

Redmond Overlake

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. 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 40 years. Between 1970 and 2010 its population grew fivefold, from 11,031 to over 54,000. Employment grew even more rapidly—between 1970 and 2010, the city’s covered jobs increased from nearly 4,000 to over 76,000. The city has two regional growth centers: Downtown Redmond and Overlake.

The Overlake regional growth center is located in the Overlake neighborhood of Redmond. Overlake has long been a major jobs center and was re-designated from a manufacturing/industrial center to a regional growth center in 2007. Planning work in the late 1990s set the neighborhood on a course to become a more vibrant and mixed-use area. 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 Overlake center is comprised of three generally distinct subareas: the employment area, which is dominated by the Microsoft corporate campus; Overlake Village, which is to become the focal point for the entire center; and a small housing area on the northeast edge of the center.

Acreage, Density & Mix of Activity

Redmond Overlake is a medium-sized regional growth center in terms of total gross acreage (519 acres) with a net developable acreage of 410 acres (79% of gross acres). In terms of its role in the city overall, Redmond Overlake contains 5 percent of the city’s land area, 4 percent of the population, 5 percent of the housing, and 31 percent of the employment. Compared to centers as a whole, Redmond Overlake has a large number of total activity units (26,064), with predominantly commercial activity (92% jobs/8% residents) and high density of activity (50.2 units per gross acre).

Urban Form

Redmond Overlake’s average parcel size is 4.3 acres, which is significantly larger than the average size for growth centers. Redmond Overlake provides a moderately walkable pedestrian environment,

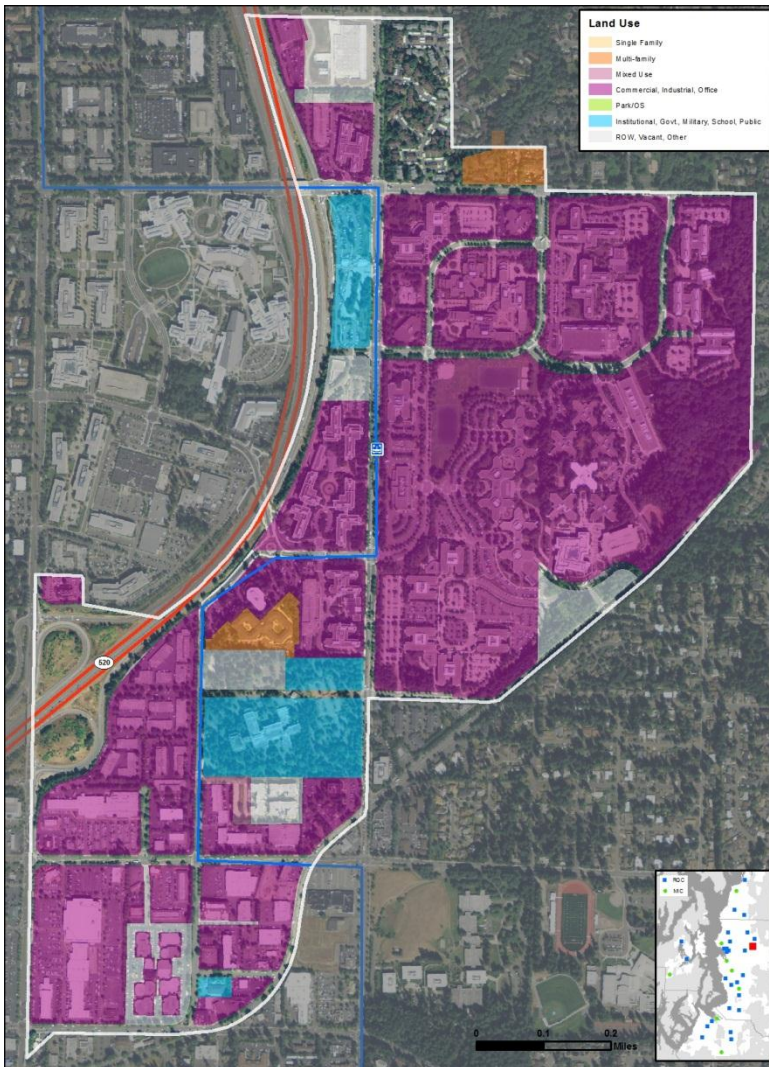
2010 Summary Statistics

Land Use	
Gross acreage	519
Average block size (acres)	12.5
Average parcel size (acres)	4.3
Mix of Uses	
Population/Employee ratio	.09 : 1
Population+Employee/acre	50.2
Population	
Total population	2,139
Population density/acre	4.1
Change (2000–2010)	1,511
Housing	
Total housing units	1,193
Housing unit density/acre	2.3
Change (2000–2010)	850
Employment	
Total employment	23,925
Employment density/acre	46.1
Change (2000–2010)	-2,574
Transportation	
Housing access to transit	83%
Employee access to transit	100%
Work-based mode share	
SOV / HOV	80% • 9%
Walk & Bike / Transit	3% • 9%

