

CITY OF REDMOND
BEAR CREEK CITIZEN ADVISORY COMMITTEE
MEETING SUMMARY [DRAFT]
February 4, 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

Ms. Thompson convened the meeting at 4:40pm.

REVIEW OF JANUARY 28, 2010 MEETING SUMMARY

The CAC unanimously approved the meeting summary for its January 28, 2010 meeting.

HOUSING DISCUSSION

The CAC engaged in a discussion about what housing tools are appropriate for the Bear Creek neighborhood in achieving citywide housing objectives of providing housing options. First, Mr. Churchill described what housing tools are currently used in Redmond, such as allowing cottages and having design standards for single-family housing. He also described how these tools are addressed in the Comprehensive Plan. Then, the CAC discussed how each tool might be appropriate in the Bear Creek neighborhood based on input from the community received to date.

The CAC discussed cottages, accessory dwelling units, demonstration housing, subsidized housing, attached single-family units, small- and moderately-sized homes, high-density small-scale homes, backyard homes and design standards. Of those, the CAC is considering policies regarding all of those topics except high-density small-scale homes, small- and moderately-sized homes, and accessory dwelling units.

Topics other than housing that arose during the discussion included: a question about a house under construction across NE 95th Street from Friendly Village, and having live-work units along Avondale.

VIDEO SCHEDULING

CAC members will meet with RCTV staff to film a video for the eFocus magazine on February 12th.

SPRING OPEN HOUSE

The CAC decided to hold a spring open house on Thursday, April 29, 2010 from 5pm-7pm at Redmond City Hall.

MEETING AT FRIENDLY VILLAGE

The CAC decided to hold one of its meetings at Friendly Village. The tentative date for this meeting is April 8, 2010.

ADJOURNMENT

The meeting adjourned at 6:30pm.



Neighborhood Character Policies Draft – February 25, 2010

Bear Creek Neighborhood Plan Update

Character Portion of Draft Neighborhood Vision Statement

***Character.** Bear Creek continues to be a **safe** neighborhood where people feel **connected** to one another. The neighborhood has a **green** character, both because it retains a significant tree canopy, and because developments employ the latest in energy-efficient and low-impact development techniques. The heart of the Bear and Evans Creek valley continues to have a rural-agricultural feel.*

Draft Neighborhood Character Preamble

The Bear Creek neighborhood has at the same time an urban and rural feel. It is busy, and it is calm. Here the past and future come together in a kaleidoscope of uses and landscapes. The neighborhood values this unusual mix of nature and city.

Chief among the unique features in the Bear Creek neighborhood is Bear Creek itself, along with Evans Creek and their respective riparian corridors. These creeks and the earth below them are home to critical salmon runs, other freshwater marine life, and a major source of Redmond's drinking water. The neighborhood has also identified its connection to a rural-farming past, its diversity of housing types, and Perrigo Park as features of Bear Creek.

Three neighborhood subareas have distinct land use mixes.

The west subarea, west of Avondale Road, is predominantly Multi-Family Urban with apartments and condominiums on the hillside overlooking the Bear and Evans Creek Valley. This subarea also contains a small cluster of commercial uses and a small amount of property zoned for Single-Family Urban uses. The central subarea – generally the east side of Avondale Road and the west portion of the NE 95th Street corridor – has predominantly Single-Family Urban uses. This area also includes the Fairwinds Retirement Community. Together, the west and central subareas make-up the populated parts of the neighborhood.

The south and east subarea is largely open space in the Bear and Evans Creek Valley. At the east end of this subarea is Perrigo Park as well as other City-owned open spaces. A large portion of this subarea is commonly known as the Keller Farm. This subarea is sparsely populated.

