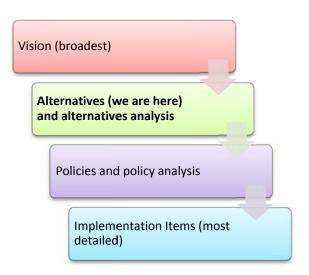
Draft Alternatives for Southeast Redmond

June 26, 2013

What is an alternative?

Draft Alternatives describe different ways that the Southeast Redmond could move toward its stated vision over the life of the neighborhood plan. Vision Statements describe a future condition. They are the broadest statements in a neighborhood plan. Alternatives provide the next level of detail, but are not as detailed as policy statements. The combination of Vision Statements and Draft Alternatives answer the "what" question, and provide several suggested answers to the "how" question.



For a given vision statement there are usually multiple alternatives. In most cases, the alternatives are in order from least departure from status quo to most departure from status quo. Alternatives should be interpreted broadly, meaning that each alternative could be implemented in a wide variety of ways. Alternatives can be combined, and are not necessarily mutually exclusive.

Vision statements follow solid bullets • (

Draft alternatives follow hollow bullets •

Overall

- Southeast Redmond is a neighborhood in which people enjoy living, working, recreating, shopping and more. It has evolved into a neighborhood where diverse land uses coexist for the benefit of residents and employees, and where investments in transportation, parks, and the environment have improved the quality of life for everyone.
 - Maintain opportunities for continued diversity of residential, employment, shopping, recreation, and other activities
 - Increase opportunities and improve infrastructure and services for people to live, work, shop, recreate, and more in the neighborhood, such as by changing planned land uses and zoning
 - Create a strong connection to the natural environment through public and private development projects, such as by converting "gray space" to "green space" and using innovative ideas on the use of space and resources
- Southeast Redmond maintains a strong sense of inclusiveness and awareness through continued communication within the neighborhood and with the City.
 - Continue promoting opportunities for neighborhood communication using existing tools and networks
 - Create and strengthen communication tools and the communication network in Southeast Redmond

Transportation

Citywide Vision

• Redmond's 2030 transportation system offers people a variety of real choice for how we get between where we live, work, shop and play.

Citywide Policy Direction

- Prioritize people-oriented travel that supports Redmond's land use, manages limited street capacity most efficiently, and provides a system that embodies the City's sustainability principles.
- Improve access between neighborhoods and urban centers, neighboring cities, and the region.
- Maintain an effective system of access and circulation for delivery and freight.

Other Neighborhood Plan Ideas

- Set vision for arterials that balances various interest (Bear Creek, Idylwood)
- Identify high-priority investments related to access, safety, connectivity, etc. (several)
- Identify future studies for critical corridors (Bear Creek)
- Identify transit needs (several)
- Emphasize non-motorized connectivity (Education Hill)
- Encourage/discourage street types, like cul-de-sacs (Education Hill, North Redmond)
- Create a future street plan (Bear Creek, North Redmond)
- Describe street character for specific streets (North Redmond, Idylwood)
- Address alternative parking approaches (Southeast Redmond)

- Street and non-motorized connections provide good circulation options and have made it easier to reach popular destinations, such as transit hubs, parks, shopping, employment areas, and other Redmond neighborhoods
 - Support current plans for new street and trail connections.
 - o To support diverse land uses and safe multimodal travel, consider modifications to plans for Southeast Redmond's transportation system.
 - o Many streets are improved to be complete streets that provide convenience, safety, comfort, and access to destinations for all users.
- Trucks carrying freight continue to have safe and efficient access in and out of Southeast
 Redmond while minimizing impacts on residential areas of the neighborhood
 - Support City plans for Primary Truck Routes and Truck Access Streets.
 - Emphasize street design that supports safe and dedicated non-motorized connections.
 - Promote through, general vehicular and truck travel on principal and other high capacity arterials, which have higher vehicular volume and speed.
- The new light rail station is a walkable transit hub, and is well-connected to the rest of Southeast Redmond and the community

