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

June 10, 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: Vibhas 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. Berrios convened the meeting at 4:38pm.

PARKS PLANNING BRIEFING

Jean Rice from the Parks Department provided a briefing about parks planning in Redmond. Topics discussed include:

- East Redmond Corridor Master Plan
- CIP funding sources and revenue trends
- Martin Park deed restriction
- Passive and active recreation balance
- Juel Park development status "interim use policy"
- Providing P-patch gardens within walking distance of homes (Mr. Thompson)
- Trail undercrossing of Union Hill Road (Mr. Thompson)
- PARCC Plan priority list
- Centennial Trail connections in Perrigo Heights (Mr. Thompson)

PARKS AND RECREATION POLICIES

The CAC reviewed draft Parks and Recreation policies. The discussion emphasized identifying opportunities for partnerships, education, networking, and the uniqueness of the Bear and Evans Creek area of Redmond.

Specific input included: revising policy #1 to speak about potential park and recreation enhancements; revising policy #2 to give examples of educational and partnership opportunities; strengthening policy #4 by beginning with the word "locate" instead of "look for opportunities to locate".

NATURAL ENVIRONMENT POLICIES

The CAC reviewed revised Natural Environment policies. It reviewed the changes made at the request of CAC members, and agreed that the last policy should be split into two policies since the policy describes two distinct ideas.

MEETING SUMMARY

The CAC unanimously approved the meeting summary for May 27, 2010.

NEXT MEETING

The next meeting is Thursday, July 8 at 4:30pm at Redmond City Hall. Topics of discussion will be communication policies and the entire draft policy package.

ADJOURNMENT

The meeting adjourned at 6:30pm.



Bear Creek Neighborhood Plan

Draft Comprehensive Plan Narrative and Policies

July 8, 2010

Neighborhood Vision

The neighborhood vision describes the Bear Creek neighborhood in 2030. It represents what the neighborhood will look and feel like when the neighborhood plan is implemented.

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.

Character. Bear Creek continues to be a safe neighborhood where people feel connected to one another. The neighborhood has a green character. It retains a significant tree canopy, and those in the neighborhood take advantage of the latest in energy-efficient and low-impact development techniques. The Bear and Evans Creek valley – the neighborhood's front yard – continues to have a rural-agricultural feel.

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, cooperative housing, 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 neighborhood is safe, and housing is affordable at a variety of income levels.

Business. Neighborhood businesses prosper. This is in part because residents and the business community support each other by working cooperatively to address common issues. Residents take pride in the successful businesses in and adjacent to the neighborhood, while business owners and employees are partners in maintaining a high quality of life in the neighborhood and in Redmond as a whole.

Transportation. 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.

Natural Environment. The Bear Creek neighborhood values a culture of conservation and education. This has helped promote the health of the valley's ecosystem. In the Bear and Evans Creek valley, plants and wildlife thrive in the streams and the riparian corridors. For example, the creeks support healthy salmon runs and freshwater mussels, and have been reconnected to surrounding wetlands. The neighborhood is keenly aware that Redmond's drinking water aquifer lies just beneath the creek valleys, and so people employ methods to minimize groundwater pollution. The neighborhood enjoys these assets because there is sufficient access to natural areas in order to appreciate them. Residents breathe clean air and wildlife benefit from improved surface water quality.

Parks & Recreation. Residents, employees and visitors alike enjoy parks in the neighborhood that offer a balance of active and passive recreation opportunities. Natural park areas are walkable, educational, and designed to minimize environmental disturbance. Park visitors arrive by a number of travel modes, and most times there is sufficient parking to accommodate those arriving by car.

Neighborhood Character

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 are home to critical salmon runs and other freshwater marine life. The aquifer below is a major source of Redmond's drinking water. The neighborhood has retained its connection to a rural-farming past. It includes a diversity of housing types, and sports and recreation facilities at Perrigo Park.

Three neighborhood subareas have distinct land use mixes.

1. 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.

2. 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.

