

Redmond Downtown

Redmond incorporated in 1912 with 300 citizens and 1,933 acres of land. The city remained that size until the 1950s, when part of the Sammamish River valley and the eastern half of Education Hill were annexed. Located at the north end of Lake Sammamish, Redmond has grown from a small, rural town to one of the Eastside’s largest and most rapidly growing cities. Major software companies and research and development firms involved in biotechnology, avionics, electronics and space technology comprise a large portion of the city’s economic base, along with light manufacturing and distribution. Redmond has experienced tremendous growth in the past 40 years. Between 1970 and 2010 its population grew fivefold, from 11,031 to over 54,000. Employment grew even more rapidly—between 1970 and 2010 the city’s covered jobs increased from nearly 4,000 to over 76,000. The city has two regional growth centers: Downtown Redmond and Overlake.

Redmond’s Downtown regional growth center has become a major activity and employment center, containing residential development, shopping, businesses, and cultural and entertainment uses. Redmond’s Downtown center includes the original downtown area, the Redmond Town Center complex to the south, and the developing retail-civic-housing district to the north. The center’s boundary is based on commercial land use patterns in and around the “old town,” which began developing along Leary Way between Redmond Way and the railroad tracks early in the century and served as the center for the area’s logging industry. The area manages to retain its small-town feel as it serves an important role in terms of community shopping, office and employment space, civic and government functions, various medical facilities, and cultural and entertainment venues. In the last few years, substantial numbers of multi-family housing units have been built in and adjacent to the center. The city’s policy is to intensify development in the center, emphasizing higher-density housing and improved transportation choices. Redmond Town Center, a 1.6 million-square-foot, pedestrian-oriented, mixed-use shopping and office complex, brought a regional shopping focus to Redmond, and expanded office uses and entertainment within the center.

Acreage, Density & Mix of Activity

Redmond Downtown is a medium-sized regional growth center in terms of total gross acreage (433 acres) with a net developable acreage of 330 acres (76% of gross acres). In terms of its role in the city overall, Redmond Downtown contains 5 percent of the city’s land area, 6 percent of the population, 8 percent of the housing, and 12 percent of the employment. Compared to centers as a whole, Redmond Downtown has a relatively small number of total activity units (12,592), with mostly commercial activity (75% jobs/25% residents) and moderately high density of activity (29.1 units per gross acre).

2010 Summary Statistics

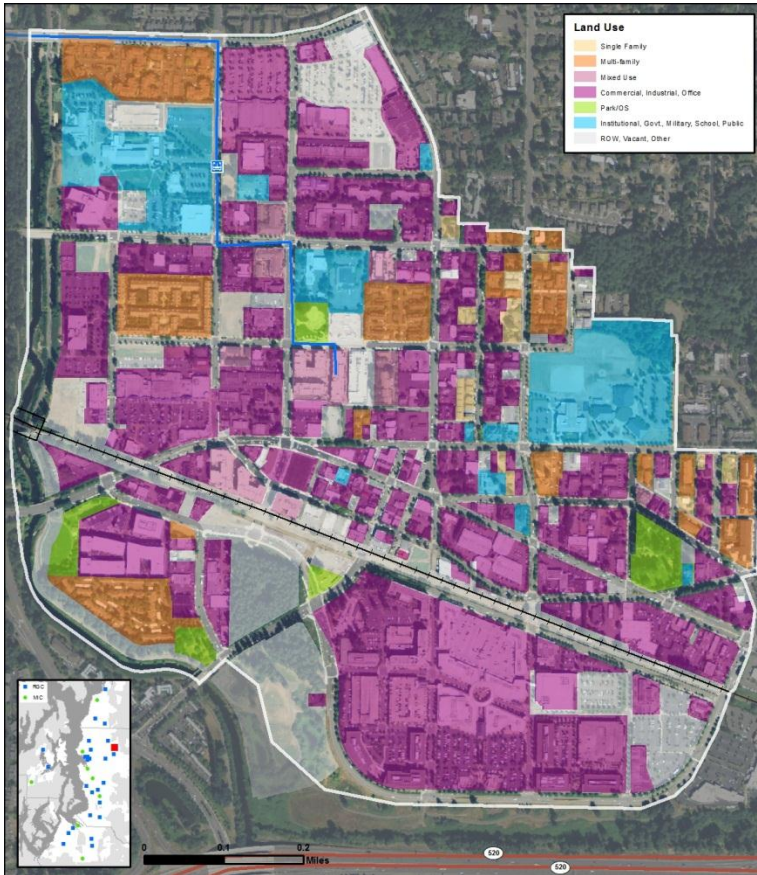
Land Use	
Gross acreage	433
Average block size (acres)	5.5
Average parcel size (acres)	0.9
Mix of Uses	
Population/Employee ratio	.33 : 1
Population+Employee/acre	29.1
Population	
Total population	3,124
Population density/acre	7.2
Change (2000–2010)	1,460
Housing	
Total housing units	2,040
Housing unit density/acre	4.7
Change (2000–2010)	985
Employment	
Total employment	9,468
Employment density/acre	21.8
Change (2000–2010)	-1,570
Transportation	
Housing access to transit	100%
Employee access to transit	99%
Work-based mode share	
SOV / HOV	78% + 8%
Walk & Bike / Transit	5% + 9%

