

CITY OF REDMOND
ORDINANCE NO. 2579

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE TO UPDATE THE NEIGHBORHOODS ELEMENT OF THE REDMOND COMPREHENSIVE PLAN IN ORDER TO UPDATE THE BEAR CREEK NEIGHBORHOOD PLAN, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Bear Creek Neighborhood Plan has not been updated since the 1990s; and

WHEREAS, Comprehensive Plan policy NP-1 directs the City to update neighborhood plans every six years; and

WHEREAS, Bear Creek Neighborhood residents requested that the City undertake an update to the Bear Creek Neighborhood Plan; and

WHEREAS, the Mayor and City Council appointed the Bear Creek Citizen Advisory Committee in September 2009 to advise the City in updating the neighborhood plan; and

WHEREAS, from fall 2009 to summer 2010 the Citizen Advisory Committee developed policy concepts and worked with staff to complete a recommended neighborhood plan based on the vision statement and other information gathered from neighborhood stakeholders; and

WHEREAS, the Citizen Advisory Committee held three open houses and held work meetings in the neighborhood during the plan update process; and

WHEREAS, through Ordinance No. 2534 adopted on July 6, 2010, the City Council set the content of Redmond's 2010 Annual Comprehensive Plan Amendment package, which includes this amendment; and

WHEREAS, on October 5, 2010, the City provided 60-day notice to state agencies reviewing Comprehensive Plan and development regulation updates of these proposed amendments; and

WHEREAS, on October 21, 2010, the City issued a State Environmental Policy Act Determination of Non-Significance for the proposed amendments; and

WHEREAS, the Planning Commission conducted a public hearing on November 10, 2010, to receive public comment on the proposed amendments; and

WHEREAS, the Planning Commission concluded that the amendments included herein 1) address issues of long-term concern and importance in the neighborhood, and 2) are consistent with the overall goals and vision for Redmond as expressed in the Goals, Vision, and Framework Policies Element of the Comprehensive Plan; and

WHEREAS, the City Council considered the Planning Commission's recommendation on the proposed amendments during business meetings and study sessions in January and February 2011.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND,
WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings and Conclusions. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated December 15, 2010, including all related attachments and exhibits to that report (Attachment D to AM No. 11-055).

Section 2. Neighborhoods Element of the Redmond Comprehensive Plan Amended. The Neighborhoods Element of the Redmond Comprehensive Plan is hereby amended, as shown in Exhibit 1 to this ordinance, incorporated herein by this reference as if set forth in full.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

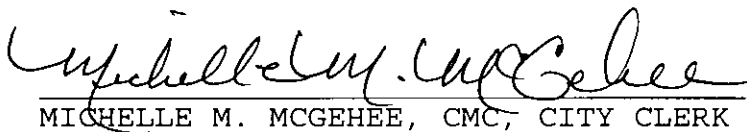
Section 4. Effective Date. This ordinance shall take effect 5 days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 1st day of March,
2011.

CITY OF REDMOND

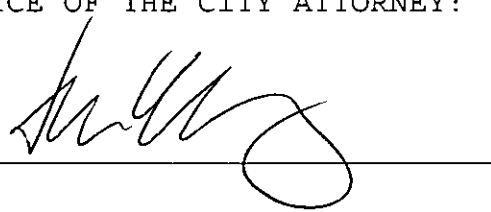

JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	February 23, 2011
PASSED BY THE CITY COUNCIL:	March 1, 2011
SIGNED BY THE MAYOR:	March 1, 2011
PUBLISHED:	March 7, 2011
EFFECTIVE DATE:	March 12, 2011
ORDINANCE NO. 2579	

ADOPTED 6-1 YES: Allen, Carson, Margeson, Myers, Stilin and Vache
NO: Cole

Exhibit 1: Recommended Amendment to the Comprehensive Plan (Neighborhoods Element)

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. Multi-unit 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 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 Multi-Family 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.

