

ORDINANCE NO. 2355

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND REDMOND COMPREHENSIVE PLAN TO ADOPT THE EDUCATION HILL NEIGHBORHOOD PLAN, L060019; REPEAL OUTDATED POLICIES; PROVIDE FOR SEVERABILITY; AND ESTABLISH AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act authorizes the preparation and adoption of neighborhood plans; and

WHEREAS, the City of Redmond has prepared the Education Hill Neighborhood Plan, and on March 2, 2006 issued a Determination of Non-Significance for the proposed amendments; and

WHEREAS, the Council-appointed Education Hill Neighborhood Citizen Advisory Committee conducted 2-3 public meetings per month for fifteen months, to receive public comments and develop a recommended neighborhood plan; and

WHEREAS, the Planning Commission has conducted one public hearing and a number of public meetings to receive public comments on the Education Hill Neighborhood Plan proposed by the Education Hill Neighborhood Citizen Advisory Committee; and

WHEREAS, the Planning Commission refined the Plan as proposed by the Citizen Advisory Committee, and on July 12, 2006 recommended approval of the Education Hill Neighborhood Plan to the Redmond City Council; and

WHEREAS, the City Council has conducted public meetings to review the Plan and receive public comment; and

WHEREAS, the City of Redmond desires to adopt Comprehensive Plan policies to implement the neighborhood plan, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby adopts the findings, analysis, and conclusions in the Planning Commission Report dated July 12, 2006, and finds that the Determination of Non-Significance is consistent with this decision and hereby adopted.

Section 2. Adoption of the Education Hill Neighborhood Plan Policies. The text, maps, policies, and other provisions of the Education Hill Neighborhood Plan, as set forth in Exhibit 1, and incorporated herein by this reference as if set forth in full, are hereby adopted as the subarea plan for the area covered therein.

Section 3. Amend Redmond Comprehensive Land Use Map. The official Comprehensive Land Use Plan contained in the Comprehensive Plan Land Use Element is hereby amended as shown in Exhibit 2, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Repeal. The Education Hill Neighborhood Policies section in the Neighborhoods Element of the Comprehensive Plan is hereby repealed and replaced with Exhibit 1.

Section 5. Severability. If any policy, section, sentence, clause, phrase, or map of this ordinance, or any policy adopted or amended hereby, 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 policy section, sentence, clause, phrase or map of this ordinance or any policy adopted or amended hereby.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:


MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 2355

July 13, 2007
July 17, 2007
July 18, 2007
July 23, 2007
July 28, 2007

Exhibit 1

Education Hill Neighborhood Policies

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

Map N-EH-1

Public Participation in the Neighborhood Plan Update

This neighborhood plan was based on participation by people who live, work or own property in the Education Hill Neighborhood. A 12-member Citizen Advisory Committee participated throughout the process, including reviewing background information, identifying issues to address, considering alternative responses, and recommending updated policies and regulations.

The Citizen Advisory Committee received input from residents in the area throughout the process. In June, 2004, a neighborhood-wide workshop and City Services Fair was held. At the workshop, citizens identified what should be preserved in the neighborhood, what should be improved, and what should be kept in mind during the plan update. After working together during the fall and winter, the Citizen Advisory Committee hosted a neighborhood open house in May, 2005 to preview the group's preliminary recommendations and to solicit additional ideas and comments. The Citizen Advisory Committee continued to refine the policies, with a subsequent open house in December, 2005. Prior to this event, a newsletter was mailed to the neighborhood to seek input on the Committee's preliminary plan recommendations. The plan development process also included input on recommended updates from the Redmond Parks Board and Trails Commission.

