

CITY OF REDMOND
BEAR CREEK CITIZEN ADVISORY COMMITTEE
MEETING SUMMARY (DRAFT)
October 22, 2009 – Redmond City Hall

NOTE: This summary is not a full transcription of the meeting.

CAC MEMBERS PRESENT: Berrios, Murillo, J. Thompson, S. Thompson

PLANNING COMMISSION LIAISON PRESENT: Chandorkar

STAFF PRESENT: Jeff Churchill, Senior Planner

The Bear Creek Citizen Advisory Committee is appointed by the Mayor to advise vision, policy, and regulatory updates during the course of the Bear Creek neighborhood plan update.

CALL TO ORDER

The meeting was convened at 4:35pm by Mr. Berrios.

REVIEW OF OCTOBER 8, 2009 MEETING SUMMARY

The CAC unanimously approved the meeting summary for its October 8, 2009 meeting.

EXISTING CONDITIONS REPORT

CAC members noted that the Bear Creek neighborhood is relatively small in area and population compared to Redmond as a whole. Ms. Thompson and Ms. Murillo noted that the area does not have to be all things to all people. Ms. Thompson also noted that there is a stormwater facility located on the east side of Avondale Road at about NE 90th St.

NEIGHBORHOOD BOUNDARY

The CAC discussed whether to recommend shifting the neighborhood boundary in two places. First, it discussed whether to include the multi-family areas west of Avondale Road in the neighborhood. CAC members discussed potential benefits, the process of recommending the change, whether the time was right, and what the history of the boundary was. Mr. Churchill said that shifting the boundary would allow Avondale Road to be fully dealt with in one plan update process. He also said that shifting the boundary would promote broader participation from the multi-family areas, and would significantly increase the total population of the neighborhood. The CAC believed that shifting the neighborhood boundary would best serve the community.

The other boundary shift discussed was moving the business park and industrial areas along Union Hill Road into the Southeast Redmond neighborhood. An area business owner had requested to be placed in the Southeast Redmond neighborhood at the September neighborhood vision event. Mr. Churchill said that this would allow Union Hill Road to be treated as a corridor rather than a dividing point, and would allow industrial area business owners to focus on one plan update. He noted that it would probably reduce the amount of time and effort the CAC devoted to issues specific to those kinds of land uses. Mr. Thompson said he liked the idea of roads being part of a neighborhood concept rather than a dividing point. With respect to the first boundary shift, he likened the Bear Creek valley as the neighborhood's back fence, and the Avondale corridor its front yard. He also appreciated the opportunity to hear a business person's perspective.

The CAC asked Mr. Churchill to return to the group with the group's rationale in written form.

EXISTING AND FUTURE LAND USES

There were few comments regarding the land use maps provided. Staff clarified that the data is from 2008. Staff also updated the CAC regarding wetland mitigation bank activity at the Keller Farm. There are no active applications at this time.

MISCELLANEOUS

CAC members asked Mr. Churchill to check into contact information for an HOA off of NE 95th St., a natural spring on the west side of Avondale Way, and an advertising sign on Avondale Road. Ms. Thompson recommended holding a meeting in the future on possible uses for city property near the Keller Farm produce stand.

NEXT MEETING

Mr. Berrios agreed to chair the next meeting on November 5, 2009 at 4:30pm at Redmond City Hall.

ADJOURNMENT

The meeting adjourned at 6:30pm.

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Bear Creek Vision Statement Draft – November 5, 2009

Bear Creek Neighborhood Plan Update

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 resources for future generations. People live in a clean, healthy, and well-maintained environment in which everyone has a stake. The City works cooperatively with the community to promote environmental quality.
- Bear Creek continues to be a safe neighborhood where people feel connected to one another. The neighborhood has a green character, both because it retains a significant tree canopy, and because developments employ the latest in energy-efficient and low-impact development techniques. The heart of the Bear and Evans Creek valley continues to have a rural feel.
- Residents take pride in living in the Bear Creek neighborhood, while builders take pride in providing attractive housing in the neighborhood. People who live in the neighborhood enjoy that they can find homes that match their life needs, from apartments, 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. Housing is affordable at a wide variety of income levels.
- Neighborhood businesses at the south end of the Avondale corridor 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.
- 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.
- The Bear Creek community values a culture of conservation and education. This has helped promote the health of the valley's ecosystem. In the Bear and 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. The community is keenly aware that Redmond's drinking water aquifer lies just beneath the creek valleys, and so people employ methods to minimize groundwater pollution. The community enjoys these assets because there is sufficient access to natural areas in order to appreciate them. Residents breathe clean air and wildlife benefit from improved surface water quality.

- 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 in by a number of travel modes, and most times there is sufficient parking to accommodate those arriving by car.



