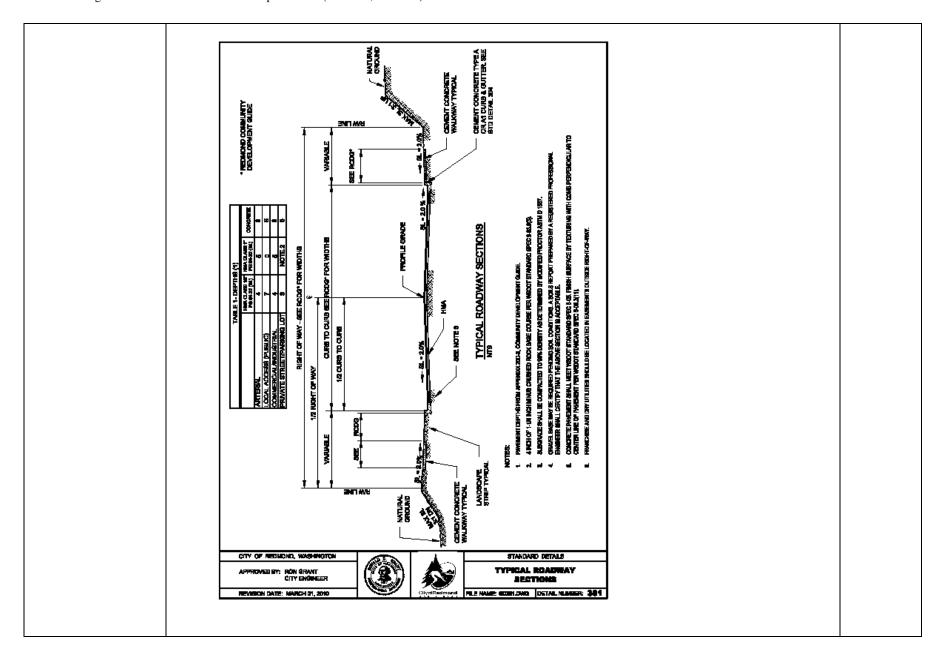
Issue/Councilmember	Discussion Notes	Issue Status
	Neighborhood Discussion Topics	
1. Discuss previous	Staff Comment/Recommendation	Opened
Council concern regarding NE 51 st Street complete street implementation; sidewalks along both sides of street (Cole, Carson) Attachment A, pg. 10 of policies, N-OV-32.1	July 27, 2010: Currently, NE 51 st Street from 156 th Avenue NE to West Lake Sammamish Parkway lacks continuous sidewalk for approximately 1,300 feet (in two sections) along the south side. Neighborhood residents identified this location as one they want to see improved in the future via developer improvements and/or CIP sidewalk completion. Redmond's citywide Complete Streets ordinance and Transportation Master Plan support completion over time of gaps in the sidewalk system. For NE 51 st Street, this would involve including this project in the Sidewalk Improvement Program for consideration in the context of all citywide sidewalk projects. In a location like this, that includes existing mature vegetation, City staff work to minimize impacts on vegetation while providing the needed improvements. As in the North Redmond neighborhood plan,	on 7/20/10, Closed on 7/27/10
Council Guide, pg. 3	proposed policy N-OV-32.1 may be revised as follows to reference this approach in response to Council concerns: N-OV-32.1 – Improve NE 51 st Street to be a complete street with sidewalks, bicycle lanes, transit amenities, and landscaping. <i>Design sidewalks on the south side of NE 51st Street, from 156th Avenue NE to West Lake Sammamish Parkway, to minimize impacts on mature, site-appropriate, and healthy vegetation while providing needed neighborhood connectivity. August 17, 2010: The City may consider alternate sidewalk treatments when necessary or called for in policy or functional plan. Transportation staff describes that based on the TMP a pedestrian tolerant arterial would have a minimum sidewalk width of 8' if the sidewalk was back of curb or it could be a 5' planting strip and 5' sidewalk. Meandering the sidewalk would be done to minimize/balance vegetation impacts, property impacts, other environmental impacts and project cost. This type of design has been implemented along NE 79th St between 166th Ave NE and 168th Ave NE. In the alternative assessment report for this corridor, the sidewalk consideration listed several aspects including the following:</i>	

