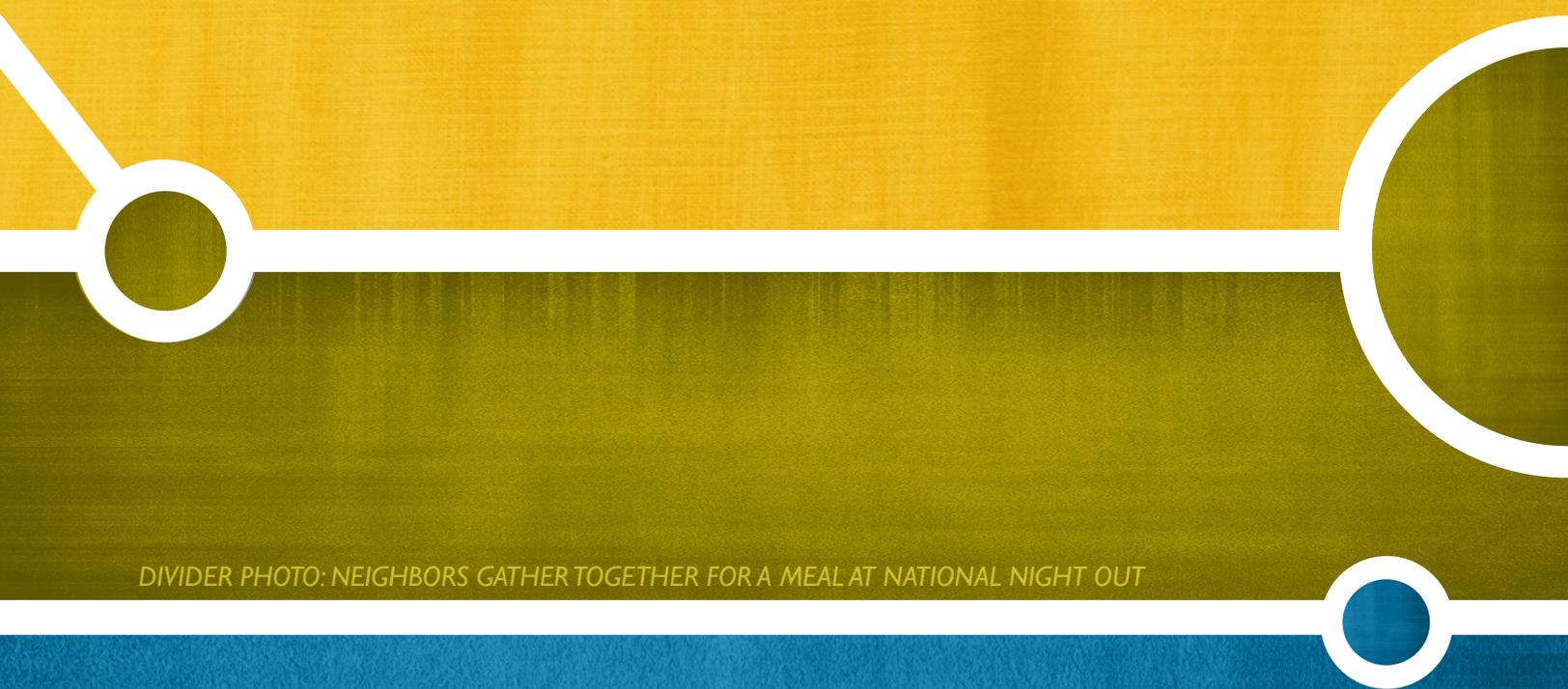




Neighborhoods





DIVIDER PHOTO: NEIGHBORS GATHER TOGETHER FOR A MEAL AT NATIONAL NIGHT OUT

and we see
ourselves
in our neighbor's eyes

Future Vision for Redmond: Neighborhoods

In 2030 Redmond citizens describe their community as one that is complete, offering a wide range of services, opportunities and amenities.

It's a community that has acted to maintain a balance among the three pillars of sustainability, while gracefully accommodating growth and change; as a result, Redmond's high quality of life, cherished natural features, distinct places and character are enhanced. The community's evolution has successfully woven the small town feel of older, established neighborhoods with the energy and vitality of Redmond's urban centers. The result is a place where people are friendly, often meet others they know, and feel comfortable and connected. It is a place where diversity and innovation are embraced and action is taken to achieve community objectives. It's a place that is home to people from a variety of ethnic backgrounds, which contribute to the richness of the city's culture.

Achieving a balance between accommodating growth and preserving Redmond's unique features and livability has been challenging, but over the past 20 years through the clear, shared direction contained in the Comprehensive Plan, the vision has taken shape. Throughout Redmond the results are apparent.

Many citizens continue to actively participate in Redmond's planning process and system improvements,

and their preferences are incorporated so that Redmond continues to be the community desired by its citizens.

In 2030 as in 2010, Redmond is a community working together and with others in the region to implement a common vision for Redmond's sustainable future.

Organization of This Element

Introduction

A. Planning for Neighborhoods

B. Implementing Neighborhood Plans

C. Neighborhood Policies for Redmond

Introduction

The Neighborhoods Element contains neighborhood-specific policies. The overall goal of neighborhood plans is to maintain and enhance the quality of life for all who live or work in Redmond's neighborhoods today and in the future.

Neighborhood planning uses the City's overall policies, neighborhood issues and neighborhood opportunities to develop solutions that foster opportunities and address problems. The other Comprehensive Plan elements—for example, Transportation, Housing, and Utilities—address these topics citywide; the Neighborhoods Element addresses these issues in a neighborhood-specific manner. The Neighborhoods Element is coordinated with other elements to ensure that policies are not duplicated. In addition to the neighborhood policies in this element, the Urban Centers Element includes policies applicable to the Downtown and Overlake Neighborhoods.

Figure N-1 illustrates the neighborhood planning and update process and the relationship of neighborhood plans to the Comprehensive Plan. The neighborhood planning and update process gives neighborhood citizens the opportunity to develop or refine neighborhood policies to fit community circumstances while meeting citywide objectives.

Neighborhood planning has the following benefits:

- Working at the neighborhood level, City staff are able to develop and respond to a comprehensive inventory of neighborhood-specific issues and concerns.
- Addressing neighborhood problems and recognizing, enhancing and maintaining neighborhood opportunities helps improve neighborhoods.
- Neighborhood-specific policies can help residents retain or strengthen a sense of place; that is, a combination of character, setting, land uses and environment that makes a neighborhood unique and sustainable for the long term.
- Neighborhood planning efforts bring together those who live, work or own property and encourage participation by a diverse array of people in the neighborhood to address neighborhood concerns and goals jointly.
- Neighborhood planning brings together residents and City staff and officials, contributing to a stronger community.
- Two-way communication is enhanced among the neighborhood; the City staff, the Planning Commission; other City committees, boards and commissions; and the City Council so that information and ideas may be shared between the groups.
- Opportunities and barriers to implementing citywide policies are identified and addressed, enhancing the effectiveness of citywide planning.
- Policies developed on a neighborhood level may inspire efforts for the entire city, improving planning and implementation citywide.

By addressing neighborhood concerns and drawing on the desirable attributes of neighborhoods, the Neighborhoods Element works to enhance Redmond's quality of life. For example, neighborhood traffic management and land use policies help provide for efficient development, while minimizing land use conflicts and adverse impacts on neighboring uses.

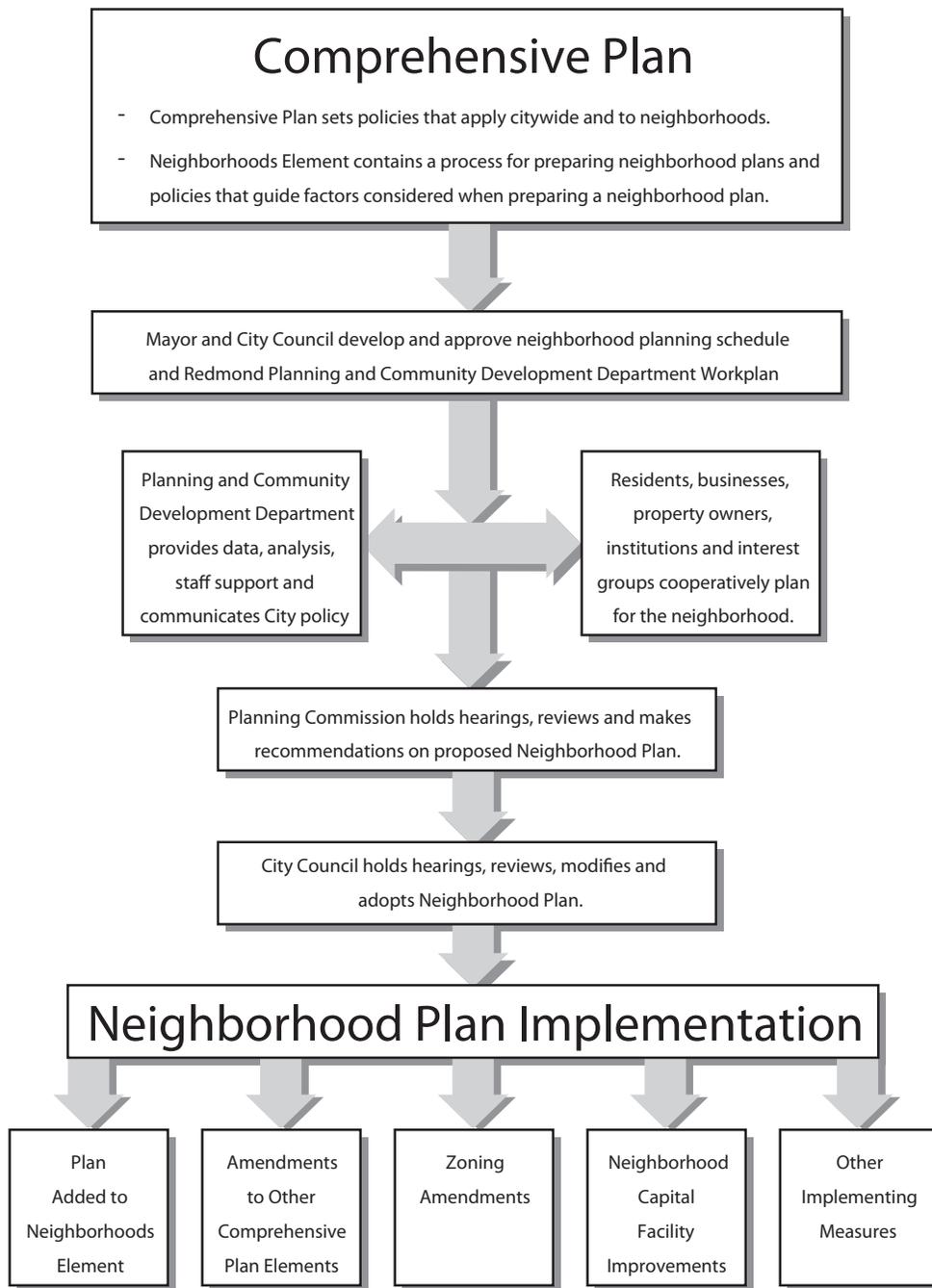
The citywide vision and policies describe an overall preferred growth strategy for Redmond, while the Neighborhoods Element establishes a specific vision and policies for each neighborhood. The

