

Regional Growth Center Plan Certification Report Redmond Overlake Neighborhood Plan Addendum

January 8, 2026



Redmond’s Overlake Regional Growth Center is located in King County and was initially designated as a manufacturing/industrial center by Puget Sound Regional Council (PSRC) in 1995 and subsequently redesignated to a regional growth center in 2007. The subarea plan seeks to meet community and regional needs for employment, shopping, recreation, cultural, entertainment, education, and other uses in the daytime and evening.

The subarea plan includes an amendment to the center boundary to include activity centers within a 10-minute walk of the Redmond Technology Station. Discussion of center boundary changes is covered in more detail in the Land Use/Development Patterns section on p. 4.

PSRC conducted a certification review of the Redmond Overlake Center Plan. Redmond adopted their center plan addendum on November 19, 2024. PSRC previously certified the center plan in 2012, prior to the adoption of VISION 2050.

Certification Action

The Puget Sound Regional Council certifies that Redmond’s Overlake Center Plan addresses planning expectations for regional growth centers.

The Puget Sound Regional Council also approves the proposed major boundary amendment to the Overlake regional growth center.

The remainder of this report contains a summary of the PSRC review of the Overlake Center Plan and recommendations for future work to advance consistency with VISION 2050.

About Regional Growth Centers Certification

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted the Plan Review Process in 2003. The review process is required by the [Regional Centers Framework](#) to both certify existing plans and when designating new regional centers.



VISION 2050, the Regional Transportation Plan, and PSRC’s Adopted Policy and Plan Review process call for PSRC to review and certify these subarea planning efforts.¹ The [Regional Centers Framework Update](#) requires a review of centers in 2025, following local comprehensive plan updates. All regional centers are expected to have adopted subarea plans that meet the requirements of the Regional Centers Framework and VISION 2050. Certification of a subarea plan affirms the planning direction for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning recommendations to better align with regional policy.

Report Format

Plans are reviewed using PSRC’s [VISION 2050 Consistency Tool for Regional Growth Center Plans](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or center planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of the center plan.

¹ The specific requirements for center planning are provided in [PSRC’s Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction’s comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.



Plan Vision & Regional Collaboration

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Establish a **vision for the center**, including a commitment to compact, pedestrian and transit-oriented development.
- Document the center's **development potential** through a market analysis.
- Describe the approach for **equitable engagement** with community and stakeholders.
- **Coordinate** with tribes, ports, military installations, special purpose districts, and adjacent jurisdictions.
- Prioritize **services and access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Prioritize **local investments** in the center.

Certification Findings

The Redmond Overlake Regional Growth Center plan effectively addresses the plan vision and regional collaboration provisions of the VISION 2050 Consistency Tool. The plan includes a vision for the center that commits to multicultural, amenity rich, active transportation and equitable transit-oriented development. This plan commits to access to opportunity for people of color, people with low incomes, people of all ages, and people with disabilities with robust housing affordability policies.

Environment and Climate Change

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Identify significant environmental features, including existing and planned **parks, trails and open spaces**.
- Minimize gaps in **equitable access** to parks and open spaces.
- Identify provisions to meet greenhouse gas emission reduction goals.
- Expand **electric vehicle infrastructure**.
- Promote innovative **green building practices** and encourage retrofitting.
- Avoid and mitigate environmental impacts on **vulnerable populations**.



Certification Findings

The Redmond Overlake Regional Growth Center plan effectively addresses the environment and climate provisions of the VISION 2050 Consistency Tool. The plan identifies existing parks, trails and open spaces, and includes level of service analysis for its outdoor recreation facilities by type. The plan provides key findings for the Overlake neighborhood from the city's Climate Vulnerability Assessment. The plan also expands electric transportation infrastructure and promotes green building practices, including new mandatory green building requirements and expanded green building incentives.

Land Use/Development Patterns

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Define **compact, walkable boundaries and shape** for the center.
- Include residential and employment **growth targets** accommodating a significant share of the jurisdiction's growth.
- Describe and map distribution and location of **existing and future land uses**. Encourage a mix of complementary uses.
- Develop **design standards** for pedestrian-friendly, transit-oriented development and other transit-supportive planning that focuses land uses around transit.
- Outline center's role in achieving VISION 2050's goal of attracting **65% of regional population growth and 75% of employment growth** to centers and high-capacity transit station areas.

