

Redmond 2050: Existing Conditions

Understanding today to inform how we plan for tomorrow

Introduction

The purpose of the Redmond 2050 Existing Conditions Report is to summarize existing conditions and trends in Redmond, Washington in preparation for the periodic review and update of the Redmond Comprehensive Plan. An existing conditions report summarizes community characteristics and technical information related to existing land use, zoning, demographic trends, market potential, transportation networks, community facilities, parks, environmental features, and open spaces. This catalogue of information facilitates informed decision making by allowing all community members to start with the same set of facts. An understanding of existing conditions and trends is needed to inform the development of future goals, policies, and regulations. This report will provide important baseline information that will serve as the foundation for Redmond 2050 periodic review and update of the Redmond Comprehensive Plan.

This report will be comprised of seven technical reports on the following topics.

1. Land Use
2. Housing
3. Natural Resources
4. Economic Vitality
5. Utilities
6. Capital Facilities
7. Transportation

Each technical report will provide the following information as it relates to the subject of the individual technical reports.

- State and Regional Planning Context
- Local Planning and Regulatory Context
- Current Conditions: Inventory (land uses, facilities, existing housing, natural resources, parks and open space etc.)
- Level of Service Analysis
- Trends Analysis
- Policy Considerations

State and Regional Planning Context

The Growth Management Act (GMA) requires that each Washington city and county periodically review and, if needed, revise its comprehensive plan and development regulations every eight years (RCW 36.70A.130). Redmond must complete its next periodic review and update no later than June 30, 2024 ([HB 2342](#)).

Puget Sound Regional Council and VISION 2050. The region's local governments come together at the Puget Sound Regional Council ([PSRC](#)) to make decisions about transportation, growth management, and economic development. PSRC serves King, Pierce, Snohomish, and Kitsap counties, along with cities and towns, tribal governments, ports, and state and local transportation

agencies within the region. PSRC is the federally designated Metropolitan Planning Organization for the region.

PSRC, together with its membership, has articulated a vision of the future of the Puget Sound region, through VISION 2050. VISION 2050 is the regional planning document that provides a framework for how and where development occurs and how the region supports efforts to manage growth. VISION 2050 coordinates actions across jurisdictional boundaries, informs both countywide and local planning documents, and sets the framework for updates to both local comprehensive plans and countywide planning policies (more fully discussed below). The PSRC General Assembly adopted VISION 2050 on October 29, 2020.

Core Cities, Regional Centers and Centers. VISION 2050 identified Redmond as a Core City. A Core City is a regional geography within VISION 2050 that refers to a city that contains one or more regionally designated centers and is connected to the high-capacity transit network. Redmond has two regionally designated centers, referred to locally as urban centers: Downtown and Overlake.

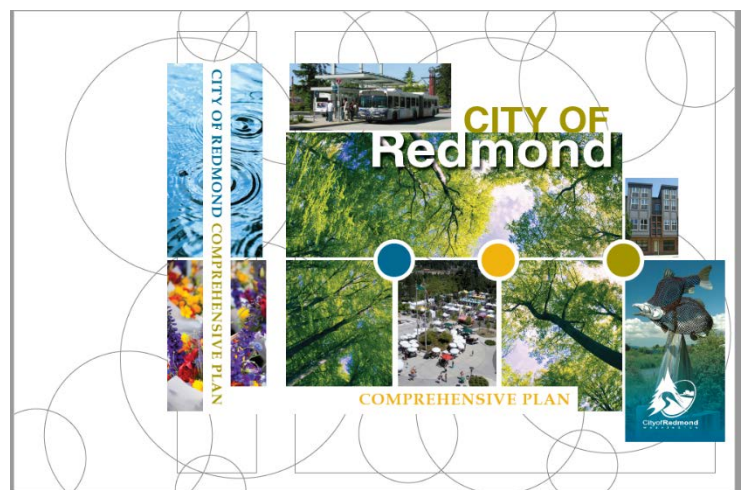
Urban centers include housing, employment, retail and entertainment uses and are pedestrian-oriented, and are well-served by transit. They allow people to reach destinations or attractions using a variety of travel modes. Under the VISION 2050 Regional Growth Strategy, urban centers are areas where significant growth is planned. Redmond also has one designated local center, Marymoor Village, which provides a local gathering place, serves as a community hub, and is also a focal point for additional growth.

The King County Countywide Planning Policies (CPPs, update pending) address growth management issues in King County. The Growth Management Planning Council (GMPC) brings together elected officials from King County and the jurisdictions within King County to develop the CPPs. Local jurisdictions must update their comprehensive plans to ensure consistent and coordinated implementation of the CPPs.

