

Redmond 2050 Existing Conditions

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Redmond
WASHINGTON



Agenda

- Overview of Existing Conditions for Redmond 2050
- Housing Element Existing Conditions
- Economic Vitality Existing Conditions

Redmond 2050

Existing Conditions

- State & Regional Planning Context
- Local Planning & Regulatory Context
- Current Conditions
- Level of Service Analysis
- Trends Analysis
- Policy Considerations



Housing



Economic Vitality



Utilities



Transportation



Land Use



Natural Resources



Public Safety



Introduction

Existing Conditions

Existing Conditions Purpose

- Summarize existing conditions and trends
- Provide the same set of facts about the community
- Facilitate informed decision making

State, Regional Planning Context

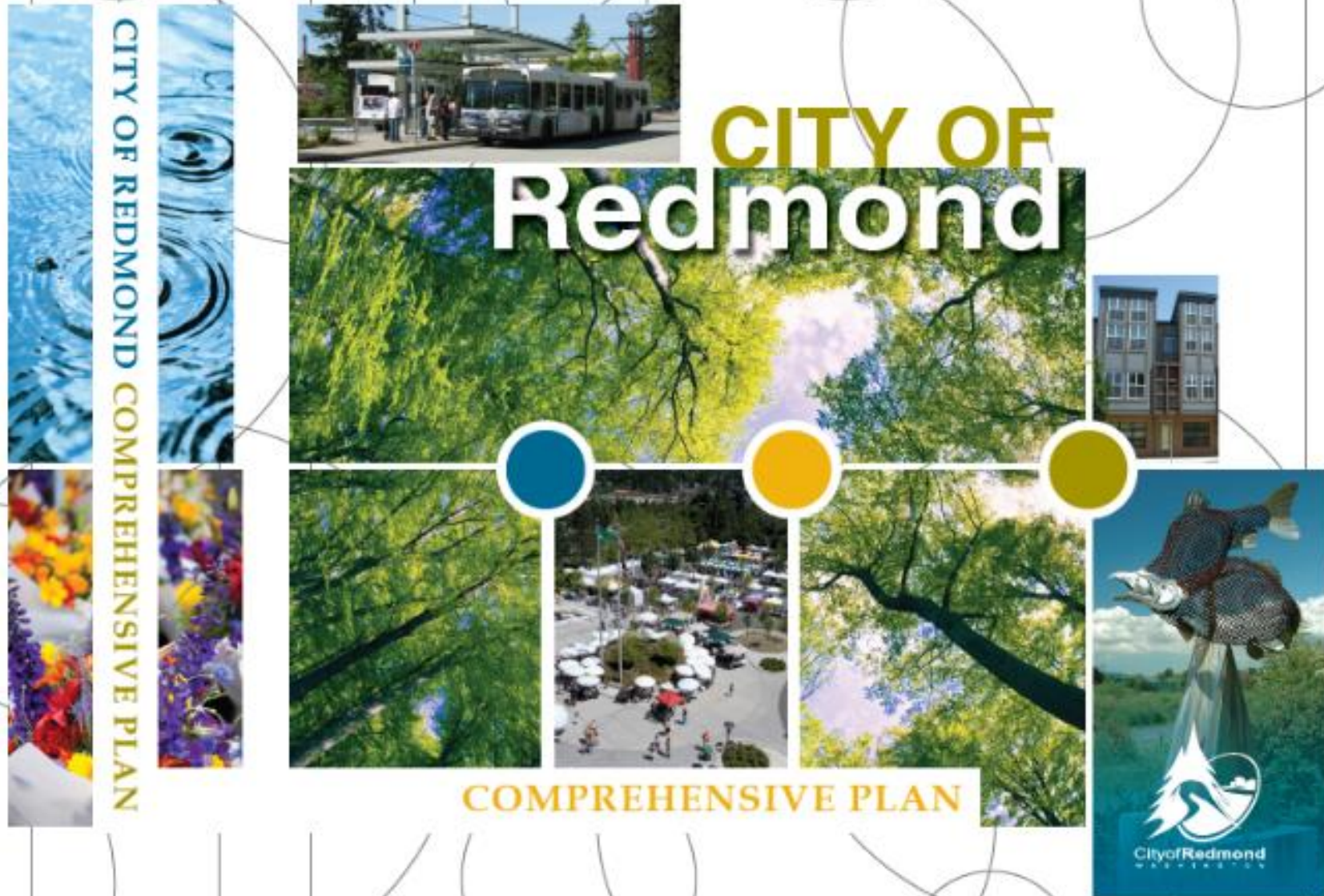
- Growth Management Act
- Puget Sound Regional Council VISION 2050
- Regional Growth Strategy
- Countywide Planning Policies



