

ATTACHMENT C: ISSUES MATRIX – OVERLAKE NEIGHBORHOOD RESIDENTIAL AREA PLAN UPDATE
2007 – 2010 Policy and Regulation Updates

Issue	Discussion Notes	Issue Status
Policy and Text		
<p>1. Housing existing conditions ~ Wiechers-Gregory</p> <p>N-OV-82: Allow a mix of housing types and a range of choices while maintaining the overall single-family character of established developments within Overlake.</p> <p>N-OV-83: Require a minimum of 80 percent of the total dwelling units within the single-family portion of the Residential Area to be detached single-family dwellings to maintain this area's primarily single-family detached character.</p> <p>N-OV-86: Allow cottages in the single-family portion of the Residential Area on lots that meet the</p>	<p><u>Staff Recommendation/Reasoning</u></p> <p>June 9, 2010: Staff included maps of housing information and images of the Overlake neighborhood residential area character as part of the Commission's June 9 packet.</p> <p><u>Public Comments</u></p> <p><u>PC Discussion</u></p> <p>May 19, 2010: Commissioner Wiechers-Gregory requested additional information regarding the existing housing types throughout the residential area. He further described his concern of maintaining the existing single-family detached character in the context of potential development of cottage housing.</p> <p>June 9, 2010: Commissioner Wiechers-Gregory noted that staff's presentation helped describe how additional development could take place over time and that the 80%-20% mixture satisfies his concern. He followed with closing this item.</p>	<p>Raised for discussion, 5/19/10, Closed, 6/9/10</p>

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<p>requirements related to this type of development.</p> <p>N-OV-87: Allow backyard homes in the single-family portion of the Residential Area on lots that meet the requirements related to this type of development.</p>		

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<p>2. Implementation of public trail connections ~ O’Hara, Hinman</p> <p>N-OV-27.1: Consider establishing public trail connections at:</p> <ul style="list-style-type: none"> ○ 159th Avenue NE to NE 44th Court ○ 162nd Avenue NE to 162nd Avenue NE, crossing the stream where feasible ○ 166th Court NE to NE 50th Way ○ 159th Place NE to the Bridle Crest Trail ○ 159th Avenue NE to NE 40th Street, along the sewer easement ○ NE 51st Street at West Lake Sammamish Parkway to Marymoor Park 	<p><u>Staff Recommendation/Reasoning</u></p> <p>June 9, 2010: Policy N-OV-27.1 describes several future trail connections. The list represents starting and terminus locations and does not include specific alignments for the trails. Respective alignments will be determined after careful analysis of each location.</p> <p>Public trail connections may be implemented in several ways:</p> <ul style="list-style-type: none"> • As part of new development, an adopted trail connection will be established so far as connecting to or bisecting the parcel under development; • A new development pays impact fees which help support offsite park and trail improvements; • Redmond’s Parks Department proposes and prioritizes park and trail improvements through the PARCC plan, Parks Capital Improvement Program, and the City’s Capital Improvement Projects (CIP) plan. <p>Connections included in adopted neighborhood plans may become part of the subsequent, respective functional plan update. In this case, the next update to the City’s PARCC plan will include reference to N-OV-27.1.</p> <p>June 16, 2010: For the Commission’s reference regarding Commissioner Biethan’s question on the process for conditioning new trail connections, the following policies and regulations describe current implementation tools:</p> <p>Comprehensive Plan Policy TR-34: <i>Require that during the review process for new development or redevelopment that:</i></p> <ul style="list-style-type: none"> ○ <i>On-site bicycle and pedestrian facilities are provided which provide safe connections to the general circulation system;</i> 	<p>Raised for discussion, 5/19/10, Closed, 6/9/10</p>

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	<ul style="list-style-type: none"> o <i>Construction and implementation of other off-road and multi-use trails and trail crossings as described in the Parks, Recreation and Open Space Plan, or which are located within a development area or within a shared corridor, are coordinated with project review; and,</i> o <i>Safety and security considerations for pedestrians and bicyclists are factored into the review of development proposals.</i> <p>RCDG 20D.180.10-180 Public Accessways</p> <p><i>(1) When necessary for public convenience or safety, the developer shall improve and dedicate to the public accessways to...provide for networks of public paths creating access to schools, parks...and other community centers.</i></p> <p>RCDG 20D.210.30-010 Required Installation</p> <p><i>As development occurs, sidewalks, walkways and trails shall be provided.</i></p> <p>RCDG 20D.210.30-020 Location</p> <p><i>Sidewalks, walkways and trails shall be provided in public rights-of-way or easements across private property that guarantee public access after consideration of the following factors:</i></p> <ul style="list-style-type: none"> <i>(1) Compliance with RCDG Title 20B, Goals Policies and Plans;</i> <i>(2) Need to improve access to public facilities;</i> <i>(4) Need for access between developments;</i> <i>(6) Need for sidewalks on one or both sides of a street.</i> <p>RCDG 20D.220.20-020 General Requirements</p> <p><i>(1) All new development proposals including any use, activity, structure or division of land allowed by the Redmond Community Development Guide (RCDG) or the Redmond Municipal Code that requires City of Redmond approval shall be adequately served by the following facilities</i></p>	