Local Planning Context

The last major update to the Comprehensive Plan took place in 2010-2011 (Ordinance 2638). This update was completed ahead of the 2015 state deadline for completion of comprehensive plan periodic review and updates for King County. The 2010-2011 update included document-wide changes to text, maps, and figures. Since the last major update, amendments have continued almost yearly by through the annual docketing process. Below are some of the major plan updates since 2011:

- February 17, 2013: Urban Centers
- August 31, 2013: Capital Facilities
- March 29, 2014: Housing



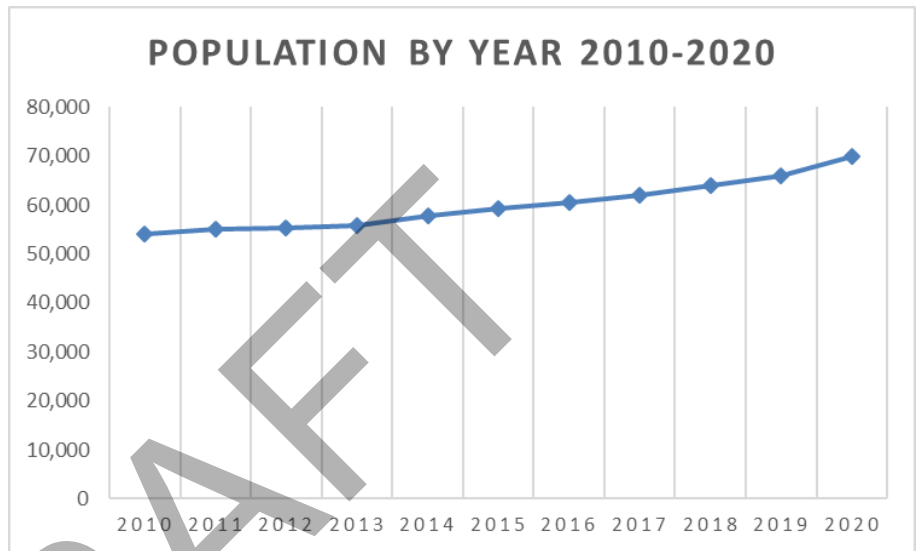
- July 5, 2014: Land Use
- November 1, 2014: Neighborhoods and Land Use
- April 18, 2015: Land Use
- March 2015: Economic Vitality
- June 2017: Goals, Vision, and Framework; Land Use; Housing; Economic Vitality; Transportation; Capital Facilities; and Neighborhoods.

FIGURE 1: POPULATION 2010-2020

Community Profile

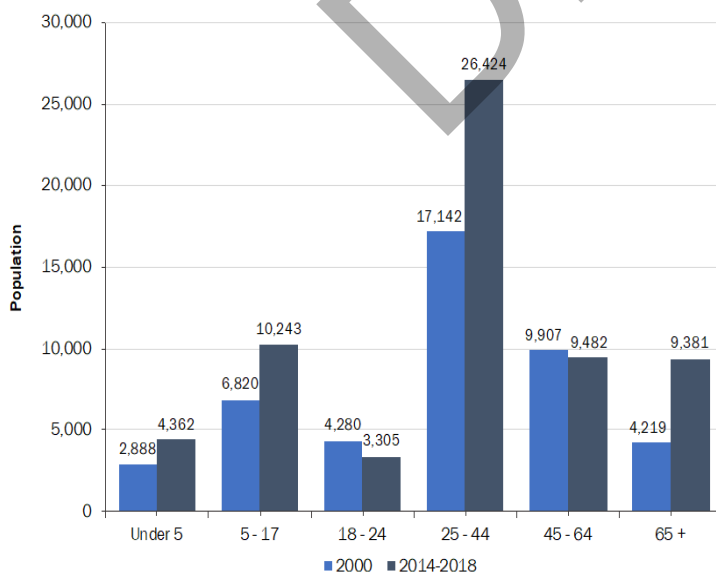
Population

Redmond has a 2020 population of 69,900 people and is the 17th most populous city in the state of Washington and the 10th most populous city in King County. Redmond has experienced steady growth since 2010, growing faster than King County as a whole and at a similar rate as Bellevue. Redmond grew by over two percent per year on average while King County grew by 1.34 percent between 1990 and 2018.



Sources: Office of Financial Management (OFM), 1990 Census Demographic Profiles; OFM Census 2000 Public Law 94-171 Redistricting Data; U.S. Census Bureau, 2010 Summary File 1; American Community Survey (ACS) 5-year Estimates

FIGURE 2 - AGE DISTRIBUTION



U.S. Census Bureau, 2000 Summary File; ACS 2014-2018 5-year Estimates.

Forty-one percent (41%) of Redmond residents are between the ages of 25 to 44, comprising the single largest age category among all residents. This age group together with the 65+ age group have grown disproportionately to other age groups since 2010.

- Residents that are 65+ represented 9 percent of the population in 2010 and by 2019 accounted for 14 percent of the population.
- Residents that are 25-44 represented 38 percent of the population in 2010 and by 2018 accounted for 41 percent of the population.

Two age groups have decreased as a proportion of total population since 2010:

- Residents that are 18-24 represented 9 percent of the population in 2010 and by 2018 accounted for 5 percent of the population
- Residents that are 45-64 represented 22 percent of the population in 2010 and by 2018 accounted for only 15 percent of the population.

