

Overlake Village



Located within the 3rd largest regional jobs center and less than 15 miles east of downtown Seattle

- Location:** Overlake Village boundaries (see map on other side)
- Project Phase:** Projects within the Village are at various phases of planning, design & construction
- Estimated Timeline:** Ongoing
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Summary:

Overlake attracts talent and families from around the world, and is the third largest jobs center in the Puget Sound region—with more than 48,000 jobs in the Overlake Neighborhood. Over time, Overlake will continue to help meet community shopping, recreation, civic, cultural, entertainment and employment needs; provide attractive and safe places to live close to urban amenities; and be oriented towards pedestrians and bicyclists and served by local and regional bus and rail transit.

The Overlake area is an important hub of activity on the Eastside, with immediate access to and from SR 520 and frequent transit service to Downtown Redmond, Downtown Bellevue, UW and Seattle. Redmond has adopted an ambitious vision to enhance these assets by making plans to accommodate significant urban growth in Overlake Village. The density and diversity of people in Overlake help businesses thrive.

Solutions:

Overlake attracts talent and families from around the world, and is the third-largest jobs center in Puget Sound, with more than 48,000 jobs. The density and diversity of people in Overlake helps businesses thrive.

The City is investing in infrastructure to support the vision for Overlake Village as a vibrant urban center including streets, regional stormwater vaults, water and sewer pipes, rain gardens, parks, access to the power grid, bus transit, and light rail which will arrive in 2023. There will be two light rail stations: 1) the Redmond Technology Station (currently Overlake Transit Center) at NE 40th Street, and 2) the Overlake Village Station at 152nd Avenue NE. Both stations will be accessible by transit (including Rapid Ride), passenger drop-off areas, bike lanes/paths, and pedestrian/bicycle bridges over SR 520 connecting to the regional trail. The Redmond Technology Station will also have a new, 320-stall parking garage. These public investments will accommodate future growth and encourage continued private investment in Overlake.



**Downtown
Seattle & UW**
11 miles away



**Seattle
Seaport**
13 miles away



**SeaTac
Airport**
21 miles away



More details at redmond.gov/Overlake

Project Costs:

The project costs listed below include both City investments and funding from grants, developer contributions, impact fees, and other agencies.

Three stormwater vaults: \$55 million est.

Parks: \$30.6 million

Transportation improvements: \$135.5 million

(Includes new street connections and existing improvements; a pedestrian-bike bridge; and Overlake access ramp)

Recent Activities:

- 31st St multi-modal improvements are complete and scheduled for Council acceptance in February.
- Design of 152nd Ave improvements from 24th to 2600 block is underway.
- Light Rail civil construction will conclude in 2020 for the Overlake Village and Redmond Technology Stations, with systems construction getting underway in 2020. Overlake stations will open in 2023. Construction for the extension to Downtown will begin in 2020.
- Redmond 148, a 240-apartment building, was completed in 2019.

What's Coming Next:

- Overlake neighborhood plan update will kickoff in 2020 with an anticipated completion date of early 2021.
- Esterra Park Block 10 has been received approval for a 274-unit apartment building.
- Esterra Park Block 3 has received approval for a seven-story office building.
- Esterra Park Blocks 2A and 2B have received approval for an eight-story building with 600 apartments. The park development will coincide with the development of this building.
- The Seritage master plan was approved in 2018. The City is reviewing development applications for the various phases. The master plan includes 500 multifamily units, 210 room hotel, retail and office space, 2,245 stalls of underground parking and approximately 2.1 acres of parks and open space.
- The Overlake Access Ramp is in the final design and right-of-way acquisition phase.



Neighborhood Impacts:

- Overlake Village has multiple construction projects that will be occurring through 2023. So, keep an eye on the City's Traffic Map, which has a list of construction project impacts at redmond.gov/Traffic, and see "Related News" below for more places to get traffic alerts.



Get Involved:

Overlake Village Project Updates

redmond.gov/Overlake

East Link Light Rail project updates

soundtransit.org/Eastlink



Related News:

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Just make sure to select "Traffic Alerts".

Visit redmond.gov/ProjectViewer

to learn about what's being built in your neighborhood.

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