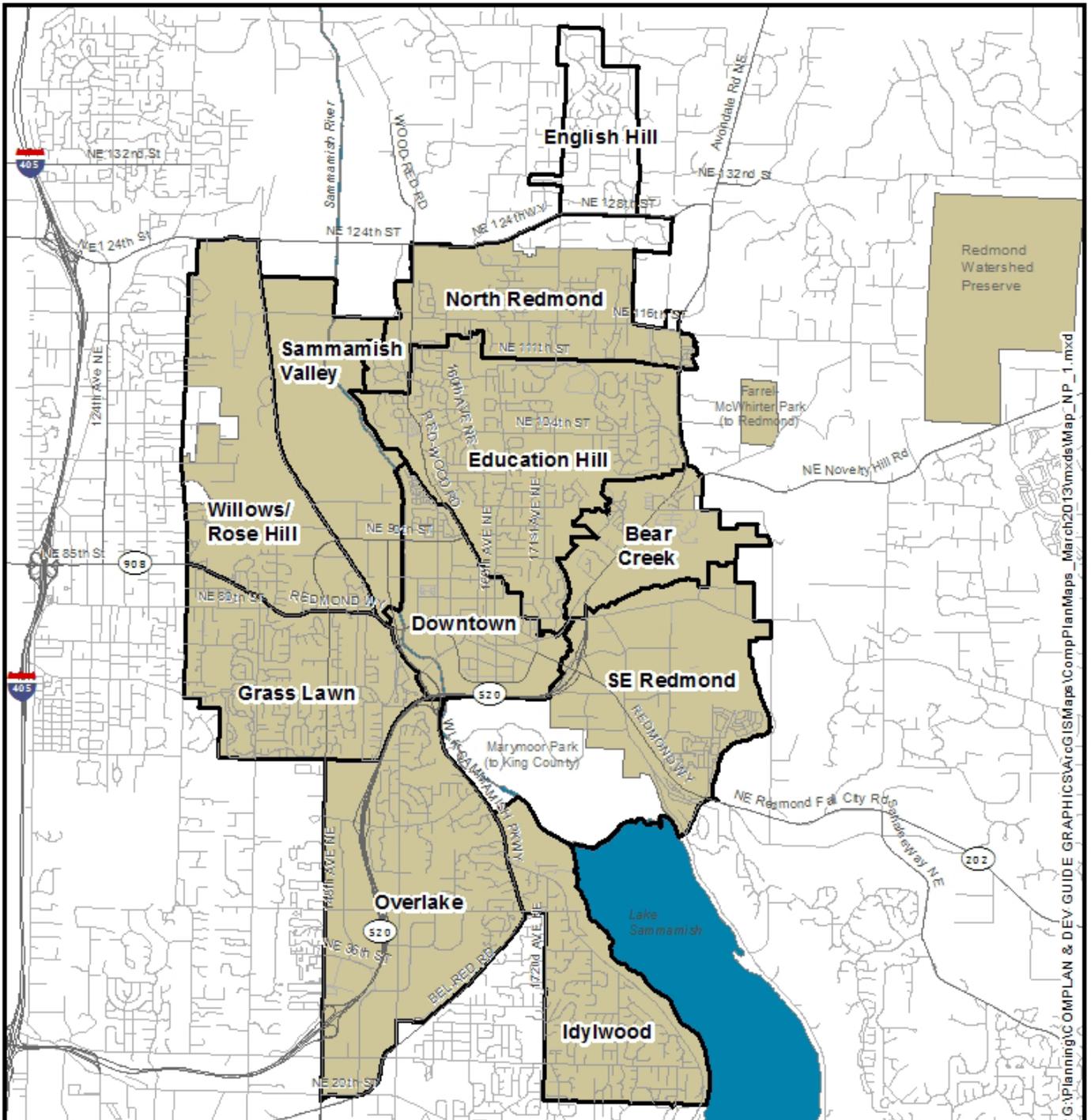
neighborhood policies are consistent with the citywide framework, as required by the Growth Management Act. Fulfilling each neighborhood vision will collectively achieve the citywide vision. For example, the citywide policies call for creating opportunities within Redmond to provide a diversity of housing types at a range of prices, including affordable homes. The neighborhood policies identify the desired qualities of each residential neighborhood and the neighborhood's strategies for promoting innovative and affordable housing within the neighborhood.

A. Planning for Neighborhoods

Redmond's substantial residential and employment growth has increased the complexity of opportunities and issues the City faces. While many of these opportunities and issues can be effectively addressed at a citywide level, others need more specific solutions. This section includes policies that will guide the preparation, review and update of neighborhood plans, including plans for the Downtown and Overlake Neighborhoods in the Urban Centers Element. Redmond's neighborhoods are shown on Map NP-1. These areas form the boundaries for the neighborhood plans, based on geography, the transportation network and land use; they are utilized for planning purposes only.

Figure N-1 Neighborhood Planning Process





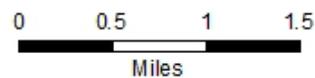
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Legend

-  Neighborhood
-  Redmond City Limits

**MAP NP-1
Redmond Neighborhoods**

Effective: December 17, 2011



Preparation and Coordination of Neighborhood Plans and Updates

Since the preparation and adoption of a neighborhood plan is typically an extended process, preparation of plans for different neighborhoods must be staggered to minimize costs and utilize staff effectively. The timing of the preparation of a plan for a given neighborhood will be based on the urgency of the issues, opportunities that need to be addressed, and the level of growth facing each neighborhood. For example, a neighborhood plan might be regarded as a high priority for update due to increased development activity or significant transportation concerns.

To be effective, plans must be current. Neighborhood plans will be periodically reviewed in anticipation of and during periods of growth. Based on that review, the City may decide that the plan does not require any changes, that limited updating is needed, or that the neighborhood plan should be redone.

- NP-1 Plan for and undertake updates to neighborhood plans at consistent intervals as follows:**
- Meet annually with neighborhood citizens to discuss progress of neighborhood plan implementation, neighborhood goals and vision, timely topics of interest, and priority projects;
 - Review and complete refinements to policies and regulations, as necessary every six years; and
 - Review and complete more significant updates to policies and regulations, as necessary every twelve years.

- NP-2 Maintain and foster awareness of neighborhood interests at regularly scheduled intervals on behalf of the Redmond community, staff and City officials. Use a variety of communication tools, such as newsletters, staff reports and public meetings.**

The Planning Commission will be informed of neighborhood events and the resulting

citizen interests and feedback using a variety of communication techniques, such as newsletters, written updates and staff briefings. The Planning Commission will review and conduct a public hearing on the six- and twelve-year neighborhood plan updates and make a recommendation to the City Council. The City Council will then consider adoption of the plan, after modification if needed, and incorporate it into the Neighborhood Element.

Maximum public input is essential for the preparation of, update to, and review of a neighborhood plan. At key milestones throughout the neighborhood planning and update process, staff emphasizes involvement from the community using a variety of methods, such as direct mailing, web announcements, flyers, and through other existing communication networks, such as homeowners' associations and faith-based communities.

In addition to encouraging participation from the neighborhood as a whole, a Citizen Advisory Committee may be established to help inform the neighborhood plan update. Potential committee members are recruited broadly through techniques such as direct mailings and web announcements and may also be recommended by City staff and officials. The process includes recommendation of committee members by the Mayor and confirmation by the City Council.

Public involvement may also be pursued by using existing neighborhood organizations as advisory groups, conducting neighborhood surveys or holding workshops. The techniques selected should be appropriate to the planning effort and the community, while providing a fair and equal opportunity for all who live, work and own property within the neighborhood to participate.

- NP-3 Maximize public input to neighborhood plans through the guidance of a Citizen Advisory Committee or other representative group composed of people who live, work, own property or own a business in the neighborhood. Ensure that neighborhood residents, businesses and property owners always have the opportunity**

to be involved in the review, preparation and adoption of neighborhood plans. Use techniques appropriate to the neighborhood and to the issues under consideration and involve affected City departments, boards and advisory committees in the update and review of neighborhood plans.

Techniques and Structure of the Neighborhood Plan Update Process

Redmond’s neighborhoods are unique, and each neighborhood plan will address different issues and opportunities. However, to ensure that plans are consistent with the Citywide Comprehensive Plan and that appropriate problems and opportunities are addressed, each plan should consider a common set of issues and opportunities.

One such consideration is neighborhood character. Neighborhood character refers to the overall sense of a neighborhood. It evolves over time and results from the interaction of a variety of factors. Those factors include the appearance of the neighborhood, such as the buildings, landscaping and streets; the types of land uses; natural features and open space; and other focal points, such as schools, churches, parks and neighborhood businesses.

Staff will utilize a variety of techniques with the neighborhoods so that interested people may equally understand issues, opportunities, trends and possible innovations, establish a common knowledge base, and prepare for considering updates to each neighborhood plan. From this base knowledge, recommendations will evolve. As a result of this process, participants may begin to identify with future leadership roles with Redmond government.

NP-4 Provide a common framework or knowledge base for people to capitalize upon, particularly when considering plan updates. Offer the Citizen Academy or a

similar tool at regular intervals for helping to establish the common framework.

NP-5

Address issues and opportunities in preparing neighborhood plans and updates, such as:

- Implementing the Citywide Comprehensive Plan;
- Establishing a long-range vision for the neighborhood;
- Coordinating neighborhood communication;
- Reviewing neighborhood boundaries;
- Preserving the natural environment;
- Promoting parks, recreation, open space and cultural arts, especially those that address local neighborhood needs;
- Identifying community facilities and services;
- Encouraging provision of housing to serve people of a diversity of income levels, ages, family sizes and special needs;
- Supporting commercial uses, when appropriately sited, and informing future consideration of commercial land use and zoning;
- Establishing and enhancing neighborhood character and design issues, such as identification and enhancement of formal and informal neighborhood gathering places, and identification and enhancement of neighborhood gateways;
- Conserving and improving historic, archaeological or cultural sites;
- Supporting neighborhood transportation needs, including strategies to improve transportation connections, encourage use of alternative travel modes, and manage traffic; addressing modes of transportation, such as walking, bicycling, transit and personal motor vehicle;

- Addressing sustainable, healthy and active living at the neighborhood scale;
- Identifying and reporting other issues and opportunities raised by neighborhood residents, businesses, property owners and other interested groups and individuals; and
- Developing a list of priority projects based on recommendation by neighborhood representatives.

The weight given to each of these areas will vary with its significance to the neighborhood.

While each neighborhood will require individual solutions and have individual opportunities, a “tool kit” of solutions forms the starting point that can be applied to neighborhoods, reducing planning costs and easing implementation. The tool kit includes planning techniques, zoning techniques, traffic-calming methods, design standards and other implementation measures. While these tools should be customized to fit the neighborhood, they must also be consistent with the Comprehensive Plan and Zoning Code and be economical to administer. Over time, new tools will be added to the tool kit.

NP-6 Identify techniques and methods that can be used to address neighborhood issues and opportunities. Choose solutions that are compatible with Redmond’s Comprehensive Plan and development regulations.

NP-7 Update policy and development regulations necessary for a neighborhood plan concurrently to enable the Planning Commission and City Council to review and amend both the policies and development regulations at the same time.



Members of the community share their input at a City of Redmond Neighborhood Open House

B. Implementing Neighborhood Plans

Once a neighborhood plan is prepared and adopted, it must be implemented. Neighborhood plans, including those for the Downtown and Overlake neighborhoods in the Urban Centers Element, will be implemented through coordination among City staff, programs and policies carried out by City departments, and by applying neighborhood policies and regulations to specific developments through land use reviews. Examples of situations in which related neighborhood policies and implementing regulations would be applied include proposed Comprehensive Plan amendments, rezones, subdivisions, site plan entitlements, SEPA (State Environmental Policy Act) reviews, certain building permits, and similar permits and approvals.

NP-8 Implement the neighborhood plans' vision, policies and improvements by:

- Using discretionary land use reviews;
- Identifying capital facility improvements needed in a neighborhood and ways of funding them;
- Providing follow-up communication among interested parties and the members of the neighborhood;
- Offering the Neighborhood Spotlight Fund to complete appropriate projects; and
- Using other implementing measures.

Initial Neighborhood Improvements

The neighborhood planning and update process provides an opportunity to identify improvements of particular importance to the neighborhood that can be completed through the Neighborhood Spotlight or Neighborhood Matching Fund. Projects for consideration may include improvements to bus shelters, public amenities such as benches and gardens, traffic safety improvements in conjunction with the City's Neighborhood Traffic Calming program, and other projects that serve the greater public good of a neighborhood. The neighborhood planning

and update process also provides opportunities to foster citizen stewardship. Stewardship can consist of organizing collaborative efforts to implement smaller neighborhood beautification projects. As well, citizen interest in stewardship can help implement programmatic efforts, such as planting along the Sammamish River, establishing neighborhood-based community gardens, and promoting awareness of disaster preparedness.

NP-9 Work with neighborhood representatives to recommend projects for inclusion in the priority projects list. Give deference to neighborhood recommendations provided projects are consistent with the Comprehensive Plan and in compliance with safety standards set by the City. Periodically review the priority project list with neighborhood representatives, City staff and officials, as well as key individuals identified by City staff and officials, in order to determine priority and feasibility.

NP-10 Identify and implement one or more small neighborhood projects to respond to specific issues identified during the planning process. Work together with representatives of the neighborhood to ensure completion of the projects in a timely manner.

Process and Planning Review

Ongoing review of the plan, assessment of the planning process and evaluation of the tools utilized allow staff and residents to examine and improve the neighborhood update procedure. The review serves as a check-in period with the neighborhood residents during which new ideas and issues are presented, in addition to an examination of the steps taken to promote plan implementation. Methods for assessment will be designed to meet

the specific needs of the neighborhood. For example, communication may continue through public sessions and surveys with citizen advisory group members and other representatives of the neighborhood. Review also occurs at the staff level to ensure that best management practices continue to be utilized and methods improve as identified.

Key milestones provide opportunities for feedback from the residents of a neighborhood. At those times, notification of a survey, workshop, open house or other collaborative effort is provided in an effort to bridge the interests and issues reflected by City staff and officials, the neighborhood representatives and neighborhood residents. Milestones include but are not limited to:

- Announcement of the neighborhood planning and update process and recruitment of neighborhood representatives;
- Presentations of the initial identification of issues and opportunities regarding the neighborhood;
- The formal development of a neighborhood vision which includes the long-range ideas and concerns for the neighborhood in its entirety; and
- The development of recommendations by the neighborhood representatives, which are the basis for the creation of neighborhood policies within the neighborhood plan, as part of the Comprehensive Plan.