VISION 2050

A Plan for the Central Puget Sound Region

Local Planning Context



Community Profile


- Demographic and economic statistics
- Limited to general statistics – topic-specific in technical chapters



Housing



Existing Conditions



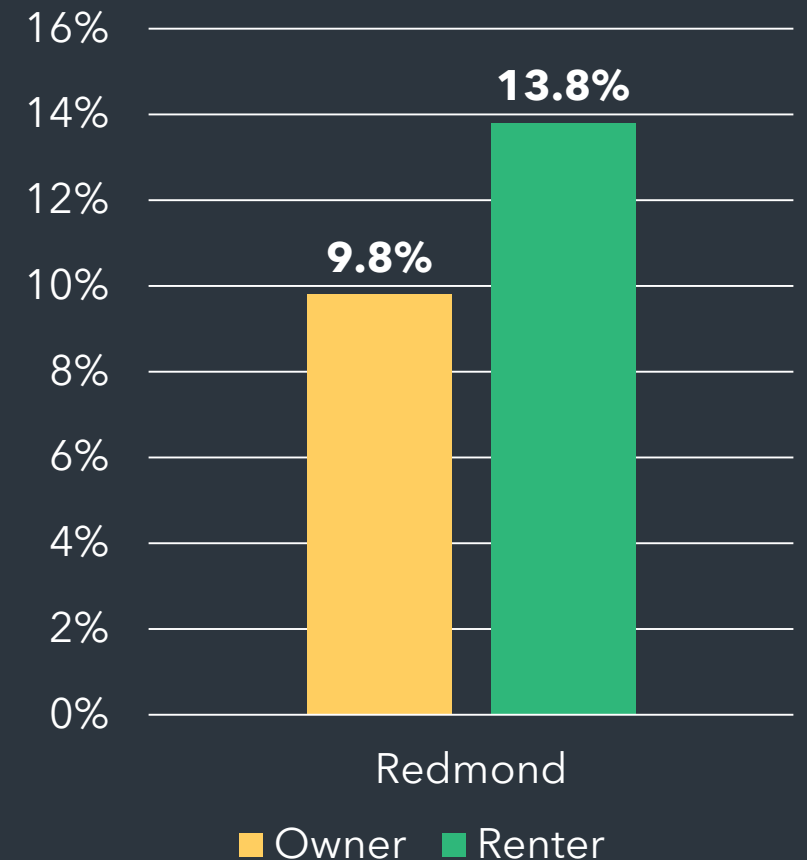
Housing conditions have a direct impact on Redmond's quality of life. Redmond residents place a high value on having a safe and comfortable place to live—a home that is **affordable and is located within a neighborhood that is attractive and conveniently located**

