

**PUGET SOUND REGIONAL COUNCIL
2002 URBAN CENTERS REPORT**

OVERLAKE MANUFACTURING/INDUSTRIAL CENTER

COMMUNITY CONTEXT

Redmond incorporated in 1912 with 300 citizens and 1,933 acres of land. The city remained that size until the 1950s, when part of the Sammamish River valley and the eastern half of Education Hill were annexed. Located at the north end of Lake Sammamish, Redmond has grown from a small, rural town to one of the Eastside's largest and most rapidly growing cities. With a 2000 population of 45,256, Redmond is the 9th largest city (population) in the region. The city has a diverse economy, and as of 2000 had 65,871 covered jobs, placing Redmond fourth in jobs behind only Seattle, Bellevue, Tacoma, and Everett. Major software companies and research and development firms involved in biotechnology, avionics, electronics and space technology comprise a large portion of the city's economic base, along with light manufacturing and distribution.

Redmond has experienced tremendous growth in the past 30 years. Between 1970 and 2000 its population grew fourfold, from 11,031 to over 45,000. Employment grew even more rapidly. Between 1970 and 2000 the city's covered jobs increased from nearly 4,000 to over 65,000, an increase of over 1500%.

The city includes residential neighborhoods on the hills overlooking the Sammamish River Valley, Lake Sammamish, on Education Hill, in the downtown, and on the hills west of Bear and Evans Creeks. The downtown is centrally located, spanning the areas between the Sammamish River and lower Bear Creek. The city has two major regional centers: downtown Redmond is an regional growth center and the Overlake area is a manufacturing and industrial center (known as the Overlake Advanced Technology Center). The majority of the city's employment growth in the past decade has occurred in these two centers.

Redmond City-Wide Snapshot	
Area (square miles)	16.6
Population (2000)	45,256
Population per square mile	2,726
Employment (2000)	65,871
Employees per square mile	3,968
Housing units (2000):	20,248
Multi family units	
Single family units	
Employees per housing unit	3.25

*Source: 2000 U.S. Census, Washington State Department of Employment Security
Puget Sound Regional Council*

Manufacturing/Industrial Center Background

The Overlake Manufacturing/Industrial Center (also known as the “Overlake Advanced Technology Manufacturing Center”) was originally designated as an urban center, and was later re-designated as a manufacturing/industrial center. The center is located in the Overlake area between Bellevue and Redmond. High technology computer software is the primary focus of the Overlake Center, with the vast majority of land in the center devoted to the Microsoft Corporate Campus. The center is generally bounded by SR-520 in the west, N.E. 40th Street on the north, N.E. 28th Street on the south, and Bellevue-Redmond Road on the east. While the center employs nearly 20,000 people, it has retained a campus-like feel, with low to medium rise buildings, extensive landscaping and pedestrian areas, and the preservation of important natural features, including the wooded corridor along Bellevue-Redmond Road, which forms the center’s southeastern boundary.

Overlake center has become Redmond’s major employment center, with a large share of jobs being in the high technology and computer software industry. Maintaining Overlake’s attractiveness, especially high technology firms, is one of Redmond’s major roles in supporting regional economic diversification.

See the map on the following page for an aerial photo of the Redmond Overlake Manufacturing Industrial Center.



Manufacturing/Industrial Center Planning and Implementation

Vision 2020 includes policy support for coordinated planning in the region's manufacturing/industrial centers. Appendix 1 ("Center Characteristics and Descriptions") of the plan includes the following language addressing these centers:

Manufacturing/industrial centers are major, existing regional employment areas of intense, concentrated manufacturing and industrial land uses which cannot be easily mixed at higher densities with other uses. To preserve land at these centers for manufacturing, industry and related uses, large retail uses or non-related offices are discouraged. Provision of adequate public facilities and services, including good access to the region's transportation system, is very important to the success of manufacturing/industrial centers.

Countywide planning policies adopted to support the region's manufacturing/industrial centers include the following provisions and criteria:

1. Each jurisdiction which contains a regional Manufacturing/Industrial Center shall adopt in its comprehensive plan a definition of the Center which specifies the exact boundaries of the Center.
2. Jurisdictions with Manufacturing/Industrial Centers shall have zoning and detailed plans in place to achieve the following goals by the year 2010:
 - Preserve and encourage the aggregation of vacant or non-manufacturing/industrial land parcels sized for manufacturing/industrial uses;
 - Discourage land uses which are not compatible with manufacturing, industrial and advanced technology uses;
 - Accommodate a minimum of 10,000 jobs; and
 - Limit the size of offices and retail unless as an accessory use.
3. Jurisdictions' comprehensive plans for regional manufacturing/industrial centers shall demonstrate compliance with the criteria. In order to promote manufacturing/industrial growth, the manufacturing/industrial center plan for each jurisdiction shall establish strategies:
 - To provide capital facility improvement projects which support the movement of goods and manufacturing/industrial operations;
 - To coordinate planning with serving utilities to ensure that utility facilities are available to serve such centers;
 - To provide buffers around the center to reduce conflicts with adjacent land uses;
 - To facilitate land assembly; and
 - To attract the type of businesses that will ensure economic growth and stability.