- 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.
- 2 Encourage activities that bring people in the neighborhood together.
- 3 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.
- 4 Preserve the public view corridor from Avondale Road through the Keller Farm toward Mt. Rainier.
- 5 Maintain the rural feel along NE 95th Street, also known as Conrad Olson Road. Ensure that this corridor is safe for bicyclists and pedestrians.
- 6 Create and maintain a welcoming feature at the south end of Avondale Road to signify the end of the freeway and the beginning of a neighborhood setting. Consider use of vegetation, traffic control measures, and other techniques.
- 7 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.
- 8 Ensure that Avondale Road promotes neighborhood quality of life, such as by providing safe crossings and by discouraging speeding, while facilitating local access and regional connection.

Communication

Neighborhood plans are not written in a vacuum, and they do not implement themselves. Therefore, it is important to express how the plan was created, and what will be done once the plan is adopted.

This neighborhood plan was created with the essential input of neighborhood residents, property owners, nearby business owners, natural resource stewards, and others with an interest in the Bear Creek neighborhood. A four-member Citizen Advisory Committee (CAC) advised City staff, the Planning Commission, and the City Council throughout the development of the plan. The CAC met twice monthly for about one year to consider the future of the neighborhood. In addition, the CAC took its meetings to the neighborhood, attended multiple open houses to gather feedback, and brought issues of neighborhood importance to the attention of City staff and officials.

The policies below describe ongoing efforts to ensure that this plan is a living document that remains relevant to the neighborhood. The policies commit City representatives to two-way dialogue with neighborhood stakeholders, periodic evaluation of plan objectives, and participation in meetings about development proposals.

Support Bear Creek residents and other stakeholders in ongoing and enhanced communication with the City and community building efforts.
 Meet with neighborhood stakeholders periodically after the adoption of the Neighborhood Plan to evaluate implementation of the Plan, identify any needed changes, and discuss projects or issues of concern to the neighborhood.
 Attend required neighborhood meetings for development proposals in the Bear Creek neighborhood.

Natural Environment

The Bear Creek neighborhood is home to two key natural resources: the Bear and Evans Creek system, and Redmond's drinking water aquifer. Policies in other Comprehensive Plan elements already speak to the protection of these resources. The policies below are geared toward neighborhood-level actions that will help ensure that these resources remain healthy for the long term.

Take an active role in educating residents and others to make choices that support the long term health of natural resources. Examples include natural yard care, landscape classes and providing groundwater educational experiences.

Locate interpretive signage along the Bear/Evans Creek Trail to highlight the benefits of a healthy creek and aquifer ecosystem.

Encourage builders to plant native and drought tolerant vegetation to reduce irrigation needs and encourage healthy landscaped areas.

15	Encourage agricultural activities that use best management practices to protect
	stream and aquifer health.
16	Partner with property owners and stewardship and other volunteer organizations to revegetate the Bear and Evans Creek corridors.
17	Use best management practices to mitigate the impact of floods.

Land Use

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.

18	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.
19	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.
20	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.
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21	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.
22	Encourage commercial enterprise in the commercial area south of the "Y" of
	Avondale Way and Avondale Road.

- Consider allowing neighborhood commercial zoning on a site that meets the following criteria:
 - Is at least 2.5 acres:
 - Has bidirectional 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
- 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:
 - 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.

Transportation and Circulation

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.

