

C.4 Idylwood Neighborhood Policies

With striking views of Lake Sammamish and Marymoor Park, the Idylwood Neighborhood is a predominantly residential area located on a slope overlooking Lake Sammamish. This neighborhood is bounded to the north by Marymoor Park, to the south by NE 20th Street, to the east by Lake Sammamish, and to the west by the Bellevue-Redmond Road and 172nd Avenue NE. Signature places in the Idylwood Neighborhood include Idylwood Beach Park that attracts families and others who enjoy swimming and the lakefront beach amenities and Audubon Elementary School. The neighborhood also includes a wide variety of homes within close proximity to the Overlake Urban Center. The Overlake Neighborhood and the city of Bellevue are located to the west and south, respectively, of the Idylwood Neighborhood.

Public Participation in the Neighborhood Plan Update

Those who live, work or own property in the Idylwood Neighborhood worked together, helping to develop the updated Neighborhood Plan.

A focus group and City services fair helped initiate the Neighborhood Plan update. Thereafter, interested residents and Citizen Advisory Committee members attended the Redmond Citizen Academy to gain a foundation for establishing plan recommendations. A 10-member Citizen Advisory Committee participated throughout the process, including reviewing background information, identifying neighborhood priorities, considering innovations, and recommending updated policies and regulations.

Throughout the update process, neighborhood residents remained informed about the update and provided feedback through tools, such as web-based surveys, newsletters, newspaper articles, public forums and open houses, and by attending the committee's work sessions.

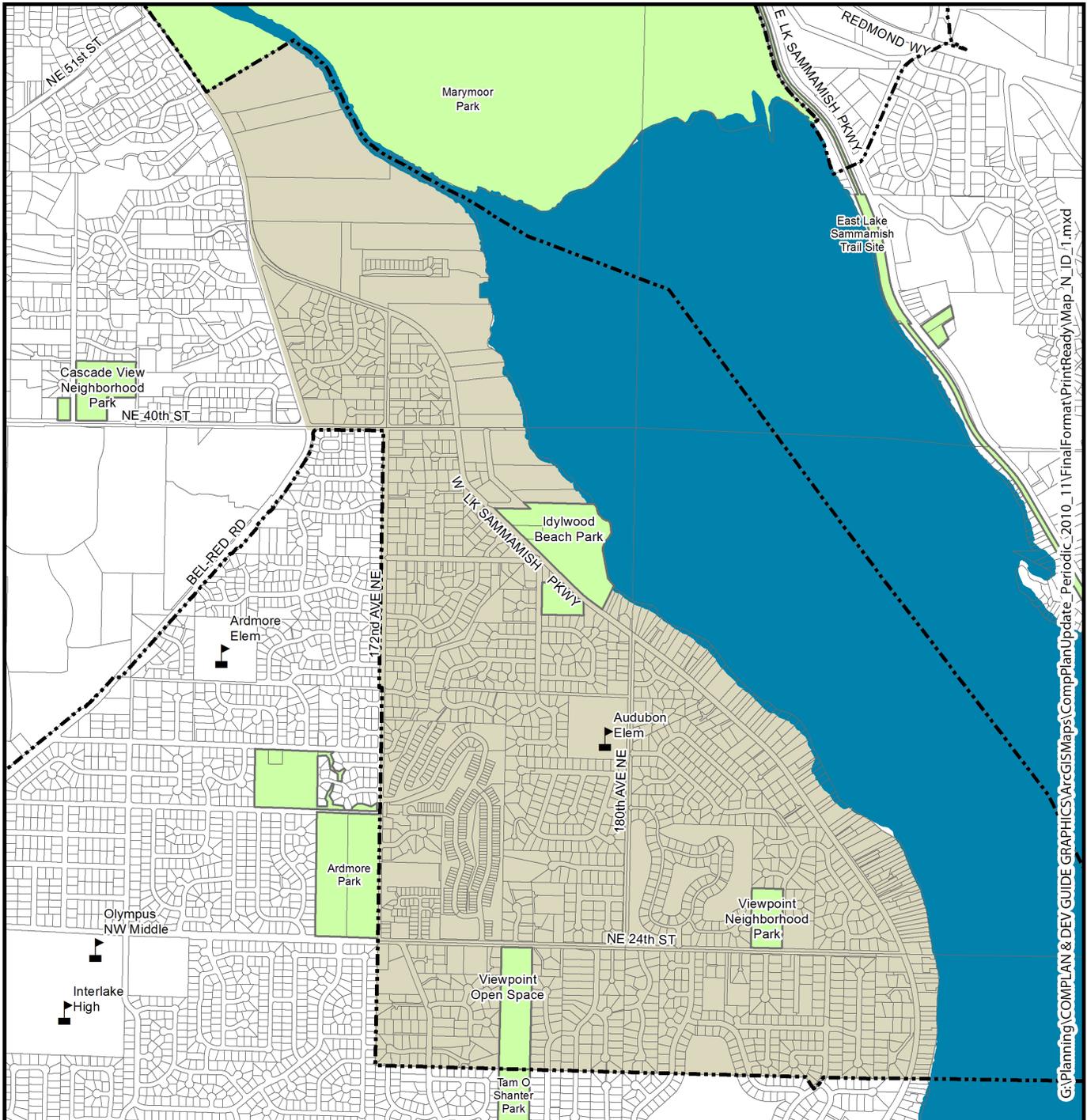
Neighborhood Vision and Character

A strong sense of community helps create a neighborhood where residents invest in the place they live. Idylwood's sense of community stems from the value residents place on having a neighborhood that is well maintained and friendly, with many trees and places to walk.

Neighborhood awareness fosters a sense of community and inclusiveness among Idylwood's residents. Amenities, such as landscaping and art, serve as focal points throughout the neighborhood and help to build a sense of pride.

The vision statement below paints a picture of the Idylwood Neighborhood projected into the year 2030. It is intended to describe how the neighborhood will look and function when the plan is implemented.

- The Idylwood Neighborhood remains a desirable neighborhood with rich vegetation, diverse housing choices, recreational amenities, access to Lake Sammamish and easy connections to the central Puget Sound region via the adjacent Overlake Neighborhood. Signature entryways welcome people to the neighborhood.
- Residents of Idylwood work together and collaborate with the City to protect the quality of Lake Sammamish and manage stormwater runoff. Natural and sustainable property management helps maintain clean and healthy water for wildlife and recreation.
- Idylwood Beach Park continues to function as a gathering place for residents not only of Redmond but also of adjacent municipalities. Neighborhood residents express a strong sense of community as they celebrate and meet at neighborhood parks and engage in planning the long-term future of these parks.
- The Idylwood Neighborhood offers many types of transportation connections. Residents take advantage of bike lanes that link directly to the regional Sammamish River Trail system. Streets provide a safe and comfortable environment for walking, running and cycling, as well as commuting. Residents also enjoy using the regional transit system as an alternative to vehicle travel since it is located nearby and connected via public transit, sidewalks and bicycle lanes.



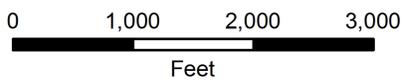
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Legend

- City Limit
- Idylwood Neighborhood

**MAP N-ID-1
IDYLWOOD
NEIGHBORHOOD VICINITY**

Effective: August 28, 2010



- A formal system of trails and paths supplement sidewalks to connect residents to Audubon Elementary and several neighborhood parks. Residents take pride in helping to maintain the trails as well as the parks and other natural places by acting as stewards and by establishing work parties throughout the year. Throughout the neighborhood, benches support walking for many ages and abilities and offer momentary, informal gathering places.
- Corridors with transit amenities, sidewalks and bicycle lanes include West Lake Sammamish Parkway, NE 24th Street and NE 40th Street. To help support appropriate traffic volumes and speeds based on street type, these neighborhood streets feature a complete street design where vegetation and beautification treatments such as street lighting and art complement the multimodal infrastructure.
- As many neighborhood residents use public transit, distinctive transit stops that include seating and lighting provide a safe and comfortable place to wait for service.

Neighborhood Goals

Idylwood's residents plan to participate in implementing the Neighborhood Plan along with near-term and long-term goals. The neighborhood's priority projects demonstrate a variety of goals and are reflected in the neighborhood's "3rd Document," a resource for the neighborhood to prioritize future programs and projects and to promote the priorities to the City for further consideration. Residents help maintain this working document through neighborhood interaction and regular updates. The following is a summary of goals discussed in this document.

Updating public infrastructure:

- Most of Idylwood was annexed to Redmond in 1964, and the neighborhood includes dwellings that date to the 1910s. As an established neighborhood, some aspects of Idylwood call for update or provision of infrastructure, such as sidewalks and street lights.

Calming traffic today and in the future:

- Residents have also expressed an interest in public safety. They support site-specific traffic calming and other techniques to mitigate abnormally high traffic speed and volume while enhancing the nonmotorized features of the primary transportation corridors.

Preparing neighbors with an emergency plan:

- Residents recognize that the neighborhood's geography and infrastructure may increase the potential for power outages during inclement weather. They look forward to establishing an Idylwood Emergency Preparedness Plan as a guide for residents to remain safe and prepared throughout the year.

Acting as stewards throughout the neighborhood:

- Idylwood's residents also take great pride in the neighborhood's natural areas, including public parks and open spaces. Idylwood Beach Park's destination effect leads residents to call for active monitoring and maintenance of the park's conditions, including parking and solid waste. Many residents are interested in participating in stewardship activities in partnership with local and regional organizations as they maintain and enhance natural areas in the neighborhood's parks and open spaces.

Focusing on pedestrian and bicycle mobility and safety:

- With active residents and an array of informal gathering places, the neighborhood has also emphasized the need for pedestrian and bicycle safety. As opportunities allow, residents look to Redmond's public safety staff, Lake Washington School District and other regional organizations for educational programs that can help enhance walking and bicycling safety.

Throughout the long term, Idylwood's residents anticipate proactive opportunities for education, coordination and collaboration by and with the City to help realize neighborhood goals.

Neighborhood Communication Policies

The neighborhood planning process provided several opportunities to improve communication between the City of Redmond and the people who live or own property in the Idylwood Neighborhood. The City's Neighborhood Team continues to work to develop stronger connections with the neighborhood and to enhance delivery of City services through a coordinated effort.

