E. Grass Lawn Neighborhood Policies

Situated on a hillside overlooking Redmond's Sammamish Valley and the Cascade Mountains to the north and east, Grass Lawn neighborhood is located on the west side of Redmond. Neighborhood boundaries are: north, Redmond Way; south NE 60th Street; east SR 520 and West Lake Sammamish Parkway. The western boundary is 132nd Avenue NE.

Public Participation in the Neighborhood Plan Update

This neighborhood plan was based on participation by people who live and own property in the Grass Lawn Neighborhood. A 7-member Citizen Advisory Committee participated throughout the process, including reviewing background information, identifying issues to address, considering alternative responses, and recommending updated policies and regulations.

The Citizen Advisory Committee received input from residents in the area throughout the process. A neighborhood-wide workshop and City services fair was held. At the workshop, citizens identified what should be preserved in the neighborhood, what should be improved, and what should be kept in mind during the plan update. A newsletter was mailed later to the neighborhood to seek input on the Committee's preliminary plan recommendations.

Neighborhood Vision

The vision statement below is a word picture of the Grass Lawn Neighborhood in the year 2020. It is intended to describe what the neighborhood will look and feel like when the plan is implemented.

- Like its namesake park, Grass Lawn remains an attractive, green area. The neighborhood includes a mix of Single-family Urban (4-8 units per acre) and Multi-family Urban (12-30 units per acre) Residential areas. Higher density residential development has occurred near access to transit. There are a variety of types of housing that blend in well with the neighborhood.

- The forested slopes along several streams have been protected. Most of the unstable slopes overlooking the Sammamish Valley remain forested to protect the environment and maintain the woodland views valued by neighborhood residents.

- Two to three story buildings are located in the neighborhood commercial zone with ground floor small retail neighborhood commercial uses that have a neighborhood feel and are located on street corners. The buildings have offices, professional and technical services on the upper floors and are within walking or bicycling distance of many residences. The structures also serve as a community-gathering place, have high quality architecture and are situated in a way that is sensitive to the environment.

- Those who live or work in the neighborhood have a variety of travel choices, including driving, walking, bicycling, transit, and other forms of new technology transportation. Safe pedestrian crossings are provided on all busy streets. Streetscapes are attractive and functional for all travel modes, with street trees and landscaped areas that separate walkways from traffic.

- A system of parks, trails and pathways has been enhanced in the neighborhood. Most residents are located within walking or bicycling distance of a park. The trails and pathways provide connections within the neighborhood, and connect the neighborhood to downtown Redmond and to other cities in the region.

- Grass Lawn Park is an athletic venue for the community as well as a gathering place for the neighborhood. Gathering place examples include, a small stage available for theater groups, high school bands, and display of student art projects, an at-grade labyrinth, or checker boards. Concession stands and small rentals are allowed uses in the park.

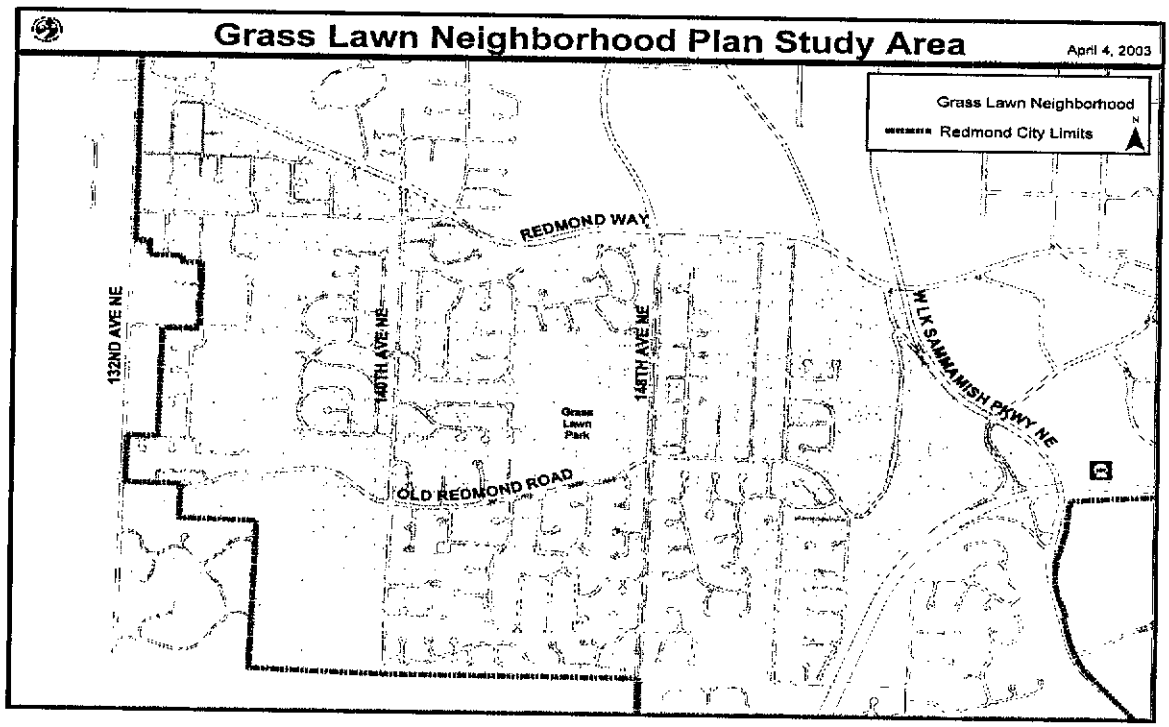
- West Lake Sammamish Parkway, 140th Avenue NE, 148th Avenue NE, 132nd Avenue NE, Redmond Way, and Old Redmond Road remain the main arterials in the neighborhood.