NP-11 Utilize all reasonable measures of communication with the neighborhood and neighborhood representatives throughout the neighborhood planning and

update process. Periodically review and evaluate the neighborhood plan update process in order to improve the planning process and to strengthen communication among City staff and officials and the neighborhoods through:

- Updating of current issues and feedback regarding the neighborhood planning and update process by representative groups within the neighborhood;
- Coordination among the Strategic Neighborhoods Team, comprised of staff from City departments and divisions, for the purpose of ongoing contact with the neighborhood, providing continued support throughout the plan update, and developing future enhancements to the update process;
- Maintenance and enhancement of communication strategies to achieve an active network for reporting and sharing feedback among City staff and officials and the neighborhood; and
- Identification and recruitment of neighborhood representatives and organizational contacts to provide ongoing maintenance of the neighborhood plan, to offer feedback to City staff and officials, and to remain informed of City projects and processes.

C. Neighborhood Policies for Redmond

C.1 Bear Creek Neighborhood Policies

Neighborhood Vision

Bear Creek is unique in Redmond: it is a residential area adjacent to Downtown that contains large, ecologically important open spaces enjoyed not only by those who live there, but also by those whose only link with the neighborhood is a commute on Avondale Road.

The neighborhood vision describes the Bear Creek neighborhood in 2030. It represents what the neighborhood will look and feel like when the neighborhood plan is implemented.

By 2030 the Bear Creek neighborhood has grown, while still sustaining natural and recreational resources for future generations. People live in a clean, healthy and well-maintained environment in which everyone has a stake. The City and neighborhood work cooperatively to promote environmental quality.

Character: Bear Creek continues to be a safe neighborhood where people feel connected to one another. The neighborhood has a green character. It retains a significant tree canopy, and those in the neighborhood take advantage of the latest in energy-efficient and low-impact development techniques. The Bear/Evans Creek valley—the neighborhood’s front yard—continues to have a rural-agricultural feel.

Housing: Residents take pride in living in the Bear Creek neighborhood, while builders take pride in providing attractive housing in the neighborhood. Builders and designers seek out the neighborhood to pioneer new housing technologies and construction methods. People who live in the neighborhood appreciate that they can find homes that match their life needs—from apartments, cooperative housing, condominiums and senior housing to traditional single-family detached housing. Multiunit housing is located near arterials and transit, with some limited attached homes designed to look like single-family dwellings in single-family zones. The neighborhood is

safe, and housing is affordable at a variety of income levels.

Business: Neighborhood businesses prosper. This is in part because residents and the business community support each other by working cooperatively to address common issues. Residents take pride in the successful businesses in and adjacent to the neighborhood, while business owners and employees are partners in maintaining a high quality of life in the neighborhood and in Redmond as a whole.

Transportation: Redmond and the region have grown and that has led to additional congestion on major roadways. Even so, everyone has safe access between the neighborhood, the rest of Redmond and the region using a variety of travel modes. Pedestrians can safely cross busy streets to access transit and can also safely walk within the neighborhood to access parks and other recreation opportunities. Some services are easily accessible by foot and bicycle, while other local destinations may be easily reached by transit. Those visiting find that there is sufficient guest parking.

Natural Environment: The Bear Creek neighborhood values a culture of conservation and education. This has helped promote the health of the valley’s ecosystem. In the Bear/Evans Creek valley, plants and wildlife thrive in the streams and the riparian corridors. For example, the creeks support healthy salmon runs and freshwater mussels and have been reconnected to surrounding wetlands. Educational signage has made the neighborhood keenly aware that Redmond’s drinking water aquifer lies just beneath the creek valleys, teaching people to minimize groundwater pollution. Neighborhood awareness and enjoyment of these assets is enhanced because of easy access to natural areas. Residents breathe clean air, and wildlife benefit from improved surface water quality.

Parks & Recreation: Residents, employees and visitors alike enjoy parks in the neighborhood that offer a balance of active and passive recreation opportunities. Natural park areas are walkable, educational and designed to minimize environmental disturbance. Park visitors arrive by a number of travel modes, and most times there is sufficient parking to accommodate those arriving by car.

Neighborhood Character

The Bear Creek neighborhood has at the same time an urban and rural feel. It is busy and it is calm. Here the past and future come together in a kaleidoscope of uses and landscapes. The neighborhood values this unusual mix of nature and city.

Chief among the unique features in the Bear Creek neighborhood is Bear Creek itself, along with Evans Creek and their respective riparian corridors. These creeks are home to critical salmon runs and other freshwater marine life. The aquifer below is a major source of Redmond's drinking water. The neighborhood has retained its connection to a rural-farming past. It includes a diversity of housing types and has sports and recreation facilities at Perrigo Park.

Three neighborhood subareas have distinct land use mixes.

1. The west subarea, west of Avondale Road, is predominantly Multifamily Urban with apartments and condominiums on the hillside overlooking the Bear/Evans Creek Valley. This subarea also contains a small cluster of commercial uses and a small amount of property zoned for Single-Family Urban uses.
2. The central subarea—generally the east side of Avondale Road and the west portion of the NE 95th Street corridor—has predominantly Single-Family Urban uses. This area also includes the Fairwinds Retirement Community. Together, the west and central subareas make up the populated parts of the neighborhood.
3. The south and east subarea is largely open space in the Bear/Evans Creek Valley. At the east end of this subarea is Perrigo Park as well as other City-owned open spaces. A large portion of this subarea is commonly known as the Keller Farm. This subarea is sparsely populated.

The following policies pertain to the character of the Bear Creek neighborhood.

N-BC-1 Foster the Bear Creek neighborhood's diverse character through environmental stewardship,

innovative land-use techniques, and urban design and activities that bring people in the neighborhood together.

N-BC-2 Partner with educational organizations to ensure that all in the Bear Creek neighborhood recognize the critical importance of the underground aquifer, Bear Creek, Evans Creek and associated wildlife and wetlands. Consider interpretive signage as an educational tool.

N-BC-3 Preserve the public view corridor from Avondale Road through the Keller Farm toward Mount Rainier.

N-BC-4 Maintain the rural feel along NE 95th Street, also known as Conrad Olson Road. Ensure that this corridor is safe for bicyclists and pedestrians.

N-BC-5 Work in collaboration with residents to create and maintain a welcoming feature at the south end of Avondale Road to signify the end of the freeway and the beginning of a neighborhood setting. Consider use of vegetation, traffic control measures and other techniques.

N-BC-6 Promote nonmotorized connectivity throughout the neighborhood and to adjacent areas. In particular, improve nonmotorized connectivity from west of Avondale Road east to Perrigo Park.

N-BC-7 Ensure that future improvements to Avondale Road promote neighborhood quality of life, such as by providing safe crossings and by discouraging speeding, while facilitating local access and regional connection.

Communication

Neighborhood plans are not written in a vacuum, and they do not implement themselves. Therefore, it is important to express how the plan was created and what will be done once the plan is adopted.

This neighborhood plan was created with the essential input of neighborhood residents, property owners, nearby business owners, natural resource stewards, and others with an interest in the Bear Creek neighborhood. A four-member Citizen Advisory Committee (CAC) advised City staff, the Planning Commission and the City Council throughout the development of the plan. The CAC met twice monthly for about one year to consider the future of the neighborhood. In addition, the CAC took its meetings to the neighborhood, attended multiple open houses to gather feedback, and brought issues of neighborhood importance to the attention of City staff and officials.

The policies below describe ongoing efforts to ensure that this plan is a living document that remains relevant to the neighborhood. The policies commit City representatives to two-way dialogue with neighborhood stakeholders, periodic evaluation of plan objectives, and participation in meetings about development proposals.

- N-BC-8 Support Bear Creek residents and other stakeholders in ongoing and enhanced communication with the City and on community building efforts.**
- N-BC-9 Meet with neighborhood stakeholders periodically after the adoption of the Neighborhood Plan to evaluate implementation of the Plan, identify any needed changes, and discuss projects or issues of concern to the neighborhood.**
- N-BC-10 Attend required neighborhood meetings for development proposals in the Bear Creek neighborhood.**

Natural Environment

The Bear Creek neighborhood is home to two key natural resources: the Bear/Evans Creek system and Redmond's drinking water aquifer. Policies in other Comprehensive Plan elements already speak to the protection of these resources. The policies below are geared toward neighborhood-level actions that will help ensure that these resources remain healthy for the long term.

- N-BC-11 Take an active role in educating residents and others to make choices that support the long-term health of natural resources. Examples include natural yard care, landscape classes, and educational opportunities related to groundwater protection.**
- N-BC-12 Locate interpretive signage along the Bear/Evans Creek Trail to highlight the benefits of a healthy creek and aquifer ecosystem.**
- N-BC-13 Encourage builders to plant native and drought tolerant vegetation to reduce irrigation needs and encourage healthy landscaped areas.**
- N-BC-14 Encourage agricultural activities that use best management practices to protect stream and aquifer health.**
- N-BC-15 Partner with property owners and stewardship and other volunteer organizations to revegetate the Bear/Evans Creek corridor.**

Land Use

Land is used for four broad purposes in the Bear Creek Neighborhood: for homes, businesses, parks and open space, and agriculture. By 2030 the balance of those uses is not expected to change significantly.

- The Avondale corridor will be the most densely populated area of the neighborhood, with homes, businesses and small parks.
- The Bear/Evans Creek Valley will continue to be open. Land uses in the valley, whether based in agriculture or habitat enhancement, will be stream and aquifer friendly.
- Most of the west hillside and east edge of the neighborhood will be in open space and recreation. The west edge because much of it is too steep for development, and the east edge because it is home to the Bear/Evans Creek Greenway as well as Perrigo Park. The east edge helps transition from Redmond to rural unincorporated King County.

The policies below pertain to land use in the neighborhood.

N-BC-16 Focus urban development outside the Bear/Evans Creek Valley by clustering development outside the 100-year floodplain. Preserve undeveloped portions of the Bear/Evans Creek Valley for habitat enhancement or stream- and aquifer-friendly agriculture.

N-BC-17 Support the buildout of the PARCC Plan and East Redmond Corridor Master Plan to ensure a definite transition from urban to rural along the eastern edge of the neighborhood.

N-BC-18 Maintain predominantly Multifamily Urban land uses west of Avondale Road, except on steep slopes and in other environmentally critical areas, where the land use designation should be Single-Family Constrained.

N-BC-19 Maintain Single-Family Urban land uses east of Avondale Road, beginning at Avondale Green east to the east edge of Friendly

Village and north to the city limit.

N-BC-20 Encourage commercial enterprise in the commercial area south of the “Y” of Avondale Way and Avondale Road.

Policies N-BC-21 and N-BC-22 describe criteria for potential future rezone requests to Neighborhood Commercial or Multifamily Urban in the Avondale corridor. One important criterion is that one indoor gathering place be provided through a rezone. After one indoor gathering place is provided, the criterion would no longer apply. Policy N-BC- 50 has more description of an indoor gathering place.

N-BC-21 Consider allowing neighborhood commercial zoning on a site when the following conditions are met:

- The site is at least 2.5 acres;
- The site has bidirectional direct access to a principal arterial;
- The site is located outside of the 100-year floodplain;
- The rezone proposal includes a provision for an indoor gathering place for the general public, whether publicly or privately owned; and
- The site meets additional criteria specified in LU-43 and LU-44.

N-BC-22 Consider approving rezones from Single-Family Urban or Bear Creek Design District Performance Area I to Multifamily Urban on the east side of Avondale Road between NE 88th Place and the entrance to the Avondale Green development when the following conditions are met:

- At least 2.5 acres of land outside the 100-year floodplain are owned or controlled by one entity and are part of a single development proposal;

- The applicant submits a conceptual site plan for approval concurrently with the rezoning application;
- The site plan shows a single vehicular access point to Avondale Road or to another single ingress/egress;
- The development provides a way for future adjacent redevelopment to use the same single vehicular access point to Avondale Road or another single ingress/egress;
- The rezone proposal includes a provision for an indoor gathering place for the general public, whether publicly or privately owned; and,
- The rezone application meets all other criteria for Comprehensive Plan and Zoning Code amendments.

Transportation and Circulation

The Transportation Element of the Comprehensive Plan sets citywide transportation policy in Redmond. This part of the Bear Creek Neighborhood Plan addresses long-term neighborhood transportation and circulation priorities.

Avondale Road is the principal route to and from the neighborhood for those who live and work there and also a major commuting corridor for thousands of others. For those reasons, policies that pertain to the purpose and character of Avondale Road are critical.