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

Education Hill Neighborhood Vicinity N-EH-1

North Redmond

Albert Einstein Elementary

Redmond / Puget Power Trail

Redmond Park

Hardy Park

Redmond High

Horace Mann Elem

Horlman Park

Redmond Jr High

Education Hill

Spokane Park

Nike Park

Redmond Municipal Campus

Dit Court

Redmond Fire Dept

Downtown

Redmond Elem

D'Neary Park

Anderson Park

Bear Creek Park

Bear Creek

Lake Merced Park

King County

Grass Lawn

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SE Redmond

Town Center Public Open Space

hybridatronics.com/redmond/neighborhoods/

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

Neighborhood Vision

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

- The Education Hill neighborhood remains a vital neighborhood that is residential in character. The neighborhood includes a mix of Single-Family Urban (4-8 dwelling units per acre) and Multi-Family Urban (12-30 units per acre) residential areas. The central portion of the neighborhood is predominantly low to moderate density, single family in character, with the higher density areas along Redmond Woodinville Road on the western edge and Avondale Road NE on the eastern boundary. Higher density residential development has occurred near access to transit and residents enjoy a wide variety of housing choices with an increase in new housing types such as cottages, multiplex homes and accessory dwelling units, or ADUs. New housing forms blend in well with the neighborhood and are accessible to a diverse population.
- Education Hill is an attractive, green area. Critical areas, such as streams and unstable slope areas have been protected from development. Most of the slopes overlooking the Sammamish and Bear Creek Valleys are maintained in a native, undeveloped condition to protect the environment and preserve the woodland views valued by neighborhood residents.
- Community gathering places are enhanced with special amenities to encourage their use and to further identify the neighborhood. These "special places" are within parks, e.g., tables, benches and concessions at Hartman Park, major trails developed with greater pedestrian facilities, or pedestrian comfort areas developed as part of the streetscape at the "Crossroads" of Education Hill, which is the intersection 166th Avenue NE and NE 104th Street.
- Those who live or work in the neighborhood have a variety of travel choices, including driving, walking, bicycling, transit, and other forms of new technology transportation, such as moving sidewalks. Safe pedestrian crossings are provided on all busy streets. Streetscapes are attractive and functional for all travel modes, with street trees and landscaped areas that separate walkways from traffic where possible.
- A system of parks, trails and pathways has been enhanced in the neighborhood. Most residents are now located within walking or bicycling distance of a park. The trails and pathways provide connections within the neighborhood, and connect the neighborhood to other parts of Redmond and to other areas in the region.

- The Redmond/Puget Power Trail forms an important recreation and transportation linkage for west/east travel and is developed to allow greater use and enjoyment by Education Hill residents as well as others from adjacent neighborhoods and the region.
- The Redmond Woodinville Road (SR 202) and Avondale Road NE are main north/south arterials which also form the western and eastern boundaries to the neighborhood. 166th Avenue NE remains the major access from the south to the central portion of the neighborhood, and is developed to carry local traffic as well as to enhance the safety and enjoyment of pedestrians and bicyclists. More recent north/south corridors are 160th Avenue NE and 172nd Avenue NE, north of the Puget Sound Energy power line. NE 104th provides the main west/east arterial for the Education Hill neighborhood.
- There are more transportation choices in addition to the auto. Mobility and access through the neighborhood has improved. The Education Hill neighborhood is considered in regional plans to increase bus and other transit stops along neighborhood arterials identified as multi-modal corridors. The frequency of transit service to downtown Redmond and major employment centers has increased with easy neighborhood access to a major transit hub and shopping in Redmond's Downtown. Transportation improvements include: roadway enhancements; bus pull-outs on arterials; dedicated bus lanes on arterials; overall improved transit service; more pedestrian walkways; and bikeways. The trail and pedestrian linkage system also provides important pedestrian connections to Downtown and other areas, both within and adjacent to the Education Hill neighborhood.

Neighborhood Character

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

The entirety of the Education Hill neighborhood is zoned for residential uses, and the neighborhood has expressed an interest in the continuation of this policy. The majority of the residences are built at a low-to-moderate density, with the exception of three areas of apartment and condominium developments: the western and eastern edges of the neighborhood, e.g., along Redmond Woodinville Road and Avondale Road NE, as well as centrally located along the west side of 166th Avenue NE from NE 85th to NE 95th Street. It is anticipated that shopping for daily needs will be accommodated by retail services adjacent to the neighborhood, e.g., Downtown, NE 116th and Avondale Road NE, and elsewhere. In the future, these needs could be met by a small store within the Education Hill neighborhood if determined to be appropriate through a land use application or neighborhood planning process.

