Bear Creek Design District Status Update - May 23, 2014:

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Thank you for your interest in the proposed zoning code amendment to the Bear Creek Design District Performance Area 1. The City of Redmond is considering modifications to the existing zoning for this area, which is the upland, developable portion of the Bear Creek area also referred to as the Keller Farm.



The <u>Existing BCDD1 zoning</u> is tailored to an Aegis Living proposal from 2007 and is limited to senior housing. Aegis determined a number of years ago that they were not interested in going further with development of the intended senior living facility. With no likely development for this purpose, the current zoning is essentially obsolete.

During 2009 and 2010, the Bear Creek Citizens Advisory Committee worked together with the Bear Creek neighborhood and City staff to develop recommended updates to the Bear Creek Neighborhood plan. These updates reflect neighborhood specific priorities and goals within the framework of Redmond's overall community vision.

In March, 2011, the City Council adopted a <u>new neighborhood plan</u> for the Bear Creek neighborhood, setting the framework for future development of the BCDD1 site. The neighborhood plan calls for considering multi-family or neighborhood commercial uses in this area. In addition, policies in the neighborhood plan allow these types of development only if certain conditions are met, such as provision of a community space. (See Policy N-BC-22).

City of Redmond staff is considering changes to the current zoning on the site that would allow non-age restricted multifamily development on the site, consistent with the policies adopted in the Bear Creek Neighborhood Plan. A neighborhood meeting is scheduled to seek input on proposed draft changes:

Step	Timing
Neighborhood Meeting: 7-8:30 p.m. at the Friendly Village	June 12, 2014
Community Center	(Thursday evening)
Revise draft proposal	June
Technical Committee (formal staff) recommendation	End of June
Planning Commission review and recommendation	July-August
City Council review and action	September-October

Please check the website again for more information regarding the draft proposal, to be posted the week of May 27 - May 30, 2014.

Again, thank you for your interest in this area. In addition to the neighborhood meeting on June 12th, a public hearing will be scheduled during Planning Commission review of the proposed amendment, likely mid to late July, 2014.