Race and Ethnicity

Redmond has become more racially and ethnically diverse since 2000, when those who identified as white represented 79 percent of the population. Asians comprised the second largest racial/ethnic category in 2000, representing 13 percent of the population.

TABLE 1 - REDMOND RACE AND ETHNICITY

Race/Ethnicity	2000	2014-2018
White	79%	56%
Asian	13%	35%
Black or African American	2%	2%
Some other race alone	3%	2%
Two or more races	3%	5%
Hispanic or Latino	6%	7%

Languages in Redmond

The 2018 American Community Survey 5-year estimates indicates that 45.5 percent of residents speak a language other than English at home with 11.9 percent of those indicating that they speak English less than very well. After English, the top languages spoken at home are Asian and Pacific Islander languages, other Indo-European languages, and Spanish.

TABLE 2 - PREDOMINANT LANGUAGES IN REDMOND

Language	Percent
English Only	54%
Asian and Pacific Islander Language	19.5%
Other Indo-European Language	17.0%
Spanish	6.1%

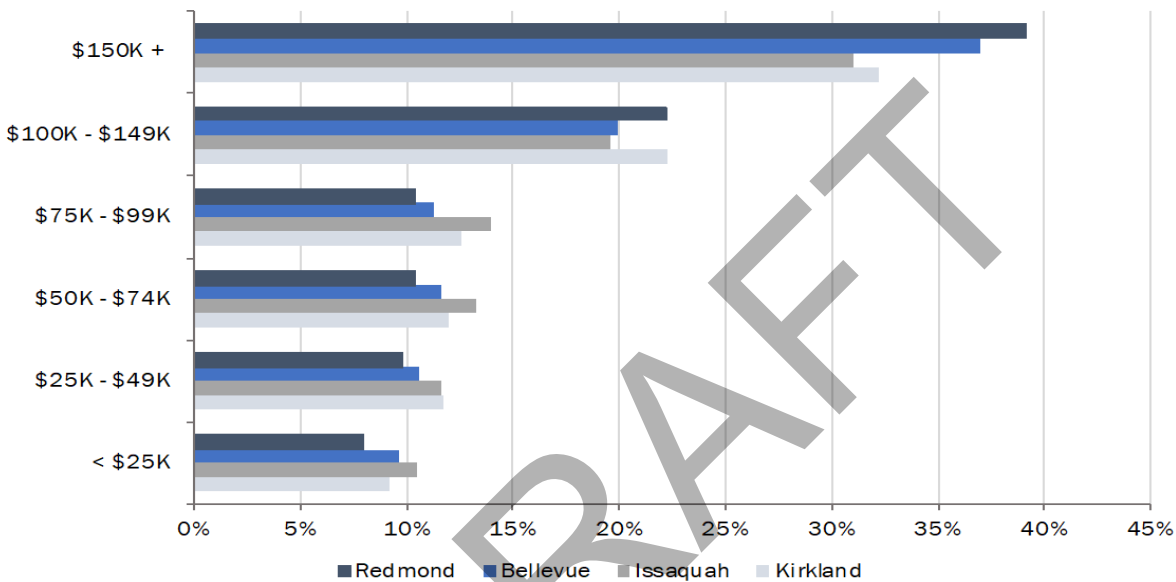
Because the languages of India are combined into an "Other Indo-European languages" category, it is difficult to identify specific percentages that capture Hindi speakers only. The 2018 Public Use Microdata Sample that in Northwest King County, which includes the cities of Redmond, Kirkland and Inglewood and Finn Hill areas, identifies Hindi as the third most common language after Spanish and Chinese. [2018: ACS 5-Year Estimates](#)

Household Income

The City of Redmond's median household income is estimated at \$123,449 for with almost 40 percent of its population earning over \$150,000. Despite the occurrence of a recession, Redmond's

median household income increased by 40 percent, from \$88,194 in 2000 to \$123,449 in 2018. (Sources: U.S. Decennial Census, 2000, US Census Bureau; 2014-2018 ACS 5-year Estimates). The 2018 median income for Redmond is above King County’s median income of \$95,009 000 (Sources: U.S. Census Bureau, 2010 ACS 5-Year Estimates; King County (2018), accessed at: www.kingcounty.gov/independent/forecasting). In comparison to the neighboring cities, Redmond has the highest share of \$150,000 household incomes and the lowest share of household incomes under \$25,000. The median household income in Redmond is \$123,449 per year. This has risen steadily since 2000. Redmond has the highest share of \$150k+ household incomes among its jurisdictional peers.

FIGURE 3: HOUSEHOLD INCOME, REDMOND, BELLEVUE, ISSAQUAH, AND KIRKLAND, 2014-2018



Source: U.S. Census Bureau, 2014-2018 ACS 5-year Estimates.

Source: [Redmond Housing Needs Assessment](#)