Education Hill is predominantly a mature neighborhood with established character and a significant number of large trees. Central to the neighborhood is Hartman Park, a facility highly valued by the neighborhood as a community gathering place and organized sports venue. Many

neighborhood residents cherish the walkability of their neighborhood, the number of schools and churches in the area and friendliness of neighbors who look out for each other. Panoramic views from various locations on Education Hill further add to the neighborhood's character and identity and include vistas of the Bear Creek Valley and the Cascade Mountains to the east, Mount Rainier, Downtown Redmond, Lake Sammamish and Cascade foothills to the south, and the Sammamish River and Sammamish Valley to the west.

Neighborhood Identity and Character

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

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

N-EH-1 Identify and develop gateway entries to the Education Hill neighborhood. Promote the following intersections for location of gateway identification:

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

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

Subareas

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

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

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

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

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

Map N-EH-2

Neighborhood Communication Policies

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

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

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- N-EH-3** **Support Education Hill residents in the formation of a neighborhood citizens committee to assist neighborhood residents in communication and community building efforts.**
- N-EH-4** **Meet with the neighborhood one year after adoption of the 2006 neighborhood plan update and biannually thereafter to evaluate implementation of the neighborhood plan, identify any needed changes, and discuss projects or issues of concern with the neighborhood.**
- N-EH-5** **Encourage continued communication and assistance with the City of Redmond by the use of a city representative to provide information and support to the neighborhood regarding land use issues.**
- N-EH-6** **Encourage members of the neighborhood committee and require the city representative to participate in neighborhood meetings required by new forms of innovative housing and other developments. Require the city representative to prepare a document that summarizes the issues and concerns raised in the meeting, including a response by the developer and/or staff.**

Parks, Recreation and Open Space Policies

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

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

Preservation of existing open space and wooded areas is a goal that is strongly emphasized by the neighborhood policies. Wooded areas enjoyed by many that are on privately held land are

Update to Education Hill
Neighborhood Policies

becoming no longer available as residential development continues to occur at a rapid pace. While public budgets cannot always meet the demand to purchase these open space areas, the policies encourage the concept of preservation to the greatest extent possible through negotiated agreements with developers, other government entities and the Lake Washington School District when surplus land becomes available.

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

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

- N-EH-7** **Encourage the preservation of wooded areas and open space in larger, undeveloped areas to the greatest extent possible. Provide trail connections through these areas to allow access through future developments as well as further enhance the pedestrian circulation system in the area.**
- N-EH-8** **Encourage the acquisition or shared use of land that may become available, for open space or recreational purposes; e.g., such as the City of Redmond water utility property adjacent to Hartman Park or school district surplus property.**
- N-EH-9** **Promote Hartman Park as a neighborhood community-gathering place. Provide amenities in Hartman Park, such as food concessions, tables, benches and covered picnic areas to encourage gathering and other passive recreational activities.**
- N-EH-10** **Work in collaboration with Puget Sound Energy to explore the designation and development of the Redmond/Puget Sound Energy Trail as a linear park that both serves and unifies the Education Hill and North Redmond neighborhoods.**
- **Maintain pedestrian-friendly soft-surface trails;**
 - **Promote trails and landscaping that are compatible with operation and maintenance of the power line, as well as other amenities as determined appropriate by the City's Parks Board;**

- Encourage the development of a variety of parks and open spaces along the Redmond/Puget Sound Energy Trail as development occurs on adjacent parcels;
- Support City efforts to negotiate with Puget Sound Energy for the renewal of easements allowing use of the Redmond/Puget Sound Energy Trail for the linear park, including trails and linkages; and
- Consider amenities such as:
 - Combined multi-purpose trails that support pedestrians and bicyclists, including non-motorized road bicycles;
 - Dog service stations, drinking fountains, and exercise stations; and
 - Educational signage concerning nearby natural features, critical areas, and area history.