-Redmond 2030
Comprehensive Plan

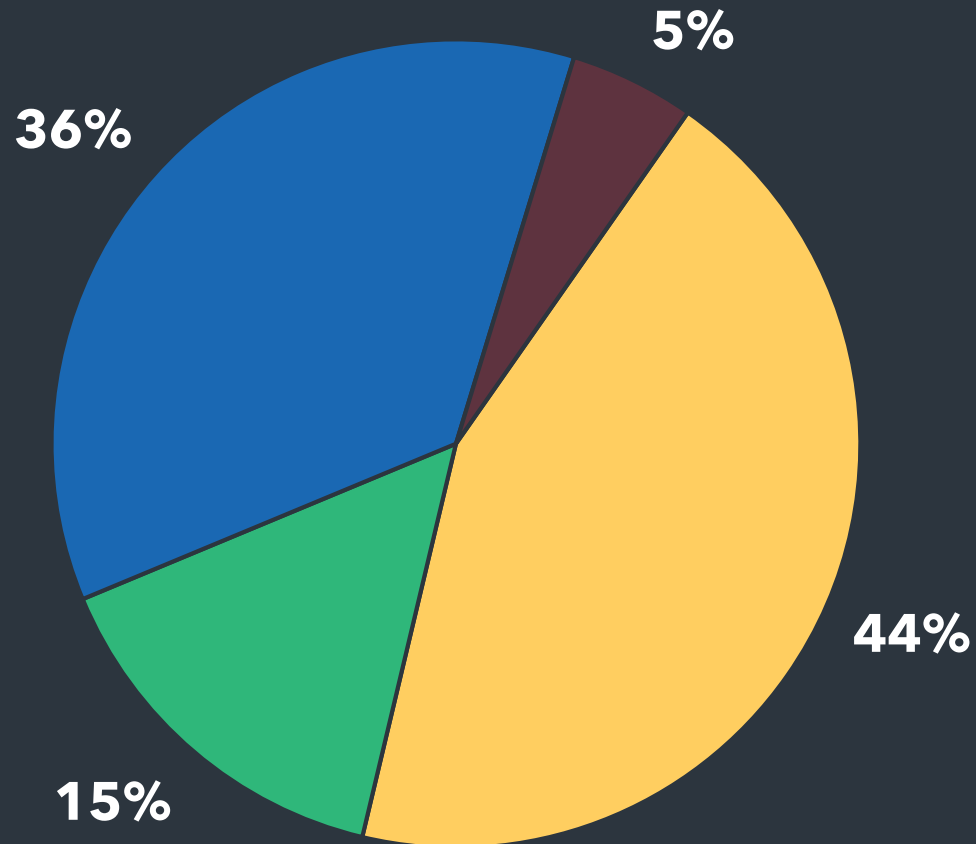
Current Conditions

- 31,316 Housing Units
- \$123,449 Median Household Income
- \$823,300 Median Home Sale Price
- \$2,256 Median Rent 2-Bedroom Apt
- 24% Households that are Cost-Burdened
- A Regional Coalition for Housing (ARCH) - Key Partner