- There are more alternative modes of transportation in addition to the auto. Mobility and access through the neighborhood has improved. Grass Lawn neighborhood is considered in regional plans to increase bus and other transit stops along neighborhood arterials. There is a neighborhood link to a major transit hub and shopping in Redmond City Center. Transportation improvements include: roadway enhancements; bus pull outs on arterials; dedicated bus lanes on arterials; overall improved transit service; transit shelters; more pedestrian walkways; and bikeways.

- Redmond and Kirkland have worked together to improve 132nd Avenue NE. Speeds along 132nd Avenue NE are safe and bicycle lanes, sidewalks and a turn lane have been added to improve safety and access. Landscaped medians and street trees have been added to manage traffic flow and improve the visual quality of the street.

Neighborhood Character

The Grass Lawn neighborhood consists of several smaller neighborhoods with similarities in character and needs as well as unique differences. The majority of the neighborhood is zoned for residential uses, with two small commercially zoned areas. The majority of the houses are built at a low-to-moderate density, with the exception of a fair amount of apartment and condominium developments in the eastern part of the neighborhood. Grass Lawn is a mature neighborhood with established character and includes Grass Lawn Park, a facility highly valued by neighborhood as a community-gathering place. Many neighborhood residents cherish the walk-ability of their neighborhood and friendliness of neighbors who look out for each other.



Sub-areas

Northeast Grass Lawn: There is a colorful variety of housing and architectural style in the NE Grass Lawn sub-area. Housing ranges from condominium complexes to single-family homes. Roughly half of the area's land is dedicated to condominium developments zoned for Multi-family Urban Residential and many of the developments reflect the architectural styles of the past two decades. The other half of NE Grass Lawn is zoned for Single-family Urban Residential development. Single-family homes were built over a time span of about 100 years with the majority being built in the 1980's. The single-family homes reflect varying styles such as one-bath ramblers built to take advantage of larger lots and open space, to two-story homes with protruding garages, and new luxury homes built on smaller lots.

Northwest Grass Lawn: Single-family homes are the dominant type of housing in the northwest portion of the neighborhood although the area does contain some townhomes. Most of the parcels are zoned for Single-family Urban Residential development. Home styles are typical of suburban homes from the 1960's including small ramblers on large lots, cottage-like homes with detached garages, and two-story homes fronted with a garage. The sub-area offers a suburban feel. The majority of the streets are residential collectors with sidewalks and cul-de-sacs. The surrounding streets to the north, west, south, and east support through-traffic, as does 140th Avenue NE that cuts through the area. The Grass Lawn Community Park on Old Redmond Road and 148th Avenue NE contributes to the suburban feel of the area. The small area at 132nd Avenue NE and Old Redmond Road zoned for Neighborhood Commercial uses supports neighborhood-scale retailers such as a video store and a hairdresser. The development also links to other commercial developments in Bellevue and Kirkland at the other corners of the crossroads. The building contains apartments on the second and third stories. Though this retail area gives an urban feel, it supports the suburban community and fits well into the suburban feel of the sub-area.