The city of Redmond has designated the Overlake Advanced Technology/Manufacturing Center in its comprehensive plan. According to the, Overlake has become the city's major employment center, providing high-paying software industry and high technology employment that supports families. The city's plan includes several policies in support of the center, which are consistent with King County county-wide planning policies. These include recognizing Overlake center's importance to the economic vitality of the region, providing opportunities for advanced technology uses, providing employment opportunities, attracting businesses that will insure growth and stability, providing efficient public facilities and services, and providing transportation improvements and light rail service to the center. The plan states: "Redmond and other local, regional, state and federal agencies should give priority to funding needed public facilities and services within the Advanced Technology Center Recognizing that the Overlake Advanced Technology Center is an important regional employment center, Redmond, Bellevue, King County, the Regional Transit Authority (RTA) [Sound Transit] and the Washington State Department of Transportation should give the Overlake Advanced Technology Center high priority for regional transportation investments. Funding for projects outside the center that will increase mobility to

and from the center should also be given priority.” To this end, many street improvements have been completed along 148th Avenue N.E., N.E. 51st Street, Bel-Red Road, N.E. 24th Street, and N.E. 40th Street. In addition, in 2002 Sound Transit completed the Overlake Transit Center and Park & Ride project near the intersection of SR 520 and N.E. 51st Street. The Overlake Advanced Technology Center is nearly fully developed; future growth will likely take the form of infill development at higher densities on available sites within the center. This will not change the basic character of the center.

Population, Housing, and Employment

Population, housing, and household data were derived from the 1990 and 2000 census. Overlake center saw strong growth between 1990 and 2000. Population tripled from 104 to 414; housing units increased by nearly ten-fold, from 31 to 308, and the number of households increased by 600%, from 30 to 208. While these numbers are impressive, the most significant growth in the center (in actual numbers) was related to employment.

Department of Employment Security data were used to evaluate employment trends in Overlake center. Behind Duwamish center, Overlake is the region’s largest manufacturing/industrial center. These two centers are also the fastest growing centers in the region. Between 1995 and 2000 they combined to add nearly 20,000 new jobs. Between 1995 and 2000 employment in Overlake center grew by nearly 86%, from 10,388 to 19,286. Nearly all these jobs (99%) are in the service industry, with many focused on computer software and other high technology industries.

There are no established population, housing, or employment targets for the Overlake Advanced Technology Manufacturing Center, and the Regional Council has not establish employment guidelines for the manufacturing/industrial centers, as it has for the region’s urban centers. However, projections in the 1994 EIS for Redmond’s comprehensive plan state the Overlake Manufacturing Center has an employment capacity of 40,963, and projections showed commercial space increasing to 5.8 million square feet in 2010, and to an ultimate capacity of 11.4 million square feet.

Manufacturing/Industrial Center Population, Housing, and Employment		
	1990*	2000
Population	1,913	2,452
Persons per square mile	432	553
Housing units	660	862
Housing units per square mile	149	194
Households	634	822
Households per square mile	143	185
Employment	10,388	19,286
Employees per square mile	21,309	39,561
Employees per housing unit	16	22
* Employment data is for 1995		

Source: 2000 U.S. Census, Washington State Department of Employment Security, Puget Sound Regional Council

Manufacturing/Industrial Center Employment by Sector	
FIRE/Services	99.7 %
Retail/WTCU	0.3 %
Manufacturing	0.0 %
Government/education	0.0 %
Construction/resources	0.0 %

Source: Washington State Department of Employment Security

Land Use, Character & Urban Form

The Overlake center is generally bounded by SR-520, N.E. 28th Street, Bel-Red Road, and N.E. 45th Street. Overlake center covers 312 acres, and has 8 large blocks averaging 39 acres. Development in Overlake center is generally low to medium density business park in style, with 2-3 story buildings, significant landscaping, pedestrian trails, sidewalks, and surface parking lots.

Overlake center has parcels 31 parcels with a combined total of 275 acres. Average parcel size is 8.88 acres. Together, the 275 acres contained in the center’s developable parcels make up 66% of the total center land area.

