

CITY OF REDMOND
BEAR CREEK CITIZEN ADVISORY COMMITTEE
MEETING SUMMARY [DRAFT]
April 22, 2010 – Redmond City Hall

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

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

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 4:35pm.

SPECIAL PRESENTATION ON NEIGHBORHOOD COMMERCIAL

Kimberly Dietz, Senior Planner, shared her research into what can make neighborhood commercial uses successful in Redmond. Among her findings are that businesses rely on car trips and adequate parking. There needs to be parking for customers, employees, and for special events. Some stay open late with music and young people congregate outside.

For bicyclists and pedestrians, businesses need seating, bicycle racks, and perhaps special signage to draw people in who are traveling on foot or bicycle. Signs in general are a must-have, and the more conspicuous the better from the point of view of a business owner.

Business owners tend to prefer locations near parks if they are in a low density area. They need a place that attracts people. If it is a bakery or café, it would need wholesale or corporate clients to survive.

Size is not a primary issue. One acre is probably enough. The importance of hours depends on the type of business. Some have early morning deliveries, some have deliveries late at night.

Landscaping is not a primary issue. Gathering places could be created at any neighborhood business except an office business (like a dental office). Most businesses could serve fresh food to alleviate "food deserts".

The CAC then discussed the idea of a neighborhood business where Gil's Fruit Stand is now. They discussed the idea of a café or grocery. They discussed that it should be accessible to pedestrians

that fosters a sense of safety and is a place that a resident would visit often. It should fill a niche that is not already filled. Access is important so it would need to be near a signal for cars and pedestrians.

Other idea discussed included wayfinding to local businesses, a rating/registration symbol or standard, and having a library branch in the neighborhood.

DEBRIEF APRIL 8 MEETING AT FRIENDLY VILLAGE

CAC members reviewed notes from the April 8 CAC meeting at Friendly Village. The overarching environmental theme was improving habitat in and around Bear Creek. The overarching land use theme was maintaining affordable senior housing. Two transportation themes were pedestrian access to Perrigo Park along NE 95th Street and bus pullouts for school buses.

REVIEW OF APRIL 8, 2010 MEETING SUMMARY

The CAC unanimously approved the meeting summary for its April 8, 2010 meeting.

TRANSPORTATION AND CIRCULATION POLICIES

CAC members asked what the school district position on bus pullouts for school buses is. The CAC agreed to include a policy about considering bus pullouts during the next Avondale corridor study. There was also a question of whether buses impact travel times in a corridor when they do not use pullouts.

LAND USE POLICIES

The CAC began its discussion of land use policies. There was some discussion about policy #6, which addresses neighborhood commercial zoning. The discussion centered on the minimum size for a neighborhood commercial zone, and the kind of access to an arterial that should be required.

NEXT MEETING

The next meeting is Monday, May 10 at 3:30pm at Fairwinds of Redmond, 9988 Avondale Road. Topics of discussion will be transportation, the environment, and parks and recreation.

ADJOURNMENT

The meeting adjourned at 6:20pm.



Transportation and Circulation Policies Draft – May 13, 2010
 Bear Creek Neighborhood Plan Update

Transportation Portion of Draft Neighborhood Vision Statement

Redmond and the region have grown, and that has led to additional congestion on major roadways. Even so, everyone has safe access between the neighborhood, the rest of Redmond, and the region using a variety of travel modes. Pedestrians can safely cross busy streets to access transit, and can also safely walk within the neighborhood to access parks and other recreation opportunities. Some services are easily accessible by foot and bicycle, while other local destinations may be easily reached by transit. Those visiting find that there is sufficient guest parking.

Draft Transportation and Circulation Preamble

The Transportation Element of the Comprehensive Plan sets citywide transportation policy in Redmond. This part of the Bear Creek Neighborhood Plan addresses long-term neighborhood transportation and circulation priorities.

Avondale Road is the principal route to and from the neighborhood for those who live and work there, and is also a major commuting corridor for thousands of others. For those reasons, policies that describe the purpose and character of Avondale Road are critical.