Another defining transportation characteristic of this neighborhood is the existing and planned trail network. These trails not only provide for excellent recreation opportunities, but also serve as transportation facilities for people who walk and bicycle to and through the neighborhood to access other destinations.

Finally, the developed portion of Bear Creek neighborhood has sufficient population density to support frequent transit service. Public transit in this neighborhood is a critical tool to easing congestion on arterials like Avondale Road and to providing transportation choices for people who live and work

in the neighborhood. Convenient connections to future light rail stations will be particularly important.

The Bear Creek Neighborhood Transportation Connections Map follows the policies.

N-BC-23 Coordinate location of crosswalks near transit stops and future trail connections to facilitate safe and convenient pedestrian crossings of Avondale Road.

N-BC-24 Ensure that transit stops and crosswalks are well lighted and that lighting is not unduly obscured by trees or other objects.

N-BC-25 Support reliable and frequent regional transit service in the Avondale Road corridor to increase personal mobility within the existing right-of-way.

N-BC-26 Ensure that there is reliable and frequent transit service, and convenient access by other modes, to the Bear Creek Park and Ride and the future light rail stations in Southeast Redmond and Downtown Redmond.

N-BC-27 Provide safe and convenient bidirectional access to Avondale Road for local residents. Achieve this by building new local street connections to provide access to signalized intersections, creating safe U-turn opportunities, or using other traffic management techniques.

N-BC-28 Discourage speeding on Avondale Road. In addition to regular enforcement activities, achieve this by altering the street cross section, such as by adding planting or using other design techniques or best practices.

- N-BC-29** Remediate local access issues in the Avondale corridor when opportunities arise through private development or capital improvement projects, consistent with transportation planning documents. For example, replace individual residential driveways with consolidated access to a signalized intersection.
- N-BC-30** Design site plans for new developments so that they accommodate planned street connections as shown in the Transportation Master Plan and Bear Creek Neighborhood Transportation Connections Map.
- N-BC-31** Complete the bike facilities along Avondale Road and Avondale Way. Connect these facilities to the local and regional trail networks.

- N-BC-32** Complete the regional trail system in the neighborhood in order to provide multimodal transportation access to parks and throughout the neighborhood
- N-BC-33** Provide sufficient parking to accommodate visitors to community parks in the neighborhood, including Perrigo Park. Balance parking provision with space for recreation facilities, habitat and open space protection.
- N-BC-34** Evaluate strategies in future Avondale corridor planning efforts that would:
 - Improve safety for students walking and riding the bus to school,
 - Work to improve traffic flow by partnering with the school district and other transit agencies to evaluate and encourage alternatives to in-lane stops, and,
 - Manage speeds to posted limits.



Avondale Road



Perrigo Park entrance

Housing

The amount of land available for residential development or redevelopment is limited in the Bear Creek neighborhood by Bear Creek itself and its associated environmentally critical areas. As a result, development activity is limited mainly to the Avondale corridor and the portion of the NE 95th Street corridor that is within city limits. Because of development limitations in the neighborhood, these policies focus on making the most of existing housing opportunities and finding innovative ways to include new types of housing in the neighborhood.

- N-BC-35** Continue to encourage a diverse mix of single-family and multifamily housing types, in recognition that the Bear Creek neighborhood is diverse in its makeup, and as a way to achieve citywide goals of providing a variety of housing options.
- N-BC-36** Allow cottage housing developments in all Single-Family Urban zones.
- N-BC-37** Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban zones. Permit “backyard homes” as described in the Zoning Code.
- N-BC-38** Permit single-family attached housing in all Single-Family Urban zones, using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns.
- N-BC-39** Design single-family attached housing to portray the appearance of single-family detached homes. Use techniques such as shared driveways, single front entries and varied facades to achieve this.
- N-BC-40** Require that a minimum of 10 percent of units in all new residential developments of 10 units or more be affordable to individuals or families earning up to 80 percent of the King County median income. Provide at least one bonus market rate unit for each affordable unit, constructed in accordance with citywide policy and regulation.
- N-BC-41** Design new single-family homes to maintain visual interest and compatibility with the neighborhood’s character. In new developments provide 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-BC-42** Design new single-family homes to feature living space as the dominant feature of the street elevation to encourage active, engaging and visually appealing streetscapes. Minimize the garage feature of the street elevation unless the home is located on an arterial and options to minimize the appearance of the garage through design are limited.
- N-BC-43** Require abutting property owners to make use of joint driveways whenever practical.
- N-BC-44** Require builders to use technologies and practices that reduce resource consumption and minimize development’s

footprint on the land. For example, this could involve selecting renewable materials, conserving energy and water, encouraging the use of native landscaping, and using low-impact development techniques.

N-BC-45 Require that clean stormwater runoff from new residential development be infiltrated onsite as conditions permit.

N-BC-46 Encourage accessibility, particularly for seniors, by allowing single-story homes that meet universal accessibility standards to exceed ordinary maximum lot coverage standards. Limit this allowance to no more than 10 percentage points over the ordinary standard.

Parks & Recreation

The Bear Creek neighborhood is lined with community and resource parks on its eastern edge, including popular Perrigo Park. In the future, there will be better connections from the Avondale corridor to these parks as the Bear/Evans Creek Greenway is completed. Connections to parks on Education Hill and Downtown will also be maintained, providing opportunities for recreation and also alternative commute options. High priorities of the neighborhood include building awareness about the natural resources in the area and creating an indoor gathering place.

N-BC-47 Maintain a balance of active and passive recreation opportunities in the neighborhood. Look for opportunities to enhance both, especially if those opportunities can be reached by pedestrians in the neighborhood.

N-BC-48 Include educational components in park and recreation facilities, especially regarding the Bear/Evans Creek valley ecosystem and Perrigo Springs and Creek. Consider interactive educational components like demonstration plantings. For example, consider using the future rerouting of Evans Creek away from industrial properties as an education and partnership opportunity.

N-BC-49 Maintain a sense of openness in the Bear/Evans Creek valley.

N-BC-50 Look for opportunities to locate one publicly or privately owned indoor gathering place, such as a community hall or café. Such a place might also serve as a library book drop or include meeting rooms.

C.2 Education Hill Neighborhood Policies

Situated on a hillside overlooking the Sammamish Valley to the west, the Bear Creek Valley and the Cascade Mountains to the east, the Education Hill Neighborhood is centrally located in Redmond. Its name derives from the numerous schools located in the area, including Redmond High, Redmond Junior High and two elementary schools: Horace Mann and Rockwell Elementary. The southern end of the planning area borders the Downtown Neighborhood, providing access to a variety of shopping and other services. Education Hill is one of the oldest areas in Redmond and consists of largely low- to moderate-density residential housing. The neighborhood's boundaries are (generally): north, the Puget Sound Energy power line (west to east); south, Downtown Redmond; west, Redmond-Woodinville Road and also including the Mondavio (Redmond 74) development; east, Avondale Road NE/Avondale Way NE. The surrounding neighborhoods are: north, North Redmond; east, Bear Creek (mostly unincorporated King County); south, Downtown and Southeast Redmond; and west, Sammamish Valley.

Public Participation in the Neighborhood Plan Update

This Neighborhood Plan was based on participation by people who live, work or own property in the Education Hill Neighborhood. A 12-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. In June 2004, 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. After working together during the fall and winter, the Citizen Advisory Committee hosted a neighborhood open house in May 2005 to preview the group's preliminary recommendations and to solicit additional

ideas and comments. The Citizen Advisory Committee continued to refine the policies, with a subsequent open house in December 2005. Prior to this event, a newsletter was mailed to the neighborhood to seek input on the Committee's preliminary plan recommendations. The Plan development process also included input on recommended updates from the Redmond Parks Board and Trails Commission.

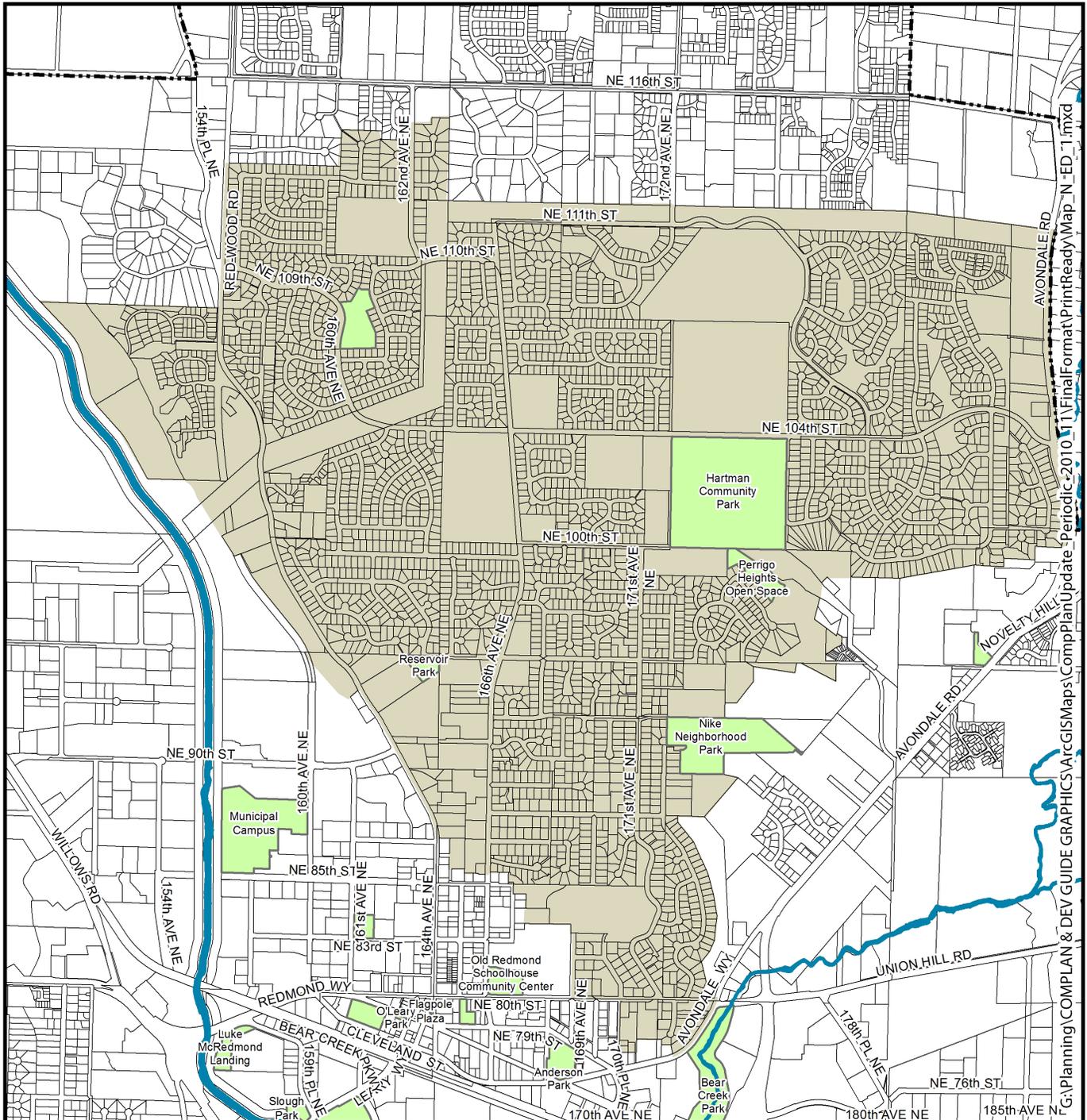
In addition to the public events, the Education Hill Plan update had continuous coverage on the City's web page. Through the provision of meeting details, call to action notices, contact information and neighborhood history, residents remained informed on current actions and plans. As well, links on the City's web page provided supplemental information related to citywide events, opportunities and project status.

Redmond's FOCUS magazine, cable access channel RCTV, and the Redmond Reporter newspaper were also used to announce meetings and neighborhood-wide events and to seek participation and input.

Neighborhood Vision

The vision statement below is a word picture of the Education Hill Neighborhood projected into the year 2020. It is intended to describe what the neighborhood will look and feel like when the Plan is implemented.

- The Education Hill Neighborhood remains a vital neighborhood that is residential in character. The neighborhood includes a mix of Single-Family Urban (four to eight dwelling units per acre) and Multifamily Urban (12 to 30 units per acre) residential areas. The central portion of the neighborhood is predominantly low to moderate-density, single-family in character, with the higher density areas along Redmond-Woodinville Road on the western edge and Avondale Road NE on the eastern boundary. Higher-density residential development has occurred near access to transit, and residents enjoy a wide variety of housing choices with an increase in new housing types, such as cottages, multiplex homes, and accessory dwelling units, or ADUs. New housing forms blend in well with the neighborhood and are accessible to a diverse population.

