grocery stores along a transit line are helpful for people with disabilities so they don't have to transfer bus lines or walk too far.

Jordan Rash: How would you define success for a transit-oriented development near Overlake Village Station?

- People with disabilities feel comfortable in community and have the access needed to get to and from transit, housing, and services.
- Signage and lighting that supports navigation and orientation to get to and from the light rail.
- Train transit drivers to support people with cognitive disability and accessibility issues.

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Indian American Community Services Community Conversation meeting summary
March 24, 2022, 10 – 11 a.m.

Meeting objectives:

- Share overview of Sound Transit projects in Overlake Redmond area
- Understand community needs and priorities, specific to affordable housing and transit
- Gather feedback on transit and transit-oriented development opportunities in Overlake

Participants

- Lalita Uppala, Indian American Community Services executive director
- Nanda Tewari, Indian American Community Services senior services coordinator
- Charlie Hockett, Sound Transit community outreach lead
- Luke Lamon, Sound Transit government relations manager
- Jordan Rash, Sound Transit TOD senior project manager
- Lauren Wheeler, PRR consultant community outreach support

Key takeaways

- Design low-income housing for multigenerational families.
- Create spaces available for community-based organizations to rent or share (e.g. offices, gathering spaces for events, commercial kitchens, and childcare.)
- Develop buildings that support utilities used in shelters and recovery cafes, such as showers and places to make a phone call.

Questions and comments

Nanda Tewari: What conditions are there for developers to build affordable housing at the TOD sites?

Jordan Rash (ST TOD project manager) responded that Sound Transit will issue a Request for Proposals (RFP) to advertise site development. Developers and other qualified entities will be required to show how affordable housing as part of their RFP proposal.

Lalita Uppala (IACS executive director) said they are exploring similar mixed-use sites in Kent to support community programming and spaces for gathering. She said that El Centro de la Raza is a good example of mixed-use community space used for retail and affordable housing for aging adults and families. IACS works with a lot of multi-generational families and young families needing childcare and other family support services.

Jordan Rash (ST TOD project manager) responded that Sound Transit is working on a TOD project in Kent (Kent/Des Moines TOD project) and will follow up to provide her with the contact information for that project.

Charlie Hockett: Besides housing, what would you support providing near OVS?

- Space available for community-based organizations to rent or share. Mixed use space could include offices, spaces for gathering for events, commercial kitchens, childcare, etc.).
- Develop buildings that support utilities that might be need in shelters and recovery cafes, such as showers.
- Improve transit connectivity. For example, many seniors don't drive and are depending on transit. Walking can be a challenge if weather is bad or people have a disability.
- Provide education and training to aging seniors on how to use transit.

Lalita Uppala: Do you have a list of developers who qualify to build affordable housing?

Jordan Rash (ST TOD project manager) responded that he thinks IACS would be a qualified entity to partner with a developer to build affordable housing. Jordan offered to connect Lalita and Nanda with Mercy Housing and other developers.

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Centro Cultural Mexicano Community Conversation meeting summary
March 25, 2022, 11 - 12 p.m.

Meeting objectives:

- Share overview of Sound Transit projects in Overlake Redmond area
- Understand community needs and priorities, specific to affordable housing and transit
- Gather feedback on transit and transit-oriented development opportunities in Overlake

Participants

- Angie Hinojos, Centro Cultural Mexicano executive director
- Carlos Jimenez, Centro Cultural Mexicano director of policy and engagement
- Charlie Hockett, Sound Transit community outreach lead
- Jordan Rash, Sound Transit TOD senior project manager
- Nelson Chen, PRR consultant community outreach support
- Lauren Wheeler, PRR consultant community outreach support

Key takeaways

- Offer affordable housing and build units that support large families (2-3 bedrooms).
- Support communities of color by building spaces that would support cultural events, programs and services (e.g. childcare and medical).
- Prioritize selecting developers and contractors of color.

Interview transcript

Angie Hinojos: What is the definition of affordable housing? Sound Transit should work with developers of color to develop trust with the community.

