CITY OF REDMOND BEAR CREEK CITIZEN ADVISORY COMMITTEE MEETING SUMMARY [DRAFT]

January 28, 2010 - Redmond City Hall

NOTE: This summary is not a full transcription of the meeting.

CAC MEMBERS PRESENT: Berrios, Murillo, J. Thompson, S. Thompson

PLANNING COMMISSION LIAISON: Chandorkar

STAFF PRESENT: Jeff Churchill, Senior Planner

The Bear Creek Citizen Advisory Committee is appointed by the Mayor to advise vision, policy, and regulatory updates during the course of the Bear Creek neighborhood plan update.

CALL TO ORDER

Mr. Thompson convened the meeting at 4:35pm.

REVIEW OF AGENDA

Mr. Thompson added the following item to the agenda: review of Sunset Magazine article regarding community land trusts.

COMMUNITY LAND TRUSTS

Ms. Thompson shared an article about community land trusts from Sunset Magazine. The article described how community land trusts are a mechanism for creating affordable home ownership opportunities. The CAC agreed that it was a tool that could be used in the Bear Creek neighborhood.

REVIEW OF JANUARY 14, 2010 MEETING SUMMARY

The CAC unanimously approved the meeting summary for its January 14, 2010 meeting.

PRIORITIZATION OF VISION IMPLEMENTATION STRATEGIES

The CAC reviewed the prioritized vision implementations strategies and continued to prioritize some of the strategies that it did not consider at its January 14, 2010 meeting. Mr. Churchill agreed to provide a revised form of this working document at the CAC's next meeting.

SPRING OPEN HOUSE

The CAC discussed possible dates for a spring open house. Dates in April that do not work are April 5, 6, 11, and 13. The CAC also agreed that it would be a good idea to have an event at Friendly Village as well. Mr. Churchill agreed to follow-up with Friendly Village management.

NEIGHBORHOOD VIDEO

Patrick Hirsch of RCTV described how the CAC could produce a video about the neighborhood plan update for the next edition of eFocus. The CAC watched a video from the Viewpoint neighborhood, and then discussed possible topics for a Bear Creek video. Among those topics mentioned were: the Avondale corridor, the Bear/Evans Creek valley and aquifer, housing, the neighborhood boundary change, and safety. Mr. Hirsch said that the video would need to be filmed in the next four weeks.

NEIGHBORHOOD CHARACTER DISCUSSION

Mr. Churchill described the process by which the CAC could proceed with a discussion of neighborhood character. The CAC agreed and then listed, based on what it had heard from the community to date, unique features of the Bear Creek neighborhood. It then considered how they might already be addressed in the Comprehensive Plan, what actions/provisions should be included in the neighborhood plan, and what the implications of those actions/provisions might be.

LAND USE ACTION SIGNS

Mr. Thompson noted that there are still old land use action signs in the neighborhood that add clutter. Mr. Churchill agreed to follow-up with code enforcement staff.

NEXT MEETING

The next meeting will occur on February 4, 2010 at 4:30pm at Redmond City Hall. Ms. Thompson will chair the meeting.

ADJOURNMENT

The meeting adjourned at 6:30pm.



Housing Discussion – February 4, 2010

Bear Creek Neighborhood Plan Update

What we have heard to date specifically about neighborhood character

- Housing should be attractive, safe, and affordable (top 3 from summer survey)
- Housing opportunities, choices, and affordability are not issues of high concern
- Also see spring 2009 survey results
- Also see draft vision statement and prioritized vision implementation strategies
- Also see existing neighborhood plan policies

What the housing section has included

- General policies addressing housing (e.g., emphasizing choice)
- Policies regarding specific types of housing (e.g., cottages)
- Policies regarding affordability (e.g., incentives)
- Policies regarding design

Questions to consider prior to the February 4 meeting

- What housing tools could address community ideas and concerns raised to date?
- Does the City have provisions in place that address these tools already or should additional policies or actions be considered? *See the Comprehensive Plan*.
- If additional policies or actions should be considered, what are they?
- What are the implications of such policies or actions?

The citywide context

Redmond's Comprehensive Plan contains a Housing Element. It emphasizes:

- Promoting a mix of housing for all income levels
- Variety in types, styles, and densities of housing in Redmond
- Creating opportunities for ownership housing in a variety of settings, styles, sizes, and affordability levels
- Well-designed structures and character-rich neighborhoods
- Maintaining residential capacity
- Meeting the needs of those who work and desire to live in Redmond
- Supporting the development of housing for those with special needs
- Offering clarity in development regulations
- Encouraging innovative forms of housing
- Preserving and rehabilitating the existing stock of low- and moderate-income housing
- Minimizing unnecessary development costs
- Maintaining a housing trust fund

Neighborhood Character Discussion Outcomes – January 28, 2010 Bear Creek Neighborhood Plan Update