	 Interim improvements were more in character with the existing land uses in the corridor and would not require removal of large trees within the corridor; Placing the sidewalk at the curb could help lessen impacts to large, significant trees; and Sidewalk could also be placed behind a grass planter strip and meandered/narrowed in conjunction with the planter strip where necessary to preserve as many large, significant trees as possible. This possible treatment is consistent with staff's amendments to policy N-OV-32.1. 	
	Council Comments	
	July 20, 2010 : Councilmember Cole and Carson described a previous Council discussion regarding their preference to not require or complete sidewalks along the south side of NE 51 st Street in favor of maintaining the existing, mature trees.	
	July 27, 2010 : Councilmembers continued their discussion of this item, emphasizing their interest in balancing the need for non-motorized connectivity and the preservation of mature, significant vegetation. Councilmember Carson requested additional information describing the minimum sidewalk width that could be considered for the existing, missing-links along NE 51 st Street. Reflecting their interest in increasing the walkability and enhancing the perceived safety for pedestrians including school children, the Council supported staff's proposed revision to policy N-OV-32.1.	
2. Ensure street vegetation is	Staff Comment/Recommendation Lybra 27, 2010. Staff recommendation and invariant and i	Opened on
selected so that future root growth does not impact sidewalks (Margeson)	July 27, 2010: Staff recommends maintaining policy N-OV-91 as it defers to existing review processes and vegetation standards for specific tree species selection to avoid sidewalk impacts. If Council has remaining concerns regarding street trees, they could be added to the discussion list for the zoning code rewrite. The current rewrite process will consider the City's landscaping standards as one of the final items, anticipated for the autumn of 2010.	7/20/10, Closed on 7/27/10

Attachment A, pg. 18 of policies and page 4 of Council guide, N-OV-91	Park's Maintenance and Operations staff describes that sidewalk issues are as much about the space provided for the tree combined with site and soil preparation as it is about the tree selection. Large tree species require greater space, yet any tree planted with minimal space will eventually seek out the necessary resources to survive – space, water, air – which often exist under sidewalks, streets, and in	
Council Guide, pg.	neighboring landscapes. Larger planting strips, structural soils, and other engineering techniques can help to provide greater rooting space minimizing the disruption of associated hard surfaces.	
7	Planning and Parks staff review vegetation plans, as part of application for development, per the City's	
	landscaping standards, street frontage requirements, and the citywide street tree plan. The following shows a typical street cross-section and includes a reference to the RCDG for the landscaping strip:	

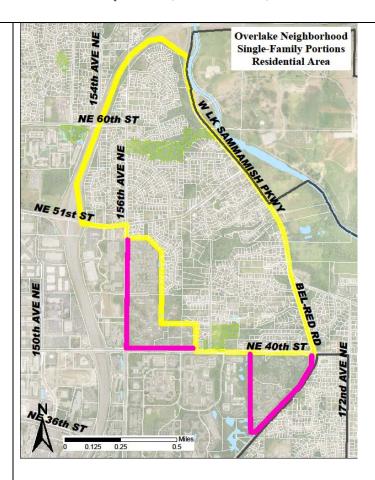


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	The following is an excerpt of RCDG 20D.80.10 Landscaping and Natural Screening:	
	20D.80.10-140 Street Tree Program. (1) Trees of the species listed in the Recommended Street Tree List are required to be installed on the following types of public streets unless variations are approved by the Technical Committee: (a) Principal arterials; (b) Minor arterials; (c) Collector arterials. (2) Street trees on the Recommended Street Tree List may be planted on local access streets by property owners, who are then responsible for maintenance of the trees and other plantings in the street right-of-way. (3) Street trees shall be planted according to the guidelines outlined in the Landscape Standards. Council Comments July 20, 2010: Councilmember Margeson shared his interest in ensuring that future street trees are selected so that their root growth does not impact sidewalks.	
	July 27, 2010: Councilmember Margeson closed this item per staff's description of the street-side landscaping process.	
3. Regarding the	Staff Comment/Recommendation	Opened
proposed policy to		on
maintain 80% of	July 27, 2010: Multiplex structures currently account for 8.9% of the units in the single-family	7/20/10,
the total dwellings within the single-	portion of the Residential Area. These types of homes in addition to neighborhood-supported cottage development and backyard homes will assist in maintaining the neighborhood's character that includes	Closed on 7/27/10
family portion of	a variety of dwelling types, sizes, and styles. Staff recommends maintaining policy N-OV-83 to allow	1/2//10
the Residential	for diversity of housing types and affordability.	
Area as detached,		
show the boundaries and unit	The following map highlights the single-family portion (in yellow) of the Residential Area (in pink) of the Overlake neighborhood:	
inventory for the single-family	the Overlake heighborhood.	
single-raility		

portion of the Residential subarea of the neighborhood. (Margeson, Cole)

Attachment A, pg. 17 of policies, N-OV-83 and pg. pg. 4 of regulations, 20C.30.70-040

Council Guide, pg. 4

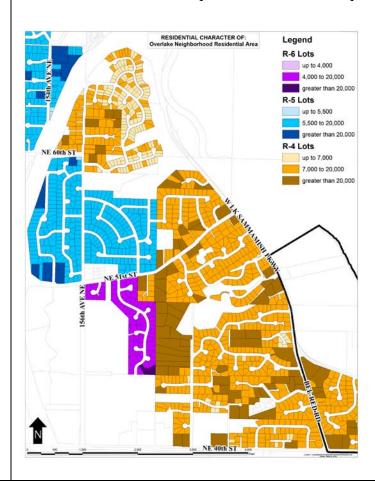


The single-family portion currently consists of approximately 1,300 dwelling units. Of those, 116 units exist as attached, duplex units in The Meadows subdivision.