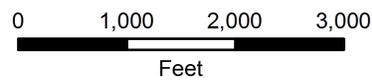


Legend

- Education Hill
- City Limit

MAP N-ED-1
EDUCATION HILL
NEIGHBORHOOD VICINITY
 Effective: July 28, 2007

Note: The Education Hill neighborhood boundary was amended by the Bear Creek neighborhood plan effective March 12, 2011. Refer to the Bear Creek neighborhood plan policies and maps regarding the areas adjacent to Avondale Road.



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- Education Hill is an attractive, green area. Critical areas, such as streams and unstable slope areas, have been protected from development. Most of the slopes overlooking the Sammamish and Bear Creek Valleys are maintained in a native, undeveloped condition to protect the environment and preserve the woodland views valued by neighborhood residents.
- Community gathering places are enhanced with special amenities to encourage their use and to further identify the neighborhood. These “special places” are within parks; for example, tables, benches and concessions at Hartman Park; major trails developed with greater pedestrian facilities; or pedestrian comfort areas developed as part of the streetscape at the “crossroads” of Education Hill, which is the intersection of I 66th Avenue NE and NE 104th Street.
- 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, such as moving sidewalks. 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 where possible.
- A system of parks, trails and pathways has been enhanced in the neighborhood. Most residents are now located within walking or bicycling distance of a park. The trails and pathways provide connections within the neighborhood, and connect the neighborhood to other parts of Redmond and to other areas in the region.
- The Redmond/Puget Sound Energy Trail forms an important recreation and transportation linkage for west/east travel and is developed to allow greater use and enjoyment by Education Hill residents, as well as others from adjacent neighborhoods and the region.
- The Redmond-Woodinville Road (SR 202) and Avondale Road NE are main north/south arterials which also form the western and eastern boundaries to the neighborhood. The major access from the south to the central portion of the neighborhood remains I 66th Avenue NE, developed to carry local traffic, as well as to enhance the safety and enjoyment of pedestrians and bicyclists. More recent north/south corridors are I 60th Avenue NE and I 72nd Avenue NE, north of the Puget Sound Energy power line. The main west/east arterial for the Education Hill Neighborhood is NE 104th Street.
- There are more transportation choices in addition to the auto. Mobility and access through the neighborhood has improved. The Education Hill Neighborhood is considered in regional plans to increase bus and other transit stops along neighborhood arterials identified as multimodal corridors. The frequency of transit service to Downtown Redmond and major employment centers has increased with easy neighborhood access to a major transit hub and shopping in Redmond’s Downtown. Transportation improvements include: roadway enhancements, bus pullouts on arterials, dedicated bus lanes on arterials, overall improved transit service, more pedestrian walkways, and bikeways. The trail and pedestrian linkage system also provides important pedestrian connections to Downtown and other areas, both within and adjacent to the Education Hill Neighborhood.

Neighborhood Character

Education Hill is one of Redmond’s largest residential neighborhoods, yet is cohesive, largely due to the topography of the hill, which defines the area and creates a neighborhood that is somewhat geographically distinct from other areas in the city. In addition, due to its size, the neighborhood can be thought of as consisting of several smaller areas (subareas) and neighborhoods that share similarities in character and needs, as well as unique differences.

The entirety of the Education Hill Neighborhood is zoned for residential uses, and the neighborhood has expressed an interest in the continuation of this policy. The majority of the residences are built at a low to moderate density, with the exception of three areas of apartment and condominium developments: the western and eastern edges of the neighborhood; for example, along Redmond-Woodinville Road and Avondale Road NE, as well as centrally located along the west side of I 66th Avenue NE from NE 85th to NE 95th Street. It is anticipated that shopping for daily needs will be accommodated by retail services adjacent to the neighborhood; e.g., Downtown, NE

166th Street and Avondale Road NE, and elsewhere. In the future, these needs could be met by a small store within the Education Hill Neighborhood if determined to be appropriate through a land use application or neighborhood planning process.

Education Hill is predominantly a mature neighborhood with established character and a significant number of large trees. Central to the neighborhood is Hartman Park, a facility highly valued by the neighborhood as a community gathering place and organized sports venue. Many neighborhood residents cherish the walkability of their neighborhood, the number of schools and churches in the area, and the friendliness of neighbors who look out for each other. Panoramic views from various locations on Education Hill further add to the neighborhood's character and identity and include vistas of Bear Creek Valley and the Cascade Mountains to the east; Mount Rainier, Downtown Redmond, Lake Sammamish and the Cascade foothills to the south; and the Sammamish River and Sammamish Valley to the west.

Neighborhood Identity and Character

The Community Character and Historic Preservation Element of the Comprehensive Plan describes entrances and landmarks that may set apart one community from another, as well as define a sense of place. Neighborhoods may also use this concept in the form of a neighborhood gateway. As defined in the Community Character and Historic Preservation Element, a gateway possesses distinctive design elements through the use of symbolic markers, landscaping or monuments.

The Education Hill Neighborhood Plan promotes the use of gateways to serve not only as entry points to the neighborhood but also to assist with traffic calming at the intersection of NE 85th Street and 166th Avenue NE, for example. Additional gateway locations may also provide opportunities for defining the character of the Education Hill Neighborhood.

N-EH-1 Identify and develop gateway entries to the Education Hill Neighborhood. Promote the following intersections

for location of gateway identification:

- 166th Avenue NE and NE 85th Street,
- Redmond-Woodinville Road and NE 109th Street, and
- Avondale Road NE and NE 104th Street.

N-EH-2 Identify public view corridors unique to the Education Hill Neighborhood, such as those of the Sammamish River and Sammamish Valley, Bear Creek Valley and the Cascade Mountains, Lake Sammamish and Mount Rainier. Design streets, trails and parks, as well as elements adjacent to the public right-of-way, to preserve and enhance those view corridors, while considering safety and privacy concerns of private property owners.

Subareas

Subareas are defined herein for planning purposes only and contain a diversity of housing types. The Education Hill subareas also serve to assist with the planning of innovative housing opportunities that may be created throughout the neighborhood, dispersed equally throughout the four subareas, preserving the unique variety and diversity of the existing housing. Refer to Map N-ED-2 for geographic descriptions.

Southwest Education Hill: This subarea is bounded by the Downtown Neighborhood on the southern and western edges. This area is on the lower part of the hill adjacent to Downtown and contains some of the oldest housing stock in the neighborhood. Included in this subarea are Nike Park and Reservoir Park.

Central Education Hill: This subarea extends north of an alignment with NE 95th Street. It continues north to the Redmond/Puget Sound Energy Trail. Included in this subarea area are Hartman Park, Redmond High School, Redmond Junior High School, Horace Mann Elementary School and the Emerald Heights

Retirement Community.

Northwest Education Hill: This subarea is bounded on its western edge by the northern portion of the Downtown Neighborhood and the Sammamish Valley Neighborhood. This subarea includes the Mondavio (Redmond 74) development on the west side of Redmond-Woodinville Road, as well as Meadow Park and Rockwell Elementary School.

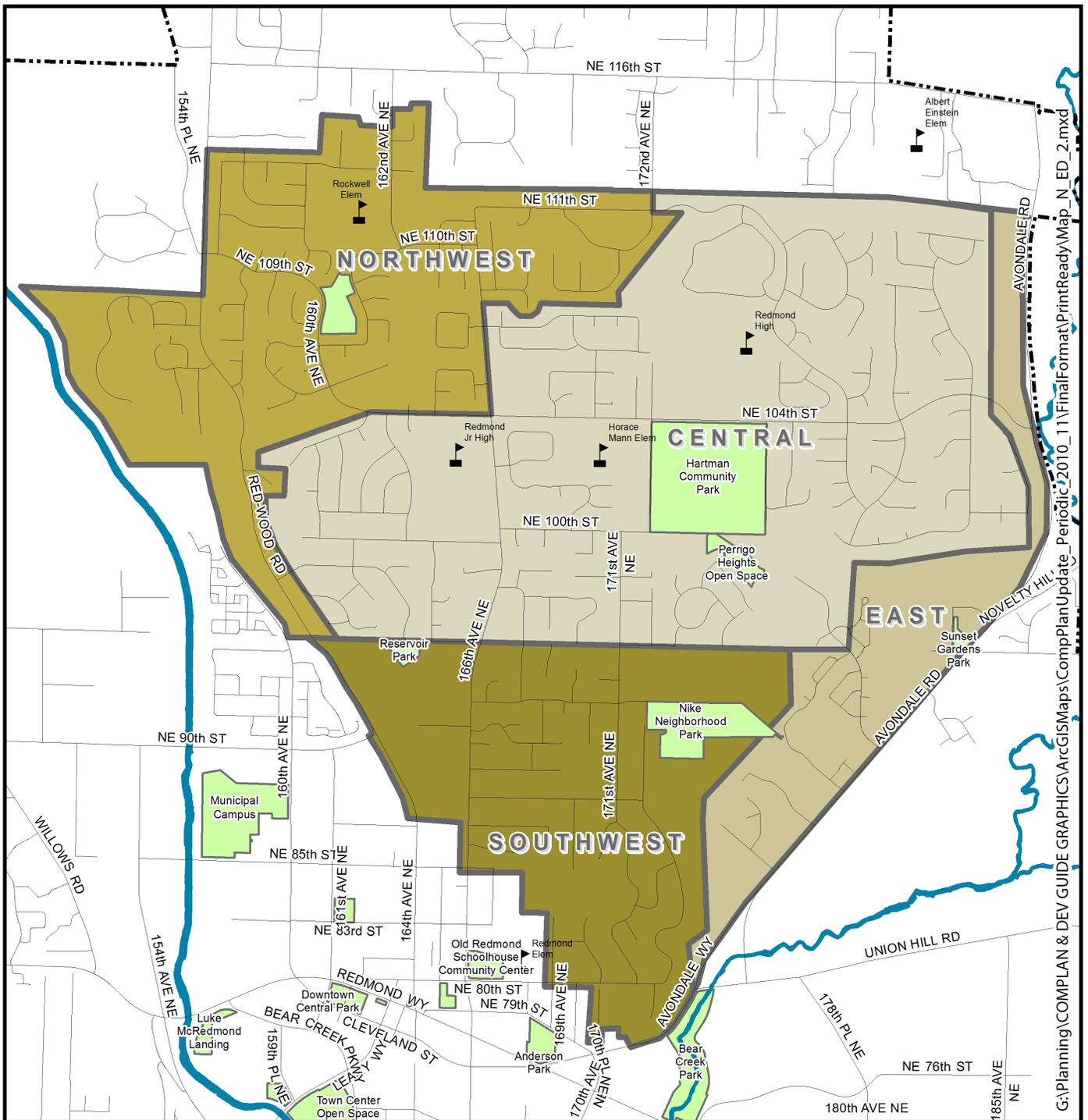
East Education Hill: This subarea follows Avondale Road NE and Avondale Way NE along the eastern and southern edges of Education Hill. This area is somewhat geographically separate from the other subareas as it borders the west side of Avondale Road. This area includes Sunset Gardens Park.

Neighborhood Communication Policies

The neighborhood planning process provided several opportunities to improve communication between the City of Redmond and people who live or own property in the Education Hill Neighborhood. Based on input received during the planning process, the City's neighborhood team will continue to work to develop stronger connections with the neighborhood and to enhance delivery of City services through a coordinated effort. The Education Hill Neighborhood Plan policies strongly encourage the continued involvement and coordination with the community through the use of a City representative who would assist in this ongoing communication process.

Formation of a Neighborhood Citizens Committee whose purpose is to maintain communication with the City has been emphatically supported by the Neighborhood Plan. In addition to providing annual feedback to the City on implementation of the Neighborhood Plan, the Neighborhood Citizens Committee would be a resource for the City to discuss issues that may be of interest to the neighborhood. The Neighborhood Citizens Committee could also help create a stronger identity for the neighborhood by considering issues, such as neighborhood identification and gateway signs, providing information about development proposals and public process requirements, and increasing the involvement of other residents in neighborhood issues.

- N-EH-3 Support Education Hill residents in the formation of a Neighborhood Citizens Committee to assist neighborhood residents in communication and community building efforts.**
- N-EH-4 Meet with the neighborhood one year after adoption of the Neighborhood Plan update and biannually thereafter to evaluate implementation of the Neighborhood Plan, identify any needed changes, and discuss projects or issues of concern with the neighborhood.**
- N-EH-5 Encourage continued communication and assistance with the City of Redmond by the use of a City representative to provide information and support to the neighborhood regarding land use issues.**
- N-EH-6 Encourage members of the neighborhood committee and require the City representative to participate in neighborhood meetings required by new forms of innovative housing and other developments. Require the City representative to prepare a document that summarizes the issues and concerns raised in the meeting, including a response by the developer and/or staff.**



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Legend

-  Central
-  East
-  Northwest
-  Southwest
-  City Limit

MAP N-ED-2
EDUCATION HILL SUBAREAS
 Effective: July 28, 2007

Note: The Education Hill neighborhood boundary was amended by the Bear Creek neighborhood plan effective March 12, 2011. Refer to the Bear Creek neighborhood plan policies and maps adjacent to Avondale Road.