Southeast Grass Lawn: Single-family homes are the only type of housing in the southeast portion of Grass Lawn. Housing styles and types vary, but most have a suburban look from the 1960's and 1970's. All of the parcels are zoned for Single-family Urban Residential development. The sub-area has a suburban feel. Most of the developments have wide streets, sidewalks, and many cul-de-sacs. The surrounding roads to the north, west, and south support some through-traffic, but the main source of traffic on the interior streets is from the residents themselves.

Southwest Grass Lawn: The southwest area of Grass Lawn is composed of both single-family homes and apartment complexes. The western half of the area is mostly unincorporated and has pre-annexation zoning of residential single-family. With very large lots, most are ranch style-from the 1960's and 1970's, and some properties contain horse stables. The eastern half of the southwest sub-area of Grass Lawn is zoned for residential development at 8-12 units per acre and consists mostly of gated apartment complexes accessed along Old Redmond Road and 140th Avenue NE. The complexes consist of multi-story buildings with styles dating back to the 1970's. The very low-density area juxtaposed with the moderate density provides contrast. The low-density areas consist of ranch-style homes, some horse stables with split-rail fences, and large open spaces. The area provides an open, countryside feeling.

Neighborhood Communication Policies

The neighborhood planning process provided several opportunities to involve the public and improve communication between the City of Redmond and people who live or own property in the Grass Lawn Neighborhood. Based on input received during the planning process, the City's neighborhood enhancement team will continue to work to develop stronger connections with the neighborhood and to enhance delivery of City services through a coordinated effort. This team includes staff from various departments including planning, parks, public works, fire, and police.

Formation of a neighborhood association who's purpose is to maintain ongoing communication with the City has been strongly supported by the neighborhood. In addition to providing annual feedback to the City on implementation of the Neighborhood Plan, the neighborhood association could be a resource for the City to discuss issues that may be of interest to the neighborhood. The neighborhood association could also help create a stronger identity for the neighborhood by considering issues such as neighborhood identification signs, and increasing the involvement of other residents in neighborhood issues.

N-GL-1 **Support Grass Lawn residents in the formation of a neighborhood association.**

N-GL-2 **Meet with the neighborhood and the neighborhood association annually beginning one year after adoption of the 2004 neighborhood plan update to evaluate implementation of the neighborhood plan, identify any needed changes, and discuss projects or opportunities of concern with the neighborhood.**

Parks, Recreation and Open Space Policies

Redmond's Parks, Recreation and Open Space (PRO) Plan identifies needs for parks and recreation facilities and how those needs will be met. Grass Lawn Park is located in the center of the neighborhood and serves the area as both a community and neighborhood park. As a community park, the facility is a venue for various athletic events and organized sports. As a neighborhood park, the facility provides recreational and social opportunities for nearby residents such as: passive open space; play areas for children; trails; picnic tables; and a covered shelter. Neighborhood residents agree that Grass Lawn Park should be improved as a community gathering place and include more amenities for neighborhood residents. Provision of additional open space in other locations in the neighborhood is also a high priority.

N-GL-3 **Work with the Parks Board to improve Grass Lawn Park as a neighborhood community-gathering place. Promote more neighborhood amenities in Grass Lawn Park, such as food concessions, tables and benches for playing games such as checkers and an outdoor performing platform.**

N-GL-4 **Encourage better and more non-motorized connections to Grass Lawn Park, especially from the north. Work with volunteer groups to research potential connections throughout the neighborhood.**

N-GL-5 **Explore a pedestrian crossing on 148th Avenue NE between Redmond Way and Old Redmond Road.**

N-GL-6 **Improve the local resource site at NE 80th Street and Redmond Way with amenities appropriate for use as a greenbelt/open space.**

N-GL-7 **Work with the Park Board to create a local resource park on undeveloped right-of-way located on 141st Avenue NE and NE 77th Street.**

N-GL-8 **Explore opportunities to work with the residents of Stratford Village in seeking to establish a neighborhood connection from the undeveloped right-of-way located on 141st Avenue NE and NE 77th to the future local resource site on NE 80th Street and Redmond Way.**

Residential Policies

As Redmond seeks to increase its supply and diversity of housing available to various income levels and family types and sizes, a number of opportunities exist to provide for the housing needs of the community. The Grass Lawn Citizens Advisory Committee feels it is in the best interest of the neighborhood and greater community to provide more affordable home options to keep residents from having to move outside the neighborhood or Redmond. Examples include

individuals who work in Redmond but may not earn enough money to live here and those who live in Redmond but must move due to change in family size or other circumstances.

