

Regional Growth Centers Criteria Report

Redmond Downtown Regional Growth Center



Designation Recommendation

Redesignate Downtown Redmond as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

Background











Redmond's downtown regional growth center is a major activity and employment center, containing residential development, shopping, businesses, and cultural and entertainment uses. The center includes the original downtown area, the Redmond Town Center complex to the south, and the developing retail-civic-housing district to the north. In the last few years, substantial numbers of multifamily and mixed-use housing units

have been built in and adjacent to the center. Extension of light rail to the center provides future development opportunities.

Evaluation of Regional Growth Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria	Status
Center Type	 Urban Growth Center
Existing Density Required: 18 people/acre	 The Downtown Redmond Regional Growth Center's current density is 45 people per acre, which meets the criteria.
Planned Target Density Required: 45 people/acre	 The Downtown Redmond Regional Growth Center's planned density is 79 people per acre, which meets the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity	 70% of planned growth is expected to be residential.
Size: 200 to 640 acres (larger if served by high-capacity transit)	 The Downtown Redmond Regional Growth Center is currently 433 acres. The city proposes to update the boundary to 509 acres, which continues to meet size criteria.
Transit Access: Existing or planned frequent bus service or high-capacity transit	 The center has existing light rail, bus rapid transit, and bus service to serve the community.
Market Potential: Demonstrated capacity to support growth targets	 A market study was not required.  Since 2010, the center has increased density by 21 people per acre.

Criteria	Status
Center Subarea Plan	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; margin-right: 10px;"></div> <div> <p>The center subarea plan was last certified in 2012. Please see the updated certification report for additional planning recommendations.</p> </div> </div>

Jurisdiction Comments / Additional Context

Redmond Downtown Regional Growth Center has the existing size and growth potential to be a Metro Growth Center. However, there are significant infrastructure challenges to Downtown’s growth including the impacts on shorelines, the critical aquifer recharge area (CARA), and the connection to the regional wastewater system (page 51 of the Center Plan). The challenges to growth in Downtown Redmond impact infrastructure that serves multiple jurisdictions and will require a regional response to share planning and costs. Redmond will be exploring other areas of growth as alternative to expanding Downtown to a Metro Growth Center.

Downtown continues to emphasize walkability especially around the new light rail station including the first pedestrian scramble in Redmond that allows people to cross the street in all directions, including diagonally, while all vehicle traffic is stopped.