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	<p><i>and services prior to the time of occupancy, recording, or other land use approval, as further specified in this chapter:</i></p> <p><i>(d) Streets, sidewalks, trails, and access.</i></p> <p><i>(f) Schools.</i></p> <p>RCDG 20D.220.20-070 Adequate Streets, Sidewalks and Trails</p> <p><i>(2) Location of sidewalks, walkways, trails, bikeways, bike lanes, and bicycle routes.</i></p> <p><i>(a) Sidewalks, walkways, trails, bikeways, bike lanes, and bicycle routes shall be located in public rights of way or easements that guarantee public access.</i></p> <p><i>(b) Trails, walkways, and bikeways shall follow the routes shown in the Comprehensive Plan, but may vary if connections between points are maintained. In determining the location of walkways, trails, bikeways, bike lanes, and bicycle routes, the following factors shall be considered:</i></p> <p><i>(ii) The need to improve access to public facilities.</i></p> <p><i>(iii) The need to connect a development with various ways such as streets, trails, bikeways, and walkways.</i></p> <p><i>(iv) The need to provide access between developments and uses.</i></p> <p><u>Public Comments</u></p> <p><u>PC Discussion</u></p> <p>May 19, 2010: Commissioner O’Hara requested additional information regarding the implementation of Policy N-OV-27.1. Commissioner Hinman referred as well to the concern raised by Eades during the Pedestrian & Bicycle Advisory Committee’s review. He added that the proximity to the Marymoor event venue could produce additional</p>	

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	<p>demand on other access points to the park thereby introducing parking on local, vicinity streets.</p> <p>June 9, 2010: Commissioner Biethan asked staff to address the process through which new development is conditioned to provide new connections. He also asked if the neighborhood plan proposes new impact fees or relies on the existing fee structure.</p> <p>After calling the Commission’s attention to the Pedestrian and Bicycle Advisory Committee’s concern regarding the proposed NE 51st Street to Marymoor Park connection, Commissioner Hinman closed this item.</p>	
<p>3. Street tree canopy and public views of Cascade mountain range ~ Bontadelli</p> <p>N-OV-21.1: Preserve the public views of the Cascade mountain range from public vantage points. Design structures and landscaping on public spaces such as parks or transportation corridors to maintain or enhance public views. Public vantage points within the single-family portion of the Overlake neighborhood include:</p> <ul style="list-style-type: none"> o NE 51st Street overpass of SR-520 	<p><u>Staff Recommendation/Reasoning</u></p> <p>June 9, 2010: Staff plans to provide an aerial image overlaid with adopted and proposed viewsheds as well as proposed street vegetation. To help introduce new Commissioners to the viewshed history and methodology, staff plans to include a brief review of the respective policies and regulations.</p> <p><u>Public Comments</u></p> <p><u>PC Discussion</u></p> <p>May 19, 2010: Commissioner Bontadelli requested additional information to compare policies N-OV-21.1 regarding public views from public vantage points of the Cascade mountain range and N-OV-91 that encourages a variety of tree species along significant street corridors. He asked staff to provide an overlay of adopted and proposed viewsheds along with a model cross-section of the fast- and slow-growing street tree specimens.</p> <p>June 9, 2010: Commissioner Hinman closed this item following staff’s presentation. He noted that Commissioner Bontadelli may have</p>	<p>Raised for discussion, 5/19/10, Closed, 6/9/10</p>

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<ul style="list-style-type: none"> ○ NE 57th Street ○ Westside and Cascade View Neighborhood Parks <p>N-OV-91: Encourage a mixture of fast- and slow-growing tree specimens for use as street trees along significant corridors in the Residential Area, including 156th and 159th Avenues NE and NE 51st Street.</p>	<p>additional questions upon his return and may wish to address them with staff.</p>	