The Idylwood Citizen Advisory Committee strongly supports ongoing communication between the City of Redmond and neighborhood residents, including opportunities to consider priority projects and other near-term items to support implementation of the Neighborhood Plan.

N-ID-1 Support Idylwood residents in ongoing and enhanced communication with the City, as well as community-building efforts.

Natural Environment Policies

The Idylwood Neighborhood includes several wooded or partially wooded parks with many tall conifer trees. Much of the landscaping is older and well developed. Preserving the trees and established character of the neighborhood landscaping is important to residents.

Residents of Idylwood support and encourage stewardship of natural areas in the neighborhood's public parks and open spaces. In addition to regularly scheduled work parties, they seek additional opportunities to enhance and expand the richly vegetated character of the neighborhood. Through programs, incentives and education, the Idylwood Neighborhood wants to dedicate itself and partner with the City to sustain a healthy natural environment for wildlife and residents.

N-ID-2 Promote the creation of a botanical, native garden on public land within the neighborhood for demonstration and educational purposes. Encourage programs, such as salmon-safe and rain garden

workshops and private garden sharing, to foster sustainable land management practices.

N-ID-3 Promote incentives, such as neighborhood matching grants, that assist Idylwood residents with planting native plants and other site-appropriate vegetation adjacent to the right-of-way in appropriate locations, coordinated with future street and infrastructure improvements.

The Idylwood Neighborhood is within the Lake Sammamish watershed and borders the lake shore. The lake is the significant natural feature of the neighborhood, and the neighborhood has a direct effect on the lake's water quality. Improving the quality of stormwater runoff from the neighborhood to the lake is a significant and timely priority. Residents look for opportunities as part of new development, redevelopment and remodeling projects, for existing single-family properties, and for other existing land uses throughout the Idylwood Neighborhood.

Residents support several measures that can cultivate a healthy neighborhood environment, specifically related to stormwater runoff and Lake Sammamish's water quality. One of these measures is the addition of SEA Streets to the Idylwood Neighborhood. SEA Streets, Street Edge Alternatives, are a natural draining system applied to street edges to help slow and filter stormwater through a combination of both infrastructure and landscaping.

N-ID-4 Encourage greater reductions in impervious surfaces by offering guidelines and allowing use of innovative stormwater infrastructure techniques where feasible in the Idylwood Neighborhood. Use methods, such as the low- impact development techniques found in Redmond's Stormwater Technical Notebook. Seek opportunities as part of new development, redevelopment,

and for existing land uses throughout the neighborhood.

N-ID-5 Promote neighborhood stewardship and educational activities related to improving the water quality of Lake Sammamish.

N-ID-6 Encourage additional educational outreach to Idylwood residents and developers in support of local and regional best air, land and water management practices. Consider techniques, such as:

- Enhanced communication tools, such as the Internet, newsletters and other media;
- Pedestrian-oriented kiosks located in public places, such as parks and along pathways;
- Signage at Idylwood Beach Park, provided at existing structures or pedestrian-oriented kiosks, specifically concerning safe water and wildlife practices; and
- Communication techniques near residential areas, such as existing, private bulletin boards, and homeowners' association networks.

N-ID-7 Promote sustainable stormwater management activities, such as rainwater catchment, rain gardens, and removal of existing impervious surfaces.

N-ID-8 Consider bioretention within the right-of-way in appropriate locations throughout the Idylwood Neighborhood. Promote I 80th Avenue NE for demonstration of this stormwater management technique and other low-impact development techniques, such as permeable sidewalks and site-



Idylwood Creek near Lake Sammamish



Fall foliage in Idylwood Park

appropriate, native vegetation. Consider designs similar to Seattle’s SEA-Street.

Parks, Recreation, Open Space and Neighborhood Gathering Policies

Residents greatly value the parks and open spaces in the Idylwood Neighborhood. These spaces include treed areas, playgrounds, waterfront and lake access, and open lawns for spending time outdoors in a community setting. Walking is an especially popular form of recreation for neighborhood residents. Residents also value their proximity to Lake Sammamish and take pride in sustaining it as a healthy aquatic ecosystem with great value to the region.

The three parks in the neighborhood—Idylwood Beach Park, Viewpoint Park and the Viewpoint Open Space—serve a variety of needs.

- Idylwood Beach Park is an active park with a sandy beach area, picnic tables and a rentable three-season shelter, children’s play area, and a sand volleyball pit. During the summer months, Redmond’s Parks and Recreation Department designates a swimming area serviced by lifeguards. Idylwood’s frontage and access to Lake Sammamish serve both the neighborhood and residents of nearby communities. Parking during the summer months is at a premium and often spills over onto nearby neighborhood streets. An overflow parking lot supplements the primary parking facility.
- Viewpoint Park is a smaller, neighborhood park located on NE 24th Street. It offers a playground for young children, pickle ball and basketball courts.
- The Viewpoint Open Space includes a trail system that connects to the City of Bellevue’s Tam O’Shanter Park. This park and open space is also located on NE 24th Street and provides a green, natural forest setting within a suburban surrounding.

Neighborhood trails provide connections for residents to move about the neighborhood on foot and bicycle, away from vehicles. Some residents and homeowner groups support dedicating informal trails

to the Redmond’s Parks Department. These trails could be updated to meet current City standards and maintained for access and safety.

N-ID-9 Encourage creation of formal nonmotorized connections between parks, using sidewalks, trails and paths. Consider a voluntary program that helps transition informal paths to City trails on behalf of interested property owners.

Idylwood Beach Park serves as a primary and central neighborhood amenity. Idylwood residents recognize the park’s inherent value and strive to sustain the park throughout the long term. They seek balance, monitoring and neighborhood engagement regarding long-term facility planning, the amount of park visitors, parking facilities, recreational programs and amenities, park maintenance, and the health of the local flora and fauna.

N-ID-10 Encourage addressing litter and parking management at Idylwood Beach Park, particularly during peak, seasonal use, to help minimize impacts on nearby residential properties.

Neighborhood residents recognize the value of other parks within and near the Idylwood Neighborhood. As a neighborhood that includes a significant portion of protected land and sensitive natural resources, residents place a high priority on careful management of this “green infrastructure,” including vegetation, stormwater utilities, parks and open spaces and water bodies.

N-ID-11 Consider the following improvements and expansions to parks, open spaces located in the Idylwood Neighborhood:

- Expansion, as feasible, to Viewpoint Park; and
- Enhancement to native vegetation along with removal of invasive species in the Viewpoint Open Space.

The Idylwood Citizen Advisory Committee recognized opportunities for neighborhood gathering as a key consideration for ongoing action. They identified events, places and amenities that support building community-based relationships. For example, as a way to establish connections among residents and also to demonstrate the neighborhood's dedication to Lake Sammamish, the committee supported collaboration regarding the "Green Redmond" program. The program can help establish stewards of Redmond's parks and open spaces for long-term maintenance of rich, forested suburban environments.

N-ID-12 Promote collaboration with Redmond Parks Department for parks located in the Idylwood Neighborhood. Include the following:

- Park enhancements, including amenities such as canoe or kayak rental;
- Opportunities for partnership between the City and neighborhood to establish and sustain natural areas, including removing invasive plant species and planting and maintaining native vegetation; and
- Stewardship of the natural environment, neighborhood parks and open spaces.

A variety of locations throughout the Idylwood Neighborhood provide places for neighborhood gatherings. The three parks provide informal places for residents to meet, while the Brae Burn golf community, Sammamish Forest Manor, and Audubon Elementary School fulfill special needs.

Idylwood citizens support establishing one multi-seasonal facility within the neighborhood. By supplementing existing facilities or working with long-range park plans, a park-oriented neighborhood center can provide a flexible space that not only supports informal gatherings and small meetings but can also offer shelter during emergencies, such as extended power outages.

In addition, the Idylwood Neighborhood shares an interest in events that foster community building and neighborhood pride and that provide opportunities for residents to demonstrate stewardship for their surroundings.

N-ID-13 Promote, on public land where opportunities exist, the creation of additional small parks in the neighborhood. Consider improvements to publicly owned properties, installation of benches along public right-of-way, and other treatments that allow residents to gather or pause.

N-ID-14 Encourage acquisition and creation of additional public parks and open space as private land becomes available for purchase throughout the Idylwood Neighborhood.

N-ID-15 Promote opportunities for neighborhood gathering through enhancements, such as:

- Neighborhood events;
- Amenities and facilities, such as neighborhood picnic benches and picnic tables located in parks and along frequented pedestrian routes; and
- A multi-seasonal community building.

Parks, open space, and other public land provide opportunities to further establish the unique character of the Idylwood Neighborhood. Neighborhood focal points can introduce a neighborhood theme that consists of mature and varied vegetation, natural features, such as streams and other water bodies, and artistic elements. The theme can be repeated throughout the neighborhood where land is available, such as the city limits at West Lake Sammamish Parkway, intersections where right-of-way is sufficient, and along signature pedestrian routes. Residents of the neighborhood can assist in identifying potential opportunities, defining the neighborhood theme, and establishing and maintaining these features on behalf of the neighborhood.



Viewpoint Park



Idylwood neighborhood homes overlooking Lake Sammamish

N-ID-16 Support partnerships between the City and the Idylwood Neighborhood to establish and maintain neighborhood focal points that:

- Foster neighborhood character at strategic locations, such as major intersections throughout the neighborhood; and
- Incorporate vegetation, natural features and art.

Residential Policies

Idylwood is proud to be a diverse residential neighborhood within Redmond. The neighborhood contains an eclectic mix of old and new single-family homes ranging from custom lakefront homes to tract homes to vintage dwellings dating back over 70 years. Along West Lake Sammamish Parkway, apartments, condominiums, townhouses, senior assisted living, and additional housing choices can be found.

Neighborhood residents place significant value on this character throughout the majority of the neighborhood. Residents advocate maintaining the existing zoning, house sizes, proportionate dwelling size to lot size, and monitoring in-fill development and allowed density while preserving the current proportions of multifamily and single-family dwellings. Residents recognize the unique character among the geographic subareas and neighborhood subdivisions, such as the lakefront, the area south of NE 24th Street, and established communities, such as Little Tree, Wild Tree and Brae Burn.

N-ID-17 Support the creation of backyard homes where lot size and configuration are supportive.