Certification Findings

The Redmond Overlake Regional Growth Center plan effectively addresses the land use/development pattern provisions of the VISION 2050 Consistency Tool. The plan includes residential and employment targets, aiming to accommodate 34% of the city's housing target and 46% of the city's jobs targets in the center. The plan provides a zoning map and zoning district descriptions that encourages a mix of complementary and active transportation friendly development and uses.

Major Boundary Amendment

The subarea plan includes an amendment to the center boundary to include activity centers within a 10-minute walk of the Redmond Technology Station. This expands the overall center size by 364 acres, exceeding PSRC's maximum size requirement of 640 acres for regional growth centers.

PSRC's [Administrative Procedures for Regional Centers](#) outlines policies for major boundary changes. The boundary change proposed for Overlake is a major boundary change subject



to board review because it increases the center size by more than 10% and increases the size of the center above the maximum size of 640 acres.

The center is served by an internal high-capacity transit system of two light rail stations and includes areas within the 10-minute walkshed, qualifying the center to exceed the maximum size criteria outlined in the Regional Centers Framework.

The city should address the following comment in future updates to the center/subarea plan and/or associated planning documents:

- Given that the regional center is split by a major highway, the city should continue to implement actions to improve walkability and connectivity throughout the center.

Housing

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Document **existing and targeted housing units** by type, affordability, and special needs housing.
- Assess **future housing needs** through a housing needs assessment.
- Address **density standards and development regulations** for housing types, addressing income bands.
- Reduce risk of displacement through a variety of **anti-displacement strategies**; preserve existing affordable housing.
- Encourage **partnerships with housing organizations** to promote more equitable housing opportunities.

Certification Findings

The Redmond Overlake Regional Growth Center plan effectively addresses the housing provisions of the VISION 2050 Consistency Tool. The plan includes the city's Overlake Affordable Housing Incentives and Mandatory Inclusionary Housing development regulations that address housing needs by income bands. The plan also includes robust housing accessibility and universal design incentives to encourage the development of housing at multiple levels of accessibility.

The city should address the following comment in future updates to the center/subarea plan and/or associated planning documents:

- Regional growth centers are critical locations to encourage affordable housing and provide opportunities for all. The city is encouraged to continue to work with regional partners to implement housing strategies to support affordable housing development in the center.



Economy

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **key economic sectors and industry clusters** including those in the Regional Economic Strategy.
- Demonstrate the center’s **market potential** for accommodating future population and job growth.
- Reduce the risk of **commercial displacement** through multiple strategies.
- Expand **access to economic opportunity**; identify pipeline education and training opportunities.

Certification Findings

The Redmond Overlake Regional Growth Center plan effectively addresses the economic provisions of the VISION 2050 Consistency Tool. The plan demonstrates strong emphasis on mitigating commercial displacement with an incentive zoning policy that includes displacement assistance and creation of small and affordable commercial space. The plan supports collaboration with educational institutions and non-governmental organizations to expand access to education and establishes the Overlake Intercultural District to celebrate and retain the businesses that are vital to the community.

Transportation

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe connections to **regional high-capacity transit systems** and address existing and planned transit services and coordination with transit agencies.
- Identify **planned transportation investments**, policies, programs, and resources, including transit, pedestrian and bicycle facilities, connectivity, superblock removal, and projects promoting safety.
- **Encourage** environmentally friendly “green street” treatments.
- Adopt **level-of-service standards** and concurrency provisions designed to promote transit use.
- Establish a **parking management strategy** covering supply, on-street parking, and mitigating impact.
- Include **mode split goals** to reduce single occupant vehicle trips.



Certification Findings

The Redmond Overlake Regional Growth Center plan effectively addresses the transportation provisions of the VISION 2050 Consistency Tool. The plan describes and maps the center’s connections to Link light rail, bus rapid transit, and frequent transit services. The plan also includes mode split goals and planned active transportation investments to reduce single occupant vehicle trips. The city’s Transportation Facilities Plan identifies specific transportation investments in the Overlake subarea.

Public Services

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **local capital plans for infrastructure**, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

Certification Findings

The Redmond Overlake Regional Growth Center plan effectively addresses the public services provisions of the VISION 2050 Consistency Tool. The plan describes the city’s ability and plan to meet the water, wastewater, education, and public safety needs of its targeted population.

Conclusion and Next Steps

PSRC found the City of Redmond’s Overlake center plan is substantially consistent with the planning expectations for regional growth centers.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC’s Plan Review webpage](#). If the city has questions or needs additional information, please contact Shaun Kuo, Associate Planner, at 206-464-6180 and SKuo@psrc.org.

