

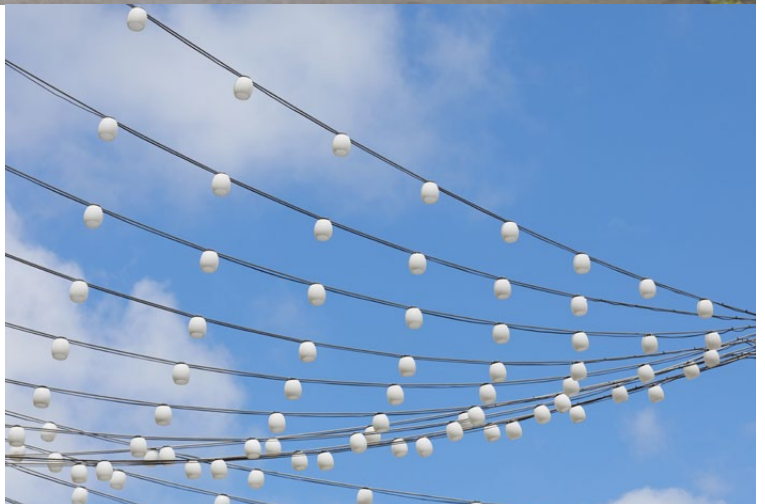
# > DOWNTOWN NEIGHBORHOOD



## CITY OF redmond, wa

### DOWNTOWN REDMOND

Downtown Redmond is located in the heart of the City, adjacent to thousands of people who live or work within walking or biking distance. The neighborhood offers a variety of shopping, dining, services, employment, mixed-use residences, hotels and parks. Extensive private and public investment is helping Downtown realize the longtime community vision of becoming one of Redmond's two vibrant urban centers. The City values environmental stewardship, housing choices and efficient transportation and has worked strategically to create a Downtown neighborhood to achieve this vision.



**> CHANGE  
THE WORLD  
FROM  
REDMOND**



**DOWNTOWN REDMOND INFORMATION**

**Population**

Downtown is home to nearly 6,000 residents and is forecasted to grow to over 11,000 through 2030.

**Jobs**

Downtown has more than 10,000 jobs and is forecasted to grow to nearly 11,000 through 2030.



**Commercial Land Uses**

• Office gross square feet (GSF)	1,110,387
• Retail GSF	1,690,883
• Industrial GSF	24,554

Find available property at [Redmond.gov/PropertyViewer](http://Redmond.gov/PropertyViewer)

**Residential Land Uses**

• Single-family dwellings	107
• Multi-family dwellings	4,336

**Zoning**

Downtown offers a range of zoning allowing multi-family, mixed-use, retail and office uses.

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- Zoned building intensity: 3.5 floor area ratio (FAR)
- Maximum building heights: Up to 8 stories

**Rates**

- Annual commercial lease rates ranging from \$20–\$45 per square foot
- Monthly residential rents from \$1.50–\$3.00 per square foot

**Transportation Highlights**

Together we are creating a Downtown core that's easier to navigate by foot, bike, bus and light rail.

- Walk score: Up to 95
- Transit score: Up to 52
- Downtown light rail station will open in 2024, connecting the neighborhood by rail to the region
- Redmond Central Connector and Sammamish River trails
- Downtown Transit Center with easy transit access to Seattle



**Parking**

- Commercial parking ratios of 2–5 spaces per 1,000 square feet
- Residential parking ratios of 0.5–2.5 spaces per unit

**Historic Core**

Over 100 years of history is celebrated with Redmond's landmarked buildings located within the historic core in the heart of Downtown.



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