Percent of Cost-Burdened Households, by Tenure



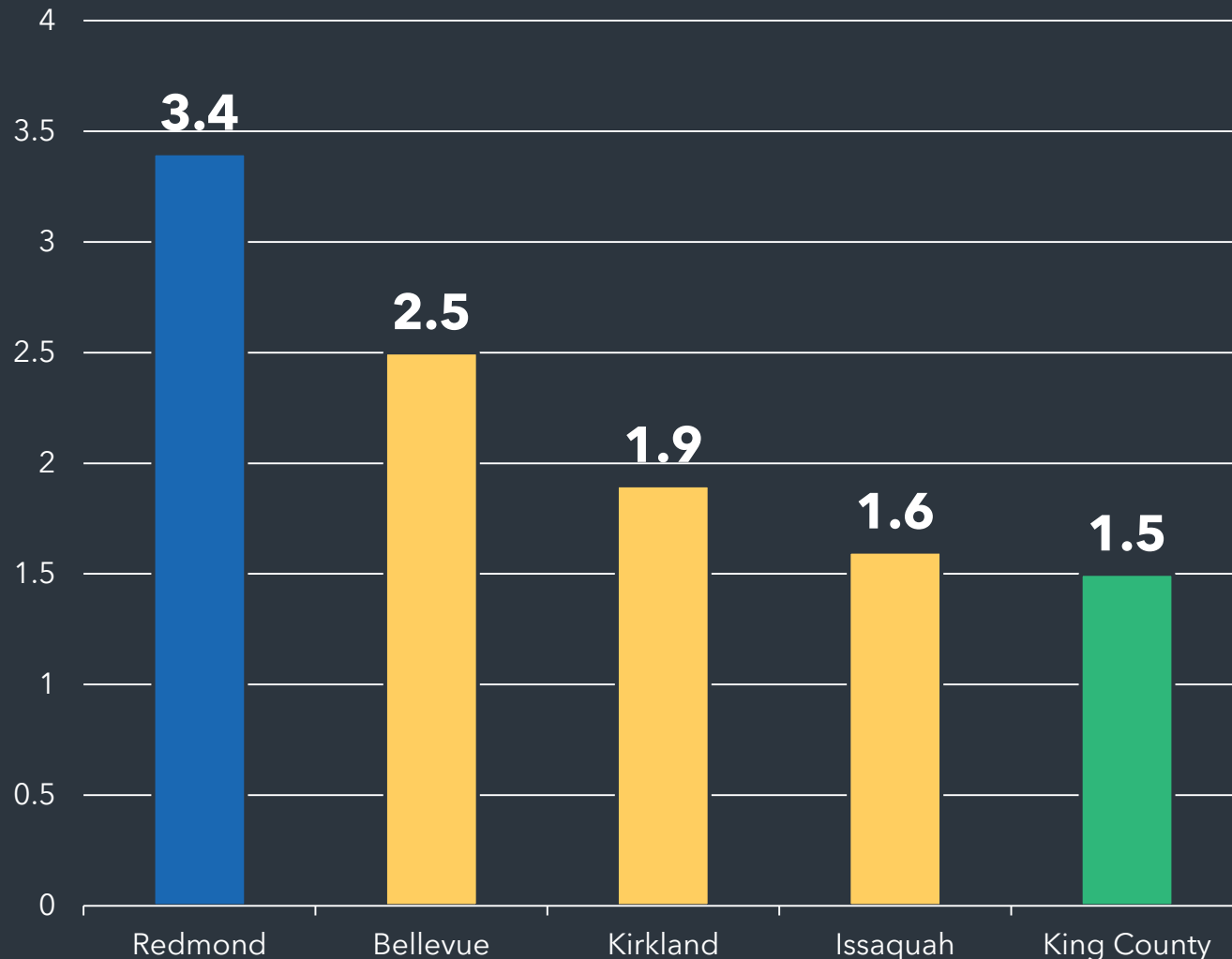
Redmond Housing Types



- Majority of housing units are;
 - Single-Family Detached or
 - Apartment
- Comparatively few "middle housing" units;
 - Duplexes
 - Triplexes
 - Multiplexes
 - Townhomes

