

Attachment A, Exhibit A.1

To be inserted in Overlake Neighborhood Plan Policies Section D: Overlake Subarea Policies, Overlake Village subsection adopted under companion ordinance.

A portion of Overlake Village, the existing Group Health site, is zoned as the Overlake Design District due to various unique features, such as its central location between the Employment Area and Overlake Village, history as a location for a large institutional use, large size, slope and large quantity of trees.

N-OV-58: Encourage master planning of the Group Health site to foster opportunities to live, shop, work and recreate in a vibrant, mixed-use setting. Integrate the goals of creating compact transit supportive development, employing environmentally sustainable development practices, and preserving stands of healthy trees where feasible.

N-OV-59: Recognize the public benefit that can be derived from the site's proximity to the Overlake Village Transit Center, the planned bus rapid transit line and the proposed Sound Transit high-capacity transit/light rail station by encouraging walkable, transit supportive development through incentives tied to building height and allowable floor area.

N-OV-60: Encourage inclusion of a full service hotel/conference center in plans for redevelopment within the Design District to help serve the needs of visitors to the area and provide entertainment and gathering opportunities for people who work or live nearby.