The multi-family portion of the Residential Area includes an additional 1,400 dwelling units.

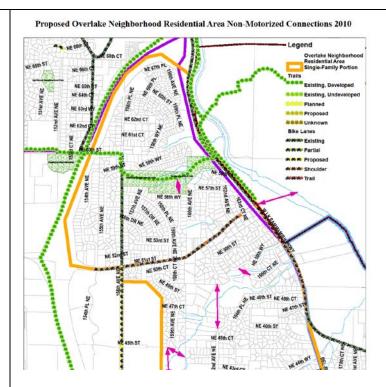
The following image describes the current lot sizes based on zoning designations throughout the Residential Area. The darker-shaded lots represent those that are significantly larger than the minimum, average lot size within each of the single-family zones. Of the R-4 lots, approximately 130 are 14,000 sq ft and larger (twice the minimum, average lot size). Exclusive of restrictions such as

setbacks, minimum lot width circle, terrain, critical areas, and access, these lots could redevelop to include more than one dwelling, a multiplex structure, or a backyard home. Of these, approximately 50 lots are one-half acre and larger and could provide sufficient space for a cottage housing development. These amounts account for primary subdivision and development of this portion of the City predating 1978 site requirements. Prior to 1978, requirements were based on a King County system including RS-9.6 at 9,600 sq ft and RS-12 at 12,000 sq ft residential lots. Today, these translate into R-4 at 7,000 sq ft and R-3 at 12,000 sq ft.



	July 20, 2010: Councilmember Margeson and Cole requested additional information including a map and inventory of the single-family detached units within the single-family portion of the Residential Area of the Overlake neighborhood. In addition, Councilmember Margeson asked for information that demonstrates the potential and possible limitation to property owners of larger lots. July 27, 2010: Following the Council's deliberation, this item was closed by Councilmembers Margeson and Cole with no change. Councilmembers shared their interest in accommodating creativity within the neighborhoods as the City's Urban Centers continued to develop, applying design guidelines to multiplex structures, and ensuring applicability of the multiplex allowance within a portion of the neighborhood that has been developed over time.	
4. Public Viewsheds that limit buffers between dwelling and parks (Myers) Attachment A, pg. 8 of policies, N- OV-21.1 and pg. 9- 10 of regulations, 20D.42.50-150 Council Guide, pg. 1	Staff Comment/Recommendation July 27, 2010: The policy and regulation address possible, future public infrastructure/building improvements within Westside Neighborhood Park as opposed to private development on private property. Furthermore, the regulation describes maintaining existing vegetation and emphasizes that views are seasonal and staggered in the context of deciduous trees. As necessary, trees shall be replaced with the same or similar species. Therefore, the viewshed would not impact existing buffers between dwelling units and Westside Neighborhood Park. Staff recommends maintaining policy N-OV-21.1 and the associated regulation. Council Comments July 20, 2010: Councilmember Myers shared his concern regarding the limiting of buffers between dwellings and Westside Neighborhood Park. He described implementing a burden upon the homeowner in favor of maintaining public views. July 27, 2010: Councilmember Myers noted that the additional viewshed represented more of an establishment than a new policy. He followed by closing this item.	Opened on 7/20/10, Closed on 7/27/10

5. Map the location	Staff Comment/Recommendation	Opened
of proposed non-		on
motorized	July 27, 2010: The attached map includes the general location of the proposed connections.	7/20/10,
connections	However, because policy N-OV-27.1 asks for consideration of these connections and feasibility,	Closed on
(Margeson)	priority, implementation, type, and alignment would be determined at a later date, the list intends only	7/27/10
	to describe the end-points of each connection. Staff recommends maintaining policy N-OV-27.1 to	
Attachment A, pg.	emphasize the neighborhoods priority for additional non-motorized connections and to allow for	
9 of policies, N-	future consideration as part of subsequent updates to the PARCC Plan.	
OV-27.1		
Council Guide, pg.		
2		



Council Comments

July 20, 2010: Councilmember Margeson requested a map showing the locations of the proposed non-motorized connections listed in policy N-OV-27.1.

July 27, 2010: Councilmembers Margeson closed this item expressing his satisfaction with the

City Council Issues Matrix, version #2, August 17, 2010 Overlake Neighborhood Residential Area Plan Update 2010 (L100146, L100147)

enclosed map. Councilmember Cole reminded the Council of his concern regarding the establishment of trails along easements where adverse possession may be attempted.	

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