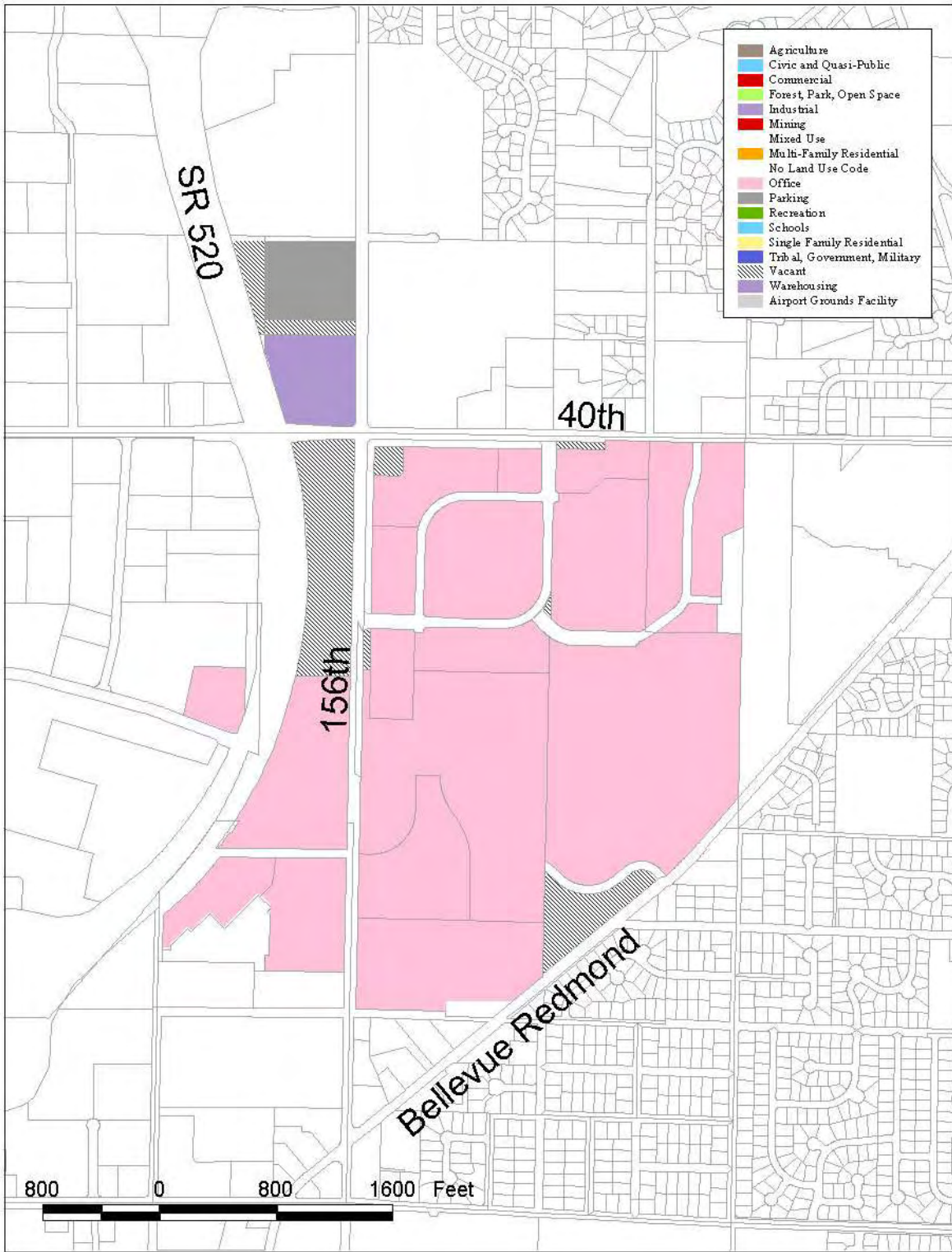
Current land use information was obtained from King County assessor’s office records. Planned future land use was derived from the land use element of the Redmond comprehensive plan. The city of Redmond comprehensive plan designates the entire Overlake center for future development uses devoted to advanced technology, with emphasis on computer software industries.

The center has a minimal internal road network, with a total of only 6.4 linear miles of roadways; the fewest of the region’s eight manufacturing centers. Frederickson, the other center that most resembles Overlake, contains 15.4 miles of roadways. Overlake center is not served by freight railroad, and given the type of industrial activity that occurs here, freight railroad access is not required.