0 1,000 2,000 3,000
 Feet



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. The Education Hill Neighborhood enjoys many parks which serve a variety of needs, including active recreation, such as at Hartman Park and Nike, Reservoir and Meadow Parks, which serve adjacent neighborhoods and provide both active and passive recreational opportunities. The Redmond/Puget Sound Energy Trail provides a linear open space recreation area at the northern edge of the Education Hill Neighborhood. Sunset Gardens is the newest and also at one acre in size the smallest park in the neighborhood. It is situated on the west side of Avondale Road NE near its intersection with NE 95th Street.

At 40 acres, Hartman Park is the largest park in Education Hill and is centrally located in the neighborhood. As such, it serves the area as both a community and neighborhood park, with its proximity to schools and nearby residences as well as incorporating the Redmond Pool. As a community park, Hartman Park is a venue for various athletic activities and organized sports, including swimming, baseball and softball. As a neighborhood park, the facility provides recreational and social opportunities for nearby residents, such as passive open space, a play area for children and nearby trails. The Neighborhood Plan supports further enhancement of Hartman Park as a community gathering place with more amenities for neighborhood residents. As Hartman Park undergoes a master planning process to update the Park's facilities and services, opportunities for some of these suggested changes should occur.

Preservation of existing open space and wooded areas is a goal that is strongly emphasized by the neighborhood policies. Wooded areas enjoyed by many that are on privately held land are becoming no longer available as residential development continues to occur at a rapid pace. While public budgets cannot always meet the demand to purchase these open space areas, the policies encourage the concept of preservation to the greatest extent possible through negotiated agreements with developers, other government entities, and the Lake Washington School District when surplus land becomes available.

The desire for the continuation and enhancement of the trail system in the Education Hill Neighborhood is also reflected in the Parks and Recreation Policies. New trails should be developed where indicated by this plan and as opportunities arise through private development projects.

The Redmond/Puget Sound Energy Trail is a significant element in the city's, as well as the region's, trail system. It should be preserved and enhanced for continued use by Education Hill and other area residents, through a renewed lease with Puget Sound Energy. Future recreational use of the Redmond/Puget Sound Energy Trail is encouraged by the Education Hill Neighborhood Plan and should be further defined through community input, the Redmond Parks Board and the Trails Commission.

- N-EH-7 Encourage the preservation of wooded areas and open space in larger, undeveloped areas to the greatest extent possible. Provide trail connections through these areas to allow access through future developments, as well as further enhance the pedestrian circulation system in the area.**
- N-EH-8 Encourage the acquisition or shared use of land that may become available for open space or recreational purposes; e.g., such as the City of Redmond water utility property adjacent to Hartman Park or school district surplus property.**
- N-EH-9 Promote Hartman Park as a neighborhood community gathering place. Provide amenities in Hartman Park, such as food concessions, tables, benches and covered picnic areas to encourage gathering and other passive recreational activities.**
- N-EH-10 Work in collaboration with Puget Sound Energy to explore the designation and**



Puget Sound Energy Powerline Trail



Meadow Park

development of the Redmond/Puget Sound Energy Trail as a linear park that both serves and unifies the Education Hill and North Redmond Neighborhoods.

- Maintain pedestrian-friendly, soft-surface trails;
- Promote trails and landscaping that are compatible with operation and maintenance of the power line, as well as other amenities as determined appropriate by the City's Parks Board;
- Encourage the development of a variety of parks and open spaces along the Redmond/Puget Sound Energy Trail as development occurs on adjacent parcels;
- Support City efforts to negotiate with Puget Sound Energy for the renewal of easements allowing use of the Redmond/Puget Sound Energy Trail for the linear park, including trails and linkages; and
- Consider amenities, such as:
 - » Combined multipurpose trails that support pedestrians and bicyclists, including nonmotorized road bicycles;
 - » Dog service stations, drinking fountains and exercise stations; and
 - » Educational signage concerning nearby natural features, critical areas and area history.

N-EH-11 Provide additional trail connections throughout the Education Hill Neighborhood, as identified in the Redmond PRO Plan, and through private developments where feasible. (Pedestrian connections are identified in Table I.)

N-EH-12 Explore opportunities for additional neighborhood park or local park facilities in the northeast section of the Education Hill Neighborhood.

N-EH-13 Consider providing low-intensity, cost-effective lighting in parks after dusk when necessary for public safety.

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 Education Hill Neighborhood Plan promotes the development of more affordable home options that encourage a diverse population and keep residents from having to move from the neighborhood or Redmond. Examples of such residents include individuals who work in Redmond but may not earn enough money to live here, and those who already live in Redmond but must move away due to a change in family size or other financial circumstances.

In order to address these needs, the Education Hill Neighborhood Plan supports cottages, accessory dwelling units (ADUs), backyard homes and multiplex units, particularly duplex or single-family attached housing, as desirable options when sited appropriately. The residential policies recommend that innovative housing projects should also be encouraged through the Innovative Housing Ordinance or other demonstration projects. 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 (limited to 1,000 square feet in size), they provide opportunities for ownership of small detached dwelling units than can blend well within a single-family neighborhood and encourage the creation of more usable open space for residents through flexibility in density and lot standards. Accessory dwelling units are currently permitted throughout the city and are a viable means to create an additional housing opportunity at relatively low cost and impact to the neighborhood. Backyard homes are a new means to create additional home ownership opportunities that would be similar in design and impact as detached accessory dwelling units. It is also important that multiplex homes are designed to look like single-family homes and blend in well with the existing neighborhood character.

While encouraging innovative forms of housing, there is the recognition that service capacity issues could arise from additional infill housing. As new, innovative housing projects come forward, they should be carefully evaluated for impacts to capacity with regard to all public services, particularly sanitary sewer service capacity in certain portions of the Education Hill Neighborhood. In estimating the impacts on services, however, it should be assumed that innovative housing types have a lower demand on public services than that of standard single-family residential uses. This is primarily due to the size restrictions placed on these housing alternatives and the likelihood of fewer persons living in the household. Further, new “green” development practices and increased conservation efforts may serve to extend capacity limits.

N-EH-14 Encourage a mix of housing types, styles and a range of choices, while maintaining the overall single-family character of established neighborhoods in Education Hill.

N-EH-15 Promote a variety of housing choices that are accessible to persons of all income levels.

Cottage and Multiplex Housing Policies

N-EH-16 Encourage cottages in the Education Hill Neighborhood. Allow two cottage units for every standard single-family residence allowed in the R-4, R-5 or R-6 zone in which the property is located. Allow up to a maximum of eight cottages per cottage housing development except in the East Subarea, within which a maximum of 12 cottages are allowed per development; and otherwise pursuant to RZC 21.08.290 - Cottage Housing Development.

N-EH-17 Encourage multiplex homes on individual lots in the Education Hill Neighborhood in locations designated Single-Family Urban and higher densities, subject to the provisions of RZC 21.08.260 - Attached Dwelling Units. Strongly encourage the development of duplexes through more flexible lot size standards and Type I review. Allow triplexes or fourplexes on individual lots, subject to a Type II permit process, including review by the Design Review Board.

N-EH-18 Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.

N-EH-19 Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single-family dwellings to maintain the primarily single-family detached character of the neighborhood. Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the above-named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other.

Maintain these requirements unless otherwise determined by the Code Administrator. Evaluate compliance with this policy and the continued need for this policy annually with participation by the City of Redmond and a representative neighborhood group. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose multiplexes in that subarea may be accepted unless this policy is revised or deleted or the required minimum percentage of single-family dwellings has been met. Review other infill housing developments, such as cottage housing developments, triplex or fourplex structures, in consideration of this policy. Accessory dwelling units and backyard homes are excluded from this calculation.

N-EH-20 Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing (specifically triplex or fourplex structures), or their dispersion requirements within two years after adoption of the Plan, or after the construction of three cottage and/or multiplex housing projects, whichever occurs first.

Affordable Housing Policies

Citizens in the Education Hill 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.

The Education Hill Neighborhood Plan encourages the development of affordable options in a variety of ways. The neighborhood is one of the oldest residential areas in Redmond; as such, it is mostly built out, with diminishing opportunities for large-scale new developments. Policies that require a percentage of new units to be affordable are one means to encourage affordability. However, with less available land for development, the number of potential affordable units to be developed in this way may be limited. Therefore, the Plan also strongly encourages the development of affordable housing through the use of accessory dwelling units, additional flexibility for multiplex units, particularly duplexes, and a new concept, “backyard homes.” The backyard home will enable property owners to build an additional dwelling unit on their property if they have a suitable amount of land that is available for development on their lot, possibly behind their existing house. The additional land required for the backyard home is slightly less than would be required to create an additional standard-sized home. Also, the backyard home would be limited in size to 1,000 square feet and would be maintained as affordable to persons earning 120 percent of the King County median income by providing resale controls.

Redmond’s goals for affordable housing reflect the Washington State Growth Management Act 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 that is costly is developed with more expensive homes, less land is available to meet the needs of other income groups. By providing incentives, bonuses, resale controls and public funding for creating and preserving affordable housing, the Education Hill



A variety of home styles in the Education Hill neighborhood

Neighborhood will help support the City's goals for housing that is affordable to all of its residents.

N-EH-21 Require a minimum of 10 percent of the units in all new housing developments of 10 units or greater in the Education Hill Neighborhood to be affordable to individuals or families earning 80 percent of the King County median income. Minimize development costs associated with this requirement by providing incentives and bonuses. Maintain the long-term affordability of the dwelling unit through resale controls.

N-EH-22 Encourage strongly the development of accessory dwelling units through information and promotion of the concept to residents and a more user-friendly review and approval process by the City.

N-EH-23 Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban areas. Permit "backyard homes" on lots that are 200 percent of the average lot size of the underlying zone per RZC 21.08.170.E.2.a.ii - Small Lot Short Plats, and limited to 1,000 square feet in size, excluding garage area. Ensure the affordable nature of the home by establishing the initial and subsequent sales price at 120 percent of the King County median income.

Residential Character and Design Policies

The Education Hill Neighborhood has its own unique character, including differences in each of the residential subareas as noted above. Key aspects of

the neighborhood and character of each subarea 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 are compatible and blend 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-EH-24 Design single-family dwellings and significant expansions to existing 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-EH-25 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

Commercial areas that are adjacent to the neighborhood provide a wide selection of choices

for stores and services to Education Hill residents. While these services are convenient mostly to those traveling by car, the distance from these areas to portions of Education Hill, particularly the top of the hill, are challenging to those who would like to walk. The long-range vision for the neighborhood includes the desirability of providing some of these services within reasonable walking distance for residents needing to pick up a quart of milk and not have to get in to their car to do so. Most people will walk a quarter- to a half-mile to purchase convenience items. The topography of Education Hill is such that existing commercial areas that are adjacent to the neighborhood involve a fairly steep climb either coming or going. If there are items to carry, the trip is even more challenging. Thus, future gathering places with small commercial nodes ideally could be located in the area that is central to the neighborhood, near the NE 104th Street corridor. Also, increased trail connections, additional transit service, or other alternative forms of travel in the future will allow greater accessibility to these goods and services.

If designed appropriately, a very small neighborhood commercial service can encourage people to gather and build community by providing a physical place to greet neighbors while shopping for daily needs. Future planning efforts within the neighborhood and/or proposed land use amendments will continue to allow the consideration of a well-situated and compatibly designed commercial space within the Education Hill Neighborhood.

Transportation Policies

Redmond's Comprehensive Plan includes extensive policies on transportation that apply citywide. In addition, the Transportation Master Plan is a functional plan that establishes the direction for the City's future transportation improvements. This section includes transportation policies specific to the Education Hill Neighborhood.

The Education Hill Neighborhood Plan transportation policies recommend consideration of the long-term usability, accessibility and design of the transportation infrastructure that serves the neighborhood and surrounding areas. In support of the Transportation Master Plan as well, the goal of providing additional forms of alternative travel modes in order to reduce

car trips within and surrounding the neighborhood is widely emphasized.

Priorities addressed by the policies included: additional transit service, possibly in the form of a shuttle that provides more frequent and direct service to Downtown; traffic-calming measures along 166th Avenue NE, 183rd Avenue NE, NE 111th and NE 104th Streets; safe and accessible trails; noise reduction along SR 520; and connection of bicycle routes and sidewalks primarily in the areas of schools, parks and providing access to Downtown. The Plan policies also support the provision of vehicular connections, where compatible with the neighborhood, to allow more opportunity for through traffic rather than concentrating automobile traffic on existing arterials.