- Focus on transportation connectivity for all modes while keeping the planned land use mix mostly the same
- o Improve transportation connectivity and also change the planned land use mix to enhance the environment especially for those on foot or bicycle
- Improve the walking environment by increasing the green-to-gray ratio in the station area
- Transit service has improved so that more people can access home, jobs and other destinations by transit; bus transit is well-integrated with rail transit, and is an attractive alternative to driving alone
 - Work to improve local routes and internal neighborhood transit connectivity and levels of service
 - o Focus on giving more people access to regional bus and rail routes
 - o Improve opportunities for park and ride for transit users
- Traffic is sometimes congested along major arterials, but all streets function well and can be safely crossed by pedestrians.
 - Look for ways to make the most out of existing infrastructure
 - o Look for creative ways to address conflicts between vehicles and non-motorized users.
 - Improve safe pedestrian crossing across Redmond Way, encouraging pedestrians to use shorter crossings, or grade-separated crossings
- Regional traffic has good access between SR 520 and major arterials leading to/from Redmond
 - Support long-term improvements to mitigate congestion at the end of SR 520 including the intersection of Union Hill Road and Avondale/SR 520 and the interchange area of SR 202 and SR 520
 - o Intercept as many regional trips as possible at the future park & ride
- Pedestrians, bicyclists, and truck drivers all travel safely through the neighborhood by keeping non-motorized corridors separate from truck routes or by designing corridors to safely accommodate all modes.
 - o Plan and implement north-south and east-west non-motorized corridors that provide separation between trucks and peds/bikes
 - o Identify corridors with the most safety concerns and design solutions to accommodate all modes

Environment

Citywide Vision

Redmond in 2030 has maintained a very green character. The city prides itself for its
environmental stewardship, including an emphasis on sustainable land use and development
patterns, landscaping that requires little watering, and other techniques to protect and conserve
the natural environment, while flourishing as a successful urban community.

Citywide Policy Direction

- Maintain, and where possible, improve air quality, water quality, soil quality, and ecosystem function to ensure the health and well-being of people, animals, and plants.
- Encourage the judicious use of renewable natural resources and conserve nonrenewable resources.
- Support sustainable development and strive towards becoming a sustainable community.

Other Neighborhood Plan Ideas

- Emphasize education (Bear Creek, Idylwood)
- Encourage green practices in residential and commercial settings (Bear Creek)
- Require high-priority green practices (North Redmond)
- Identify demonstration programs or projects (Idylwood)
- Incentivize green development (Idylwood)
- Identify areas for environmental preservation or rehabilitation (Southeast Redmond, North Redmond)
- Address noise impacts (Willows/Rose Hill)

- Redmond continues to enjoy clean drinking water from the aquifer under Southeast Redmond
 - o Minimize impacts to Redmond's aquifer from new development.
 - New development and redevelopment improves aquifer recharge and groundwater quality
 - o Strive for zero impacts to Redmond's aquifer from new development.
 - o Eliminate impacts to Redmond's aguifer from new development.
 - Use of hazardous chemicals by businesses and homeowners is minimized and does not impact stormwater, groundwater, or streams
- Bear Creek and Evans Creek support abundant salmon runs and provide beauty and recreation for residents and employees
 - Protect and restore Bear and Evans Creek to provide habitat, natural beauty and peaceful recreation areas
 - Minimize stormwater impacts from urban development, such as with green areas throughout the neighborhood
 - Evans Creek relocation supports industry and stream restoration

- Encourage stewardship opportunities through a variety of strategies such as creek side planting and home and business best management practices
- Stormwater management protects people, property, and the environment
 - o Support business activity and a healthy environment.
 - Incorporate low impact development practices in new development to support neighborhood quality of life
 - o Implement innovative systems to improve stormwater management for public and private projects, and retrofit existing areas.
- Businesses work to minimize dust and odors associated with business operations as a good neighbor gesture
 - Businesses and residents work with each other to address issues regarding dust and odors. Landscaping established by new development helps buffer impacts between land uses.
 - The City and neighborhood stewards find opportunities for and implement green infrastructure to address issues regarding dust and odors.

Land Use

Citywide Vision

- Redmond is treasured for its character, natural assets, friendly and welcoming atmosphere, diversity, safety and quiet settings.
- In 2030 Redmond citizens describe their community as one that is complete, offering a wide range of services, opportunities and amenities.

Citywide Policy Direction

- Redmond includes a broad choice of housing types at a range of prices, including affordable homes.
- The city is home to many small, medium-size and locally-owned businesses and services, as well as nationally and internationally recognized corporations.
- Downtown and Overlake are thriving centers of residential and commercial activity.

Other Neighborhood Plan Ideas

- Delineate appropriate locations for various land uses (several)
- Outline criteria for potential future rezones (Bear Creek)
- Identify criteria for small-scale commercial (Grass Lawn)
- Encourage innovative building techniques (North Redmond)
- Identify important view corridors (North Redmond)
- Identify amenities toward which development should orient (Sammamish Valley)

Southeast Redmond Concepts and Alternatives

General

- Southeast Redmond provides a high quality of life with places to live, work, shop, and recreate
 - o Maintain and support Southeast Redmond's variety of activities and land uses to help foster people's ability to live, work, and connect with one another.
 - Work toward a sustainable neighborhood, addressing strong employment, healthy environment, and social equity.
- Transition areas between differing land uses and activities help maintain a cohesive and neighborly community
 - Landscaping and structures provide buffers and transitions between uses that differ in intensity.
 - Buffers and transition areas are established by the City, developers, and property owners.
 - Buffers and transition areas are established as stewardship opportunities. The
 neighborhood collaborates with the City and property owners to help maintain buffers
 and transition areas.
 - These buffers incorporate green and nature to also provide a healthy neighborhood
- The City has worked to help retain manufacturing and other businesses in the neighborhood and elsewhere in Redmond.
 - Maintain current planned land use and zoning to help retain manufacturing and other businesses.