N-ID-18 Support senior living, aging in place, and designs for accessibility, consistent with underlying zoning and citywide regulations.

N-ID-19 Support housing types and designs that allow for multiple generations of a family to reside in one dwelling.

Idylwood residents are mindful of private property rights and maintaining the value of their homes and properties. They recognize the limitations in place through the City's critical areas and shoreline ordinances for those properties along Lake Sammamish and adjacent to the many streams and forested ravines throughout Idylwood. As part of the residential character, residents support design standards that encourage a friendly streetscape that further encourages active lifestyles and community engagement.

N-ID-20 Design single-family dwellings and significant expansions to single-family dwellings to have living space as the dominant feature of the street elevation. 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 options to minimize the appearance of the garage through design are limited.

Additionally, the Idylwood Neighborhood welcomes established "green" and innovative building practices, such as environmentally friendly building and alternative roof materials. Semi- and pervious drive- and walkways, planting strips and bio-swales, native landscaping, and natural yards help to minimize and filter stormwater runoff. Respectively, Idylwood residents appreciate opportunities for assistance with "green" infrastructure through grants and incentives to both private homeowners and potential developers.

The Idylwood Plan calls for new residential developments to designate easements and tracts as areas to preserve vegetation. In addition, developers may enhance and supplement existing vegetation by installing native and site-specific species as part of their landscaping effort. The intent is that residents of

Idylwood will work together to establish and maintain community "green spaces," such as pea patches, rain gardens and public open space.

N-ID-21 Require new residential developments of 30 or more dwelling units to find opportunities for the following enhancements and encourage these enhancements for other new subdivisions:

- Greater preservation of open space in permanent easements and tracts;
- Enhancements and restoration to open space; or
- Neighborhood projects to establish and sustain "green" space, such as community-partnership pea patches and rain gardens.

N-ID-22 Consider using the following techniques for increased preservation and establishment of natural, open spaces as part of significant capital improvement projects throughout the Idylwood Neighborhood:

- Permanent preservation of land within, adjacent to or near the project location as a wildlife corridor, area of significant trees, neighborhood entryway or other natural feature; and
- Enhancements and restoration to existing open space.

Transportation Policies

Idylwood offers a safe, quiet and peaceful place for residents to live and spend time in their neighborhood. Pleasing and distinct entryways help define the neighborhood's identity along transportation corridors. West Lake Sammamish Parkway provides access for residents within the neighborhood. The Neighborhood Plan calls for West Lake Sammamish Parkway to evolve as a complete street that connects neighborhood citizens and

provides a place along which they commute, recreate, meet and foster their sense of neighborhood pride and identity.

As a “parkway,” the complete street design of West Lake Sammamish Parkway encourages motorists to slow down to enjoy the many qualities that make Idylwood a desirable neighborhood. Other streets, such as 180th Avenue NE, NE 24th Street and NE 40th Street, are also envisioned in the future as signature “public places” where people walk and ride their bicycles between neighborhoods, to Audubon Elementary School, and to neighborhood parks. These streets offer great potential to further enhance Idylwood as a place for residents to spend time outside within the neighborhood.

The Idylwood Neighborhood seeks accessible and safe connections to the urban centers in Downtown Redmond and Overlake. Rather than driving alone, residents want to be able to use a variety of transportation modes to access stores, entertainment and businesses and to have greater connections to the central Puget Sound region. Residents place high priority in connecting the neighborhood to Downtown Redmond, to the places where neighborhood students attend and participate in Lake Washington School District facilities and programs, and to the regional transportation network via public transit service.

N-ID-23 Promote ongoing collaboration and conversation with the Idylwood Neighborhood regarding multimodal design elements, such as sidewalks; bike lanes; transit shelters; traffic-calming treatments, such as medians, striping, signage and pedestrian crossings; and multimodal services, including a focus on public transit programs and connections between the neighborhood and Redmond’s Downtown, the Overlake Transit Center and regional transit nodes. Engage neighborhood residents regarding the effect of future mobility on the Idylwood

Neighborhood’s street network, particularly regarding planned regional light rail service through Overlake and Downtown Redmond. Recognize possible aspects, such as:

- Increased destination trips along neighborhood streets;
- Increased access to high capacity transit services from the neighborhood to local and regional destinations;
- Opportunities for local Park and Ride locations; and
- Greater establishment and use of nonmotorized facilities, including sidewalks, trails and bike lanes.

As a predominantly residential neighborhood, residents also place value in the solitude of this lakeside community. Even though West Lake Sammamish Parkway is classified as a minor arterial and multimodal corridor, motorists use the parkway as a principal arterial during morning and evening peak hours. The parkway provides links to NE 24th Street, Bel-Red Road and to NE 40th Street, connecting Redmond businesses in both Downtown and Overlake to communities to the south, such as Bellevue and Issaquah. Neighborhood residents desire accessible and enhanced pedestrian and bicycle amenities, while promoting this corridor also as a critical link within the neighborhood for school children, transit customers, recreation, and a common element shared by the lakefront property owners and the upland portion of the neighborhood.

N-ID-24 Recognize that West Lake Sammamish Parkway serves two roles: one as direct access to residences and a second as a minor arterial that supplements connections to Redmond’s employment and urban centers. Consider the need for updates to the Transportation Master Plan for West Lake Sammamish Parkway, the neighborhood’s highest priority for near-term improvements and pursue opportunities to:

- Support the completion and build-out of West Lake Sammamish Parkway from its intersection with Bel-Red Road to Redmond's city limits at NE 20th Street as intended: a minor arterial and multimodal corridor with a pedestrian-supportive environment, including design elements, such as sidewalks, bike lanes, crosswalks, and planted medians and buffers.
- Encourage volumes and travel speeds consistent with the West Lake Sammamish Parkway's designation as a minor arterial and multimodal corridor.
- Incorporate designs as part of future infrastructure improvements in a manner that is sensitive to these two roles.

N-ID-25 Support improvements to West Lake Sammamish Parkway from NE 51st Street to Bel-Red Road, including establishing a dedicated multiuse path for pedestrians and bicyclists that is separated from vehicular travel lanes by landscaping, grade or both.

Neighborhood residents have prioritized several intersections for pedestrian and bicycle mobility and safety enhancements. These include:

- West Lake Sammamish Parkway, NE 36th Street and 177th Avenue NE as a popular pedestrian and uniquely configured intersection nearest to Idylwood Beach Park and the park's overflow parking lot;
- West Lake Sammamish Parkway and 180th Avenue NE as a significant location along walking paths to Audubon Elementary School;
- West Lake Sammamish Parkway and NE 24th Street as a primary regional connection to the Overlake Urban Center and Technical Center; and
- NE 40th Street and 172nd Avenue NE as one of the primary gateways to the Overlake Technical Center and the NE 40th Street Transit Center.

N-ID-26 Work with the Idylwood Neighborhood to implement priority improvements identified in Table 1: Idylwood Neighborhood Highest-Priority Pedestrian and Bicycle Mobility and Safety Improvements where justified by site-specific conditions. Consider these priority projects in conjunction with the following update to the Transportation Master Plan.



Improvements to West Lake Sammamish Parkway near Marymoor Park

Table 1: Idylwood Neighborhood Highest-Priority Pedestrian and Bicycle Mobility and Safety Improvements

Priority Pedestrian Projects	Install a mid-block crosswalk with appropriate safety features on West Lake Sammamish at an appropriate location between 180th Avenue NE and NE 27th Street to increase opportunities for crossing where distances are greater than the City’s standard distance between legal crossings.
	Use interim measures along West Lake Sammamish Parkway to increase pedestrian and bicycle access and promote safety until complete street improvements are implemented.
	Install sidewalks and other pedestrian improvements that help establish and maintain a pedestrian-supportive environment along West Lake Sammamish Parkway where right-of-way is available.
	Recognize Idylwood Beach Park as a regional facility with higher pedestrian volumes on a seasonal basis, particularly related to the off-site parking facility. Consider additional features at the related Idylwood Beach Park crosswalk that improve pedestrian visibility and motorists’ attention.
	Identify and plan intersection improvements to promote pedestrian mobility and safety at: <ul style="list-style-type: none"> • NE 40th Street and 172nd Avenue NE • West Lake Sammamish Parkway, NE 36th Street and 177th Avenue NE • West Lake Sammamish Parkway and 180th Avenue NE • West Lake Sammamish Parkway and NE 24th Street with particular attention to improving sight distances
Priority Bicycle Projects	Promote bicycle etiquette. Offer bicycle education and safety awareness programs to school-aged children. Consider partnership with Audubon Elementary School.

Utilities

Utilities throughout the Idylwood Neighborhood offer possible opportunities for upgrade over the next 20 years. The electrical and communication infrastructure is the most visible and significant component for residents. The elevated conduit experiences many issues during wet and windy weather, in part due to the proximity of dense, mature vegetation. The neighborhood supports priority undergrounding along corridors that provide the backbone of the electrical infrastructure for the Idylwood Neighborhood.

N-ID-27 Promote undergrounding utility lines along West Lake Sammamish Parkway, NE 24th Street and NE 36th Street. Coordinate undergrounding of utility lines with significant street improvement projects as feasible.

To help establish a uniform appearance and character throughout the neighborhood, the Citizen Advisory Committee supports installation of a single streetlight style along Idylwood’s public streets. As upgrades warrant, as existing lights are maintained, and as part of both private and public project frontage and corridor improvements, a consistent and updated style of streetlight evolves. This helps promote an identifiable neighborhood character and supports beautification of the neighborhood.

N-ID-28 Consider a streetlight style that helps to establish an identifiable neighborhood character.

Ord 2537

C.5 North Redmond Neighborhood Policies

The North Redmond Neighborhood is located on the hillsides east of the Sammamish Valley and constitutes the northeastern corner of Redmond. The neighborhood is bound on the north by NE 124th/128th Street, on the east by Avondale Road and on the south by the Redmond/Puget Sound Energy Trail until the power line turns south. At this point, the neighborhood boundary moves to the north and then jogs around several developments whose access is primarily taken from NE 116th Street. At Redmond-Woodinville Road, the boundary turns south to encompass the Valley Estates development and then turns north to create the western boundary of the neighborhood by including residential properties west of 154th Place NE.