Another defining transportation characteristic of this neighborhood is the existing and planned trail network. These trails not only provide for excellent recreation opportunities, but serve as transportation facilities for people who walk and bicycle to and through the neighborhood to access other destinations.

Finally, the developed portion of Bear Creek neighborhood has sufficient population density to support frequent transit service. Public transit in this neighborhood is a critical tool to easing congestion on arterials like Avondale Road, and to providing transportation choices for people who live and work in the neighborhood. Convenient connections to future light rail stations will be particularly important.

The Bear Creek Neighborhood Transportation Connections Map follows the policies.

Draft Policies

#	Policy
1	Support location of crosswalks near transit stops to facilitate safe and convenient pedestrian crossings of Avondale Road and Union Hill Road.
2	Ensure that transit stops and crosswalks are well-lighted, and that lighting is not unduly obscured by trees or other objects.
3	Support reliable and frequent transit service in the Avondale Road corridor.

#	Policy
4	Ensure that there is reliable and frequent transit service, and convenient access by other modes, to the <u>Bear Creek Park & Ride and the</u> future light rail station(s) in Southeast Redmond and or Downtown Redmond.
5	Provide safe and convenient bidirectional access to Avondale Road for local residents. Achieve this by building new <u>local</u> street connections to provide access to signalized intersections, creating safe u-turn opportunities, or using other traffic management techniques.
6	Discourage speeding on Avondale Road. In addition to regular enforcement activities, achieve this by altering the street cross-section such as by adding planting areas or special pavement treatment for bicycle lanes, or using other techniques.
<u>6.1</u>	<u>Remediate local access issues in the Avondale corridor when opportunities arise through private development or capital improvement projects, consistent with transportation planning documents. For example, replace individual residential driveways with consolidated access to a signalized intersection.</u>
7	Complete the bike facilities along Avondale Road and Avondale Way. Connect these facilities to the local and regional trail networks.
8	Complete the regional trail system in the neighborhood in order to provide multi-modal transportation access to parks and throughout the neighborhood
9	Provide sufficient parking to accommodate guests at community parks in the neighborhood, like Perrigo Park. Balance parking provision with habitat and open space protection.
<u>10.</u>	<u>Evaluate bus pull-outs in the Avondale corridor during future Avondale corridor planning efforts.</u>



Land Use Policies Draft – May 13, 2010
 Bear Creek Neighborhood Plan Update

Land Use Portion of Neighborhood Vision Statement

By 2030, the Bear Creek neighborhood has grown while still sustaining natural and recreational resources for future generations. People live in a clean, healthy, and well-maintained environment in which everyone has a stake. The City works cooperatively with the community to promote environmental quality.

Draft Land Use Preamble

Land is used for four broad purposes in the Bear Creek Neighborhood: for homes, businesses, parks and open space, and agriculture. By 2030, the balance of those uses is not expected to change significantly. The Avondale corridor will be the most densely populated area of the neighborhood, with homes, businesses, and small parks. The Bear and Evans Creek Valley will continue to be open. Land uses in the valley, whether based in agriculture or habitat enhancement, will be stream- and aquifer-friendly. Most of the west hillside and east edge of the neighborhood will be in open space and recreation. The west edge because much of it is too steep for development, and the east edge because it is home to the Bear and Evans Creek Greenway as well as Perrigo Park. The east edge helps transition from Redmond to rural unincorporated King County.

Draft Policies

#	Policy
1	Focus urban development outside the Bear and Evans Creek Valley by clustering development outside the 100-year floodplain. Preserve undeveloped portions of the Bear and Evans Creek Valley for habitat enhancement or stream- and aquifer-friendly agriculture.
2	Support the buildout of the PARCC Plan and East Redmond Corridor Master Plan to ensure a definite transition from urban to rural along the eastern edge of the neighborhood.
3	Maintain predominantly Multi-Family Urban land uses west of Avondale Road, except on steep slopes and in other environmentally critical areas, where the land use designation should be Single-Family Constrained.
4	Maintain Single-Family Urban land uses east of Avondale Road beginning at Avondale Green east to the east edge of Friendly Village and north to the City limit.
5	Encourage successful commercial enterprise in the commercial area south of the “Y” of Avondale Way and Avondale Road.