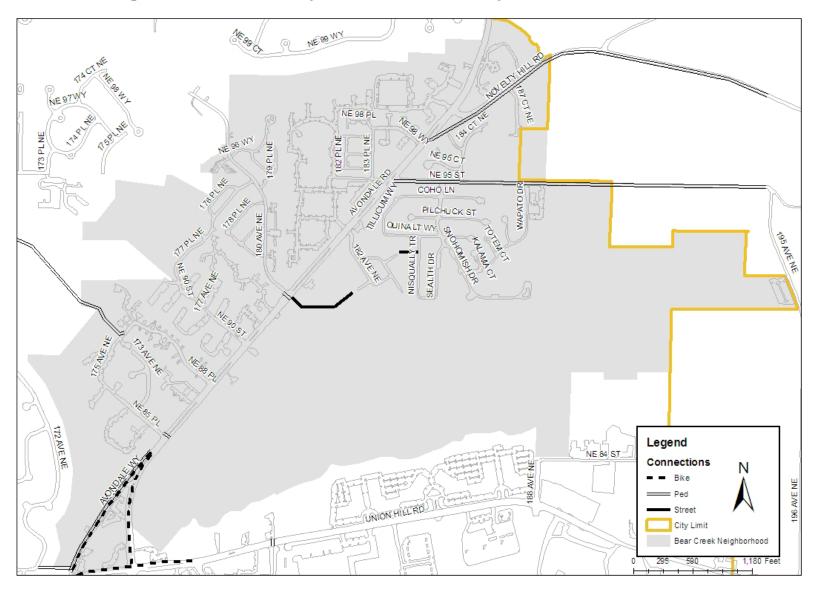
Finally, the developed portion of Bear Creek neighborhood has sufficient population density to support frequent transit service. Public transit in this neighborhood is a critical tool to easing congestion on arterials like Avondale Road, and to providing transportation choices for people who live and 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.

25	Support location of crosswalks near transit stops to facilitate safe and convenient pedestrian crossings of Avondale Road and Union Hill Road.
26	Ensure that transit stops and crosswalks are well-lighted, and that lighting is not unduly obscured by trees or other objects.
27	Support reliable and frequent transit service in the Avondale Road corridor.
28	Ensure that there is reliable and frequent transit service, and convenient access by other modes, to the Bear Creek Park & Ride and the future light rail stations in Southeast Redmond and Downtown Redmond.
29	Provide safe and convenient bidirectional access to Avondale Road for local residents. Achieve this by building new local street connections to provide access to signalized intersections, creating safe u-turn opportunities, or using other traffic management techniques.
30	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.
31	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.
32	Complete the bike facilities along Avondale Road and Avondale Way. Connect these facilities to the local and regional trail networks.
33	Complete the regional trail system in the neighborhood in order to provide multi- modal transportation access to parks and throughout the neighborhood
34	Provide sufficient parking to accommodate guests at community parks in the neighborhood, like Perrigo Park. Balance parking provision with habitat and open space protection.
35	Evaluate bus pull-outs in the Avondale corridor during future Avondale corridor planning efforts.

Bear Creek Neighborhood DRAFT Transportation Connections Map



Housing

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.

36	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.
37	Allow cottage housing developments in all Single-Family Urban zones.
38	Allow the subdivision of existing lots to encourage the development of smaller,
	affordable homes in Single-Family Urban zones. Permit "backyard homes" as described in the zoning code.
39	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.
40	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.
41	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.
42	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
43	and massive appearance. Design new single-family homes to feature living space as the dominant feature of the
10	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.

Require abutting property owners to make use of joint driveways whenever practical.

Require 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.

Require that clean stormwater runoff from new residential development be infiltrated onsite as conditions permit.

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.

Parks and Recreation

The Bear Creek neighborhood is lined with community and resource parks on its eastern edge, including popular Perrigo Park. In the future, there will be better connections from the Avondale corridor to these parks as the Bear and Evans Creek Greenway is completed. Connections to parks on Education Hill and Downtown will also be maintained, providing opportunities for recreation and also alternative commute options. High priorities of the neighborhood include building awareness about the natural resources in the area and creating an indoor gathering place.

48	Maintain a balance of active and passive recreation opportunities in the neighborhood. Look for opportunities to enhance both, especially if those opportunities can be reached by pedestrians in the neighborhood.
49	Include educational components in park and recreation facilities, especially regarding the Bear and Evans Creek valley ecosystem and Perrigo Springs and Creek. Consider interactive educational components like demonstration plantings. For example, consider using the future re-routing of Evans Creek away from industrial properties as an education and partnership opportunity.
50	Maintain a sense of openness in the Bear and Evans Creek valley.
51	Look for opportunities to locate a publicly- or privately-owned indoor gathering place, such as a community hall or café. Such a place might also serve as a library book drop or include meeting rooms.