Urban Amenities

Food & Drink	
Restaurants	60
Grocery	9
Cafes & Bars	14
Home Supplies & Services	
Pet Supplies	3
Laundry & Haircuts	17
Home supplies	5
Clothing & Shoes	26
Banks	13
Arts & Recreation	
Spectator Sports	-
Fitness & Outdoors	12
Electronics & Toys	7
Bookstores & Libraries	2
Arts & Culture	3
Public & Civic Services	
Social Services	9
Schools & Childcare	8
Police, Fire, Postal, City Hall	4
Pharmacy	1
Healthcare	72
Residential Care Centers	-

Urban Form

Redmond Downtown's average parcel size is 0.9 acres, which is similar to the average size for growth centers. Redmond Downtown provides a walkable pedestrian environment, with a complete network of sidewalks (99% coverage) and moderately large blocks with a 5.5-acre average size. The presence of amenities is an important aspect of urban form. Redmond Downtown has a moderate set of urban amenities (265 total amenities / 0.61 amenities per gross acre). Food/Drink (35%) and Public/Civic Services (34%) represent the largest amenity categories, with specific concentrations in Healthcare, Restaurants, Laundry/Haircuts, and Clothing/Shoes.



Land Use

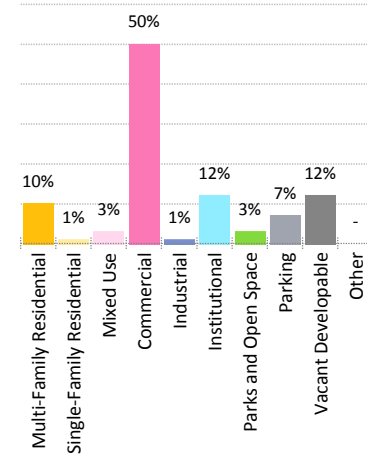
Redmond Downtown contains a diverse set of current land uses that are weighted much more towards commercial (51%) than residential (11%) in terms of total net land area. The major land uses are commercial (50%), institutional (12%), vacant developable (12%) and multi-family residential (10%).

Demographics

The total population in Redmond Downtown is 3,124, and grew by 1,460 residents from 2000 to 2010. The 2010 total underestimates population in the center due to mismatch between center boundaries and Census blocks. The center has more working age residents than the region as a whole, with a moderate share of youth (13%) and a smaller share of

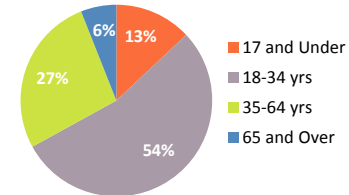
Current Land Use

(330 net acres)