N-EH-11 Provide additional trail connections throughout the Education Hill neighborhood as identified in the Redmond PRO Plan and through private developments where feasible. (Pedestrian connections are identified in Table 1).

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

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

Residential Policies

As Redmond seeks to increase its supply and diversity of housing available to various income levels and family types and sizes, a number of opportunities exist to provide for the housing needs of the community. The Education Hill neighborhood plan promotes the development of more affordable home options that encourage a diverse population and to keep residents from having to move from the neighborhood or Redmond. Examples of such residents include individuals who work in Redmond but may not earn enough money to live here and those who already live in Redmond but must move away due to a change in family size or other financial circumstances.

In order to address these needs, the Education Hill neighborhood plan supports cottages, accessory dwelling units (ADU's), backyard homes, and multi-plex units, particularly duplex or single family attached housing, as desirable options when sited appropriately. The Residential Policies recommend that innovative housing projects should also be encouraged through the Innovative Housing Ordinance or other demonstration projects. Cottage housing provides a housing type that responds to changing household sizes and ages such as retirees, small families,

and single-person households. Since cottages are smaller (limited to 1,000 square feet in size), they provide opportunities for ownership of small detached dwelling units than can blend well within a single-family neighborhood and encourage the creation of more useable open space for residents through flexibility in density and lot standards. Accessory Dwelling Units are currently permitted throughout the City and are a viable means to create additional housing opportunity at relatively low cost and impact to the neighborhood. Backyard Homes are a new means to create additional home ownership opportunities that would be similar in design and impact as detached accessory dwelling units. It is also important that multiplex homes are designed to look like single-family homes and blend in well with the existing neighborhood character.

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

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

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

Cottage and Multiplex Housing Policies

N-EH-16 **Encourage cottages in the Education Hill Neighborhood. Allow two cottage units for every standard single-family residence allowed in the R-4, R-5 or R-6 zone in which the property is located. Allow up to a maximum of eight cottages per Cottage Housing Development except in the East subarea, within which a maximum of 12 cottages are allowed per development; and otherwise pursuant to Section 20C.30.52-040 of the Redmond Community Development Guide.**

N-EH-17 **Encourage multiplex homes on individual lots in the Education Hill Neighborhood in locations designated Single-Family Urban and higher densities, subject to the provisions of RCDG 20C.70.20-020 Multiplex Housing. Strongly encourage the development of duplexes through more flexible lot size standards and Type I review. Allow triplexes or fourplexes on individual lots, subject to a Type II permit process including review by the Design Review Board.**

- N-EH-18** Design duplexes, triplexes, and fourplexes to portray the appearance of single-family houses and be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.
- N-EH-19** Require a minimum of 80% of the total dwelling units within the single-family portion of each residential subarea of the Education Hill neighborhood to be detached single-family dwellings to maintain the primarily single-family detached character of the neighborhood. Require multiplex homes, (specifically triplex and fourplexes on separate lots), and Cottage Housing Developments to locate a minimum of 500 feet from any of the above named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other. Maintain these requirements unless otherwise determined by the Code Administrator. Evaluate compliance with this policy and the continued need for this policy annually with participation by the City of Redmond and a representative neighborhood group. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose multiplexes in that subarea may be accepted unless this policy is revised or deleted or the required minimum percentage of single family dwellings has been met. Review other infill housing developments such as Cottage Housing Developments, or triplex or fourplex structures in consideration of this policy. Accessory dwelling units and backyard homes are excluded from this calculation.
- N-EH-20** Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing (specifically three or fourplex structures) or their dispersion requirements within two years after adoption of the plan, or after the construction of three cottage and/or multiplex housing projects, whichever occurs first.

Affordable Housing Policies

Citizens in the Education Hill Neighborhood have expressed concern about rising home costs and the likelihood that many households, such as those with one wage earner, seniors, day care workers, and technicians will not be able to afford to live in the neighborhood. Over time, the neighborhood has included a wide variety of household incomes and family sizes. Neighborhood residents desire providing options so a diversity of people can continue to live in the neighborhood and contribute positively to the community. More proactive steps are needed to address the needs for affordable housing while ensuring that affordable homes are designed to be similar in appearance to existing and new market rate homes in the neighborhood.