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.
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.
3	Preserve the public view corridor from Avondale Road through the Keller Farm toward Mt. Rainier.
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.
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.
6	Promote non-motorized connectivity throughout the neighborhood and to adjacent areas. In particular, improve non-motorized connectivity from west of Avondale Road east to Perrigo Park.
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.

8	Support Bear Creek residents and other stakeholders in ongoing and enhanced communication with the City and community building efforts.
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.
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.

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.
12	Locate interpretive signage along the Bear/Evans Creek Trail to highlight the benefits of a healthy creek and aquifer ecosystem.
13	Encourage builders to plant native and drought tolerant vegetation to reduce irrigation needs and encourage healthy landscaped areas.
14	Encourage agricultural activities that use best management practices to protect stream and aquifer health.

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.

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.
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.
18	Maintain predominantly Multi-Family 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.
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.
20	Encourage commercial enterprise in the commercial area south of the “Y” of Avondale Way and Avondale Road.

Policies 21 and 22 describe criteria for potential future rezone requests to Neighborhood Commercial or Multi-Family 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. See policy 50 for more description of an indoor gathering place.

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-40 and LU-41
22	Consider approving rezones from Single-Family Urban or Bear Creek Design District Performance Area 1 to Multi-Family 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 Development Guide 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 is 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.

23	Coordinate location of crosswalks near transit stops and future trail connections to facilitate safe and convenient pedestrian crossings of Avondale Road.
24	Ensure that transit stops and crosswalks are well-lighted, and that lighting is not unduly obscured by trees or other objects.
25	Support reliable and frequent regional transit service in the Avondale Road corridor to increase personal mobility within the existing right-of-way.
26	Ensure that there is reliable and frequent transit service, and convenient access by other modes, to the Bear Creek Park & Ride and the future light rail stations in Southeast Redmond and Downtown Redmond.
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.
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.
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.
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.

31	Complete the bike facilities along Avondale Road and Avondale Way. Connect these facilities to the local and regional trail networks.
32	Complete the regional trail system in the neighborhood in order to provide multi-modal transportation access to parks and throughout the neighborhood
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.
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.

This map illustrates the proposed transportation improvements for the NE 98th Avenue area. The map includes a legend with five categories:

- Bicycle Improvements:** Represented by a dashed line.
- Pedestrian Improvements:** Represented by a solid line.
- Street Connections:** Represented by a thick solid line.
- Trail Connections:** Represented by a dotted line.
- Neighborhood Boundary:** Represented by a gray shaded area.

The map shows various streets including NE 99 CT, NE 99 WY, NE 97 WY, NE 96 WY, NE 95 CT, NE 95 ST, COHO LN, PILCHUCK ST, QUINALT WY, NISQUALLY TR, SEALTH DR, SNOHOMISH DR, TOTEM CT, WAPATO DR, 195 AVE NE, 187 CT NE, 184 CT NE, NOVELTY HILL RD, AVONDALE RD, TILlicum WY, AVONDALE WY, 182 AVE NE, 183 PL NE, 182 PL NE, 179 PL NE, 178 PL NE, 177 PL NE, 176 PL NE, 175 PL NE, 174 PL NE, 173 PL NE, 174 CT NE, NE 98 WY, NE 97 WY, 180 AVE NE, 179 AVE NE, 177 AVE NE, 175 AVE NE, 173 AVE NE, NE 90 ST, NE 88 PL, NE 85 PL, 172 AVE NE, UNION HILL RD, 188 AVE NE, NE 84 S, and 195 AVE NE. The map also shows a north arrow pointing towards the top right.

Ordinance No. 2579
AM No. 11-055, Resolution No. 1349

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.

35	Continue to encourage a diverse mix of single- and multi-family housing types, in recognition that the Bear Creek neighborhood is diverse in its make-up, and as a way to achieve citywide goals of providing a variety of housing options.
36	Allow cottage housing developments in all Single-Family Urban zones.
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.
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.
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.
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.
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.
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.
43	Require abutting property owners to make use of joint driveways whenever practical.

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

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.
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 re-routing of Evans Creek away from industrial properties as an education and partnership opportunity.
49	Maintain a sense of openness in the Bear/Evans Creek valley.
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.