

# Regional Growth Centers Criteria Report

## Redmond Overlake Regional Growth Center



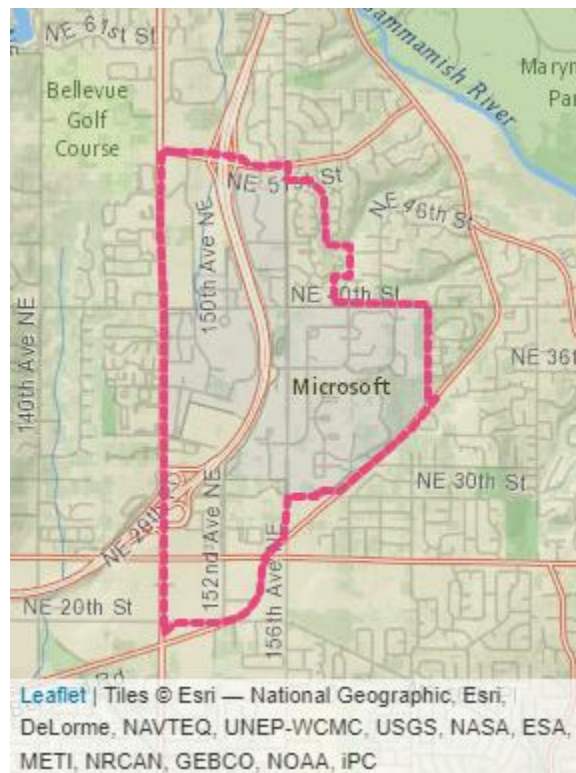
### Designation Recommendation

Redesignate Redmond's Overlake center as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

Additional recommendations:

- The city should continue to implement actions to improve walkability and connectivity throughout the center.

### Background







Located in the Overlake neighborhood of Redmond, the Overlake center has long been a major jobs center and was re-designated from a manufacturing/industrial center to a regional growth center in 2007. The Overlake area is an important hub of activity on the Eastside. Private and public investments are creating a dynamic place with opportunities for jobs, recreation and housing. The Overlake center is comprised of three generally distinct sub-areas: the employment area, which is dominated by the Microsoft corporate central campus, Nintendo, and other major employers; Overlake Village, which is to become the focal point for the entire center; and a small multifamily housing area on the northeast edge of the center. Extension of light rail to the center provides future development opportunities around the two new light rail stations.

### Evaluation of Regional Growth Centers Requirements

**Status Icons:**

-  On track
-  Needs attention
-  Does not meet criteria
-  N/A

Criteria	Status
Center Type	— Metro Growth Center
Density Required: 30 people/acre	 The Redmond Overlake Regional Growth Center's current density is 70 people per acre, which meets the criteria.
Planned Target Density: Min 85 people/acre	 The Redmond Overlake Regional Growth Center's planned density is 101 people per acre, which meets the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity	 40% of planned growth is expected to be residential.
Size: 320 to 640 acres (larger if served by high-capacity transit)	 The Redmond Overlake Regional Growth Center is currently 519 acres. The city proposes expanding the boundary to 863 acres. The center qualifies for an exception to acreage requirements because it has an internal high-capacity transit system. However, the city

Criteria		Status
		should implement actions to improve walkability and connectivity throughout the center.
Transit Access: Existing or planned frequent bus service or high-capacity transit	✔	The center has existing light rail, bus rapid transit, and bus service to serve the community.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has increased density by 18 people per acre.
Center Subarea Plan	—	The center subarea plan was last certified in 2012. Please see the updated certification report for additional planning recommendations.

## Jurisdiction Comments / Additional Context

The Overlake center is a vibrant neighborhood that focuses on equitable transit-oriented development, with a significant focus on creating a place that celebrates the diversity of our community – a place for all ages, cultures, genders, abilities, and income levels.

Redmond adopted the first plan-based multimodal transportation standard in 2008 and has completed several projects subsequently to support walkability, accessibility, and mobility options in the Center and specifically to improve access to the two new light rail stations. A few recent projects have significantly improved walk- and bike-ability including two new bridges over the freeway, a bike underpass, and trail improvements. The city has also implemented Urban Pathways (breaking up large blocks) and cycle tracks in Overlake.

Redmond’s Transportation Facilities Plan (TFP) is focused on multimodal improvements. See pages 30–34 of the Overlake Neighborhood Plan (ONP) Addendum for a discussion of the City’s commitment to a multi-modal system that works for community members of all ages and abilities. See the ONP Appendix B for a list of future projects that will continue to improve walkability and accessibility, including trails, bike lanes, and other improvements (2024–2050 TFP).

Related Resources:

- [Overlake neighborhood webpage](#)
- Seattle Transit Blog article: [Redmond Link Stations and Walkability](#)