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

Redmond's goals for affordable housing reflect the Washington State Growth Management Act mandate to encourage affordable housing for all economic segments of the population. As home prices continue to increase at a more rapid rate than the increase in household incomes, there are very few opportunities for households that earn the King County median income or less to buy a home in Redmond. Further, as land that is costly is developed with more expensive homes, less land is available to meet the needs of other income groups. By providing incentives, bonuses, resale controls and public funding for creating and preserving affordable housing, the Education Hill neighborhood will help support the City's goals for housing that is affordable to all of its residents.

- N-EH-21** **Require a minimum of 10% of the units in all new housing developments of 10 units or greater in the Education Hill neighborhood to be affordable to individuals or families earning 80% of the King County Median Income. Minimize development costs associated with this requirement by providing incentives and bonuses. Maintain the long-term affordability of the dwelling unit through resale controls.**
- N-EH-22** **Encourage strongly the development of Accessory Dwelling Units through information and promotion of the concept to residents and a more user-friendly review and approval process by the City.**
- N-EH-23** **Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban areas. Permit "Backyard Homes" on lots that are 200% of the average lot size of the underlying zone per RCDG 20C.30.25-050 Average Lot Size and limited to 1,000 square feet in size, excluding garage area. Ensure the affordable nature of the home by establishing the initial and subsequent sales price at 120% of the King County Median Income.**

Residential Character and Design Policies

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

- N-EH-24** **Design single-family dwellings and significant expansions to existing single-family dwellings to maintain visual interest and compatibility with the neighborhood's character. Provide, in new residential developments, a variety of home designs and vary sizes, types, and site design features such as setbacks or lot sizes to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance.**
- N-EH-25** **Design single-family dwellings and significant expansions to single-family dwellings to have living space as the dominant feature of the street elevation to encourage active, engaging and visually appealing streetscapes with vegetation and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and options to minimize the appearance of the garage through design are limited.**

Neighborhood Commercial Policies

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

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

Transportation Policies

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

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

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

- N-EH-26** **Encourage and facilitate transportation mobility of all forms, including pedestrian, bicycle and vehicular, in the Education Hill neighborhood. Provide the necessary connections to support these modes of transportation within the neighborhood and between the neighborhood and other areas of the City including schools, Downtown and connecting transit routes. See Table 1.**
- N-EH-27** **Require, within utility corridors and associated easements to offsite connections, the granting and/or improvement of pedestrian and other non-motorized public access easements, when determined appropriate by the City's Technical Committee for all new development.**
- N-EH-28** **Encourage transit service providers to consider alternative choices of vehicles for service within and connecting to the Education Hill neighborhood to facilitate more direct and frequent transit service to Downtown and other major employment centers.**

- N-EH-29** Minimize the use of cul-de-sac streets to further encourage a more grid-like pattern of streets and promote connectivity in the Education Hill neighborhood.
- N-EH-30** Support improvements as defined in the Transportation Master Plan to Redmond Woodinville Road, Avondale Road NE, Willows Road, and SR-520; also support the extension of 160th Avenue NE to Redmond Woodinville Road at approximately NE 106th Street, in order to enhance the variety of transportation corridors available for navigating around the perimeter of Redmond's northern neighborhoods.
- N-EH-31** Encourage the connection of neighborhoods north and south of the Puget Sound Energy Power line easement along the approximate alignment of 183rd Avenue NE, to provide additional access for local neighborhood residents, enhanced access to Albert Einstein Elementary School and greater connectivity for the Education Hill and North Redmond Neighborhoods. Encourage pedestrian and bicycle access at a minimum.

