

The following comments were shared by attendees to the October 15th Viewpoint neighborhood open house.

Additional questions the CAC asks for your input:

- Do you support or prefer sustainable building techniques such as:
 - *Eco-houses* made of alternative, earth-friendly building materials including straw bale and rammed earth

Yes

No

Until "green" is affordable, it should not be required

No SOD house in Redmond, this is to extreme for a city boy

No

Yes

If you require eco/leed/green, incentivize through lower feeds or something else to promote. These are more expensive

• *LEED certified homes* -- an internationally recognized green building certification system aimed at energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Yes – provided that the "payoff" is greater than the embedded energy in the materials used in construction

No more big houses along the lake.

Yes, preserve view corridors along lake

Yes, get with the program, recognize the need to reduce the carbon footprint

All sounds OK but is it really all that necessary? A lot of this seems like BS to me

This would be good if the materials used would have a 30 year (quota?)

• Built Green – homes that are energy efficient and address indoor air quality, conserving natural resources, and water quality

You forget this is private property. The owner who pays the bill deeds what he or she spends money on. As long as nothing is required.

I prefer sustainable building myself but how will this apply to a private neighborhood? Will you be required to build green?

This is being done on a county, state level

Yes

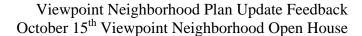
Healthy homes too

Yes

Affordable

- Regarding Viewpoint's neighborhood spirit:
 - What do you think is missing from Viewpoint?

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Walkways between cul-de-sacs. There are so many dead ends in neighborhood.

A "center" (other than Audubon, which actually works quite well)

I never heard of this park until I got the flyer. Idylwood would work better

The neighborhood spirit is fine just the way it is, thank you very much

Make Viewpoint feel a part of Redmond, not Bellevue. I think Bellevue pulls a greater portion of Viewpoint for sales, etc.

Change name to "Idylwood", we all know where it is, it creates an image Increasing diversity does not seem to create community Nothing

• How would you promote community spirit?

Keep it the same as it is today Keep what we have Yes, keep it as it is, may be have block parties, encourages Leave it alone

• What enhancements would you implement for the neighborhood?

Fewer (enhancements)

• Do you support a neighborhood community center? And, what should a neighborhood community center include?

Yes, to replace house at Idylwood

Kitchen, indoor and outdoor areas

Yes

Yes, coffee shop would be great

No

No again

This is a broad question with no viable site, expand Idylwood Park and create a lakefront community destination (for adults too)

No, what's next a 7-11 or subway?

Park library, school sharing facilities, saving \$

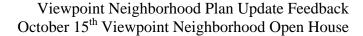
Yes, if use existing buildings

- Housing types:
 - The CAC is not recommending specific housing types beyond what current citywide regulations include. Do you have any comments or suggestions for the CAC regarding housing types such as cottages or duplexes?

CAC isn't recommending anything to preserve housing character of our neighborhood Why

No high density

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Super hi-density projects that innovative housing encourages end up looking like mini-slums. Keep the same "R-" rating throughout the neighborhood. Innovative housing allows R- changes without due process.

No duplexes

No cottages or duplexes in SF zoned areas

Do this on Education Hill if you need to experiment

Don't make zoning exceptions without well attended hearings

Keep out neighborhood as it is. Don't add new development, it would be incongruous with the area character.

No backyard "cottages", etc. No high density. R-1 stays R-1

I enjoy the single family home neighborhoods. If someone want to build 1 cottage style house on their lot, fine.

• Considering neighborhood compatibility, do you suggest certain design standards for new development or significant (>=51%) remodels?

No mega-mansions replacing existing homes

Design must retain/maintain similarity with surrounding neighborhood.

No overly large homes taking up the lot

Yes but new construction that push envelope well beyond neighboring home and redevelopment that is out of size and scale with neighborhood = bad

Yes, look at Bellevue's new standards. Protect privacy, light, air from maxed out houses. (example – Mediterranean on WLSP across from park – too big Yes

Additional housing comments from this board:

We need a long range plan to migrate from the multiple dwellings to single family. Not niche multi. Development in single family. There is nothing extraordinary about random & dramatic pockets of out of character housing.

Citywide codes and zoning should not be changed at the pleasure of city planners, for developers No cottages or duplexes

I think cottage and small lot, one house projects would be good. There too much MF all in one place north of Idylwood park

Innovative housing ordinance allow for a condo complete (9 homes on 0.85 acres) with cottages and a large parking lot. This is not a way that I see cottages. Should be put forward as solution to more housing here.

R-4 compatibility – stop the innovative housing project on 36th

Any new construction should be compatible with the existing neighborhood not some variance that sounds good but will change the character locally, such as IH

We specifically bought into a R-4 area and do not appreciate zoning changes to multi-unit innovative housing, keep those concepts to undeveloped areas or perhaps next to Council members' homes Read the development guide on compatibility, do not change it, but do a better effort enforcing it No zoning change or variances

Ditto

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