Public Participation in the Neighborhood Plan Update

The North Redmond Neighborhood Plan is based on a significant amount of public participation by the people who live, work and own property not only within the neighborhood but also in the immediate vicinity. A 10-member Citizen Advisory Committee considered the long-term changes that may occur in the neighborhood through 2022.

The Citizen Committee participated in a “Citizen’s Academy” through which city standards, citywide policies and regulations, innovative opportunities and trends were discussed by City staff and local experts. Three neighborhood-wide open house venues were provided in order to gain a sense of concern and support from the residents of North Redmond and the surrounds. Early venues allowed attendees to identify areas for improvements and to provide input to the major topics being considered as part of the plan update process. Later venues enabled further refinement of recommendations that were formed by the Citizen Advisory Committee, based on public input submitted at the events and through mailed summaries.

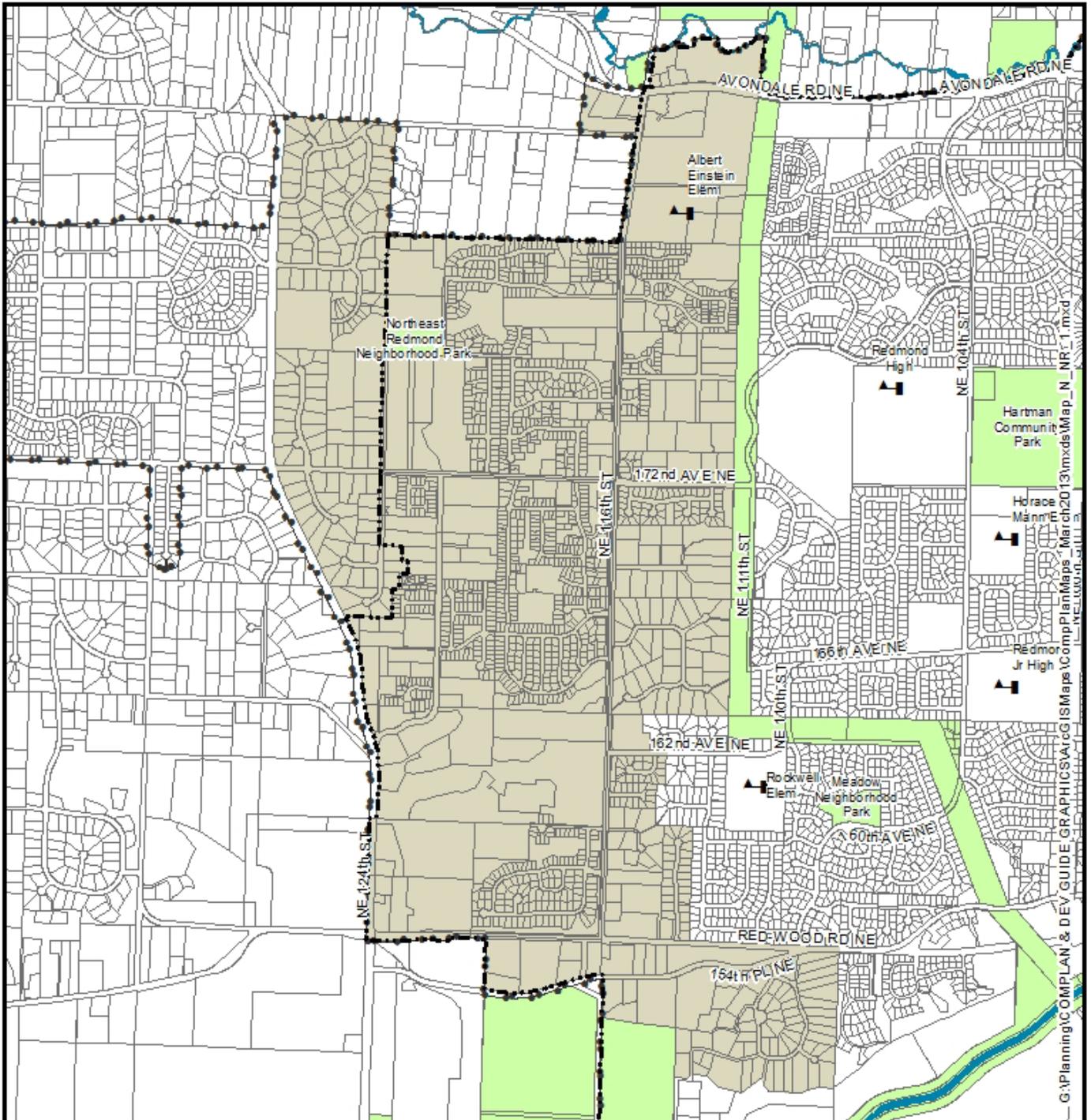
The Citizen Advisory Committee also considered projects and concepts that will benefit the neighborhood. A list of priority projects for

consideration as capital improvements, along with a list of recommended future considerations, was generated. The lists will serve as a basis for communication and action between the City and the residents as the North Redmond Neighborhood Plan is implemented.

Neighborhood Vision

The vision statement below is a word picture of the North Redmond Neighborhood in the year 2022. It is intended to represent what the neighborhood will look and feel like when and as the Plan is implemented.

- North Redmond is a distinctive and desirable neighborhood. Despite being developed with urban levels of development, many mature trees and open spaces throughout the neighborhood have been preserved, leaving a sense of the semirural history of this part of Redmond.
- The areas surrounding the neighborhood’s eastern and western boundaries have remained rural and agricultural/urban recreational, respectively. Trails and pathways throughout the neighborhood and along or within preserved open space corridors, mostly characterized by streams and forested ravines, create a seamless continuity between rural areas and centrally located residential neighborhoods, parks and neighborhood gathering spaces. Safe connections for pedestrians and bicyclists have been enhanced through the expansion of a multipurpose, accessible trail network.
- The area’s environmentally constrained land has been preserved by allowing clustering of new homes in order to protect wetlands and steep slopes. Residential areas are set back from the major roads on the perimeter of the neighborhood, and many new homes have utilized low-impact development techniques to further protect the area’s natural resources. The protected slopes and wetlands have led to generous portions of land remaining forested.
- Within North Redmond, there are a variety of home sizes and styles, ranging from large luxury homes built on acre lots to smaller attached and detached homes built at four to six units per acre. Home styles include choices for people of all ages and family types and a variety of income



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Legend

- North Redmond
- City Limit
- King County Urban Growth Area

MAP N-NR-1
NORTH REDMOND NEIGHBORHOOD STUDY AREA
 Effective: November 18, 2006

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levels. The neighborhood is conveniently located for residents who work and shop in Redmond's Downtown.

- Nearly all the developments in North Redmond are connected by a series of vehicular and/or pedestrian trails and linkages which are accessible by all types of pedestrian traffic, such as strolling and jogging, as well as by equestrians and bicyclists, in order to take advantage of the area's open space corridors, improved streets and other natural amenities. A high degree of connectivity is provided within the neighborhood. Most streets provide through-connections to other developments and arterials. Vehicular or pedestrian connections are provided at appropriate locations along lengthy or cul-de-sac streets.
- Redmond-Woodinville Road, Avondale Road NE, NE 116th Street, NE 124th/128th Street, and NE 172nd Avenue remain the main arterials and collectors in the neighborhood.
- North Redmond is a neighborhood known for its variety of parks and open spaces. The Northeast Redmond (Smith) Park has been expanded to include other nearby or adjacent properties, and the City has successfully acquired other parcels in the neighborhood, including park area west of 172nd Avenue NE. The Redmond/Puget Sound Energy Trail has been improved into a linear park that serves as a unifying feature with the Education Hill Neighborhood, and a number of small parks have been added to the Power Line Trail as adjacent properties have developed. Amenities, such as benches at vista points and along walkways, and restrooms in public facilities, have been incorporated into the neighborhood.
- In addition to having easy access to Redmond's Downtown Urban Center, the North Redmond Neighborhood is conveniently served by gathering places and shopping opportunities, such as Avondale Center and the Northeast Redmond Neighborhood Park.

Neighborhood Communication Policies

The neighborhood planning process provided many opportunities to involve the public and improve

communication between the City of Redmond and people who live, work or own property in the North Redmond Neighborhood. Based on input provided by the Citizen Advisory Committee, the City's strategic neighborhood team will continue to work to develop stronger communications with the neighborhood and vicinity and to enhance delivery of City services through a coordinated effort. The team includes representatives from all City departments, including Planning, Public Works, Police, Fire, Finance and Parks.

The formation of a Neighborhood Citizen Committee for the purpose of maintaining ongoing communication with the City has been strongly supported by the neighborhood. In addition to providing annual feedback to the City on the implementation of the Neighborhood Plan, the committee may serve as a resource for the City regarding issues that may be of interest to the neighborhood. The committee may also help to create a stronger identity for the neighborhood by considering issues, such as gateways, signage and increased involvement of neighborhood residents.

N-NR-1 Support the North Redmond residents in the formation of a Neighborhood Citizen Committee, following the adoption of the Neighborhood Plan update.

N-NR-2 Meet with the residents of the neighborhood and the Neighborhood Citizen Committee beginning one year after the adoption of the 2006 Neighborhood Plan update to evaluate implementation of the Neighborhood Plan, identify needed changes, update the priority projects list, and discuss opportunities and areas of concern with the neighborhood.

General Land Use Policies

General land use policies ensure that the services and amenities located within the North Redmond Neighborhood meet the daily and weekly needs of the predominantly residential neighborhood. Policies



Trail connecting Education Hill and North Redmond neighborhoods



Puget Sound Energy Trail

seek to balance the strong demand for additional residential development, the need for pedestrian and bicycle amenities, and community gathering places. These amenities provide for the convenience of North Redmond residents and reflect upon the desire to preserve the area's natural qualities. Additional amenities, such as benches strategically placed along trails, paths and sidewalks, serve to promote a sense of community and uniqueness of the neighborhood. By recognizing the value of environmentally critical areas, such as the various creeks that run through the neighborhood, wetlands and steep slopes, the City's policies focus residential development in areas that have the least environmental constraints.

The land use policies for North Redmond also recognize the character of existing and well-established neighborhoods that are located on large but otherwise unconstrained lots in single-family subdivisions throughout the neighborhood.