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

TABLE 1: STREET, TRAIL AND SIDEWALK CONNECTIONS
Streets:
1. Extension of 160th Avenue NE to connect with Redmond Woodinville Road at approximately NE 106 th Street
Trail Connections: (In addition to those already shown on PRO Plan)
1. Avondale Estates: trail connection north to Redmond/Puget Sound Energy Trail
2. East Valley Heights/Valley View Trail - maintain existing and construct "missing link" and provide safe pedestrian crossing of NE 104 th Street at 183 rd Ave. NE to enhance trail connection to south.
3. Provide west/east access from Valley View Trail to Avondale Road NE (approx. NE 108th Street)
4. Perrigo Heights, north/south link, to encourage ultimate connection to north side of Nike Park.
5. Trail from Rainsong Condominiums (PRD) down slope to Redmond Woodinville Road, provide connection to Downtown and Bella Bottega at NE 90 th Street
6. Shaughnessy Heights trail connections: a) East/west from NE 85 th Street, down thru western ravine b) North to 169 th Place NE
7. Hartman Park Connection to NE 100 th Street to west and south
8. Extension of NE 80 th Street east down slope to Avondale Road NE

9. Redmond/Puget Sound Energy Trail Enhancements at SR 202, NE 104 th Street, NE 110 th Street and 172 nd Avenue NE
10. Redmond 74: trail linkages from project to Redmond/Puget Sound Energy Trail
11. Trail from Nike Park south along ridge line (east of 172 nd NE) to NE 80 th Street
Sidewalk Connections:
1. South Education Hill: <ul style="list-style-type: none"> a. NE 89th Street: 166th to 168th Avenue NE b. NE 88th Street: 166th to 172nd Avenue NE c. NE 87th Street: 166th to 169th Court NE d. 172nd Avenue NE: NE 88th Street to Nike Park e. 172nd Avenue NE: NE 100th Street to NE 104th Street
2. Redmond Woodinville Road: completed connections from NE 90 th Street, north to City limits
Safe Crossing Improvements
1. Provide safe crossing improvements to NE 111 th Street when warranted

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

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

One means to accommodate these various modes of travel along 166th Avenue NE, as well as to provide a safe and inviting entry to the neighborhood, is the conversion of 166th Avenue NE from a four to three lane configuration. This type of conversion has already occurred on the southern end of 166th Avenue NE, from Redmond Way to NE 85th Street, with positive results on traffic management and calming. The continuation of the four to three lane configuration up the hill from NE 85th to NE 104th Streets is consistent with the goals of the Transportation Master Plan, such as improved vehicular and pedestrian safety. However, the community has voiced a significant amount of concern about the potential negative impacts the reconfiguration may have on vehicular mobility and turning movements. The neighborhood plan supports further study of the reconfiguration when other improvements to 166th Avenue NE are considered, such as the possible installation of a traffic signal at NE 104th and 166th. In addition, when the reconfiguration is under further review, there should be a major communication outreach to the

community to provide education about the design and potential impacts. One area in particular that should be addressed is in developing solutions to the conflicts caused by drop off traffic at Redmond Junior High School along with any change to the existing roadway. A traffic signal at the intersection of NE 104th Street and 166th Avenue NE, near Redmond Junior High School is also recommended, to provide additional safety at the major vehicular and pedestrian intersection in the neighborhood.

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

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

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

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

- Unique materials to define crosswalk paths
- Streetlights characteristic of the neighborhood
- Planter boxes and hanging baskets
- Benches and other pedestrian or bicycle amenities
- Art exhibit space in cooperation with local students, and
- Neighborhood information kiosk.

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

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

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

- N-EH-36** **Develop street standards for new or redeveloped local streets within the Education Hill neighborhood that allow for a narrow street width, yet meet required standards for safety, mobility and emergency access.**
- N-EH-37** **Promote the retention and health of landmark trees and improve the pedestrian experience by designing sidewalks to meander around the tree(s) or include them within curb bulbs, unless said location would prove a danger to public safety. Incorporate these improvements in locations along principal, minor and collector arterials where there is sufficient existing right-of-way.**
- N-EH-38** **Preserve the west side of 171st Avenue NE from NE 80th Street to NE 88th Street as a wooded corridor with limited driveway access whenever possible.**
- N-EH-39** **Provide limited access on the west side of Avondale Road NE in the area north of NE 104th Street, and approximately south of NE 108th Street, if extended.**
- N-EH-40** **Work with the Education Hill neighborhood to implement priority improvements as identified in Table 2: Education Hill Neighborhood Highest Priority Pedestrian Mobility and Safety Improvements.**