The center’s main north-south thoroughfare, 156th Avenue N.E., is designated as a boulevard and a “green street” in the city of Redmond’s comprehensive plan. As a boulevard the roadway includes trees on both sides plus planted medians with trees and ground cover plants. As a “green street” the roadway is planned for the following amenities: buildings within 1,000 feet of transit stops; parking lots located on the sides and rear of buildings; transit shelters; sidewalks and pedestrian facilities; street trees and planter strips between roadway and sidewalks; street treatments that enhance pedestrian crossings at intersections and transit stops; and shops and services at major transit stops. In addition to landscaping along the streets, the center contains significant landscaping around the buildings plus open space areas designed for recreation by Microsoft employees.

See the map on the following page for a depiction of current land uses in the Redmond Overlake Manufacturing Industrial Center.

Overlake Advanced Technology Manufacturing Center (Current Land Use)



Overlake Manufacturing/Industrial Existing Land Use	
	Percentage
Office	78.64%
Parking	2.94%
Unknown (No Data)	7.10%
Vacant	8.43%
Warehousing	2.89%
Total	100%

Source: King County Assessor, Puget Sound Regional Council

Redmond’s Overlake Advanced Technology Industrial Center’s land use is devoted primarily to offices, which focus almost exclusively on high technology industries such as computer software development and manufacturing. The Overlake center is unique among the region’s manufacturing/industrial centers in its orientation to “white collar” industry, e.g., development of computer software and related businesses. The assessor’s information displayed above testifies to the office character of this center as compared with the region’s other industrial centers, which are more heavily devoted to manufacturing, industrial, and warehousing uses.

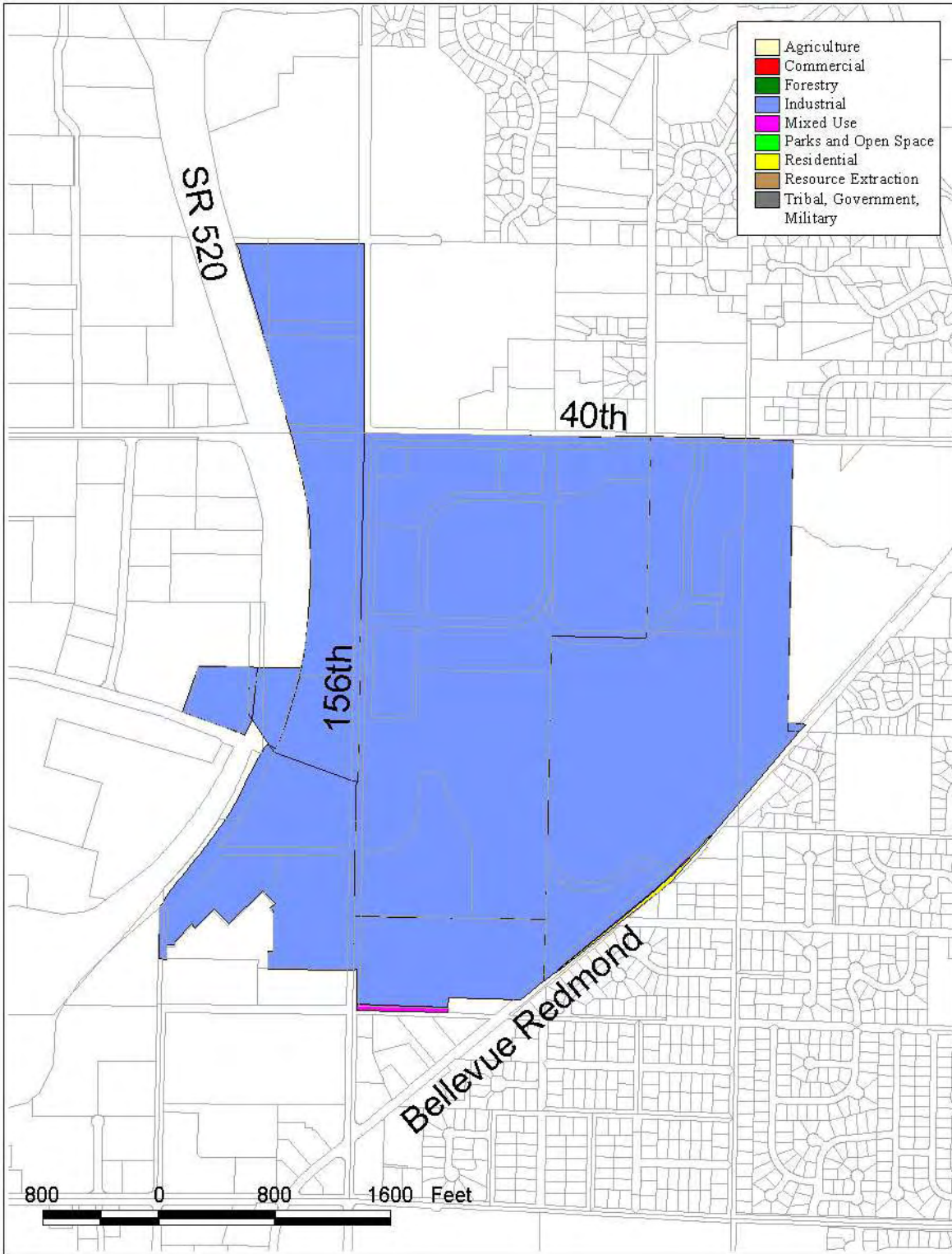
See the map on the following page for a depiction of planned future land uses in the Redmond Overlake Manufacturing Industrial Center.