Employment and Housing

Jobs-to-Housing Units Ratio

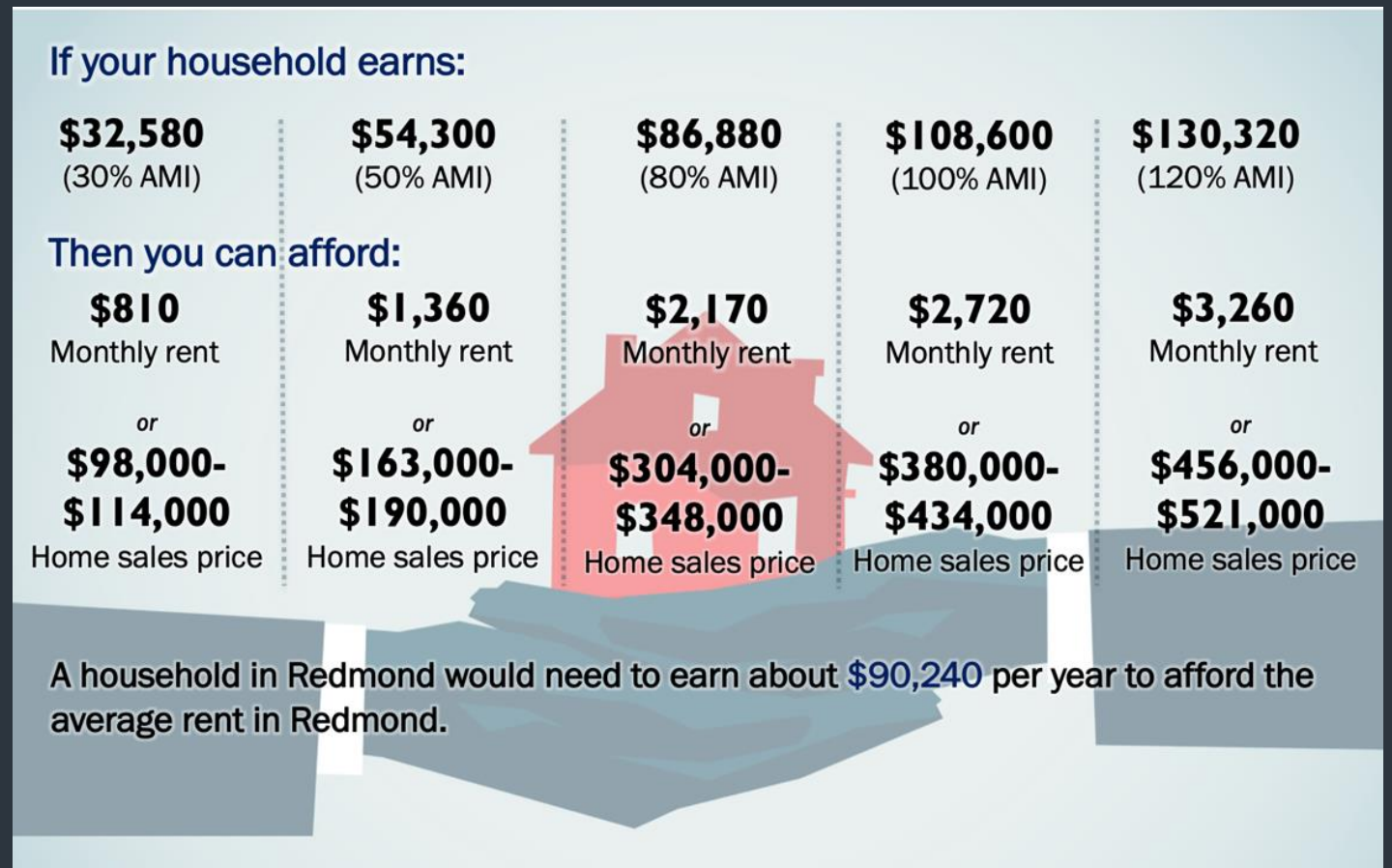


- King County uses the jobs-to-housing ratio as a tool to;
 - Improve the jobs/housing balance within the county
 - Guide the allocation of residential and employment growth for jurisdictions
- Only 11% of Redmond's workforce lives in Redmond.

Trends & Policies

Housing is expensive.

- Redmond median home sale price has doubled since 2000.
- Average Redmond rent has remained above 100% AMI since 2000.



Policy Considerations: Equity in Housing

The need to achieve equitable outcomes should be an important consideration in the development of housing policy and should advance:

Distributional Equity



Process Equity



Cross Generational Equity





Economic Vitality



Existing Conditions



Redmond has acted to maintain a strong economy and a **diverse job base. The City is the home to many small, medium-size and locally owned businesses and services, as well as nationally and internationally recognized corporations.**

