

# Regional Growth Center Plan Certification Report Downtown Redmond Center Plan

January 8, 2026



The Downtown Redmond Regional Growth Center is located in King County and was designated as a regional growth center by Puget Sound Regional Council (PSRC) in 1995. The subarea plan seeks to serve as the city’s living room and center of civic life, with diverse businesses, housing types, and access to transportation options.

The subarea plan includes an amendment to the center boundary to add natural areas and include nearby activity centers. Discussion of center boundary changes is covered in more detail in the Land Use/Development Patterns section on p. 4 of this report.

PSRC conducted a certification review of the Downtown Redmond Center Plan. Redmond adopted their center plan on June 17, 2025. PSRC previously certified the center plan in 2012, prior to the adoption of VISION 2050.

## Certification Action

The Puget Sound Regional Council certifies that the Downtown Redmond Center Plan addresses planning expectations for regional growth centers.

The Puget Sound Regional Council also approves the proposed major boundary amendment to the Downtown Redmond regional growth center.

The remainder of this report contains a summary of the PSRC review of the Downtown Redmond Center Plan and recommendations for future work to advance consistency with VISION 2050.

## About Regional Growth Centers Certification

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted the Plan Review Process in 2003. The review process is required by the [Regional Centers Framework](#) to both certify existing plans and when designating new regional centers.



VISION 2050, the Regional Transportation Plan, and PSRC’s Adopted Policy and Plan Review process call for PSRC to review and certify these subarea planning efforts.<sup>1</sup> The [Regional Centers Framework Update](#) requires a review of centers in 2025, following local comprehensive plan updates. All regional centers are expected to have adopted subarea plans that meet the requirements of the Regional Centers Framework and VISION 2050. Certification of a subarea plan affirms the planning direction for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning recommendations to better align with regional policy.

## Report Format

Plans are reviewed using PSRC’s [VISION 2050 Consistency Tool for Regional Growth Center Plans](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or center planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of the center plan.

---

<sup>1</sup> The specific requirements for center planning are provided in [PSRC’s Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction’s comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.



## Plan Vision & Regional Collaboration

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Establish a **vision for the center**, including a commitment to compact, pedestrian and transit-oriented development.
- Document the center’s **development potential** through a market analysis.
- Describe the approach for **equitable engagement** with community and stakeholders.
- **Coordinate** with tribes, ports, military installations, special purpose districts, and adjacent jurisdictions.
- Prioritize **services and access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Prioritize **local investments** in the center.

## Certification Findings

The Downtown Redmond Regional Growth Center plan effectively addresses the plan vision and regional collaboration provisions of the VISION 2050 Consistency Tool. The plan includes a vision for the urban center that capitalizes on the neighborhood’s new light rail station with compact, pedestrian and transit-oriented development. The plan was informed by an engagement process that emphasized equity, such as community engagement campaigns that were co-created with community-based organizations.

## Environment and Climate Change

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Identify significant environmental features, including existing and planned **parks, trails and open spaces**.
- Minimize gaps in **equitable access** to parks and open spaces.
- Identify provisions to meet greenhouse gas emission reduction goals.
- Expand **electric vehicle infrastructure**.
- Promote innovative **green building practices** and encourage retrofitting.
- Avoid and mitigate environmental impacts on **vulnerable populations**.



## Certification Findings

The Downtown Redmond Center Plan effectively addresses the environment and climate provisions of the VISION 2050 Consistency Tool. The plan expands electric transportation infrastructure and identifies park, trails, and open spaces in downtown Redmond. The plan recognizes the role of land use, development, and transportation on greenhouse gas emissions, and identifies provisions like the reduction of single-occupant vehicle use to meet emission reduction goals.

## Land Use/Development Patterns

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Define **compact, walkable boundaries and shape** for the center.
- Include residential and employment **growth targets** accommodating a significant share of the jurisdiction's growth.
- Describe and map distribution and location of **existing and future land uses**. Encourage a mix of complementary uses.
- Develop **design standards** for pedestrian-friendly, transit-oriented development and other transit-supportive planning that focuses land uses around transit.
- Outline center's role in achieving VISION 2050's goal of attracting **65% of regional population growth and 75% of employment growth** to centers and high-capacity transit station areas.