N-NR-3 Preserve the North Redmond Neighborhood as a predominantly residential neighborhood, with a variety of amenities that serve the daily and weekly needs of the North Redmond residents.

N-NR-4 Conserve and strive to enhance existing significant natural features, including steep slopes, wetlands, streams, creeks, trees, and fish and wildlife habitat conservation areas.

N-NR-5 Encourage innovative development techniques that provide for a variety of lot sizes; housing types, styles and sizes; and a variety of affordability levels within the neighborhood.

N-NR-6 Encourage owners of underdeveloped contiguous parcels to coordinate development with neighboring property owners in order to create a cohesive and well-designed neighborhood.

N-NR-7 Ensure that the North Redmond Neighborhood boundary reflects any future modification of the King County-designated Urban Growth Area.

Neighborhood Character and Design Policies

There are three main defining characteristics of the North Redmond Neighborhood: its open spaces and natural resources; its mix of housing types, sizes and styles that promote high-quality design; and its neighborhood gathering spaces.

North Redmond's open space and natural character is derived from its forested ravines, wetlands, open spaces, and pedestrian and bicycle linkages. In order to preserve the area's natural features, the appropriate use of planning and design tools is needed to protect and enhance these assets. Several techniques can be used to retain these natural features while accommodating new residential development. The use of residential clustering, setbacks and landscape buffers will foster a neighborhood that coexists with the landscape rather than dominates it.

N-NR-8 Promote the preservation of the area's important natural features through clustering and allowing innovative forms of housing that utilize less land area, particularly in the vicinity of critical areas as designated by the Critical Areas Ordinance.

N-NR-9 Promote the preservation of public view corridors through a variety of techniques, such as innovative site design.

N-NR-10 Preserve scenic, public view corridors toward the Cascades and the Sammamish Valley. Public view corridors are defined along NE 116th Street, 172nd Avenue NE, NE 122nd Street to 162nd Place NE, 154th Place NE, Redmond-Woodinville Road,

and along the easement of the Redmond/Puget Sound Energy Trail.

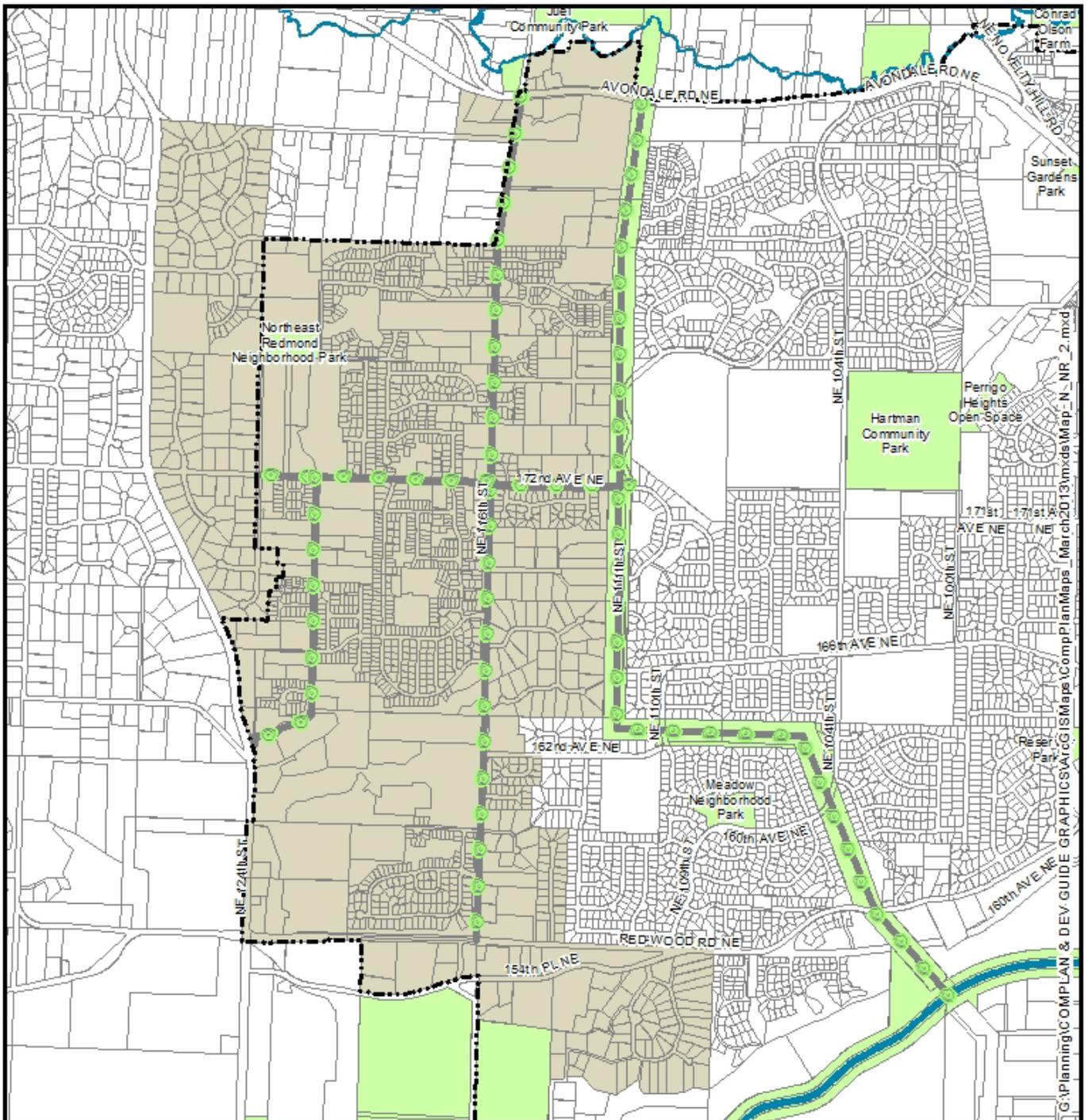
N-NR-11 Require that new development be designed in a manner that demonstrates respect of the natural features of the neighborhood, such as terraces, ravines, woodlands, streams and wetlands.

N-NR-12 Provide incentives and support for the preservation of open space corridors to maintain natural transitions between semirural areas and critical areas, in addition to open spaces and protected easements that are adjacent to developed portions of the neighborhood.

N-NR-13 Require the retention and promote the health of landmark trees. Require sidewalk designs that meander around the tree(s) and respective driplines, or include them within curb bulbs in locations along arterials where there is sufficient existing right-of-way, unless said location would prove a danger to public safety.

N-NR-14 Maintain the Redmond-Woodinville Road corridor from NE 124th Street to the intersection of Redmond-Woodinville Road with 154th Place NE/NE 109th Street, as a green, vegetated entryway to the city.

By staggering setbacks along arterials through residential design and development, visual variety will be enhanced and help to retain the area's semirural qualities.



Legend

- Public View Corridors
- North Redmond
- City Limit

MAP N-NR-2
NORTH REDMOND NEIGHBORHOOD
PUBLIC VIEW CORRIDORS
 Effective: May 30, 2009

0 1,000 2,000 3,000
 Feet

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N-NR-15 Require setbacks along principal and designated collector arterials in order to preserve the natural transition areas, retain semirural qualities, and encourage visual variety. Allow for adjustments as needed for parcels two acres or less in size.

N-NR-16 Discourage direct vehicular access to new single-family residences from arterials.

Another quality of North Redmond's character is its semirural history. The area began to see dramatic changes between 1995 and 2005, yet remnants of its early beginnings remain present. The keeping of horses on larger lots with regional connections to equestrian facilities and the preservation of existing low-density residential developments within the neighborhood are examples of the semirural features that still remain, yet also provide a sense of the early development and character of the neighborhood.

N-NR-17 Allow the keeping of horses in low-density residential areas. Maintain existing equestrian linkages within the neighborhood and to regional trails within the neighborhood's vicinity.

N-NR-18 Maintain the existing R-1 density in the Equestrian Tracts, 169th Court NE, and Valley View Estates subdivisions in recognition of the critical areas within these areas.

Environmental Protection

Policies to preserve the natural environment focus upon protecting the most environmentally critical areas and retaining open space corridors. These corridors, comprising streams and forested ravines, provide a visual continuity between semirural and agricultural areas that lie to the east and west. In addition, open space corridors secure natural habitat for wildlife that otherwise would be displaced by development. Maintaining the integrity of forested

slopes enhances the ecological functions of the region's streams, allows for infiltration, ensures survival of native wildlife, and protects the property from excessive erosion and slope failure.

Implementation of Redmond's Critical Areas Ordinance and stormwater regulations will help support the neighborhood vision for preservation of open spaces and environmental resources. The use of low-impact development (LID) standards for new construction will help further enhance these programs, along with the use of compost-amended soils in all landscaped areas.

The use of LID practices as a stormwater management strategy emphasizes 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.

The use of compost-amended soils in addition to glacial till-based soils further enhances LID practices for urban development. Proven benefits of using compost-amended soils include a reduced demand on summer irrigation, reduced stormwater runoff and erosion, and improved soil quality which improves the health of and success in establishing landscaped areas. Use of compost-amended soils may provide other long-term environmental benefits, including reduced pesticide use and runoff, as well as reduction in the need to use fertilizer in landscaped areas. Fertilizer and pesticide use are proven hazards for the health of local streams and creeks, including Cottage Creek, Bear Creek and the Sammamish River, as well as the city's aquifers, watersheds and other water bodies. By linking the use of compost-amended soils with appropriate plant selection, property owners in North Redmond will likely benefit from reduced costs for maintaining landscaped areas. The Washington

State Department of Ecology has published guidelines for production, quality measurements for compost-amended soils, and site implementation.

- N-NR-19** Require the use of compost-amended soils, consistent with the guidelines of the Washington State Department of Ecology, in the required landscaping for all developments.
- N-NR-20** Preserve native soils to the extent possible during development.
- N-NR-21** Allow, under the discretion and guidance of the City’s Technical Committee, for the use of privately maintained, smaller and more strategically placed stormwater detention facilities, that:
 - Include LID technologies or vault systems;
 - Promote dual use of privately maintained storm facilities, such as off-season garden areas or sports courts designed with permeable surfaces;
 - Incorporate native, natural, screening and shade plantings that are supportive of wetland ecology and are designed by a Washington State certified professional wetland scientist; and
 - Utilize compost-amended soil techniques in all landscaped areas.
- N-NR-22** Consider cooperative stormwater agreements to consolidate facilities whenever possible.
- N-NR-23** 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.