In order to address these needs, the Grass Lawn Citizens Advisory Committee supported both cottages and multi-plex units with 2-4 units per building as desirable options. Cottage housing provides a housing type that responds to changing household sizes and ages such as retirees, small families, and single-person households. Since cottages are smaller, they provide opportunities for ownership of small detached dwelling units that can blend well within a single-family neighborhood and encourage the creation of more useable open space for residents through flexibility in density and lot standards. The Committee also agreed duplex, triplexes, and fourplexes designed to look like single-family homes can help provide more affordable housing options and blend in well with the existing neighborhood character.

Cottage and Multiplex Housing Policies

N-GL-9 **Encourage cottages in the Grass Lawn Neighborhood. Allow two cottage units for every standard single-family residence allowed in the zone in which the property is located, pursuant to Section 20C.30.52-040 of the Redmond Community Development Guide.**

N-GL-10 **Encourage duplexes, triplexes, and fourplexes on individual lots in the Grass Lawn Neighborhood in locations designated Single-Family Urban and higher densities.**

N-GL-11 **Design duplexes, triplexes, and fourplexes to portray the appearance of single-family houses and to be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for duplexes, triplexes, or fourplexes on a proposed site as the allowed number of detached single-family dwellings units for the zone in which the site is located, exclusive of any bonuses allowed on the site.**

N-GL-12 **Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multi-plex housing two years after adoption of the plan, or after the construction of three cottage or multi-plex housing projects, whichever occurs first.**

Affordable Housing Policies

Citizens in the Grass Lawn Neighborhood have expressed concern about rising home costs and the likelihood that many households, such as those with one wage earner, seniors, day care workers, and technicians will not be able to afford to live in the neighborhood. Over time, the neighborhood has included a wide variety of household incomes and family sizes. Neighborhood residents desire providing options so a diversity of people can continue to live in the neighborhood and contribute positively to the community. More proactive steps are needed

to address the needs for affordable housing while ensuring that affordable homes are designed to be similar in appearance to existing and new market rate homes in the neighborhood.

Redmond's goals for affordable housing reflect the Growth Management mandate to encourage affordable housing for all economic segments of the population. As home prices continue to increase at a more rapid rate than the increase in household incomes, there are very few opportunities for households that earn the King County median income or less to buy a home in Redmond. Further, as land develops for upper income households, less land is available to meet the needs of other income groups. City goals to provide incentives, bonuses, and public funding for the creation and preservation of affordable housing will help promote the neighborhood's support of housing that is affordable to all of its residents.

N-GL-13 **Require a minimum of 10% of the units in all new housing developments of 10 units or greater in the Grass Lawn neighborhood to be affordable. Minimize development costs associated with this requirement by providing incentives and bonuses.**

Residential Character and Design Policies

Grass Lawn neighborhood has its own unique character, including differences in each of the residential sub-areas as noted above. Key aspects of the neighborhood and character of each sub-area can be maintained by considering the existing context defined by built and natural features, including architectural details and development patterns, when designing new residences for the neighborhood. Neighborhood residents would like to ensure that site and building design for new residential developments provide variety and visual interest that is compatible and blends with the neighborhood. The design concepts set forth in these policies will be implemented through regulations that use criteria and illustrations to demonstrate the concepts.

N-GL-14 **Design single-family dwellings and significant expansions to single-family dwellings to maintain visual interest and compatibility with the neighborhood's character. Provide, in new residential developments, a variety of home designs and vary sizes, types, and site design features such as setbacks or lot sizes to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance.**

N-GL-15 **Except for homes located on arterials, design single-family dwellings and significant expansions to single-family dwellings to have living space as the dominant feature of the street elevation to encourage active, engaging, and visually appealing streetscapes with vegetation and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and options to minimize the appearance of the garage through design are limited.**

Neighborhood Commercial Policies

Nearby commercial areas in Downtown Redmond and Kirkland provide a wide array of stores and services. These uses serve the Grass Lawn neighborhood and broader community. As convenient as these services are, many who live in the neighborhood are at least two miles from these stores and services. This is too far to walk comfortably, and encourages driving for daily service needs such as meals or banking. Most people will walk a quarter to a half-mile to convenience retail and service areas. Encouraging small-scale stores and services, such as banking, coffee shops, restaurants, and vide stores, to locate within appropriate areas in the neighborhood can help meet the daily or weekly service needs of neighborhood residents and reduce vehicle trips. To maintain the high visual quality of the neighborhood, stores and services must be designed to be compatible with nearby residential uses. The policies below address the location of the retail and service uses.