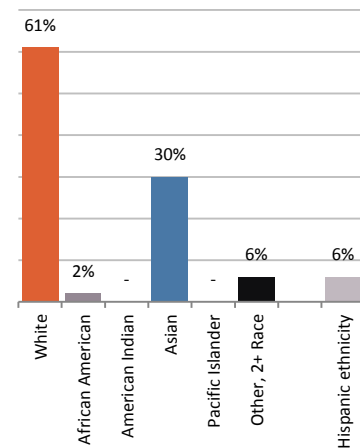
Age of Residents

(3,124 residents)



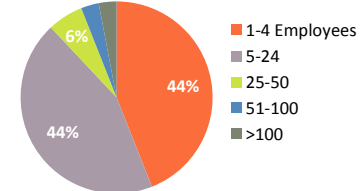
Racial/Ethnic Composition

(3,124 residents)



Size of Businesses

(604 workplaces)



seniors (6%). The age range of residents is predominantly 18-34, followed by 35-64 (81% for both age groups combined). At 39 percent, Redmond Downtown's racial diversity is greater than the region's 27 percent share of non-white residents. The groups with the highest shares in Redmond Downtown are White (61%), Asian/Pacific Islander (30%), and Other (7%). Six percent of residents identify as Hispanic.

Employment

The total employment in Redmond Downtown is 9,468, decreasing by 1,570 jobs from 2000 to 2010. The major industry sectors are Services (67%) and Retail (17%). Major employers include Macy's, Marriott, Gene Juarez, Trader Joe's, and several restaurants.

Housing

Redmond Downtown has 2,040 total housing units, with a density of 4.7 housing units per gross acre. The 2010 total underestimates housing units in the center due to mismatch between center boundaries and Census blocks. From 2000 to 2010, housing has increased by an impressive 985 units (93% growth). Based on Block Group data, Redmond Downtown has a small share (16%) of single family and 2- to 4- unit multifamily dwellings and a substantial share of 5- to 19- and 20+ unit multifamily (82%). In terms of unit affordability, Redmond Downtown's owner-occupied housing tends to be more expensive than the region as a whole (based on Census Block Group data). The center's share of units under \$300,000 is 23 percent, whereas the region's share is 38 percent. The center's share of units over \$500,000 category is 35 percent, whereas the region's is 25 percent.

Transportation

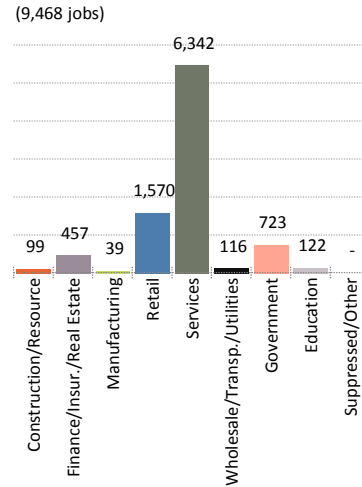
For work-based trips, the Redmond Downtown regional center's travel characteristics are similar to the region as a whole. The region's single-occupant vehicle (SOV) share is 76 percent, while the center's share is 78 percent. The region's non-SOV share is 24 percent, with 10 percent in transit and 5 percent in walk/bike. The center's non-SOV share is 22 percent, with 9 percent in transit and 5 percent in walk/bike. The total daily trips from Redmond Downtown are highly focused on destinations in regional centers (28 percent of all trips); this includes trips that stay within the center (15%) and trips that go to other centers (13%).

In terms of employee access to transit, Redmond Downtown has complete access, with 99 percent of employees within a 1/4 mile walk of transit. For residential, Redmond Downtown has complete access, with 100 percent of housing units within a 1/4 mile walk.

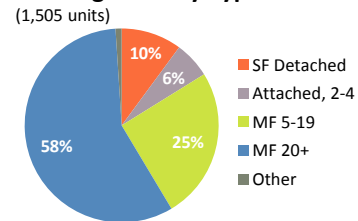
Plan Overview

Redmond's comprehensive plan includes the Urban Centers element, first developed in 1995 and most recently updated in 2011. The element addresses both the Downtown and Overlake regional growth centers by including common policies for the centers and policies specific to each. Redmond's regional growth center plans are the first to have been wholly updated to reflect expectations outlined in VISION 2040 and the Regional Growth Center Plan Checklist.