## Certification Findings

The Downtown Redmond Regional Growth Center plan effectively addresses the land use/development pattern provisions of the VISION 2050 Consistency Tool. The plan defines a compact and easily walkable shape for the center around its light rail station. The plan includes residential and employment growth targets that accommodate 26% of the city's housing growth and 18% of the city's jobs growth.

## Boundary amendment

The subarea plan includes an amendment to the center boundary to include activity centers within a 10-minute walk of the Redmond Technology Station. This expands the overall center size by 76 acres, from 433 acres to 509 acres.

PSRC's [Administrative Procedures for Regional Centers](#) outlines policies for major boundary changes. The boundary change proposed for downtown is a major boundary change subject to board review because it increases the center size by more than 10% and increases the size of the center above the maximum size of 640 acres.



The center size remains below the maximum size requirements for regional growth centers and includes areas within the 10-minute walkshed of high-capacity transit.

## Housing

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Document **existing and targeted housing units** by type, affordability, and special needs housing.
- Assess **future housing needs** through a housing needs assessment.
- Address **density standards and development regulations** for housing types, addressing income bands.
- Reduce risk of displacement through a variety of **anti-displacement strategies**; preserve existing affordable housing.
- Encourage **partnerships with housing organizations** to promote more equitable housing opportunities.

### Certification Findings

The Downtown Redmond Regional Growth Center plan effectively addresses the housing provisions of the VISION 2050 Consistency Tool. The plan identifies target housing units by type and affordability and provides capacity for the target through increased density standards and complementary development regulations.

The city should address the following comment in future updates to the center/subarea plan and/or associated planning documents:

- Regional growth centers are critical locations to encourage affordable housing and provide opportunities for all. The city is encouraged to continue to work with regional partners to implement housing strategies to support affordable housing development in the center.



## Economy

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **key economic sectors and industry clusters** including those in the Regional Economic Strategy.
- Demonstrate the center’s **market potential** for accommodating future population and job growth.
- Reduce the risk of **commercial displacement** through multiple strategies.
- Expand **access to economic opportunity**; identify pipeline education and training opportunities.

### Certification Findings

The Downtown Redmond Regional Growth Center plan effectively addresses the economic provisions of the VISION 2050 Consistency Tool. The plan emphasizes mitigating commercial displacement with an incentive zoning policy that includes displacement assistance and creation of small and affordable commercial space. The plan supports collaboration with educational institutions and non-governmental organizations to expand access to education.

## Transportation

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe connections to **regional high-capacity transit systems** and address existing and planned transit services and coordination with transit agencies.
- Identify **planned transportation investments**, policies, programs, and resources, including transit, pedestrian and bicycle facilities, connectivity, superblock removal, and projects promoting safety.
- **Encourage** environmentally friendly “green street” treatments.
- Adopt **level-of-service standards** and concurrency provisions designed to promote transit use.
- Establish a **parking management strategy** covering supply, on-street parking, and mitigating impact.
- Include **mode split goals** to reduce single occupant vehicle trips.



## Certification Findings

The Downtown Redmond Regional Growth Center plan effectively addresses the transportation provisions of the VISION 2050 Consistency Tool. The plan includes mode split goals and planned transportation investments to reduce single occupant vehicle trips through transit and active transportation facility improvements. The plan also includes a local road safety plan in downtown Redmond. The city's Transportation Facilities Plan identifies specific transportation investments in the downtown subarea.

## Public Services

### Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **local capital plans for infrastructure**, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

## Certification Findings

The Downtown Redmond Regional Growth Center plan effectively addresses the public services provisions of the VISION 2050 Consistency Tool. The plan describes the city's ability and plan to meet the water, wastewater, education, and public safety needs of its targeted population.

## Conclusion and Next Steps

PSRC found the City of Redmond's downtown center plan is substantially consistent with the planning expectations for regional growth centers.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Shaun Kuo, Associate Planner, at 206-464-6180 and [SKuo@psrc.org](mailto:SKuo@psrc.org).