Bear Creek Neighborhood Boundary – Rationale for Change

November 5, 2009

Current Boundary

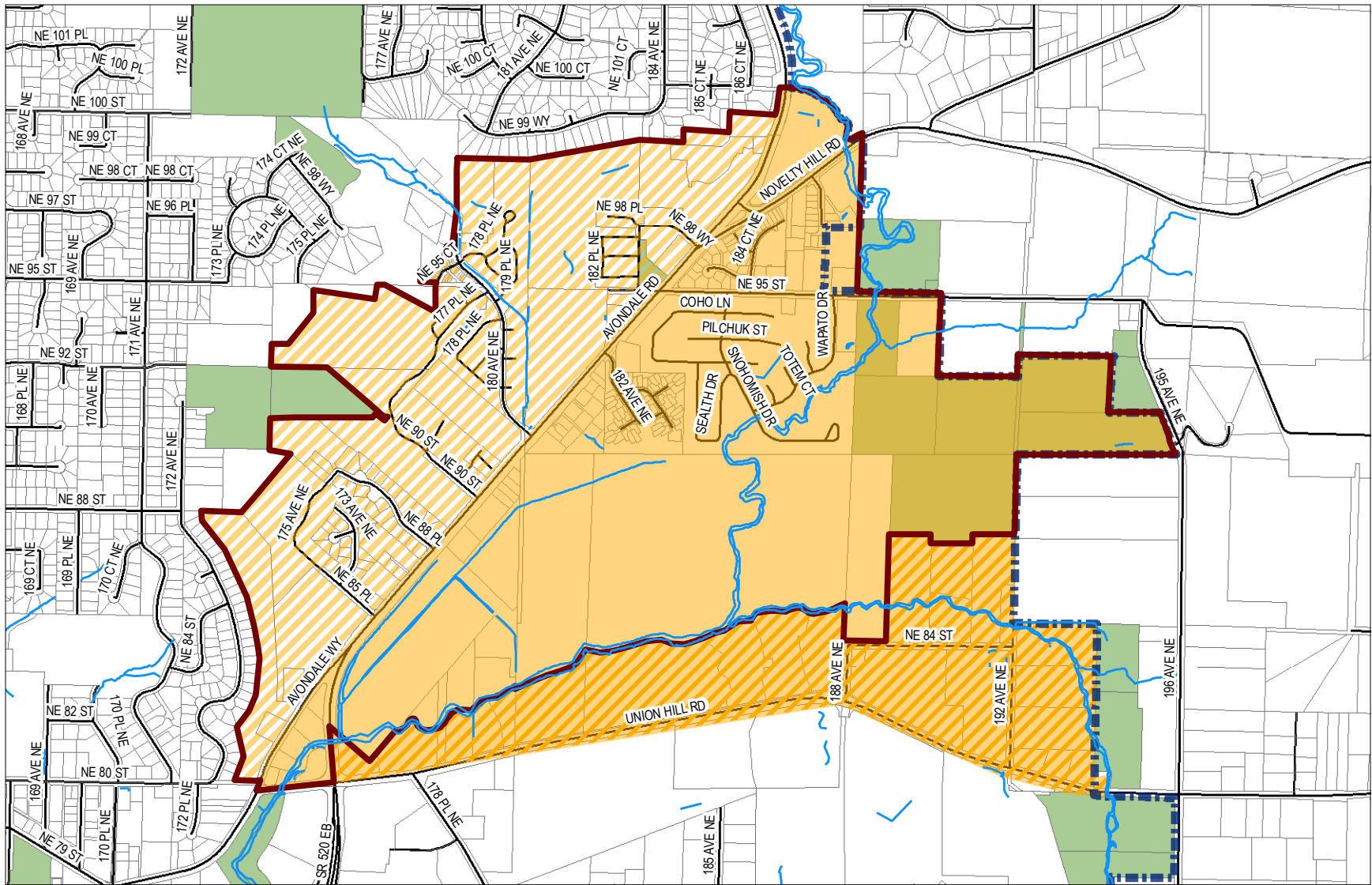
In general, the Bear Creek neighborhood is currently bounded by Avondale Road on the north and west, the city limit on the east, and Union Hill Road on the south.

Proposed Changes

One proposed change would add to the neighborhood the multifamily areas on the west side of Avondale Road that directly access Avondale Road. A second proposed change would move the business park and industrial areas on the north side of Union Hill Road to the Southeast Redmond neighborhood. See Map 11, Neighborhood Boundary Change, for a graphic depiction.

Rationale for Changes

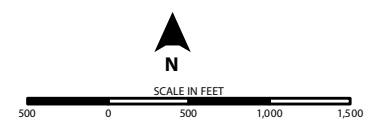
<i>Adding multi-family areas west of Avondale Road to Bear Creek neighborhood</i>	<i>Moving business park and industrial areas along Union Hill Road to Southeast Redmond neighborhood</i>
<ul style="list-style-type: none"> • Elected and appointed officials asked that staff include those living on west side of Avondale Road in the plan update • One Bear Creek CAC member lives on the west side of Avondale Road • Avondale Road is a major shared experience for those on both sides of the road • Change allows Avondale Road corridor to be addressed as part of one neighborhood plan update • Though area was included in Education Hill Neighborhood Plan update, few from this area participated • Change results in better population balance among neighborhoods 	<ul style="list-style-type: none"> • Similar land uses exist on each side of Union Hill Road • Interest from business community (which spans Union Hill Road) in focusing on one neighborhood plan update instead of two • Change allows Union Hill Road corridor to be addressed as part of one neighborhood plan update



LEGEND

- Proposed BC Boundary
- City Limit
- Original BC Neighborhood
- Parcel
- Park
- Area moved to SE
- Area moved from EH

**MAP 11
NEIGHBORHOOD BOUNDARY
CHANGE**



EFFECTIVE: 10/26/2009