Agenda

- Developing growth scenarios

- Model considerations
  - Performance metrics
  - Building typologies

- Model results
  - Baseline
  - Center + Corridors
  - Centers

- Next Steps

Objective:
Review the results from the parametric modeling exercise that form the basis of the Redmond 2050 growth scenarios

Growth Scenarios: Where Should Growth Go?

Community Vision

- Sustainability
- Equity & Inclusion
- Resilient

Regional Requirements

- Urban Center targets from PSRC
- Growth targets
- Market feasibility

*A parametric model can help us **create & evaluate** our choices.*

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Model Considerations

The growth model:
- Shows the best possible building + parcel combination to reach desired outcomes
- Gives a *pattern* for where growth might go
- Follows the rules

The growth model does not:
- Show what buildings *look like*
- Provide parcel-based *certainty of redevelopment*
- Consider developments that are not financially feasible today

Desired Outcomes	Criteria Evaluated By Model
Sustainability	Access to transit VMT Impervious surface Walkability
Equity & Inclusion	Displacement Risk Ownership v. Rent Affordable Units
Resiliency	Access to Jobs Cost to Service Diversity of Types of Buildings % in Urban Centers

Building Criteria: Typologies

- 12 typologies from town homes → high rises

- Selected for evaluation based on:
  - Need to accommodate growth
  - Community accepted
  - Financially feasible
  - Supports desired outcomes

	Typology	Parking	Stories
	Townhouse Own	Garage	3
	Stacked Flats	Surface	3
	Stacked Flats	Surface	4
	Podium	Podium	5
	Podium	Podium	6
	High Rise	Podium	10
	High Rise	UG/Podium	19
	Office Low Rise	Surface	4
-	Office Mid Rise*	Podium	6
	Office Mid Rise Campus	Podium	6
	Office High Rise	UG/Podium	8
	Office High Rise	UG/Podium	13

* Typology currently not financially viable

Parametric Model

Parcel Criteria

(Likelihood of redevelopment, walkability, access to amenities, displacement risk)

Building Criteria

(Lot size, impervious surface coverage,)
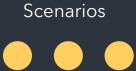
Community Feedback

(Preference for location of growth, priorities)

Scenario Development & Optimization

(Affordability, VMT, access to transit, growth targets)

Highest Scoring Scenarios

Growth Scenario 1

Centers + Corridors

Growth Scenario 2

Centers

Growth Scenarios

Baseline
What does it look like if we change nothing in current zoning

Centers + Corridors
Focus growth to urban centers, station areas, and select arterials

Centers
Focus growth to urban centers & station areas

Final graphics pending. Slide to be updated.

19,901 Housing Units
18,390 Jobs

27,481 Housing Units
20,480 Jobs

24,142 Housing Units
20,458 Jobs

Location of Growth Comparison

	Centers + Corridors % of new growth		Centers % of new growth	
	Housing Units	Jobs	Housing Units	Jobs
Downtown + Marymoor	14%	19%	23%	28%
Overlake	33%	**69%**	**53%**	**66%**
Corridors/ Elsewhere	**51%**	12%	24%	6%
TOTAL	**27,481***	**20,480**	**24,142***	**20,458**
Target	**20,000**	**20,000**	**20,000**	**20,000**

- Higher % affordable housing
- Improved access to transit
- Better aligned with public opinion
- Max Height: 10 stories

- More ownership opportunities
- Better walkability & access to biking
- More aligned with growth targets
- Max Height: 13 & 19 stories (Overlake only)

Next Steps

Share modeling results

EIS work to further evaluate options and develop a preferred scenario

Form of growth

Discussion

Centers + Corridors
Focus growth to urban centers, station areas, and select arterials

Centers
Focus growth to urban centers & station areas

What else do you need to know to choose a preferred growth scenario?

Final graphics pending. Slide to be updated.

What are your observations about the scenarios? What strikes you?

Final graphics pending. Slide to be updated.

Which Redmond would you want to live in?

27,481 Housing Units
20,480 Jobs

24,142 Housing Units
20,458 Jobs

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