

OVERLAKE



At a Glance

Median household income: \$84,000

Average wage: \$105,000

71% of area residents: college graduates

Walk score: 82 very walkable

Expected growth, 2010-2030:

5,000 new homes, 25,000 new jobs.

Zoning regulations include incentive program that allows buildings of up to 19 stories (10 for commercial buildings) and FAR up to 4.0 for residential space and 0.55 for commercial space

Traffic Counts (average weekday)

- 148th/24th: 35,200
- 152nd/24th: 28,900

Served by B-Line RapidRide Transit

Overlake today is a hub of urban activity, with excellent access via SR-520 and public transit to Downtown Redmond, Downtown Bellevue, Seattle, and the region. It is the third largest employment center in the region with about 46,000 jobs. Residents and people who work in Overlake have their pick of a wide variety of restaurants and shops. Business owners choose Overlake in part because of its unparalleled proximity to the world leaders in software and digital media.

Overlake buzzes with activity throughout the day and evening as tens of thousands of technology workers, and thousands of area residents, patronize area businesses. Overlake stands-out for its diversity of retail and restaurant offerings, especially specialty and ethnic groceries and cuisine.

Redmond is building on these assets by planning for significant urban growth in Overlake. When these plans are realized, thousands of new residents and employees will walk between home and work, or to patronize neighborhood shops and services.

Residents and employees will relax in one of three major parks, two of which also integrate regional stormwater facilities into their design.

Beginning in 2023, light rail will quickly and conveniently transport residents, employees and visitors between two Overlake stations and regional destinations. Complete streets and new non-motorized crossings of SR-520 will make transit more convenient to more people, and provide new connections between Overlake Village and the Employment Area to the north.

FACTS/FIGURES

Radius:   
1 mile 3 mile 5 mile



Population

			
Population	5,300	90,700	206,000
Male/Female	57%/43%	52%/48%	51%/49%
College Graduates	71%	58%	60%



Age

			
<20	22%	22%	23%
20-34	33%	27%	25%
35-64	28%	38%	40%
65+	18%	14%	12%
Median Age	31	38	38



Households

			
Households	2,176	38,888	84,296
Average Size	2.21	2.32	2.34
Owner Occupied	23%	50%	58%
Renter Occupied	77%	50%	42%
Median Income	\$84,000	\$78,000	\$84,000



Transportation

6 all-day routes; including B-Line RapidRide, serving local and regional destinations

2 light rail stations open in 2023

Walk score: 82 very walkable

Traffic counts (average weekday):

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Interactive Media and Digital Arts

Redmond is the state-designated Innovation Partnership Zone (IPZ) for the Interactive Media and Digital Arts industry. The mission of the IPZ is to foster continued success of the industry in Redmond, and to enhance Washington's economic competitiveness overall. This mission is achieved by partnering with key industry leaders to provide a business environment supportive of entrepreneurship, education, and research to foster development of technical and business skills needed to support the industry long-term. Redmond expects to play an active role in supporting existing businesses, fostering an environment to encourage and facilitate start up businesses, and attracting new businesses to the area.

Environment

Because the City values its natural environment, including forests and streams, trees and natural habitats, mitigation efforts are a component of the Overlake Village plan. For example, mitigation efforts have included planting several acres of new forest with approximately 3,300 trees and 31,200 shrubs/ferns. The new forest areas will be permanently protected and will provide significant, and growing, environmental benefit.

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