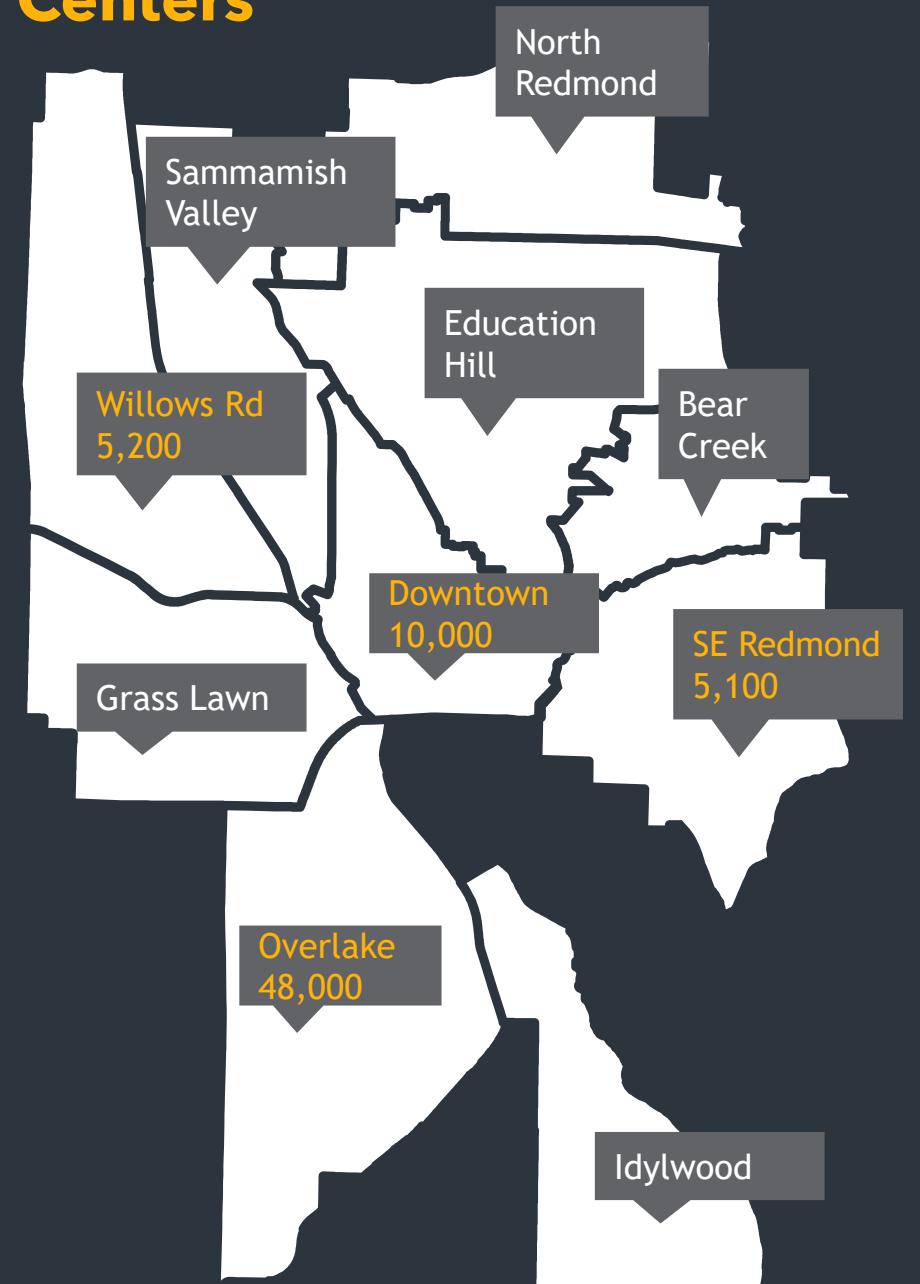
-Redmond 2030
Comprehensive Plan

Current Conditions

- 5,900 businesses
- 95,000 jobs
- Top 20 businesses = 53% jobs
- 1995 - 2019 grew by 50%

Company	FTE Jobs
Microsoft Corporation	38,657
Terex Washington & USA	2,136
Lake Washington School District	1,512
Eurest Dining Services	1,241
Nintendo of America	953