Urban Amenities

Food & Drink	
Restaurants	21
Grocery	1
Cafes & Bars	4
Home Supplies & Services	
Pet Supplies	-
Laundry & Haircuts	5
Home supplies	2
Clothing & Shoes	7
Banks	6
Arts & Recreation	
Spectator Sports	-
Fitness & Outdoors	3
Electronics & Toys	1
Bookstores & Libraries	-
Arts & Culture	-
Public & Civic Services	
Social Services	-
Schools & Childcare	4
Police, Fire, Postal, City Hall	-
Pharmacy	2
Healthcare	27
Residential Care Centers	1

with a complete network of sidewalks (100% coverage) but large super-blocks at a 12.5-acre average size. The presence of amenities is an important aspect of urban form. Redmond Overlake has a limited set of urban amenities (84 total amenities / 0.16 amenities per gross acre). Public/Civic Services (39%) and Food/Drink (34%) represent the largest amenity categories, with specific concentrations in Healthcare and Restaurants.



Land Use

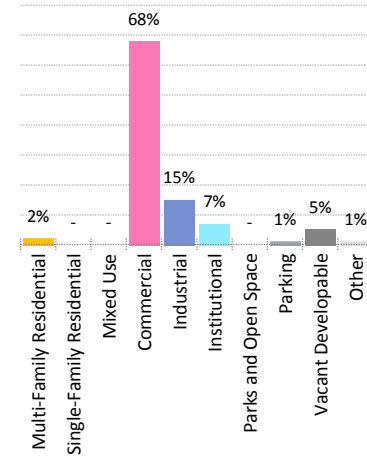
Redmond Overlake is dominated by a very limited set of current land uses that are almost exclusively non-residential uses (83%) in terms of total net land area. The major land uses are commercial (68%) and industrial (15%).

Demographics

The total population in Redmond Overlake is 2,139, and grew by 1,511 residents from 2000 to 2010. The center has a similar age profile

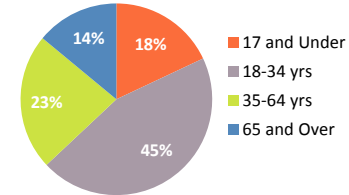
Current Land Use

(410 net acres)



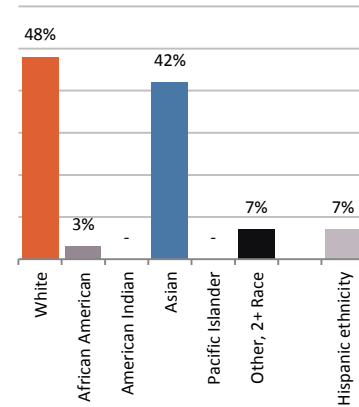
Age of Residents

(2,139 residents)



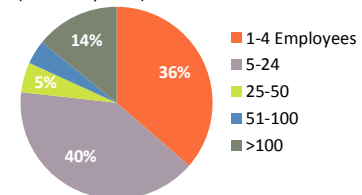
Racial/Ethnic Composition

(2,139 residents)



Size of Businesses

(295 workplaces)



compared to the region as a whole, with moderate shares of youth (18%) and seniors (14%). The age of residents is predominantly 18-34, followed by 35-64 (68% for both age groups combined). At 52 percent, Redmond Overlake's racial diversity is significantly greater than the region's 27 percent share of non-white residents. The groups with the highest shares in Redmond Overlake are White (48%), Asian/Pacific Islander (42%) and Other (7%). Seven percent of residents identify as Hispanic.

Employment

The total employment in Redmond Overlake is 23,925, a decrease of 2,574 jobs from 2000 to 2010. The larger Overlake neighborhood includes significant additional employment just outside the center. The major sector is Other/Suppressed (94%)—while exact percentages are suppressed, this represents a significant share of jobs in the Information Technology industries. Some of the largest employers in this center are Microsoft, Sears and Silver Cloud.

Housing

Redmond Overlake has 1,193 total housing units, with a density of 2.3 housing units per gross acre. From 2000 to 2010, housing grew by an impressive 850 units (a 248% increase). Based on Census Block Group data, Redmond Overlake has a very small share (12%) of single family and 2- to 4- unit multifamily dwellings and a dominant share of units in 5- to 19- and 20+ unit multifamily (88%). Redmond Overlake has exclusively renter-occupied housing.

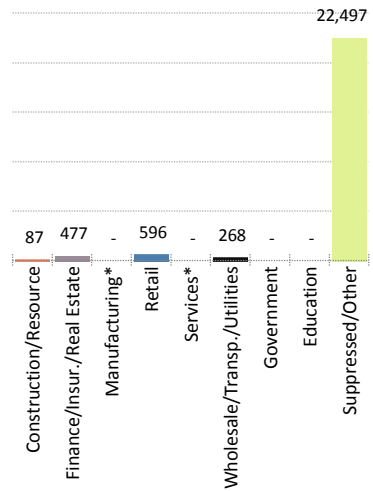
Transportation

For work-based trips, the Redmond Overlake regional center's travel characteristics are similar to the region as a whole. The region's single-occupant vehicle (SOV) share is 76 percent, while the center's share is 80 percent. The region's non-SOV mode share is 24 percent, with 10 percent in transit and 5 percent in walk/bike. The center's non-SOV share is 21 percent, with 9 percent in transit and 3 percent in walk/bike. The total daily trips from Redmond Overlake are slightly focused on destinations in regional centers (20% of all trips); this includes trips that stay within the center (9%) and trips that go to other centers (11%).