Unique Feature	How addressed in	Actions/Provisions for Neighborhood Plan	Potential Implications
	Comprehensive Plan		
Wetlands,	• Protective policies for each	Educational component	
creeks, aquifer	Shoreline Master Program	• Signs	
		• Partnerships (schools)	
		Surface-aquifer interaction	
Rural-	View corridor identified	View corridor	Property owners
ness/window on	Community character	Limit development	
rural/farming past	policies	Conrad Olson Farm and road	
Friendly Village	Manufactured housing	Keep zoning	Residents' homes
	allowed wherever	 Possible location for alternative housing types 	• Owners' rights
	residential development is	(similar scale)	• Traffic on NE 95 th
	permitted	,	
Perrigo Park	• Identified in PARCC Plan	Integrate with trail system	• Property acquisition (\$)
	• Phase 2 includes play area,	Connect to west part of neighborhood	• Traffic because of
	field, stage, parking, barn		attraction
	use	_	- 20
Avondale Road	• Arterial	• Gateway	• Traffic
	• SE Redmond	Connected safely to rest of neighborhood	• Cost
	Transportation Study	• Not a freeway	• Safety
	possibilities	• Safe, convenient ingress/egress to/from	
(XX7 , : 1 ?)	N	neighborhoods	
"Westside"	 Not specifically addressed 	Connect across Avondale	• Safety (especially kids)
multi-family area		Diverse community	
Fairwinds	Age-in-place policies	• Resort	
	Senior housing encouraged	Senior housing option	

Unique Feature	How addressed in	Actions/Provisions for Neighborhood Plan	Potential Implications
	Comprehensive Plan		
Green feel (trees)	Maintain green character	Native plantings	• Cost
	while allowing for	Pollution fighter	Maintenance
	urbanization	Colorful seasons	• Safety
Avondale Green	Housing variety	Prototype development	
	encouraged		



Bear Creek Vision Implementation Strategies – February 4, 2010 – Working Draft Bear Creek Neighborhood Plan Update

Implementation strategies are an intermediate step between the vision statement and policies that result from them. Brainstorming and prioritizing vision implementation strategies ensures that policies remain consistent with the draft vision statement.

Priority scale is 1-3, where 1=highest priority

Vision Concept	Implementation Strategies	
Healthy	Multi-modal access to local parks	
Activities	Parking at parks	1
	Security at parks (lighting)	1
	Events at parks (e.g., breast cancer walk)	
	Athletic fields, courts	
	Educational kiosks, plaques	
	Exercise equipment on trail	2
	Wide sidewalks and trails	1
	Community activities that bring people together	
	Wetlands programs for school students, parents	
	Farmers market	2
	P-patch gardens	2
	Parks facilities building walkable to neighborhood	1
Accessible	Enhance multi-modal access to parks	
	Crosswalks	1
	Accessible driveways – to street, both directions	1
	Alternative access	1
	Designated u-turns (north/south)	3
	More bus stops	
	Bus stops linked to cross-walks	1
	Improve Avondale Way for bicycles	
Innovative	Alternative energy	1
	Fruit stand area a showcase for solar, wind energy (city-sponsored)	
	Demonstration housing (energy, signage)	1
	Cottages and mother-in-law units	1
	Low-intensity streetlights	
	Aquifer signage	2
	Farm partnership: demonstration urban farming, composting	1
	Farmer's market (@ Gill's, Perrigo)	2
	Subsidized housing for first responders	1

Vision Concept	sion Concept Implementation Strategies	
	Infiltration of stormwater	1
Environmentally	Educational materials	1
friendly	Encourage green building	1
1	Protect aquifer (educate)	2
	Education around salmon	1
	Increase infiltration	1
	Pervious materials	1
	Tours of city wells	1
	Plant native species	1
	"21 Acre" concept (sustainability, food, education)	
Safe, connected	Lighting for intersections, crosswalks	1
	Tree trimming	3
	Crosswalks at useful locations	1
	Crosswalks collocated with bus stops	1
	Connect neighborhood hubs, such as 180 th /Avondale Road with Perrigo Park	1
	Signage to landmarks, historic sites	2
	Historic walking tours	2
	Gateway signage at end of 520 welcoming travelers to neighborhood	1
	Activities that bring people together	1
Choices	Attached units that look like single-family homes	1
	Accessory dwelling units	1
	Cottages	1
	Small- and moderate-sized homes	1
	Modest	1
	Community business (in lieu of existing single-family homes)	1
	Know-your-neighbor activities	1
	Subsidized housing for first responders	1
	Partner with Habitat for Humanity	3
	Rural feeling	1
Attractive	Retaining views of Rainier	1
	Retaining views of moonrise	2
	Encourage use of farm land	1
	High-density small-scale homes	2
	When doing public improvements, don't cause disinvestment in property	1
	Zone land appropriately	1
	Easier Neighborhood Matching Fund	3
	Interpretive sign regarding old farms (Olson, Keller)	2
Supportive	Neighborhood events	1
11	Bus-stops and crosswalks coordinate	1

Vision Concept	Implementation Strategies	
	Local traffic access to Avondale	1
	Reasonable speeds on Avondale (35mph)	2