 Rezone land to attract new businesses and employment such as business campuses and to avoid creating more land use incompatibilities.

Land Use Types

- Southeast Redmond provides a variety of land uses, helping ensure long-term neighborhood resiliency and enhancing Southeast Redmond's high standard of livability
 - Maintain existing variety of planned land uses and business activities
 - Modify zoning in strategic locations to increase the variety of land uses and business activities
 - o Introduce an innovative zone(s) to help establish a dense and diverse combination of working or live/work opportunities in appropriate locations.
- Walkable destinations such as small-scale commercial businesses help create additional employment opportunities, strengthen the local economy, and offer places for community gathering and culture.
 - o Maintain existing opportunity for neighborhood commercial zones from the three alternative sites immediately north of Southeast Redmond Neighborhood Park.
 - Opportunities for neighborhood commercial uses are formally identified in policy and through a planned land use and zoning change. Potential locations include the residential sub-area, the manufacturing and industrial sub-area, and the East Link Station/Marymoor Park sub-area.
- Southeast Redmond continues to be strong in manufacturing, and has welcomed additional retail and service businesses, especially in existing commercial centers and near the light rail station.
 - O Southeast Redmond maintains support for manufacturing, retail, and other businesses through its existing variety of planned land use and zoning.
 - Amend land use and zoning maps to increase manufacturing, retail, and other business opportunities.
 - o Provide incentives for manufacturing, retail, and other business opportunities such as through an innovation zone.
 - Ensure that new development protects natural assets such as the aquifer, streams, and wetlands

Light Rail Station Area

- The light rail station area at the intersection of Redmond Way and SR-520 provides a vibrant
 destination and lively neighborhood sub-area by supporting additional opportunities for living,
 employment, community gathering, education, shopping, and commuting to other Redmond
 and Puget Sound destinations
 - Maintain current planned land use and zoning which support a variety of activities and business operations.
 - Update planned land use and zoning to promote future opportunities for living, working, and other activities.
 - The character of this area supports the adjacent natural areas Bear Creek, Marymoor Park, groundwater aquifer, Sammamish River
- This area has good multi-modal transportation connections to the rest of the neighborhood
 - o Improve non-motorized connections across Redmond Way

- o Improve east-west connections to connect employment and residential areas to the light rail station
- o Plan and improve an interconnected multimodal transportation network to provide convenient and safe access by foot, bike, and transit to the light rail station
- o Plan and improve the street network surrounding the Southeast Redmond station to support good vehicular connectivity and access to and from the station.

Housing

Citywide Vision

Redmond includes a broad choice of housing types at a range of prices, including affordable
homes. During the past 20 years, there has been much more variety in the types and prices of
newly constructed homes, including more cottages, accessory dwelling units, attached homes,
live-work units and other smaller single-family homes...The number and variety of multifamily
housing choices have increased significantly, especially in the mixed-use developments in the
urban centers.

Citywide Policy Direction

- Zone sufficient buildable land to accommodate projected growth
- Encourage a variety of housing types, sizes and densities throughout the city
- Ensure an appropriate supply and mix of housing and affordability levels, especially in employment centers like Downtown, Overlake and Southeast Redmond
- Locate housing to serve special needs populations in Redmond
- Encourage the dispersal of affordable housing throughout the city

Other Neighborhood Plan Ideas

- Alternative housing types: cottages, accessory dwelling units, attached housing (several)
- Inclusionary zoning to ensure affordable housing (several)
- Single-family design standards to orient homes to the street (several)
- Support aging in place (Idylwood)
- Clustering to preserve open space (Idylwood)
- Encourage smaller homes through a special zoning designation (Willows/Rose Hill)

- Southeast Redmond remains a desirable and attractive neighborhood
 - o Enhance compatibility among land uses using design strategies and siting
 - o Improve amenities near housing
- Better buffers have been created over time between existing residential and non-residential uses
 - Use zones as buffers, such as small-scale commercial, business parks, and other uses that are appropriate nearby residential
 - Use open space or forest areas as buffers, such as by strategically locating public open space or by encouraging private development to cluster development away from existing residential areas
- Southeast Redmond has a variety of housing options serving a variety of lifestyles and household types, and affordable to people at all of income levels.
 - Encourage innovative housing types, such as cottages, "backyard homes," single-family attached homes
 - Require at least some housing to be affordable and provide incentives for doing so

- o Work with developers and others to provide a greater level of affordability
- Many people live near and can walk to the light rail station.
 - o Incorporate housing into land use plans near the light rail station, such as south and west of the station (in the manufacturing area) or north and east of the station (near Home Depot, etc.)
 - o Improve connectivity from existing housing to the light rail station

Economic Development

Citywide Vision

Redmond has acted to maintain a strong economy and a diverse job base.

