

TO: Mayor Marchione and City Council

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DATE: January 4, 2011

SUBJECT: STAFF REPORT: BEAR CREEK NEIGHBORHOOD PLAN UPDATE (L100348)

In December 2010 the Planning Commission completed review of the Bear Creek Neighborhood Plan update. The Commission's report was delivered to your boxes on December 17, 2010. The proposal wholly replaces the existing policies in the Bear Creek Neighborhood Plan, and includes residential development regulations consistent with what the City Council reviewed as part of the Code Rewrite project.

OVERVIEW AND BACKGROUND

The Bear Creek Neighborhood Plan was last updated in the 1990s. At the time, Redmond planned for an area many times the size of what is now called the "Bear Creek Neighborhood". For that reason, the existing neighborhood plan does not provide adequate focus on the area for which Redmond currently plans. In addition, residents have asked that the Bear Creek Neighborhood Plan be updated as developers and property owners have considered major development proposals. For example, Aegis Living proposed a 150-plus-unit retirement community near the corner of Avondale Road and 180th Avenue NE. At that time, residents expressed a need to review land use and transportation plans for the neighborhood as a whole.

In September 2009 the Mayor and City Council appointed a Citizen Advisory Committee (CAC) to advise the City in updating the neighborhood plan. From fall 2009 to summer 2010, the CAC developed policy concepts and completed a proposed neighborhood plan based on the vision statement and other information gathered from stakeholders. It also held three open houses and held work meetings in the neighborhood.

The Planning Commission reviewed the proposed neighborhood plan update and completed its recommendation in December 2010.

KEY PLANNING COMMISSION DISCUSSION TOPICS

The Planning Commission conducted a general discussion of the plan update with the Bear Creek Citizen Advisory Committee. Transportation stood out as an important issue to both CAC members and Planning Commissioners. CAC members and Commissioners also discussed potential land uses on remaining developable land in the Avondale corridor.

Mayor Marchione and City Council

RE: STAFF REPORT: BEAR CREEK NEIGHBORHOOD PLAN UPDATE (L100348)

January 4, 2011

Page 2

SCHEDULE AND REQUESTED DIRECTION

On January 4, 2011, staff will ask Councilmembers if there are particular issues that Councilmembers would like to discuss at the January 25, 2011, study session or questions to which staff can prepare responses. If needed, a second study session is tentatively scheduled for February 8, 2011. Final action is anticipated on March 1, 2011.