



Bear Creek Neighborhood Survey – Results

Spring 2009

Thank you for taking the Bear Creek Neighborhood Plan Update Kick-off Survey! Summary results are below. Note that the survey is not statistically valid. A brief analysis begins on page 7.

- 1. Vision statements are high-level, future-oriented statements that describe the neighborhood overall. The following are the existing vision statements for the Bear Creek Neighborhood. In your opinion, how well does each represent what you believe is an appropriate long-range vision for the neighborhood?**

Low-moderate density residential uses are located along Avondale and Novelty Hill Roads within Redmond (circle one)

1: not well 7	2: moderately well 7	3: very well 8	Total responses 22
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The Bear Creek and Evans Creek Valleys are reserved for recreational, open space, equestrian and other rural uses. The fish and wildlife habitat in the streams and along the banks has been enhanced. The wetlands in the valleys remain intact and productive. (circle one)

1: not well 4	2: moderately well 6	3: very well 13	Total responses 23
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Rural areas are located east of the valleys and the slopes with erosion and landslide hazards remain undeveloped and covered with trees. (circle one)

1: not well 3	2: moderately well 9	3: very well 11	Total responses 23
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- 2. What topics or issues are not addressed in the existing vision statements that you believe should be addressed?**

- Industry, commerce (or move to Southeast Redmond neighborhood)
- Move industrial areas away from Evans Creek; zone for manufacturing/mixed-use
- Livability of the area
- Amount that can be accomplished within scope allowed for infrastructure and traffic
- Transportation
 - Bicycle lanes
 - Traffic and traffic flow/control
 - Regional traffic impacts to neighborhood
 - Infrastructure
- Development in surrounding areas
- Expanding Redmond city limit eastward
- Future land use – future of agriculture
- Leave some undeveloped land in Redmond; no need for more housing

3. Please rate the following to indicate your level of concern in the Bear Creek neighborhood:

Opportunities for recreation

1: lowest concern 6	2: moderate concern 6	3: highest concern 9	No opinion 1	Total responses 22
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Please explain:

- Perrigo Park, Johnson property are great resources
- Easier access to Marymoor needed
- Trail connection needed from Johnson property → Perrigo Park
- Regularly travel this area by car, foot, bike
- Beautiful parks – access important
- Sidewalk and trail connections reduce carbon footprint
- Sidewalks needed on NE 95th St. from Avondale to Perrigo Park
- Perrigo usage impacts neighbors; parking inadequate
- Trails great but not connected
- Connection from Farrel McWhirter → Evans Creek trail needed
- Parks for young kids, sports field for youth
- Perrigo Park is great, serves us well

Traffic volumes

1: lowest concern 2	2: moderate concern 7	3: highest concern 14	No opinion 0	Total responses 23
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Please explain:

- Not eager for 196th Ave. NE extension
- Looking forward to 520 improvements for truck traffic
- Volumes too high
- Regional traffic volumes impact neighborhood quality of life
- Drivers speed in neighborhood
- Weekend traffic not as bad as rush hour
- Volumes exceed capacity on Avondale, Novelty during rush hour
- Rush hour now six hours long
- Provide safer routes for cyclists

Transportation infrastructure (e.g., quality of roads, sidewalks, paths, bike lanes)

1: lowest concern 2	2: moderate concern 4	3: highest concern 16	No opinion 1	Total responses 23
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Please explain:

- More lanes
- Wider sidewalks
- More sidewalks on SR 202
- Continue light rail into neighborhood
- More accessibility, especially to businesses
- Tie together old and new sidewalks, paths, and lanes for best access, maximum use
- Better signalization/timing of signals
- Crossing street dangerous because of vehicle speeds
- No need for sidewalks on 192nd loop road
- Quality is decreasing because of increased use (e.g., Avondale)
- Roads do not support traffic levels
- People park alongside roads without shoulders, block driveways, block fire hydrants
- Roads not safe for biking/walking/running
- Quality of roads is decent, but need more sidewalks leading to parks
- Need more crosswalks across Avondale
- Sidewalks are higher priority than bike lanes
- Congestion at Bear Creek School during pick-up/drop-off, blocks traffic
- Lack of sidewalks, bike lanes makes roads dangerous