In terms of employee access to transit, Redmond Overlake has complete access, with 100 percent of employees within a 1/4 mile walk of transit. For residential, Redmond Overlake has good access, with 83 percent of housing units within a 1/4 mile walk. For the 1/2 mile walkshed, the center has complete levels of residential access to transit (100%).

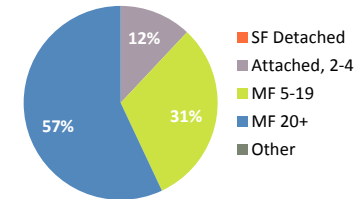
Jobs by Sector

(23,925 jobs)

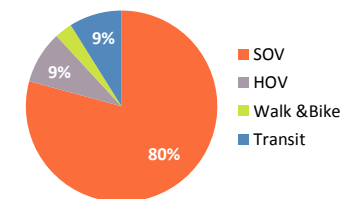


Housing Units by Type

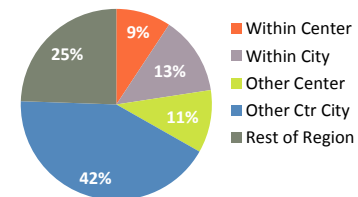
(901 units)



Mode Shares



Trip Destinations



Plan Overview

Redmond's comprehensive plan includes the Urban Centers element, most recently updated in 2011. The element addresses both regional growth centers in Redmond by including common policies for the centers and policies specific to each. Redmond's regional growth center plans are the first to have been completely updated to reflect expectations outlined in VISION 2040 and the Regional Centers Checklist. The Overlake section divides the center into three districts: Overlake Village, an employment area, and a residential area.

Comparison to Center Plan Checklist

The city's primary center planning document was reviewed to evaluate the extent to which the plan addresses topics in the PSRC Regional Center Plan Checklist. This policy-level review of the current plan is intended both to provide preliminary assessment of consistency of the plan with center guidelines and to evaluate the Regional Centers Checklist for any potential improvements.

The plan thoroughly addresses the Regional Growth Center Plan Checklist and includes many excellent policies. The Urban Centers element includes a vision statement inclusive of both centers with more detailed discussion of desire for additional housing, active commercial nodes and robust business opportunities in Overlake. The plan includes center-specific strategies to address greenhouse gas emissions, including emphasizing mixed-use development to reduce trips, continuing to develop a multimodal transportation system to provide low and no-emission transportation options, and promoting commute trip reduction strategies. The Overlake section emphasizes interjurisdictional coordination with neighboring Bellevue, along with active collaboration with Sound Transit and other transit agencies to address high-capacity and local transit. Key industry sectors are described, and policies are included to encourage family-wage jobs and small-locally owned and ethnically diverse businesses. The plan incorporates strategies for parking management, pedestrian-friendly development, mode split goals, and housing and employment targets. Several policies are included to address housing affordability and diversity, including a requirement that 10 percent of housing units be affordable in all new developments greater than 10 units.

The element cites relevant sections of the comprehensive plan that addresses aspects of the Regional Growth Center Plan Checklist on a city-wide basis. Topics addressed in greater detail in other elements include housing, the environment (including critical areas, parks, open spaces, and civic places), select transportation issues (complete streets, nonmotorized design standards, standards for transit-oriented development, context-sensitive design) and capital facilities. While topical elements may describe some of these items more clearly, the Urban Centers element includes several key policies relating to housing development, diversity, and affordability, along with policies relating to maintenance and development of public services and parks and open space.

Planning Challenges

As noted by the city in its October 2008 presentation to the Growth Management Policy Board, as well as a 2011 survey, the Redmond Overlake center's challenges include encouraging higher-density development, funding infrastructure improvements, land speculation, and providing transit access. The city identifies several issues, including lack of neighborhood amenities, an oversupply of parking, existing super-blocks, and a lack of catalyst projects to spur development. The city also identified several transportation challenges, including overly congested roads, lack of bicycle facilities, and an incomplete street grid.

Redmond has employed strategies to address challenges and plan for the success of its Overlake center. Regulatory mechanisms have included eliminating maximum residential density limits, requiring ground floor commercial in key locations, requiring a minimum of 10% affordable units in new housing developments of 10 units or more, and adopting incentive zoning and maximum and minimum parking ratios. Redmond also requires that a portion of all new development in the Overlake center include housing. To streamline the development process, the city updated its SEPA Planned Action for the center in 2009.