Draft Policies

| # | Policy |
|---|---|
| 1 | Foster the Bear Creek neighborhood's diverse character through environmental stewardship, innovative land-use techniques, and urban design and activities that bring people in the neighborhood together. |

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| 2 | Partner with educational organizations to ensure that all in the Bear Creek neighborhood recognize the critical importance of Bear Creek, Evans Creek, and associated wildlife, wetlands, and the aquifer below. Consider interpretive signage as an educational tool. |
| 3 | Preserve the view corridor from Avondale Road through the Keller Farm toward Mt. Rainier. |
| 4 | Maintain the rural feel along NE 95 th Street, also known as Conrad Olson Road. |
| 5 | Create a gateway at the south end of Avondale Road as an entrance to the Bear Creek neighborhood. |
| 6 | Promote non-motorized connectivity throughout the neighborhood and to adjacent areas. In particular, improve non-motorized connectivity from west of Avondale Road east to Perrigo Park. |
| 7 | Ensure that Avondale Road continues to facilitate local and regional access. At the same time, ensure that its character supports neighborhood quality of life, such as by providing safe crossings and discouraging speeding. |



Housing Policies Draft – February 25, 2010
 Bear Creek Neighborhood Plan Update

Housing Portion of Draft Neighborhood Vision Statement

***Housing.** Residents take pride in living in the Bear Creek neighborhood, while builders take pride in providing **attractive** housing in the neighborhood. Builders and designers seek-out the neighborhood to pioneer new housing technologies and construction methods. People who live in the neighborhood enjoy that they can find homes that match their life needs, from apartments, condominiums, and senior housing, to traditional single-family detached housing. Multi-unit housing is located near arterials and transit, with some limited attached homes designed to look like single family dwellings in single family zones. The community is **safe**, and housing is **affordable** at a variety of income levels.*

Draft Housing Preamble

The amount of land available for residential development or redevelopment is limited in the Bear Creek neighborhood by Bear Creek itself and its associated environmentally critical areas. As a result, development activity is limited mainly to the Avondale corridor and the portion of the NE 95th Street corridor that is within city limits. Because of development limitations in the neighborhood, these policies focus on making the most of existing housing opportunities and finding innovative ways to include new types of housing in the neighborhood.

Draft Policies

| # | Policy |
|---|--|
| 1 | Continue to encourage a diverse mix of single- and multi-family housing types, in recognition that the Bear Creek neighborhood is diverse in its make-up, and as a way to achieve citywide goals of providing a variety of housing options. |
| 2 | Allow cottage housing developments in all residential zones. Limit clusters to twelve per cluster, and do not allow unlimited adjacent clusters. |
| 3 | Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in single-family urban zones. Permit “backyard homes” on lots that are 200 percent of minimum average lot size of the underlying zone. Limit these homes to 1,000 square feet in size, excluding garage area. Require that these homes be affordable to individuals or families earning up to 120 percent of King County median income. |
| 4 | Permit single-family attached housing in all Single-Family Urban zones using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns. |
| 5 | Design single-family attached housing to portray the appearance of single-family detached homes. Use techniques such as shared driveways, single front entries, and varied facades to achieve this. |

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| 6 | Require that a minimum of 10 percent of units in all new residential developments of 10 units or more be affordable to individuals or families earning up to 80 percent of the King County median income. Provide at least one bonus market rate unit for each affordable unit constructed, in accordance with citywide policy and regulation. |
| 7 | Design new single-family homes to maintain visual interest and compatibility with the neighborhood's character. In new developments provide a variety of home designs and vary sizes, types, and site design features, such as setbacks or lot sizes, to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance. |
| 8 | Design new single-family homes to feature living space as the dominant feature of the street elevation to encourage active, engaging, and visually appealing streetscapes. Minimize the garage feature of the street elevation unless the home is located on an arterial and options to minimize the appearance of the garage through design are limited. |
| 9 | Encourage builders to use technologies and practices that reduce resource consumption and minimize development's footprint on the land. For example, this could involve selecting renewable materials, conserving energy and water, encouraging the use of native landscaping, and using low impact development techniques. |
| 10 | Require that clean stormwater runoff from new residential development be infiltrated onsite as conditions permit. |
| 11 | Encourage accessibility, particularly for seniors, by allowing single-story homes that meet universal accessibility standards to exceed ordinary maximum lot coverage standards. Limit this allowance to no more than 10 percentage points over the ordinary standard. |