**TABLE 2: Education Hill Neighborhood
Highest Priority Pedestrian Mobility and Safety Improvements**

Improve Pedestrian Safety and Mobility

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

- Address visibility issues and crossing opportunities along 166th Avenue NE, including the intersections with NE 104th Street and NE 95th Street.
- Consider an enhanced connection between Redmond High School and Hartman Park with consideration of a pedestrian overpass or tunnel design.
- Complete sidewalks in the neighborhood based on citywide criteria at locations described in the previous connections table.
- Work in partnership with transit authorities, City staff, and the neighborhood citizens committee to address transit ridership issues that include:
 - Placement of shelters at bus stops;
 - Increased choices, efficiency, and frequency of routes within and connecting to the neighborhood;
 - Student access to and from school and school related activities; and
 - Coordination with housing policies to optimize the alignment of transit services.
- Provide improvements to the intersection at 166th Avenue NE and NE 104th Street, including street lights for safety and a traffic signal that gives higher priority to pedestrian flow over vehicular flow. Design the improvements to promote interactivity within the neighborhood, to be pedestrian oriented, and provide character and identity to the Education Hill neighborhood.
- Consider a "scramble phase" option for the intersection of 166th Avenue NE and NE 104th Street through which traffic stops in all directions while providing pedestrians and bicyclist ample time for street crossings during high pedestrian volume periods.
- Analyze the effectiveness and design alternatives for a roundabout or signalization at the intersection of 166th Avenue NE and NE 95th Street.
- Work with the neighborhood citizens committee to consider additional and alternative forms of pedestrian access along the southern slopes of the neighborhood as they meet the edges of the Downtown neighborhood.

Public Facilities and Services

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

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

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

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

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

- N-EH-41** **Support public education programs such as:**
- **Sustainable and green building practices;**
 - **Low Impact Development and related technologies;**
 - **Conservation and natural resource management;**
 - **Water conservation/efficient irrigation;**
 - **No and low maintenance landscaping;**
 - **Narrow street, Street Edge Alternative (SEA) and Green Street standards, including landscaping; and**
 - **Land use opportunities specific to Education Hill's natural environment.**
- N-EH-42** **Use a variety of methods to encourage development practices and infrastructure maintenance practices that promote sustainability such as**

Street Edge Alternative (SEA) Streets, Green Streets, and Low Impact Development and associated technologies.

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

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

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

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

- N-EH-45** **Consider cooperative storm water agreements to consolidate facilities whenever possible.**

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

Residents promote an inventory of local businesses through which recycling and reclamation of goods is provided and coordinated. The identification of said businesses enables community choices and enhances the awareness of the need for lesser impacts on the environment and non-renewable resources.