#	Policy
6	<p>Consider allowing neighborhood commercial zoning on a site that meets the following criteria:</p> <ul style="list-style-type: none"> • Is at least 2.5 acres; • Has <u>bidirectional</u> direct access to a principal arterial; • Is located outside of the 100-year floodplain; and, • Meets additional criteria specified in LU-40 and LU-41
7	<p>Consider approving rezones from Single-Family Urban or Bear Creek Design District Performance Area 1 to Multi-Family Urban on the east side of Avondale Road between NE 88th Place and the entrance to the Avondale Green development when the following conditions are met:</p> <ul style="list-style-type: none"> • At least 2.5 acres of land outside the 100-year floodplain are owned or controlled by one entity and are part of a single development proposal; • The applicant submits a conceptual site plan for approval concurrently with the rezoning application; • The site plan shows a single vehicular access point to Avondale Road or to another single ingress/egress; • The development provides a way for future adjacent redevelopment to use the same single vehicular access point to Avondale Road or another single ingress/egress; and, • The rezone application meets all other criteria for Comprehensive Plan and Development Guide amendments. • The rezone becomes effective upon approval of the site plan.



Natural Environment – May 13, 2010

Bear Creek Neighborhood Plan Update

What we have heard to date specifically about the environment

- Enable survival of fresh water clams/mussels and salmon in Bear Creek
- Clear/clean water in creek
- Tend to bare creek banks; erosion controls
- Hawthorns, maples, cedars, along creek
- Natural variety of species
- Tree frogs – indicators of pollution
- Work to preserve
- Can use parks more to help preserve
- Balance
- Wetland bank vs. farming
- Farmland preservation
- Teach people to help sustain (stay on trail)
- Preserving vs. access such as trails along the boardwalks
- Perrigo to Union Hill – a natural environment or with sustainable farming
- Clean air
- Set aside land for preserving forest; who pays?
- Preserve willows behind Aegis, Safeway
- Preserve clusters and variety of heights and species with new development
- The forest helps filter air, water
- Open spaces and natural areas good
 - Enjoy quietness, quaintness
 - Keep rural
- Don't develop farm area
- Get rid of invasive plants
- Bear Creek is important because:
 - Can watch the creek run – a nice attraction
 - Fish/salmon habitat
 - Like to watch during storms
 - Wildlife habitat for otters, birds
 - Bird diversity (except geese!)
 - Let it be accessible to pedestrians
 - Sense of serenity – a natural boundary
 - Know that it is alive and healthy
- Clean water is important
 - How is Redmond's water treated? What chemicals are used?
- Riparian corridor maintenance important
- What's going on south of Friendly Village (stakes, ribbons, etc.)
- Keep the parks



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- Save the natural parts of the neighborhood
- Like trees on Avondale
- Like Perrigo and boardwalk
- Preserving wetlands for the community
- Elevated boardwalk – extend into wetlands – make wetlands more accessible
- Boardwalk good for birders
- Concerned about coyotes coming into Friendly Village during summer when grass along Keller Farm boundary is not mowed
- Concern than un-mowed grasses become fire hazard in the summer
- Who owns (or who would own) the wetland bank?

What the natural environment section has addressed in other neighborhood plans

- Preserving soil quality
- Stormwater management best practices, including low impact development
- Native plantings
- Natural yard care
- Groundwater recharge
- Maintaining natural features
- Wildlife corridors
- Education/awareness

Questions to consider prior to the March 11 meeting

- What tools could address neighborhood 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 Natural Environment Element that addresses:

- Environmental stewardship
- Policies for all types of critical areas
 - Geologically hazardous areas
 - Critical aquifer recharge areas
 - Frequently flooded areas
 - Wetlands
 - Water quality and basin planning
 - Fish and wildlife habitat
- Tree preservation
- Air quality
- Noise
- Light pollution