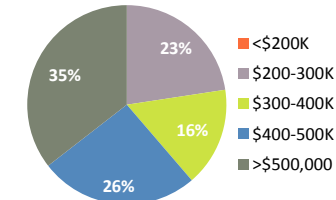
Jobs by Sector



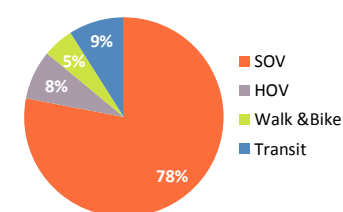
Housing Units by Type



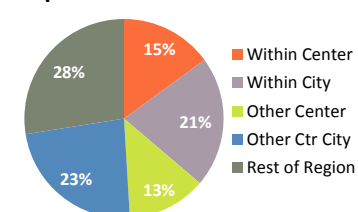
Value of Owner-Occupied Units



Mode Shares



Trip Destinations



Comparison to Center Plan Checklist

The city's primary center planning document was reviewed to evaluate the extent to which the plan addresses topics in the PSRC Regional Center Plan Checklist. This policy-level review of the current plan is intended both to provide preliminary assessment of consistency of the plan with center guidelines and to evaluate the Regional Centers Checklist for any potential improvements.

The Urban Centers element comprehensively addresses the Regional Growth Center Plan Checklist and includes several commendable goals and policies. Included is a clear vision for the local and regional role of both centers. Integrated strategies to address greenhouse gas emissions are included. The plan includes policies to support quality design and encourage a pedestrian-friendly environment. Policies also emphasize parking management, coordination with transit service providers, developing station area plans to support high-capacity transit and investments that encourage safe and convenient walk, transit, and bicycle travel. Residential and employment targets are included, along with mode split goals. Economic development policies emphasize marketing the center and integrating residential and diverse economic activity to create livable and vibrant neighborhoods.

While noting that these topics are outlined in other elements, the plan includes some policies relating to housing, the environment and capital facilities. The element includes a requirement that 10 percent of housing units be affordable in all new developments greater than 10 units. Although developed in greater detail in the Parks, Recreation and Open Space element, the Urban Centers element includes several policies promoting open space and parks. These include planning and improving the Redmond Central Connector into an open space and trail feature, retaining and enhancing existing parks, and encouraging new parks downtown. In addition, the element ensures that development adjacent to key downtown parks is complementary. It also reinforces downtown as the primary location for civic uses like community centers, the Saturday Market, municipal and educational facilities, and includes a commitment to create and implement facility plans in the urban centers to accommodate anticipated growth.

The element cites relevant sections of the comprehensive plan that address aspects of the Regional Growth Center Plan Checklist on a city-wide basis. Topics addressed in greater detail in other elements include housing, the environment (including critical areas, parks, open spaces, and civic places), select transportation issues (complete streets, nonmotorized design standards, standards for transit-oriented development, context-sensitive design), and capital facilities.

Planning Challenges

As noted by the city in its October 2008 presentation to the Growth Management Policy Board, as well as a 2011 survey, the Redmond Downtown center's challenges include encouraging higher-density development, funding infrastructure improvements, land speculation, and providing parking in addition to sufficient transit access. The city also identified lack of nonmotorized facilities, an incomplete street grid, and small parcels and varied ownership as issues affecting the center.

Redmond has employed strategies to address challenges and plan for the success of its Downtown center. Regulatory mechanisms have included no maximum residential density limits for most of Downtown, requiring ground floor commercial in key locations, requiring a minimum of 10% of new housing developments of 10 dwellings or more be affordable to households with incomes 80% of area median income or less, revising transfer of development rights provisions to encourage housing, limiting locations for new single-story development, as well as establishing maximum and minimum parking ratios.