Employment Centers



Industry Clusters



Interactive Media & Software



Retail Arts & Culture



Aerospace Manufacturing



Avionics



**Medical IT & Application
Related Software**

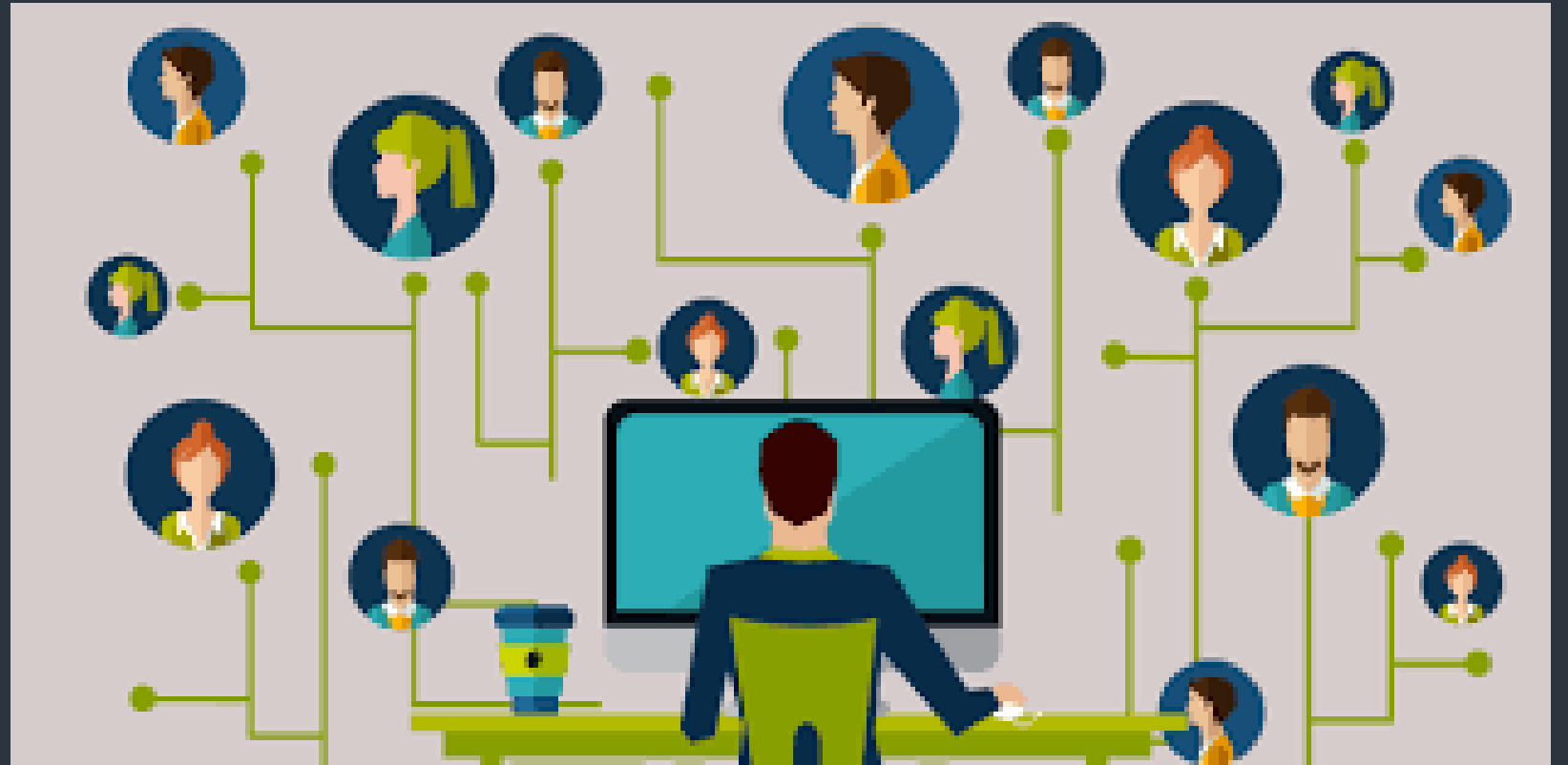
Sector	2019 FTEs	% total jobs	Change 1995- 2019
Construction & Resources	3,272	3.4%	6%
Wholesale Trade, Transportation & Utilities	3,899	4.1%	16%
Retail	3,942	4.1%	16%
Manufacturing	7,953	8.3%	-16%
Services	72,031	75.4%	66%

Partnerships

Successful outcomes depend on the City engaging in a variety of partnerships.



Trends



- Technology-Based Jobs
- Congestion
- Teleworking
- Recovery Efforts

Policy Considerations

- Diversify and expand the job sector and business clusters to enhance economic resiliency
- Maintain manufacturing land uses
- Identify strategies to retain existing businesses and help them succeed
- Enhance local cultural and social qualities to attract workforce
- Provide support for local businesses
- Review policies for “Artisan and Craft” businesses that blend light manufacturing and retail zones



Thank You



Any Questions?