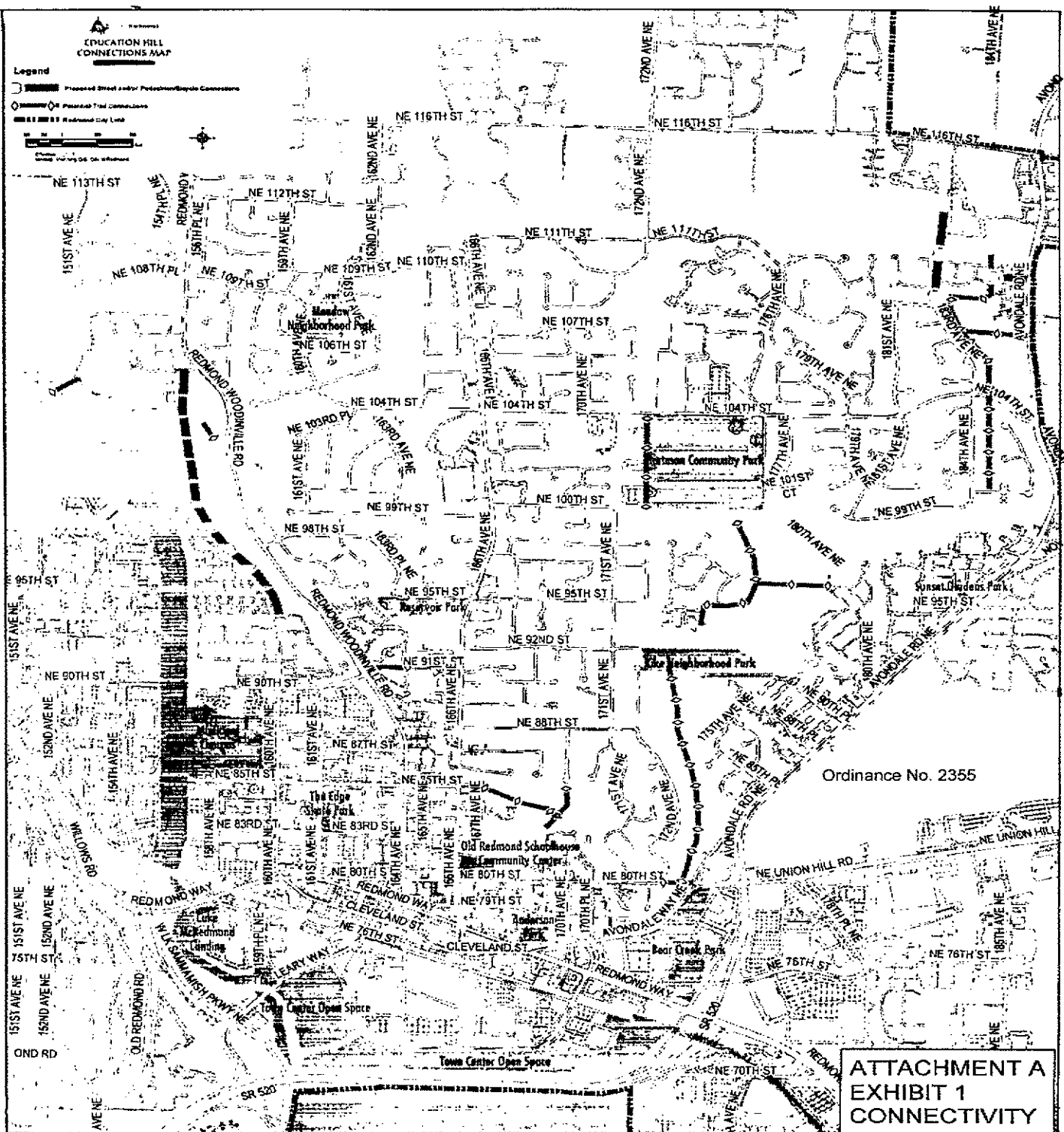
EDUCATION HILL CONNECTIONS MAP

Legend

Proposed Street and/or Pedestrian/Bicycle Connections

Proposed Trail Connections

Redmond City Limit



Ordinance No. 2355

**ATTACHMENT A
EXHIBIT 1
CONNECTIVITY**



EDUCATION HILL
NEIGHBORHOOD

Legend

- King County Urban Growth Area
 - Redmond City Limit
 - Single-Family Constrained
 - Single-Family Urban
 - Multi-Family Urban
 - Park and Open Space
 - Rural (outside of UGA)
- 0 100 200 400 Feet
- Editor: J. J. [illegible]
Contact: Planning GIS, City of Redmond

CHANGED FROM
SINGLE-FAMILY CONSTRAINED
TO
SINGLE-FAMILY URBAN

AVONDALE RD NE

183RD AVE NE

181ST AVE NE

HAVE NE

Single
Family
Urban

NE 104TH ST

184TH AVE NE

181ST AVE NE
179TH AVE NE

AVONDALE RD NE

EDMOND R

Ordinance No. 2355

ATTACHMENT A
EXHIBIT 2
LAND USE