- N-NR-24** Encourage the use of native and habitat plants in required landscaping.
- N-NR-25** Prohibit the invasion of noxious weeds as listed by the Washington State Noxious Weed Board by limiting and guiding the use of specific plants in landscaped areas in North Redmond.
- N-NR-26** Promote the City’s natural yard care programs, specifically within the Wedge subarea.

The North Redmond Neighborhood includes areas east of 172nd Avenue NE that lie within the City’s Wellhead Protection Zone 2 and Zone 3. The western portion of the neighborhood lies within Zone 4. In addition to City wells, local private wells currently exist in this neighborhood. The presence of wells and the general need to maintain groundwater supplies for other beneficial purposes means that groundwater recharge should be maintained as development occurs.

- N-NR-27** Require, under the discretion and guidance of the City’s Technical Committee, applicants for all new development to analyze and make provisions to closely match natural amounts of groundwater recharge. Provisions include measures, such as the preservation of natural and native vegetation and soils, minimizing total impervious surfaces, and designing small-scale, distributed hydrologic controls that are required for groundwater infiltration.

The Wedge subarea, shown on Map N-NR-X, serves as a transition between the agricultural valley and the residential uses east of and south along Redmond-



A local neighborhood play structure



Example of single family housing within the North Redmond area

Woodinville Road. Redmond-Woodinville Road, adjacent to the subarea, serves as a green entryway to the city and to the North Redmond Neighborhood. The Redmond-Woodinville Road corridor links the city to the agricultural valley and its heritage that evolved from native forest to agricultural production. Limited by steep slopes and wetlands, this area is envisioned to provide a balance of dedicated preservation and restoration of multistory, native vegetation along with residential development and multimodal transportation amenities.

N-NR-28 Preserve and enhance, or reestablish, dense vegetation within the Wedge subarea. Select and maintain species for required tree preservation, common landscaping, visual screening, building setbacks, front yards and other required landscape areas to provide vegetation that is multistory at maturity, native, noninvasive and appropriate to the site.

N-NR-29 Require a vegetated buffer between the western edge of the Redmond-Woodinville Road right-of-way and residential dwellings that:

- Matures to a multistory canopy and contains plant species that are native, noninvasive and appropriate to the site;
- Discourages public access within the vegetated buffer and associated easements;
- Provides, at a minimum, filtered visibility throughout the buffer from adjacent dwellings and the Redmond-Woodinville Road corridor; and
- Helps to mitigate traffic impacts, such as light, noise and pollution, on adjacent residential dwellings.

N-NR-30 Allow minimal trespass of critical areas along 154th Place NE to allow vehicular and nonvehicular access and utility connections. Combine access

ways, easements and access alignments, when feasible, to further limit disturbance of critical areas, soils and vegetation.

Neighborhood Gathering Spaces

In addition to the need for neighborhood parks and trails, North Redmond residents spoke to the importance of maintaining and enhancing opportunities for gathering places that provide locations for people to meet and recreate. Based on their locations, the various places should have distinct qualities that service different aspects of the neighborhood, ranging in scale and geared to serve pedestrians and bicyclists in the immediate neighborhood. Existing gathering places are provided throughout at parks, open spaces, schools, churches, and at Theno's and Avondale Center located at the eastern and western edges of the neighborhood. The variety of places supports pedestrian and other nonmotorized access, but based on the neighborhood's topography some people will be less likely to walk to peripheral locations.

N-NR-31 Support the use of community spaces located throughout the neighborhood, such as churches, schools and other locations for the purpose of community-based gathering.

In recognition of the unique character of the North Redmond Neighborhood and in order to promote a sense of identity and place for the neighborhood residents, the intersection of NE 116th Street and 172nd Avenue NE is identified for the creation of innovative forms of housing, along with enhanced neighborhood amenities. At the intersection of pedestrian and bicycle amenities, the point at which two multimodal corridors meet, and as the center of the North Redmond Neighborhood, this intersection is encouraged to host features that allow the residents to come together. Features, such as benches, a natural landscaping area, appropriate signage or a small resting area, support the opportunity for neighborhood gathering and recognition.

Innovative housing types, sizes and levels of affordability also integrate with the multimodal character of the intersection. The immediate proximity to alternative transportation services and amenities allows the residents of smaller, size-limited dwellings to further consider reducing or eliminating their need for automobiles. Smaller dwellings also support the need for a variety of affordability levels within the neighborhood. As the population of Redmond continues to grow and in order to support the ability for existing residents to age in place, the North Redmond Neighborhood provides housing choices that are affordable to residents, such as seniors, teachers and the general workforce.

N-NR-32 Utilize incentives to promote innovative forms of housing within the vicinity of the intersection of NE 116th Street and 172nd Avenue NE that:

- Offer choices of detached housing types, such as cottages, ADUs and size-limited dwellings, that are affordable to a diverse population, such as seniors, teachers and the general workforce;
- Help to enhance a neighborhood identity;
- Enhance the natural beauty and environs; and
- Provide a sense of place that may include gathering space for area residents.

Parks, Recreation and Open Space Policies

As vacant land is diminished in some areas to accommodate residential development, these policies seek to ensure that remaining open space is protected and its quality enhanced. While the development of many new homes will change the semirural character of North Redmond, the City's critical areas regulations and developer incentives will help protect many of the neighborhood's open spaces and natural resources. In addition, the Bear Creek area and the Sammamish Valley will continue to surround the North Redmond Neighborhood with open space uses. Neighborhood parks also protect open

space and provide recreational opportunities. The City has acquired a five-acre parcel in the northeast corner of the neighborhood for future park uses and other Neighborhood Plan policies seek to enhance trail corridors and pathways to provide recreational opportunities within the neighborhood. Other parks in close vicinity to North Redmond include 60 Acres Park to the west, Juell Community Park to the east, Farrel-McWhirter and Perrigo Parks to the southeast, and Hartman Park to the south. The Parks, Recreation and Open Space Plan (PRO Plan) identifies facility needs for the neighborhood.

Opportunities to expand passive and/or active recreation and open space facilities exist throughout the neighborhood. These include the addition of a centrally located park or expansion of other existing parks and open spaces that will better meet residents' recreational needs. Also, the Redmond/Puget Sound Energy Trail, which currently divides the North Redmond and Education Hill Neighborhoods, could be developed into a unifying feature that services both neighborhoods. Any new park facilities would be integrated into the open space corridor and trail system.

N-NR-33 Support efforts to acquire additional public park properties in North Redmond. Additionally, support efforts to expand existing public park properties.

N-NR-34 Work with Lake Washington School District to explore all options for development of the school property located on the southwestern corner of the intersection of 172nd Avenue NE and NE 122nd Street to include park facilities, local artists' display space and public meeting space in configurations, such as:

- Parks and recreation facilities,
- Mixture of housing and parks, or
- School, public library and community recreation facilities.

N-NR-35 Explore creative funding opportunities to support acquisition of additional park

sites in North Redmond, such as charitable remainder trusts, long-term purchase agreements, charitable donations, density land transfers and grants.

Connectivity and options for residents to utilize nonmotorized forms of transportation are priorities for the North Redmond Neighborhood and surrounding areas. The North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map (please refer to the Transportation and Circulation Policies) indicate preferred connections. Trails which are of primary interest for development are shown as Priority I, with all other connections respectively identified. Alignments are general as the connection types, cross sections, and final alignment are considered by the City's Technical Committee as development occurs. Additional choices are also available through a variety of other connections, such as multiple-use easements, sidewalks and paths.

N-NR-36 Encourage the use of permeable treatments in the development of hard surface trails, where applicable.

N-NR-37 Work in collaboration with Puget Sound Energy to explore the designation and development of the Redmond/Puget Sound Energy Trail as a linear park that both serves and unifies the North Redmond and Education Hill 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 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-NR-38 Promote the complete construction of a North Redmond multipurpose trail network for pedestrian, bicycle and equestrian use parallel to NE 116th Street, NE 124th/128th Street, Avondale Road and 172nd Avenue NE. Design and implement a trail that follows the ravine in the western portion of the neighborhood and connects to the trail that follows the Redmond/Puget Sound Energy Trail or as otherwise delineated on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map. Delineate and align trails to provide continuous access and meandering to avoid tree loss, including routes along safe passageways parallel to and set back from arterials and collectors, as shown on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map and to include amenities such as benches and resting places.

N-NR-39 Create resting areas as part of the future NE 116th Street trail between Redmond-Woodinville Road and 154th Place NE to serve residents and trail users. Include amenities, such as benches, picnic tables, interpretive signage and similar amenities, as feasible.

N-NR-40 Encourage multiple-use trail linkages, utilizing permeable materials where appropriate:

- From residential developments to trails and open spaces;
- Between existing developments;
- At appropriate locations within cul-de-sacs;
- To improve safe walking paths for access to schools, in accordance with Lake Washington School District standards, and to parks within the neighborhood; and
- To support use by pedestrians and bicyclists.

N-NR-41 Encourage the maintenance of pedestrian and bicycle connections on private streets and on public trails where vehicular access may otherwise be denied.

N-NR-42 Promote public access, viewing or educational opportunities, where appropriate, to critical areas, such as wetlands, ravines and open spaces.

N-NR-43 Require, within utility corridors and associated easements to off-site connections, the granting and/or improvement of pedestrian and other nonmotorized public access easements for all new development when determined appropriate by the City's Technical Committee.

Housing Policies

Beginning in the mid-to-late 1990s, North Redmond began shifting from a very semirural neighborhood to a rapidly changing urban area with predominately larger and consequently more expensive homes. If these development trends continue, homes in North Redmond will be out of reach for many people who work in Redmond but cannot afford to live here. Together with other neighborhoods in Redmond, residents of North Redmond support activities to increase the variety of home choices available for all ages and varying income levels, while not precluding the construction of high-end housing within the neighborhood. Some of the innovative home choices supported by North Redmond residents include cottages, multiplex housing and size-limited structures. These forms of housing styles, through the lessened impact of a smaller footprint, will also help to achieve other neighborhood goals for preserving stands of mature trees, creating new open space areas, establishing neighborhood connectivity and linkages, and protecting the area's other natural resources. Design standards that promote a single-family appearance for these innovative home choices will ensure that North Redmond presents itself as a cohesive and interconnected neighborhood.