- Improve bike lanes along Avondale to Novelty
- Consider transit – like street car – along Avondale/Novelty
- Need north-south path as alternative to Avondale
- Don't plow snow onto sidewalks
- Termination of bicycle lane on Avondale Road at Avondale Way is dangerous

Housing opportunities (generally)

1: lowest concern 12	2: moderate concern 8	3: highest concern 1	No opinion 0	Total responses 21
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Please explain:

- Sufficient housing.
- Should be apartments and condominiums (not one or the other)
- Zoning is not appropriate
- Plenty of housing in area – adding to it would detract from community feel, worsen traffic, negatively impact the environment, destroy natural beauty
- Area should not be built-up if remaining open space is to be used as heavily as it is now

Housing choices (e.g., choice in size, style)

1: lowest concern 12	2: moderate concern 7	3: highest concern 1	No opinion 1	Total responses 21
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Please explain:

- City seems to be restricting to apartments and low-income; very little new housing
- Too many apartments/condos being built – don't fit rural feel; single-family fits better
- Housing is generic and too many restrictions on owners, such as what color they may paint homes

Housing affordability

1: lowest concern 11	2: moderate concern 6	3: highest concern 4	No opinion 0	Total responses 21
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Please explain:

- Redmond far from affordable
- Not the place for low-income housing
- Builders building to market to point where social service workers, police, firemen, teachers cannot afford to live in community they serve

Business vitality

1: lowest concern 10	2: moderate concern 6	3: highest concern 5	No opinion 1	Total responses 22
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Please explain:

- As a business owner, feel like an endangered species
- Plan update doesn't seem to address businesses

- Nice that there are not many businesses – Downtown is close
- Businesses best located along busy streets
- Duplicate services will be weeded-out during recession

Business diversity

1: lowest concern 14	2: moderate concern 3	3: highest concern 4	No opinion 0	Total responses 21
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Please explain:

- Lots of diversity here. Retail is close enough.
- No real gas stations between Union Hill and Novelty Hill roads
- What diversity?
- Nice to see selection of small, local businesses
- Prefer private, small businesses over national chains
- We have what the community supports

Quality of the natural environment

1: lowest concern 5	2: moderate concern 3	3: highest concern 13	No opinion 0	Total responses 21
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Please explain:

- Seems excellent – wetlands and valley remains
- More access to trails from Avondale – identify better
- Seems to be City priority – don't see emphasis on other topics in this area
- Beautiful area needs to be preserved
- Evans Creek area is beautiful – glad to see better access
- Fields along Bear Creek beautiful
- Relieved that Aegis backed-out
- Like to live in area with trees, fields, wildlife
- Highest concern only if not protected
- Keep billboards away
- Residents, wildlife suffering more pollution

Surface water quality

1: lowest concern 5	2: moderate concern 6	3: highest concern 10	No opinion 1	Total responses 22
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Please explain:

- Bear, Evans Creek doing well
- City focused on this to collect taxes, fees
- Concerned about how development, traffic impacts this
- Many examples of oil slicks in parking lots – not treated and runs to Puget Sound

Ground water quality

1: lowest concern 4	2: moderate concern 6	3: highest concern 11	No opinion 1	Total responses 22
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Please explain:

- Excellent – Redmond drinks our water
- Important – City seems focused on this
- Concerned about how development, traffic impacts this

- Worried more about quantity than quality – enough in summer to garden?
- Groundwater used for drinking, washing dishes

Utility services

1: lowest concern 4	2: moderate concern 10	3: highest concern 3	No opinion 2	Total responses 19
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Please explain:

- Too costly
- Tax and fee money-maker
- Not enough emphasis on companies delivering the service
- Excellent service

Public safety

1: lowest concern 2	2: moderate concern 8	3: highest concern 12	No opinion 0	Total responses 22
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Please explain:

- Fire – excellent
- Police – respond well to residents, not businesses (theft)
- Too many dark spots in neighborhood
- Poor snow removal services
- Bus stops far from crosswalks on Avondale
- Avondale unsafe to cross: regulate traffic or introduce walking bridges
- Police presence rare – neighbors scared of crime
- Need collaborative police department
- Response wonderful – area feels safe
- Feel unsafe by low-income housing
- Tagging increasing
- Put free/subsidized housing in area for fire/police personnel so neighbors trust police

Other (please identify and explain below)

Total responses 5

Please explain:

- Industry needs Evans Creek moved, then make it part of Southeast Redmond neighborhood
- Artwork or banners welcoming residents to upcoming events
- Relocate farmers market at Town Center to along Avondale Road
- Chinook

4. Please identify one special feature of the neighborhood that you believe should be preserved.

- Industry/jobs
- Farms, local community supported agriculture
- Access to well-kept parks, streams
- Ability to have good business mix
- No tacky housing developments
- Natural aspects – fields, trees, wildlife, etc.
- Old tree groves
- Nature, especially trees
- Open space
- Salmon runs in Bear Creek
- Evans Creek

- Floodplain
- Wetlands
- Business

- Large old trees
- Middle turn lane on Avondale
- Farming on land near Avondale

5. Please identify one important improvement that you would like to see in the neighborhood.

- Stamp-out red light running
- Traffic congestion during peak times
- Safer access to Avondale Road from Avondale Green
- Adequate snow removal
- Light rail to Bellevue, Sea-Tac
- More sidewalks, bike lanes along roads
- Sidewalks leading to park areas
- Better sidewalks on SR 202
- Road quality and safety
- Alternative access besides cars
- Bike path completion from Farrel McWhirter to Evans Creek Trail
- More multi-use playing fields
- Neighborhood access through light at 85th
- Bike access to Perrigo Park
- Safe bike lanes

6. What is your affiliation with the Bear Creek neighborhood? (circle one)

Live here 10	Work here 0	Recreate here 1
Own property here 2	Own a business here 3	Live/work/own property elsewhere in Redmond 5
Other 2	Total responses 23	

7. Citizen advisory committees (CACs) help inform neighborhood plan updates. The primary functions of CACs are to serve as liaisons between the neighborhood and City staff, and to provide ideas and feedback during neighborhood vision and policy development. CACs typically meet twice per month in the evening for a period of several months during neighborhood vision and policy development. Would you consider serving on the Bear Creek Neighborhood CAC?

Yes	No	Total responses
7	14	21

Brief Survey Analysis

Questions 1 and 2: Neighborhood vision statement

There was most agreement that the Creek valleys should be reserved for recreational, open space, equestrian and other rural uses, and that wildlife habitat should be enhanced. There was least agreement that low-moderate density residential uses should be located along Avondale and Novelty Hill Roads.

Two topics deemed by multiple survey takers to deserve attention in the vision statement were industry/commerce and transportation.

Question 3: Topics of concern

Where at least 50% of respondents agreed that a topic was of low, moderate, or high concern, that topic is listed in one of the three left columns. Where fewer than 50% of respondents agreed on a level of concern, it is listed in one of the two right columns.

In general, topics of highest concern relate to transportation and the environment. Topics of lowest concern relate to housing and business diversity. There was also moderate interest in utility services. Other topics did not elicit strong consensus.

Lowest concern	Moderate concern	Highest concern	No strong consensus	Others
Housing opportunities	Utility services	Traffic volumes	Opportunities for recreation Business vitality Surface water quality	Neighborhood boundary for industry
Housing choices		Transportation infrastructure		Welcoming artwork/banners
Housing affordability		Quality of natural environment		Farmers market location
Business diversity		Ground water quality		Chinook runs
		Public safety		

Questions 4 and 5: Special features and improvements

Special features mentioned by multiple respondents:

- Natural aspects of neighborhood (trees, open spaces, streams, wetlands, salmon)
- Agriculture

Neighborhood improvements mentioned by multiple respondents:

- Access to/from arterials
- Traffic safety
- Pedestrian and bicycle infrastructure