Jordan Rash (ST TOD project manager) responded that the Sound Transit Request for Proposal process requires that people of color should work 21% and women should work 12% in a given Sound Transit project. Jordan stated that Sound Transit is required to offer 80% of its acquired property to affordable housing. The goal of Sound Transit's TOD program is to build sites that get the deepest level of affordability as possible.

We understand you provide job training, health services (medical, dental, behavioral health and substance abuse management, disability, childcare), and rent support to the Latino community. Is there anything else you want to share about the services you provide, specifically regarding housing or transportation needs?

Carlos Jimenez (CCM director of policy and engagement) is concerned that the working community in Redmond may not be able to afford affordable housing at the Area Median Income rate. Carlos said that the Latino community works and contributes to cities such as Redmond but can't afford to live in them. Carlos urges Sound Transit to enlist more developers and contractors of color.

As the Redmond area continues to grow, how is the local community being impacted?

Angie Hinojos (CCM executive director) said that families of color who can afford to live in the area make less than the AMI because one parent stays home to look after the children because childcare is too expensive to pay for. Angie said that the Latino community is seeing a higher rate of Alzheimer's, requiring someone to care for elderly instead of working at a job that supports additional income. Furthermore, Angie said that cultural centers on the Eastside serving communities of color are poorly funded because members experience low income due to having to care for children and the elderly.

What priorities around housing are most beneficial to your community and why?

- Build affordable housing that supports large families (2-3 bedroom).
- Design development that celebrates the diversity within the community.

As we move forward in the process to solicit information, what is the best way to stay engaged with your organization?

- Work with organizations who hold the trust of the community.
- Partner at community events, such as Cinco de Mayo in downtown Redmond.

Is there anything else you'd like to share?

Angie Hinojos (CCM executive director) requested that Sound Transit develop a mentorship program that supports recruiting developers of color. Angie and Carlos think this would help the agency to build trust between developers, CBOs, and Sound Transit.

SOUND TRANSIT / OVERLAKE VILLAGE STATION TRANSIT-ORIENTED DEVELOPMENT

Eastside Pathways Community Conversation meeting summary

April 1, 2022, 1 - 2 p.m.

Meeting objectives:

- Share overview of Sound Transit projects in Overlake Redmond area
- Understand community needs and priorities, specific to affordable housing and transit
- Gather feedback on transit and transit-oriented development opportunities in Overlake

Participants

- Stephanie Cherrington, Eastside Pathways executive director
- Luke Lamon, Sound Transit government relations manager
- Jordan Rash, Sound Transit TOD senior project manager
- Nelson Chen, PRR consultant community outreach support
- Lauren Wheeler, PRR consultant community outreach support

Key takeaways

- Build spaces that support childcare programs and services such as daycare, early learning, and pediatric facilities.
- Improve transit access and bus networks to support student needs.
- Develop affordable housing that supports multi-bedroom units for families.

Questions and comments

Stephanie Cherrington: How are decisions made between developers and community-based organizations?

Jordan Rash (ST TOD project manager) responded by saying that community feedback helps to shape the types of services and amenities developed with housing units. Sound Transit is collecting feedback to inform development strategy. The developer will then respond to a Request for Proposal with how they plan to incorporate community feedback (housing, affordability, services, amenities, etc.) into the TOD sites. Additionally, Sound Transit has a state statute that requires a percentage of affordable housing to be built on surplus property. The statute also requires that a percentage of the property for development must be offered first to a qualified entity that is categorized as a non-profit, local government, or a housing authority.

Lauren Wheeler: We understand you serve your community by working with partnerships to identify barriers and building systems that ensure positive outcomes for children. Is there anything else you want to share about the services you provide, specifically regarding housing or transportation needs?

Stephanie Cherrington (EP executive director) responded that transportation access can be a barrier for students who are in programs that require them to travel to and from another building, like Running Start. Stephanie also suggested engaging youth and young adults to learn more about their transit experience.

Stephanie offered to connect Sound Transit with Eastside Pathway partners and families. Stephanie extended an invite to the Eastside Pathway monthly partnership meetings. Jordan Rash and Luke Lamon accepted Stephanie's invitation to connect at a future monthly meeting with Eastside Pathways.