

Livable and Sustainable Communities

Regional Case Studies – Region X

Summer 2010

Village at Overlake Station, Redmond, WA



Overlake housing (Source: King County DOT)



Overlake bus stop
(Source: King County DOT)



Overlake bus stop and park and ride
(Source: King County DOT)

Location: Redmond, WA (*Suburban*)

Project Type: Suburban bus transit oriented development, operated and developed by King County Metro Transit

Funding:

- \$990,000 FTA funds for operations and maintenance

Federal Partners:

- Federal Transit Administration (FTA)
- Dept. of Housing and Urban Development (HUD)

Livability Goals:

- ✓ Provide more transportation choices
- ✓ Promote equitable, affordable housing
- ✓ Enhance economic competitiveness
- ✓ Coordinate policies and leverage investment
- ✓ Value communities and neighborhoods

Project Description:

The Village at Overlake Station in Redmond, Washington, 15 miles northeast of Seattle, is among the first bus transit-oriented housing developments (TOD) in the country. The development consists of 308 housing units, 536 shared resident and park-and-ride parking spaces, new and expanded transit service, and a childcare facility for residents and park-and-ride users. All housing units at the Village at Overlake Station are affordable for households earning up to 60 percent area median income and 30 units are wheelchair accessible. The Village at Overlake is close to the Eastside employment center that includes Microsoft, Nintendo, and several other high tech employers. It is also in walking distance to grocery stores, restaurants and retail.

The Village at Overlake is part of the King County Executive's smart growth initiative and is one of several TODs in the county. Residents have a low 0.6 vehicles per unit – every resident receives a free bus pass as part of their rent and is able to join on-site car sharing services.

The Village at Overlake is located on a former park-and-ride surface lot; the current site includes multi-level structured parking as well as housing. The apartments opened in December 2001 and the redesigned park-and-ride opened in March 2002. Outreach and information about travel choices have reduced the overall need for park-and-ride spaces in the area. This has allowed the new development to reduce parking while still meeting local needs, and increasing transit ridership.



Village at Overlake Station, Redmond, WA

Community Outreach:

The Village at Overlake Station provides transit options for apartment and local residents as well as users of the park-and-ride facility. Park and Ride users also have access to the on-site childcare facilities.

Key Community Partners:

- King County Department of Transportation (contributed \$1.3 million)
- King County Housing Authority (issued \$21.5 million worth of tax-exempt bonds)
- City of Redmond (waived \$1.7 million in development fees)
- Fannie Mae (provided \$13.5 million in equity investment)
- Private developers



Childcare facilities
(Source: King County DOT)

Design and Planning:

The Village at Overlake Station is located on county-owned land and serves multiple purposes. Eight bus routes service the transit center, which includes two bus loading platforms and four layover areas. In addition, the design and location of the bus turnaround area limits noise impacts to apartment residents.

Livability Highlights:

Provide more transportation choices: Residents and commuters have access to the bus transit center and a walkable neighborhood. Residents receive free bus passes and have access to car sharing.

Promote equitable, affordable housing: Apartments are available to households earning up to 60 percent of the area's median income (\$35,000-\$40,000 per year). In addition, there are home ownership options for low-income residents.

Enhance economic competitiveness: The Village at Overlake provides housing within an existing commercial and employment district.

Support existing communities: The Village at Overlake is located on county-owned land that was previously used for park-and-ride; the new facility combines housing, transit, and park-and-ride facilities.

Coordinate policies and leverage investment: The Village at Overlake benefitted from public-private partnerships as well as tax-exempt financing and federal housing tax credits.

Value communities and neighborhoods: The Village at Overlake is close to existing community amenities, within a walkable district. The childcare facilities are open to the residents and park-and-ride users.

Early Insights:

The Village at Overlake has provided significant benefit to residents, while increasing transit use and reducing the need for parking at the station. Reports indicate that one-third of residents regularly use their bus passes, and half of the pass users have increased their transit use since moving into the building. By comparison, only roughly 11 percent of county residents use transit to travel to work.

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This case study, and others related to Livable
and Sustainable Communities, is available at:
http://fta.dot.gov/publications/publications_10991.html