By providing a variety of home sizes and styles, new housing costs will be relatively more affordable for many households. However, without incentives it is unlikely there will be any new homes built in North Redmond that are affordable for working families with moderate wages. Among these households are teachers, nurses, administrative support workers, police, firemen and seniors. Consistent with other City of Redmond goals to provide housing for all economic segments of the community, North Redmond supports regulations that require a percentage of all new housing to be made affordable to moderate-income households.

N-NR-44 Allow cottages in the North Redmond Neighborhood and allow density on a proposed cottage housing site to exceed the permitted density for a standard detached single-family development on the site, pursuant to RZC 21.08.290 - Cottage Housing Development.

N-NR-45 Allow the construction of multiplex housing units in Single-Family Urban zones, with the exception of the Wedge subarea, particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area's other natural resources. Ensure that multiplex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other.

N-NR-46 Require the design of multiplex and other innovative housing styles to portray the appearance of single-family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.

N-NR-47 Encourage the design and building of size-limited and affordable dwellings, including accessory dwelling units and air space condominium design.

N-NR-48 Encourage clustered residential development in the North Redmond Neighborhood. Maintain a significant amount of contiguous open space and preserve a minimum of 25 percent of the site.

N-NR-49 Require a minimum of 10 percent of the units in all new housing developments of 10 units or more in the North Redmond Neighborhood to be affordable, as defined in the Redmond Zoning Code. Minimize development costs associated with this requirement by providing bonuses and incentives.

N-NR-50 Promote the design of new single-family dwellings that maintain visual interest and provide a mix of home sizes and styles within new developments.

N-NR-51 Encourage the design and building of residential structures within the Wedge subarea that sustain the existing neighborhood character. Promote design and architectural techniques that blend with the existing and required landscaping and fit into the context of local, residential architectural styles.

N-NR-52 Ensure that new single-family dwellings are designed to have living space as the dominant feature of the street elevation to encourage active, engaging and visually appealing streetscapes with landscaping 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 design options to minimize the appearance of the garage are limited.

N-NR-53 Apply and maintain the Residential Development and Conservation Overlay Zone in North Redmond as shown on Redmond's zoning map. Allow density to be transferred from critical areas and associated buffers to developable areas at a maximum density of one unit per acre. Limit the maximum underlying zoning to R-4 for all properties within the overlay zone.

The overlay zone applies to those properties along 154th Place NE from the intersection with Redmond-Woodinville Road on the south to the city limit line and Urban Growth Area boundary on the north, as well as for those properties along NE 124th Street and 162nd Place NE from Redmond-Woodinville Road on the west, to an alignment with 167th Avenue NE on the east, the city limit line on the north, and NE 116th Street on the south, with the exception of properties fronting the intersection of Redmond-Woodinville Road and NE 124th Street (as shown on the Comprehensive Land Use Plan Map).

Transportation and Circulation Policies

One of the key components of the North Redmond vision is the interconnectedness of the neighborhood. Residents of North Redmond place a high value on creating a neighborhood that promotes walkability and pedestrian friendliness, while also providing for other nonmotorized and vehicular travel in a safe environment. A connections map has been prepared that outlines preferred trails, connections, streets and linkages throughout the neighborhood. Reducing the number of cul-de-sacs and providing linkages at appropriate intervals to open spaces, neighborhood and regional trails, parks and adjacent developments will help ensure that the neighborhood's goals for connectivity and walkability are achieved.

Streetscape characteristics, such as meandering sidewalks, tree canopy and preservation of significant trees, will also add quality to the pedestrian and residential experience. Traffic mitigation and pedestrian amenities will be included in street design and construction. Some of these measures include low-level fencing and landscaping, benches as an identifying feature of the neighborhood; narrow, tree-lined streets; and street designs, such as the Street-Edge Alternative program, that will help preserve some of the neighborhood's semirural character, while providing for urban levels of development.

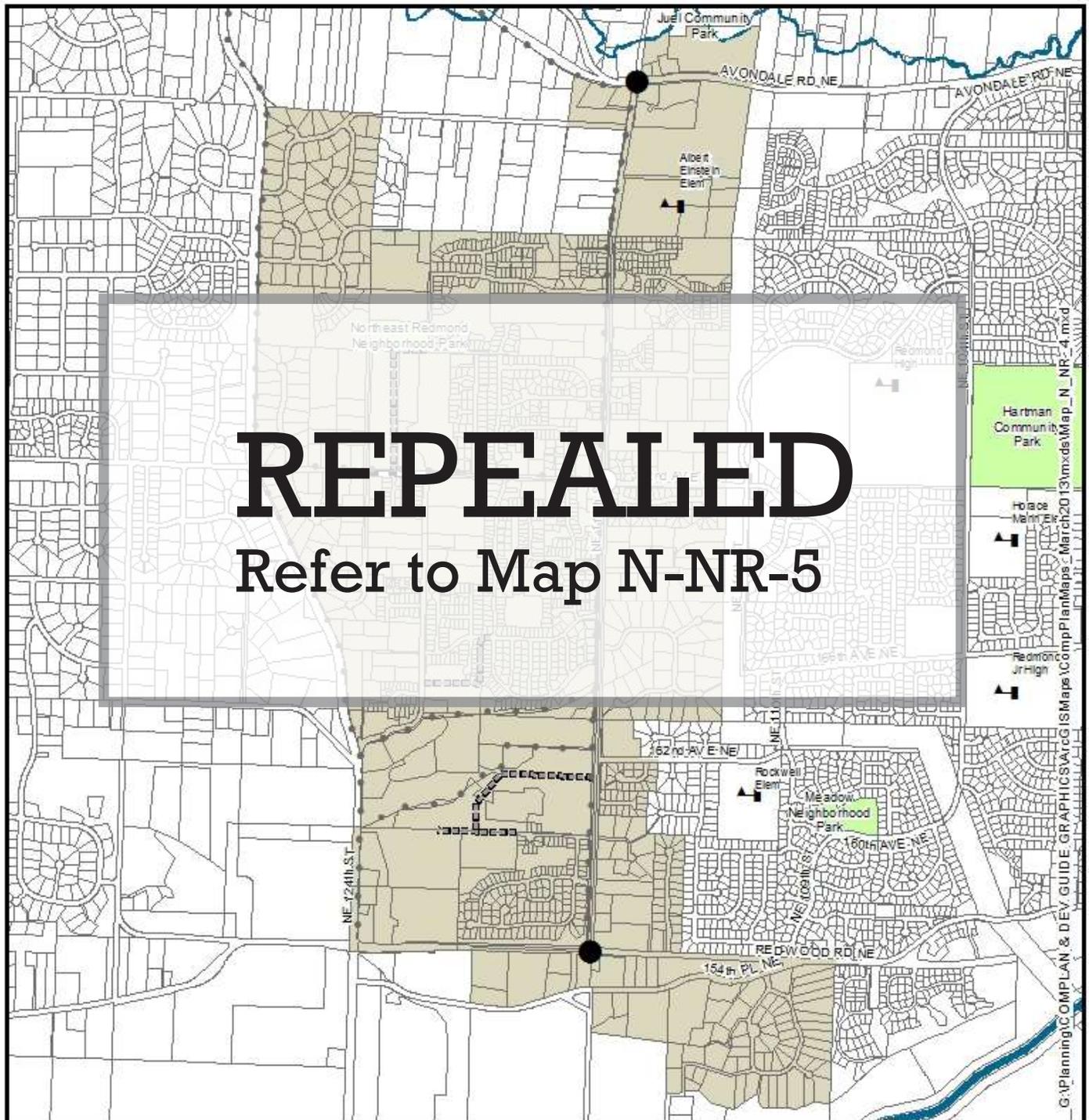
The neighborhood's trails and linkages provide connections between developments throughout North Redmond and to neighborhood destinations, such as parks and schools, and to community gathering areas. The City's Parks, Recreation and Open Space (PRO) Plan indicates that the North Redmond Neighborhood is served by the Redmond/Puget Sound Energy Trail which is a backbone trail, along with existing and proposed collector trails along NE 116th Street, 172nd Avenue NE, Avondale Road NE, and 124th/128th Avenue NE. A proposed soft-surface, multiuse trail is shown in the ravine extending north of 162nd Avenue NE between NE 116th Street and NE 124th Street. These trails connect the neighborhood to other collector and backbone trails in the city. Where practical, linkages from developments to open spaces will provide trail connections that are designed to accommodate all levels of pedestrian activity.

Redmond-Woodinville Road is a major corridor that serves people traveling within and through the neighborhood. As a multimodal corridor and entryway to the city, it offers many opportunities to improve mobility choices by placing greater emphasis on services and enhancements that encourage people to use alternatives to driving alone.

N-NR-54 Encourage reliable and frequent transit services along multimodal corridors, within the North Redmond Neighborhood and immediate vicinity, consistent with the Redmond Transportation Master Plan.

N-NR-55 Promote additional and enhanced nonmotorized amenities within the Wedge subarea at transit stops and activity nodes. Consider such features as benches, shelters, street lights, secure bike parking, waste receptacles and traveler information.

N-NR-56 Ensure that as new development occurs on a property or configuration of adjacent properties, the developer plans, designs and implements linkages, as shown on the North Redmond Neighborhood Circulation Plan and the North Redmond Supplemental Connections Map, in order to promote connections to schools, recreation and other developments. Accommodate a variety of motorized and nonmotorized traffic in the neighborhood. Allow for flexibility in the general location and alignment of the connections, while utilizing mitigation techniques to accommodate increased traffic, reduce impacts to corridor residents, and provide enhanced safety measures.



Legend

- Existing Signal
- Proposed Signal
- Multi-Use Trails
- Future Connector Street
- Future Local Street
- North Redmond

MAP N-NR-4 NORTH REDMOND NEIGHBORHOOD CIRCULATION PLAN

Note: This is a conceptual plan to illustrate access and circulation goals. Final street/trail alignments may vary if circulation system and interm is maintained.