N-GL-16 **Explore opportunities for additional neighborhood convenience retail and service businesses s to locate within the neighborhood with the following criteria:**

- **Limit these businesses to small-scale convenience retail or service uses that primarily serve daily or weekly needs of Grass Lawn neighborhood residents, encourage access by walking or bicycling, and are compatible with existing nearby uses.**
- **Prohibit supermarkets, retail vehicle fuel sales, hotels and motels, or convenience retail or service businesses that primarily serve the general public.**
- **Restrict hours of operation of convenience retail and service businesses to be closed a minimum of 8 hours in any 24-hour period.**

Transportation Policies

Redmond's Comprehensive Plan includes extensive policies on transportation that apply citywide. This section includes transportation policies specific to the Grass Lawn neighborhood.

People who live in the neighborhood have expressed strong interest in improving pedestrian safety and increasing opportunities to walk to neighborhood parks, Downtown Redmond, and other nearby locations. Improving pedestrian safety by separating sidewalks or walkways from traffic is also valued.

N-GL-17 **Improve pedestrian safety and encourage non-motorized connections between neighborhood housing developments by completing missing links in sidewalks and walkways. Follow when possible the Citizen Committee's priority list of missing sidewalk segments for completion.**

Neighborhood residents have expressed concern about dark streets and support improving street lighting to minimize opportunities for vehicular and pedestrian conflicts and increase pedestrian safety.

N-GL-18 **Improve street lighting on local streets in the Grass Lawn Neighborhood to help avoid pedestrian and vehicular conflicts and improve pedestrian safety while minimizing disturbances to nearby residential homes.**

People who live or own property in the neighborhood provided input on needed transportation improvements through workshops and Citizen Committee meetings. Some of the improvements recommended through these meetings have been completed, such as installation of a new bus shelter on Old Redmond Road and 140th Avenue NE. However, additional improvements are needed to further improve pedestrian safety and promote alternative forms of transportation. In order to improve safety and more efficiently move traffic within the neighborhood, the Citizens Advisory Committee reviewed a list of several improvements and recommended seven actions as top priorities.

N-GL-19 **Work with the Grass Lawn neighborhood to implement priority improvements as identified in Table 1: Grass Lawn Neighborhood Highest Priority Pedestrian Mobility and Safety Improvements.**

TABLE 1: Grass Lawn Neighborhood
Highest Priority Pedestrian Mobility and Safety Improvements

Improve Pedestrian Safety and Mobility

The goals of the improvements below are to improve safety for pedestrians by providing sidewalks and walkways that are separated from motorized traffic when possible and to promote opportunities to walk to schools, parks, trails, transit stops, and other destinations within or near the neighborhood.

- Establish safe pedestrian crossings of Redmond Way and 148th Avenue NE, particularly in sections where there are long distances between existing and planned signalized intersections.
- Complete street lighting on Redmond Way for pedestrians.
- Complete sidewalks in the neighborhood based on citywide criteria and the following neighborhood priorities: (1) Redmond Way; (2) 139th PL NE between NE 75th and NE 78th PL; (3) NE 73rd PL between NE 70th PL (4) NE 75th Street; (5) 151st Avenue NE; and (6) 135th Avenue NE between NE 75th Street and NE 80th Street and other missing sidewalk segments throughout the neighborhood.
- Install bus shelters at neighborhood bus stops.
- Consider providing sidewalks along one or both sides of Redmond Way that are separated from traffic, for example by a planting strip, to improve safety for pedestrians and support transit use.
- Support efforts between the City of Redmond and the City of Kirkland to provide sidewalks on both sides of 132nd Avenue NE south of Old Redmond Road. Sidewalks should be separated from traffic by a planting strip.