N-EH-26 Encourage and facilitate transportation mobility of all forms, including pedestrian, bicycle and vehicular, in the Education Hill Neighborhood. Provide the necessary connections to support these modes of transportation within the neighborhood and between the neighborhood and other areas of the city, including schools, Downtown and connecting transit routes. See Table I and Map N-EH-3: Education Hill Connections Map.

N-EH-27 Require, within utility corridors and associated easements to off-site connections, the granting and/or improvement of pedestrian and other nonmotorized public access easements, when determined appropriate by the City's Technical Committee for all new development.

N-EH-28 Encourage transit service providers to consider alternative choices of vehicles for service within and connecting to the Education Hill Neighborhood

to facilitate more direct and frequent transit service to Downtown and other major employment centers.

N-EH-29 Minimize the use of cul-de-sac streets to further encourage a more grid-like pattern of streets and promote connectivity in the Education Hill Neighborhood.

N-EH-30 Support improvements as defined in the Transportation Master Plan to Redmond-Woodinville Road, Avondale Road NE, Willows Road and SR 520; also support the extension of I60th Avenue NE to Redmond-Woodinville Road at approximately NE 106th Street, in order to enhance the variety of transportation corridors available for navigating around the perimeter of Redmond's northern neighborhoods.

N-EH-31 Encourage the connection of neighborhoods north and south of the Puget Sound Energy power line easement along the approximate alignment of 183rd Avenue NE to provide additional access for local neighborhood residents, enhanced access to Albert Einstein Elementary School, and greater connectivity for the Education Hill and North Redmond Neighborhoods. Encourage pedestrian and bicycle access at a minimum.

Through a variety of meetings with Planning, Parks and Public Works staff, the Education Hill Citizens Advisory Committee defined priority connections for consideration along streets and trails. The following list represents the location of the project.



Improvements along Red-Wood Road

Table 1: Street, Trail and Sidewalk Connections

Streets:
1. Extension of 160th Avenue NE to connect with Redmond-Woodinville Road at approximately NE 106th Street
Trail Connections (In addition to those already shown on PRO Plan):
1. Avondale Estates/Tyler's Creek: trail connection north to Redmond/Puget Sound Energy Trail
2. East Valley Heights/Valley View Trail: maintain existing and construct "missing link" and provide safe pedestrian crossing of NE 104th Street at 183rd Avenue NE to enhance trail connection to south
3. Provide west/east access from Valley View Trail to Avondale Road NE (approximately NE 108th Street)
4. Perrigo Heights, north/south link, to encourage ultimate connection to north side of Nike Park
5. Trail from Rainsong Condominiums (PRD) down slope to Redmond-Woodinville Road, provide connection to Downtown and Bella Bottega at NE 90th Street
6. Shaughnessy Heights trail connections: <ul style="list-style-type: none"> a. East/west from NE 85th Street, down through western ravine b. North to 169th Place NE
7. Hartman Park Connection to NE 100th Street to west and south
8. Extension of NE 80th Street east down slope to Avondale Road NE
9. Redmond/Puget Sound Energy Trail Enhancements at SR 202, NE 104th Street, NE 110th Street and 172nd Avenue NE
10. Redmond 74/Mondavio: trail linkages from project to Redmond/Puget Sound Energy Trail
11. Trail from Nike Park south along ridge line (east of 172nd Avenue NE) to NE 80th Street
Sidewalk Connections:
1. South Education Hill: <ul style="list-style-type: none"> a. NE 89th Street: 166th to 168th Avenue NE b. NE 88th Street: 166th to 172nd Avenue NE c. NE 87th Street: 166th to 169th Court NE d. 172nd Avenue NE: NE 88th Street to Nike Park e. 172nd Avenue NE: NE 100th to NE 104th Street
2. Redmond-Woodinville Road: completed connections from NE 90th Street, north to city limits
Safe Crossing Improvements:
1. Provide safe crossing improvements to NE 111th Street when warranted

The Education Hill Neighborhood Plan identifies the intersection of NE 166th Avenue NE and NE 85th Street as an important neighborhood gateway. Establishing a gateway at this location will further define a major entrance to the Education Hill Neighborhood and possibly serve as a means to calm traffic that is entering the neighborhood from the south. A gateway may also promote pride in the neighborhood and its historic beginnings. Gateways may be defined with a variety of landscaping materials and distinctive signage as specified in the Community Character and Historic Preservation Element of the Comprehensive Plan.

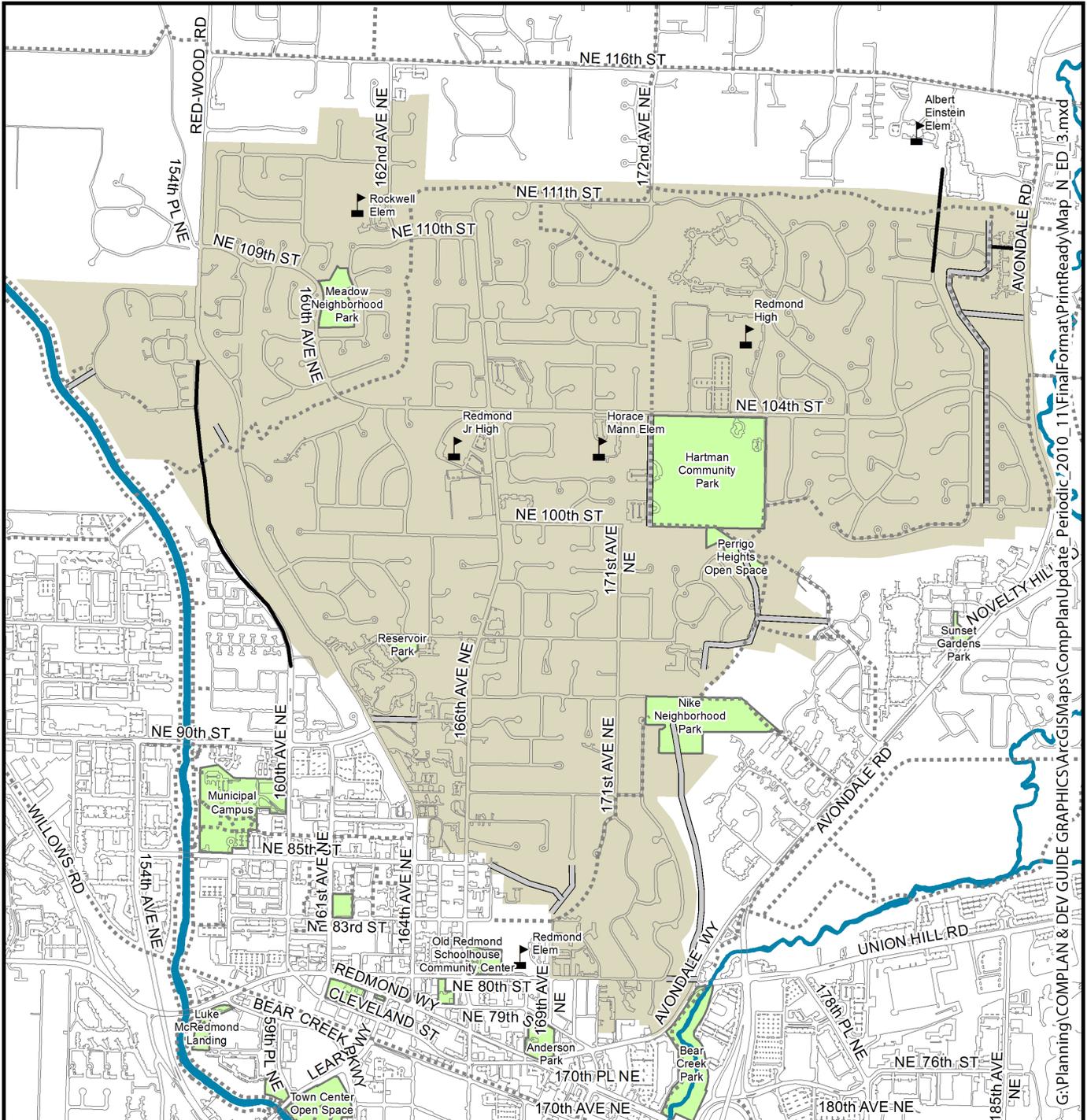
Additionally, 166th Avenue NE has been identified in the City's Transportation Master Plan as a multimodal corridor, which indicates its significance not only as a central vehicular route into and through the Education Hill Neighborhood, but also as an important route for other modes of travel; e.g., transit, pedestrians and bicyclists. The Neighborhood Plan also encourages the consideration of other even more "alternative" solutions, such as moving sidewalks, as a future means of navigating the hill as a pedestrian.

One means to accommodate these various modes of travel along 166th Avenue NE, as well as to provide a safe and inviting entry to the neighborhood, is the

conversion of 166th Avenue NE from a four- to three-lane configuration. This type of conversion has already occurred on the southern end of 166th Avenue NE from Redmond Way to NE 85th Street with positive results on traffic management and calming. The continuation of the four- to three-lane configuration up the hill from NE 85th to NE 104th Street is consistent with Transportation Master Plan goals, such as improved vehicular and pedestrian safety. However, the community has voiced a significant amount of concern about the potential negative impacts the reconfiguration may have on vehicular mobility and turning movements. The Neighborhood Plan supports further study of the reconfiguration when other improvements to 166th Avenue NE are considered, such as the possible installation of a traffic signal at NE 104th and 166th Avenue NE. In addition, when the reconfiguration is under further review, there should be a major communication outreach to the community to provide education about the design and potential impacts. One area in particular that should be addressed is in developing solutions to the conflicts caused by drop-off traffic at Redmond Junior High School along with any change to the existing roadway. A traffic signal at the intersection of NE 104th Street and 166th Avenue NE near Redmond Junior High School is also recommended to provide additional safety at the major vehicular and pedestrian intersection in the neighborhood.



Vehicular and pedestrian improvements on 166th Ave NE



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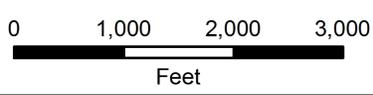
Legend

-  Schools
-  Trails
-  Proposed Street &/or Ped/Bike Connections
-  Proposed Trail Connections
-  Education Hill

MAP N-ED-3
EDUCATION HILL CONNECTIONS

Effective: July 28, 2007

Note: The Education Hill neighborhood boundary was amended by the Bear Creek neighborhood plan effective March 12, 2011. Refer to the Bear Creek neighborhood plan policies and maps regarding the areas adjacent to Avondale Road.



The intersection of NE 104th Street and 166th Avenue NE has also been identified as a central core of the neighborhood, forming a “crossroads” through which much local traffic may flow. To retain the character of Education Hill, encourage community building, and supplement efforts of traffic calming, the intersection and area adjacent should include physical improvements and amenities, such as benches, streetlights, planter boxes and hangers, art exhibits for local area students, and a neighborhood information kiosk. The infrastructure should also include elements, such as unique materials defining crosswalk paths and pavement design.

N-EH-32 Develop gateway features at entrances to the neighborhood to further identify and promote the uniqueness of Education Hill, with priority given to the intersection of 166th Avenue NE and NE 85th Street.

N-EH-33 Support the conversion of 166th Avenue NE from NE 85th Street to NE 104th Street from a four-to three-lane configuration contingent upon solutions provided for vehicular conflicts near the intersection of 166th Avenue NE and NE 104th Street, including the installation of a traffic signal at that intersection.

N-EH-34 Support placemaking, with neighborhood-based character and infrastructure design improvements at the intersection of 166th Avenue NE and NE 104th Street. Encourage the addition of features, such as:

- Unique materials to define crosswalk paths,
- Streetlights characteristic of the neighborhood,
- Planter boxes and hanging baskets,
- Benches and other pedestrian or bicycle amenities,

- Art exhibit space in cooperation with local students, and
- Neighborhood information kiosk.
- Neighborhood residents have expressed concern about dark streets and are supportive of improving street lighting to minimize opportunities for vehicular and pedestrian conflicts and to increase pedestrian safety.

N-EH-35 Improve street lighting in the Education Hill Neighborhood to help avoid pedestrian and vehicular conflicts and to improve pedestrian safety, while minimizing disturbances to nearby residences.

Additional improvements are needed to further improve pedestrian safety and to promote alternative forms of transportation. In order to improve safety and more efficiently move traffic within the neighborhood, the Education Hill Neighborhood Plan recommends various improvements and several actions as top priorities. See Tables 1 and 2.

N-EH-36 Develop street standards for new or redeveloped local streets within the Education Hill Neighborhood that allow for a narrow street width, yet meet required standards for safety, mobility and emergency access.

N-EH-37 Promote the retention and health of landmark trees and improve the pedestrian experience by designing sidewalks to meander around the tree(s) or include them within curb bulbs, unless said location would prove a danger to public safety. Incorporate these improvements in locations along principal, minor and collector arterials where there is sufficient existing right-of-way.