Overlake Manufacturing/Industrial Future Land Use	
	Percentage
Business & Advanced Technology	99.71%
Evergreen Highlands JPA	0.05%
Low-Moderate Density Residential	0.01%
Moderate Density Residential	0.02%
Single Family Medium Density	0.21%
Total	100%

Source: The City of Redmond Comprehensive Plan

According to the city of Redmond’s future land use plan, the Overlake manufacturing/industrial center is planned exclusively for Business and Advanced Technology activity. Nearly 100% of the center is planned for this use. The plan intends to preserve, maintain, and enhance the existing high technology development represented by Microsoft and related industries.

Overlake Advanced Technology Manufacturing Center (Future Land Use)



Manufacturing/Industrial Center Character and Urban Form	
Total area (acres)	312
Number of blocks	8
Average block size (gross acres)	39.0
Number of parcels	31
Average parcel size (net acres)	8.88
Road network (linear miles)	6.4
Freight railroad network (linear miles)	0.0

Source: Puget Sound Regional Council

Transportation and Access

Overlake center has immediate access to the regional highway system, with convenient interchanges to SR-520 located at 148th Avenue N.E. and N.E. 51st Street. Other major roadways serving Overlake center include Bel-Red Road (5 lanes), N.E. 24th Street (5 lanes), N.E. 40th Street, N.E. 51st Street, and 148th Avenue N.E. (four lanes). Internal circulation is provided by 156th Avenue N.E. (Microsoft Way), N.E. 36th Street, N.E. 36th Way, 157th Avenue N.E., 159th Avenue N.E., and 163rd Avenue N.E. Microsoft Way (156th Avenue N.E.) is developed as a boulevard and “green street” by the city of Redmond, and includes significant landscaping and pedestrian amenities (see land use, character, and urban form section above). The center has no freight railroad access, and has no planned commuter rail service.

The center has good local and regional bus access as well as ready access to the high occupancy lanes on SR-520. The new Overlake Transit Center opened in February 2002 at N.E. 36th Street and 156th Avenue N.E., directly across 156th Avenue N.E. from the main entrance to the Microsoft corporate campus. The center provides parking for riders, four bus bays, and pedestrian connections to bus flyer stops along SR-520. King County Metro, Sound Transit, and Community Transit buses operating through the Overlake Transit Center provide regional service from Overlake center to downtown Seattle, Bellevue, Redmond, Kirkland, Factoria, Boeing/Kent, and Edmonds.

A total of 8 bus routes serve the center, with an average am peak period headway of one bus every 31 minutes. Several of these routes serve the Microsoft campus along 156th Avenue N.E. Bus

Redmond Overlake Manufacturing/ Industrial Center Transit Routes and Frequencies (AM Peak Period)			
Item	Route #	Destination	Frequency
1	239	Kingsgate	30.00
2	269	Issaquah	40.00
3	222	Overlake- BTC	30.00
4	230	Bellevue	30.00
5	441	Redmond	46.00
6	233	Avondale- BTC	30.00
7	242	Overlake	24.29
8	263	Seattle- Redmond	20.67
		Average	31.37

Source: Puget Sound Regional Council, Community Transit, Everett Transit, Kitsap Transit, Metro Transit, Pierce Transit, Sound Transit

Just south of the Overlake Center is the recently completed Overlake park & ride facility, located at 152nd Avenue N.E and N.E. 26th Street, near the Eastside Group Health Hospital. This innovative project includes 308 rental housing units built above the 150-space park & ride lot. The Overlake park & ride is served by nine Metro Transit and Community Transit bus routes. Four of these routes also serve the Overlake Transit Center.

Manufacturing/Industrial center references and contacts

City of Redmond Comprehensive Plan (1997)

Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study Update (1999)

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