Effective: March 27, 1997

Repealed on:

0 1,000 2,000 3,000

Feet

- N-NR-57** Encourage adjacent property owners along NE 116th Street, 172nd Avenue NE, NE 122nd Street, 162nd Place NE, NE 124th Street, Redmond-Woodinville Road and 154th Place NE to coordinate the required improvements to infrastructure in order for improvements to occur at one time.
- N-NR-58** Ensure the implementation of traffic-calming features along 172nd Avenue NE, north of NE 116th Street to NE 124th/128th Street, including but not limited to landscaped buffers and medians.
- N-NR-59** Study, identify and install traffic-calming features along 154th Place NE from the intersection of Redmond-Woodinville Road to the city limits with particular consideration of:
- The future crossing of the NE 116th Street trail extension,
 - Opportunities for safety improvements at the intersection of NE 116th Street,
 - Existing and potential residential development of the Wedge subarea, and
 - Feedback obtained from vicinity residents and property owners.
- N-NR-60** Ensure the incorporation of traffic mitigation techniques at the intersection of 172nd Avenue NE and NE 116th Street, which is the intersection of two multimodal corridors, and include in the analysis opportunities for:
- Efficient traffic flow;
 - Pedestrian and bicycle travel; and
 - Safety for pedestrians, bicyclists and motorists.
- N-NR-61** Study, identify and install features to promote a minimum of three safe crossings at appropriate intervals along NE 116th Street within the segments from Redmond-Woodinville Road to Avondale Road NE.
- N-NR-62** Require that bike lanes are also delineated if centerlines are added to existing streets.
- N-NR-63** Require that any new private streets are designed, built and maintained for pedestrian safety and accessibility as defined in the Transportation Master Plan, in addition to utilizing low-impact and environmentally sensitive techniques as appropriate.
- N-NR-64** Encourage the design and construction of all new local streets at the minimum allowable width in order to preserve the area's character; protect critical areas and reduce stormwater runoff, while also providing for safe pedestrian and bicycle activity, provided that there is a minimum of two vehicle access points serving the development, with the exception of the Wedge subarea.
- N-NR-65** Promote combining emergency access with required nonmotorized connections within the Wedge subarea to minimize removal of vegetation, when emergency access to development is determined to be necessary.
- N-NR-66** Encourage the design and construction of new streets to follow the natural topographic contours of the land and avoid landmark trees.



An example of low-impact development techniques



Improvements along NE 116th St.

N-NR-67 Allow narrow Street Edge Alternative (SEA), low-impact development, and woonerf design and construction standards on local streets.

Ensure that the designs:

- Do not result in a reduction of class or service as defined by the existing City street standards;
- Provide access to residential areas while reducing environmental and economic impacts; and
- Do not increase congestion, hazards or difficulty in serving the area.

N-NR-68 Minimize points of potential vehicular conflict along Redmond-Woodinville Road, 154th Place NE and NE 116th Street within the Wedge subarea by providing shared access streets and driveways for privately owned properties, where feasible. Refer to the North Redmond Supplemental Connections Map for preferred points of access.

N-NR-69 Utilize traffic-calming techniques to slow traffic through residential neighborhoods, including on arterials and collectors.

N-NR-70 Support the installation and maintenance of soft-surface trails, as components of multimodal corridors, to allow for safe use by joggers and walkers.

N-NR-71 Study, design and implement improvements to the intersection of 154th Place NE, NE 116th Street, and the extension of the NE 116th Street Trail when the trail is proposed for extension.

Redmond-Woodinville Road serves as a “green” entryway to the city, transitioning from the agricultural uses of the Sammamish Valley to the urban environment of Redmond’s Downtown. The policies are intended to preserve and enhance the character of this corridor from the city limits to the intersection of Redmond-Woodinville Road at 154th Place NE/NE 109th Street through treatments that maintain a natural, vegetated presence and welcome not only the driver and passenger but also the pedestrian and bicyclist into Redmond.

N-NR-72 Preserve, enhance and install vegetation along Redmond-Woodinville Road at preferred locations depicted on the Green Corridor Treatment Areas map.

N-NR-73 Mimic the vegetation and other components of the green corridor treatments in required medians, transition islands, along the street edge, along nonmotorized connections, at the ingress and egress of paths and trails, at the substation at the NE 116th Street intersection, and at transit stops.

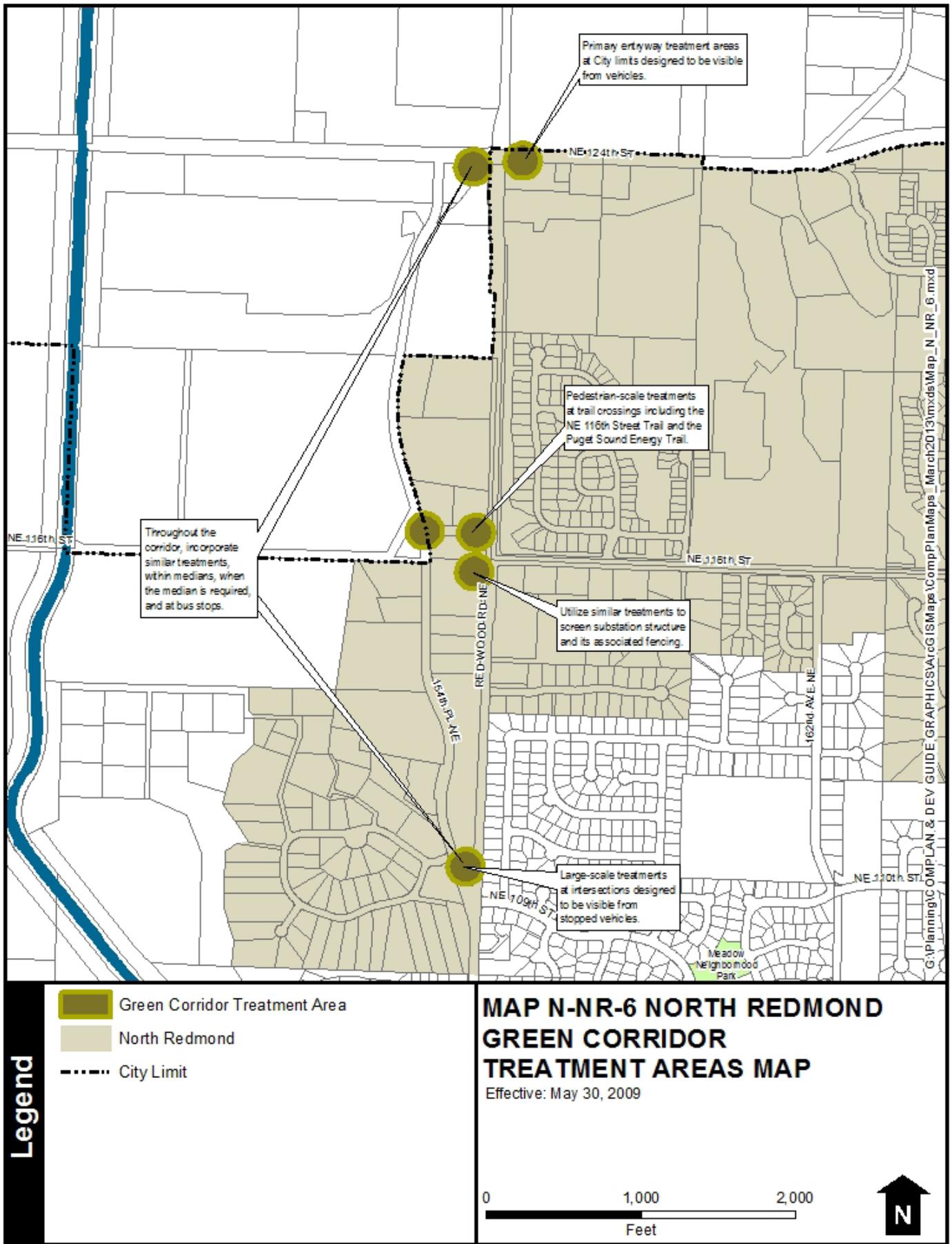
N-NR-74 Provide character-supportive street lighting, such as that used in Redmond’s Old Town, which connects the corridor to the agricultural and historic past of North Redmond and the Sammamish Valley. Install character lighting along the corridor at locations depicted on the Green Corridor Treatment Areas map and at street intersections.

N-NR-75 Select and install street trees along Redmond-Woodinville Road, 154th Place NE and NE 116th Street within the Wedge subarea in a manner that reflects natural growing conditions, such as irregularly spaced groupings, clusters of species and multistory canopy. Select a diversity of species to further enhance the vegetated, green character.

N-NR-76 Meander sidewalks in order to save mature, site-appropriate and healthy native vegetation along the Redmond-Woodinville Road corridor within the Wedge subarea.

Historically, the Sammamish Valley has been linked to agricultural uses. Recently, recreational facilities and residences have been established in the area west of Redmond-Woodinville Road and east of the Sammamish River. To preserve the natural character with specific attention to the evening sky, residents prefer to maintain low light levels along 154th Place NE and NE 116th Street as it crosses the Sammamish Valley floor.

N-NR-77 Maintain low levels of illumination within the Wedge subarea to the west of the Redmond-Woodinville Road right-of-way by using the lowest level of required illumination based on the classification of the street.



Utilities Policies

The State Growth Management Act (GMA) and King County Countywide Planning Policies direct cities to be the provider of local urban services to urban areas. North Redmond property owners within the Urban Growth Area (UGA) who decide to subdivide their land are required to install urban water and sewer systems. Policies in the Utility Element of the Comprehensive Plan seek to achieve the following: to protect the environment by minimizing disruption of the natural and built environment when placing utilities, to encourage provision of utilities in an economical fashion, and to minimize disruption that results from the provision of utilities to the natural vistas and to open spaces within the neighborhood. As development in North Redmond continues, it is ever important to ensure that reliable and consistent utility services are available to its residents.

N-NR-78 Require the undergrounding of all new utilities in North Redmond and as older utility lines are updated, with the exception of the Puget Sound Energy high-voltage transmission lines. Coordinate the undergrounding of existing overhead utilities as street construction or maintenance occurs in these service areas.

N-NR-79 Minimize excavation, clearing and grading within the Wedge subarea, as feasible, by combining all utility easements and by combining other corridors and easements such as:

- Street right-of-way,
- Nonmotorized paths, and
- Other existing unvegetated corridors.