N-EH-38 Preserve the west side of 171st Avenue NE from NE 80th Street to NE 88th Street as a wooded corridor with limited driveway access whenever possible.

N-EH-39 Provide limited access on the west side of Avondale Road NE in the area north of NE 104th Street and approximately south of NE 108th Street, if extended.

N-EH-40 Work with the Education Hill Neighborhood to implement priority improvements as identified in Table 2: Education Hill Neighborhood Highest-Priority Pedestrian Mobility and Safety Improvements.

Table 2: Education Hill Neighborhood Highest-Priority Pedestrian Mobility and Safety Improvements

<p>Improve Pedestrian Safety and Mobility</p> <p>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.</p>
<ul style="list-style-type: none"> • Address visibility issues and crossing opportunities along 166th Avenue NE, including the intersections with NE 104th Street and NE 95th Street. • Consider an enhanced connection between Redmond High School and Hartman Park with consideration of a pedestrian overpass or tunnel design. • Complete sidewalks in the neighborhood based on citywide criteria at locations described in the previous connections table (Table 1). • Work in partnership with transit authorities, City staff and the Neighborhood Citizens Committee to address transit ridership issues that include: <ul style="list-style-type: none"> » Placement of shelters at bus stops; » Increased choices, efficiency and frequency of routes within and connecting to the neighborhood; » Student access to and from school and school-related activities; and » Coordination with housing policies to optimize the alignment of transit services. • Provide improvements to the intersection at 166th Avenue NE and NE 104th Street, including street lights for safety and a traffic signal that gives higher priority to pedestrian flow over vehicular flow. Design the improvements to promote interactivity within the neighborhood, to be pedestrian-oriented and to provide character and identity to the Education Hill Neighborhood.
<p>Consider a “scramble phase” option for the intersection of 166th Avenue NE and NE 104th Street through which traffic stops in all directions, while providing pedestrians and bicyclists ample time for street crossings during high-pedestrian-volume periods.</p> <p>Analyze the effectiveness and design alternatives for a roundabout or signalization at the intersection of 166th Avenue NE and NE 95th Street.</p> <p>Work with the Neighborhood Citizens Advisory Committee to consider additional and alternative forms of pedestrian access along the southern slopes of the neighborhood as they meet the edges of the Downtown Neighborhood.</p>

Public Facilities and Services

The Utilities Element of Redmond's Comprehensive Plan addresses public facilities and services for the entire city, including Education Hill. Included within are policies that plan for a future vision, while ensuring a continued supply of clean water and energy, and protection of the natural environment and resources.

The Education Hill Neighborhood places emphasis on sustainable land use and building practices in order to promote a livable neighborhood, while preserving natural space for public use and environmental consideration. The use of low-impact development (LID) standards for new construction and stormwater management will help further these goals.

LID practices as a stormwater management strategy emphasize conservation and the use of existing natural features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns. Hydrology and natural site features that influence water movement will guide the site planning for streets, structures and other infrastructure layout. LID standards establish the conservation of natural site assets, which include native vegetation and soils, existing drainage courses, and directing development away from environmentally critical areas. When strategically distributed throughout the project, the native vegetation and soil also function as a hydrologic control that helps to slow, store and infiltrate storm flows. One specific example of a low-impact development treatment is the Street Edge Alternative (SEA) street in Seattle, which uses bioswales to slow and filter runoff.

While citywide policies may be found in the Utilities, Natural Environment, and Community Character Elements, the Education Hill Neighborhood encourages additional efforts toward caring for the natural environment, while meeting demands for growth. This section includes those policies specific to the Education Hill Neighborhood.

The Education Hill Neighborhood Plan views expanded and enhanced educational opportunities as one method for encouraging greater application of projects that meet sustainable living and growth trends. The education components are expected to supplement the existing policies that support sustainable and environmental practices.

- N-EH-41 Support public education programs, such as:**
- Sustainable and green building practices;
 - Low-impact development and related technologies;
 - Conservation and natural resource management;
 - Water conservation/efficient irrigation;
 - No- and low-maintenance landscaping;
 - Narrow street, Street Edge Alternative (SEA), and Green Street standards, including landscaping; and
 - Land use opportunities specific to Education Hill's natural environment.

- N-EH-42 Use a variety of methods to encourage development practices and infrastructure maintenance practices that promote sustainability, such as Street Edge Alternative (SEA) streets, green streets, and low-impact development and associated technologies.**

- N-EH-43 Provide additional and enhanced reference materials in a variety of formats and at various locations, including Redmond's web page to support educational programs aimed toward conservation and environmentally sound practices.**

The Education Hill Neighborhood, with its wealth of parks, schools and other gathering places, is seen as an attractive location for the addition of a botanical garden space. Such a garden would be an opportunity to provide educational programming in support of sustainable living practices through demonstration, a place to connect residents with City staff through the development and maintenance of the site, and a gathering location for residents of the neighborhood and beyond.

N-EH-44 Consider placement of benches on publicly owned lands where appropriate, such as the intersections of 172nd Avenue NE and NE 104th Street, 171st Avenue NE and NE 80th Street, and 172nd Avenue NE and NE 100th Street.

In support of policies that describe the evaluation of regional stormwater facilities, the Neighborhood Plan encourages cooperative agreements through which costs and maintenance fees may be shared among users of the system. In promotion of limiting individual collection and treatment, in addition to individual maintenance cost requirements, the Plan supports a collective effort that also serves to beautify the neighborhood.

N-EH-45 Consider cooperative stormwater agreements to consolidate facilities whenever possible.

N-EH-46 Promote cooperative partnerships among residents and the City in order to create or upgrade storm retention and detention facilities through the use of natural and native landscaping, as well as attractive fencing.

Residents promote an inventory of local businesses through which recycling and reclamation of goods is provided and coordinated. The identification of said businesses enables community choices and enhances



Summer foliage near Nike Park



Attractive fencing

the awareness of the need for lesser impacts on the environment and nonrenewable resources.

C.3 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; and east, SR 520 and West Lake Sammamish Parkway. The western boundary is I 32nd 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 seven-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 (four to eight units per acre) and Multifamily Urban (12 to 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; and checker boards. Concession stands and small rentals are allowed uses in the park.
- West Lake Sammamish Parkway, I 40th Avenue NE, I 48th Avenue NE, I 32nd 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 enhancement, bus pullouts 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; 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

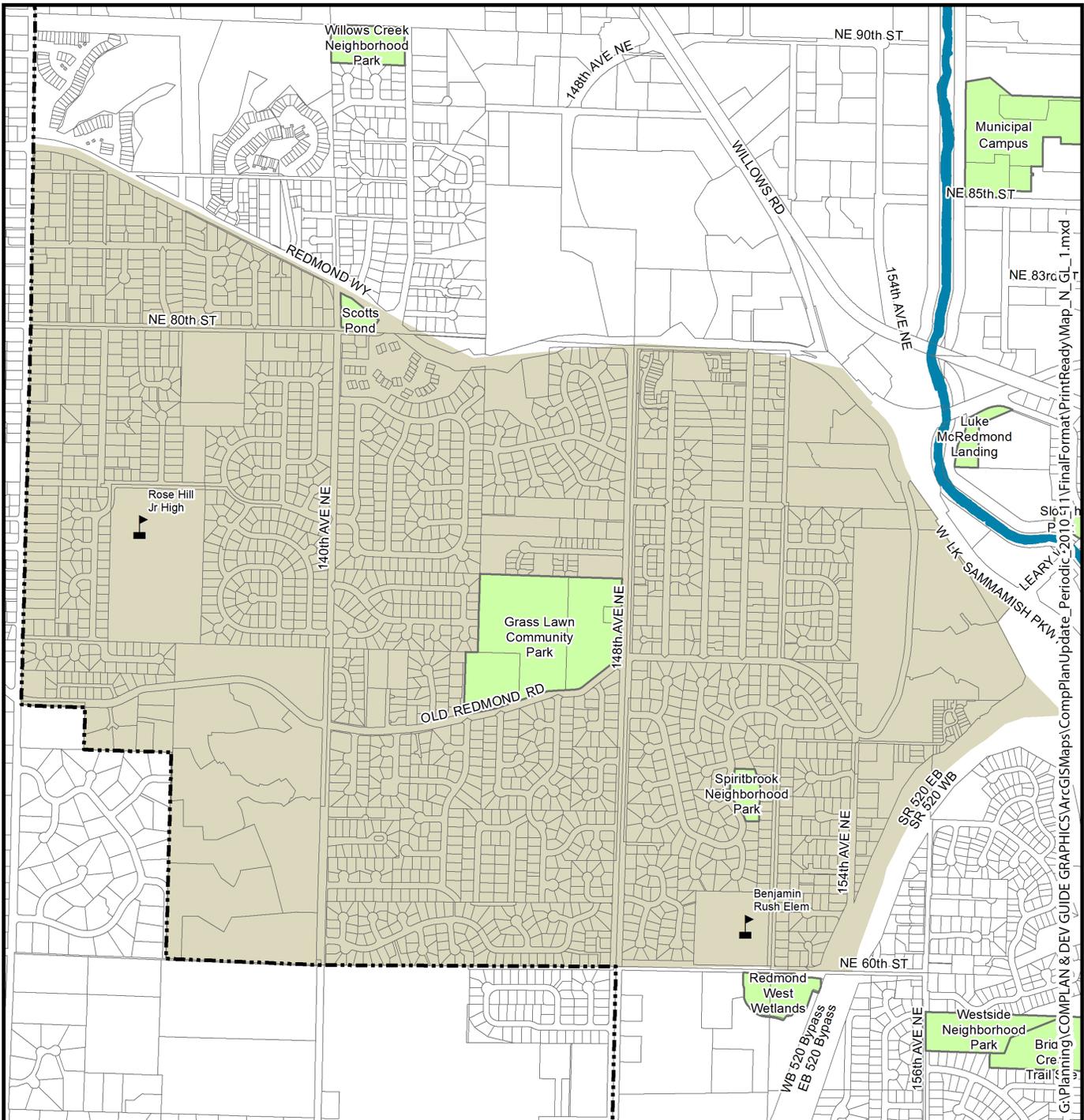
The Grass Lawn Neighborhood consists of several smaller neighborhoods with similarities in character and needs, as well as unique differences. The majority of the neighborhood is zoned for residential uses, with two small commercially zoned areas. The majority of the houses are built at a low to moderate 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 the neighborhood as a community gathering place. Many neighborhood residents cherish the walkability of their neighborhood and friendliness of neighbors who look out for each other. Map N GL-1 shows the study area for the Grass Lawn Neighborhood Plan.

Subareas

Northeast Grass Lawn: There is a colorful variety of housing and architectural style in the NE Grass Lawn Subarea. Housing ranges from condominium complexes to single-family homes. Roughly half of the area's land is dedicated to condominium developments zoned for Multifamily 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 1980s. The single-family homes reflect varying styles, such as one-bath ramblers built to take advantage of larger lots and open space, 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 1960s, including small ramblers on large lots, cottage-like homes with detached garages, and two-story homes fronted with a garage. The subarea 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 subarea.



Legend

- Grass Lawn Neighborhood
- City Limit

MAP N-GL-1
GRASS LAWN NEIGHBORHOOD
STUDY AREA

Effective: January 31, 2009

0 1,000 2,000 3,000
 Feet



Ord. 2441

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 1960s and 1970s. All of the parcels are zoned for Single-Family Urban Residential development. The subarea 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 single-family residential. With very large lots, most are ranch style from the 1960s and 1970s, and some properties contain horse stables. The eastern half of the southwest subarea of Grass Lawn is zoned for residential development at eight to 12 units per acre and consists mostly of gated apartment complexes accessed along Old Redmond Road and 140th Avenue NE. The complexes consist of multistory buildings with styles dating back to the 1970s. 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.



Examples of single-family and multifamily homes in the Grass Lawn neighborhood

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 whose 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 nonmotorized 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 I48th 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 multiplex units with two to four 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 usable 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 RZC 21.08.290 - Cottage Housing Development.

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 multiplex housing two years after adoption of the plan, or after the construction of three cottage or multiplex 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 percent 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 subareas as noted above. Key aspects of the neighborhood and character of each subarea 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 are compatible and blend 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.

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 video 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 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 eight hours in any 24-hour period.



Grass Lawn Park pavillion

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 nonmotorized 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.



Signage to promote 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 I: Grass Lawn Neighborhood Highest-Priority Pedestrian Mobility and Safety Improvements.

Table I: Grass Lawn Neighborhood Highest-Priority Pedestrian Mobility and Safety Improvements

<p>Improve Pedestrian Safety and Mobility</p> <p>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.</p> <ul style="list-style-type: none"> • 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 Place NE between NE 75th and NE 78th Place; (3) NE 73rd Place between NE 70th Place; (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.