Citywide Policy Direction

- Provide a mix of uses in a range of zones that allow for the daily needs of residents to be met and that support the expansion of existing Redmond businesses and attraction of regional, national and international businesses
- Recognize that a healthy natural environment is a significant community amenity that attracts people and investments to Redmond
- Focus additional employment in the Willows/Rose Hill and Southeast Redmond neighborhoods
- Partner with others to achieve economic vitality goals

Other Neighborhood Plan Ideas

- Support for businesses generally (Bear Creek)
- Provide for small-scale ("neighborhood commercial") opportunities (Education Hill, Southeast Redmond)
- Identify a major employment center (Southeast Redmond)
- Provide for manufacturing uses and discourage incompatible uses (Southeast Redmond)
- Convenience retail within business parks (Willows/Rose Hill)

- As a vibrant and major employment location within the City, the Southeast Redmond neighborhood continues to provide a variety of employment and business opportunities.
 - Expand land capacity for employment uses in undeveloped areas
 - o Create new opportunities near the future light rail station
 - o Retain capacity for industrial activities by retaining land zoned for industry

Community Gathering

Citywide Vision

• Community gathering places are found throughout the city.

Citywide Policy Direction

- Provide community gathering places in recreation facilities and park sites
- Encourage development of new community gathering places
- Preserve and develop informal community gathering places, such as fountains and coffee shops

Other Neighborhood Plan Ideas

- Require indoor gathering space as condition of rezone (Bear Creek)
- Improve existing parks as gathering places (Grass Lawn)
- Use Neighborhood Commercial zones as a gathering opportunity (several)
- Use neighborhood events or small amenities like picnic benches as gathering opportunities (Idylwood)
- Use community spaces, like churches, as gathering places (North Redmond)

- Gathering places such as plazas, parks, and community facilities provide a variety of
 opportunities for those who live, work, and visit Southeast Redmond to meet and to engage
 while building a strong sense of community
 - o Encourage completion of existing facilities in Southeast Redmond in advance of acquiring new facilities in the neighborhood.
 - o Promote publicly owned facilities in close proximity to Southeast Redmond.
 - Promote and encourage both publicly and privately owned and managed facilities in and near Southeast Redmond.
- Accessible community center
 - o Explore opportunities for a community center in or near Southeast Redmond
 - Provide incentives for privately operated indoor/outdoor recreational facilities.

Parks and Recreation

Citywide Vision

• In 2030 Redmond has a park and open space system that provides a natural area or recreational opportunity within walking distance of every resident.

Citywide Policy Direction

- Meet level-of-service standards amounting to 6.5 acres of parks per 1,000 people
- Distribute parks and recreation facilities throughout Redmond to improve walkability and equitable distribution
- Create a balanced system of recreation opportunities for all ages
- Develop an interconnected community through trails and pathways easily accessed by a variety of users

Other Neighborhood Plan Ideas

- Encourage educational components in natural areas (Bear Creek)
- Preserve wooded areas and open spaces (Education Hill)
- Map specific desired trail connections (several)
- Identify specific improvements to existing parks (Idylwood)
- Encourage stewardship opportunities (several)
- Encourage green practices in parks (North Redmond)

- A variety of parks, open space, trails, and other community facilities help ensure opportunities for passive and active recreation and support all ages and abilities
 - Use parks and other open spaces to put green into the gray
 - Use parks and open spaces to enhance stream health, tree canopy, and other natural assets
 - o Improve non-motorized connections to nearby parks
 - o Complete trail connections
 - Develop Southeast Redmond Park
- People in Southeast Redmond enjoy access to a network of trails, such as the Bear and Evans
 Creek trail system that provide access to area parks and to other parts of Redmond and
 neighboring communities.
 - o Improve connections to existing and future trail systems
 - Identify new trail corridors to connect to regional trail systems
 - o Improve amount and quality of publicly accessible green spaces
- Trails, sidewalks, and bike lanes provide a strong sense of connection between the neighborhood and Marymoor Park. Adjacent land use blends with the park boundary, helping define this area as a neighborhood asset
 - o Improve connections across Redmond Way toward Marymoor Park