

## **Memorandum**

**To:** Bear Creek Citizen Advisory Committee  
**From:** Jeff Churchill, AICP, Senior Planner, 556-2492  
**Date:** November 19, 2009  
**Subject:** **November 19, 2009 CAC Meeting**

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### **INTRODUCTION/BACKGROUND**

At your November 19<sup>th</sup> meeting, the CAC will review second drafts of a neighborhood vision statement and rationale for changing neighborhood boundaries. In addition, it will begin a discussion of what strategies to use to implement the draft vision statement.

### **PREPARATION FOR NOVEMBER 19<sup>TH</sup> MEETING**

Please review the enclosed materials for your November 19<sup>th</sup> meeting. The Vision Implementation Strategies & Concepts Worksheet is a jumping-off point for a brainstorm to be held as part of the meeting. The objective for November 19<sup>th</sup> is to chart a concept from vision to implementation – including the “implementation strategies” phase – and then begin to brainstorm vision implementation strategies.

Please contact me with questions or concerns prior to the October 22<sup>nd</sup> meeting.

### **Enclosures**

- November 5, 2009 meeting summary
- Revised rationale for potential neighborhood boundary changes
- Revised draft vision statement
- Vision implementation strategies & concepts worksheet

**CITY OF REDMOND**  
**BEAR CREEK CITIZEN ADVISORY COMMITTEE**  
**MEETING SUMMARY (DRAFT)**  
November 5, 2009 – Redmond City Hall

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

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

**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 4:40pm by Mr. Berrios.

**REVIEW OF OCTOBER 22, 2009 MEETING SUMMARY**

The CAC unanimously approved the meeting summary for its October 22, 2009 meeting.

**REVIEW OF DRAFT VISION STATEMENT**

Mr. Berrios led the CAC in a discussion of the first draft of a neighborhood vision statement provided by Mr. Churchill. The draft contained seven paragraphs, the first of which was general. Subsequent paragraphs each addressed a particular aspect of the neighborhood.

Overall, CAC members recommended including topic headings for each paragraph to make more clear what topic is addressed in each paragraph.

- In the first paragraph, Ms. Thompson recommended describing “resources” as “natural and recreational resources.” The CAC accepted the recommendation.
- In the second paragraph, the CAC discussed whether to describe the Bear and Evans Creek valley as having a “rural” or “rural/agricultural” feel. CAC members agreed to include the word “agricultural,” but recognized that it would be important to describe in neighborhood policies how agriculture and a healthy stream ecosystem could coexist. The CAC also discussed adding language about landmark tree preservation, but decided that such language would be more appropriate as policy language.
- The CAC requested that staff incorporate language about demonstration housing in the third paragraph. It also recommended changing “wide variety of income levels” to “variety of income levels,” since there is not expected to be large amounts of high-end development in the neighborhood.
- In the fourth paragraph, the CAC decided to change the first sentence to “Neighborhood businesses prosper” so that there could be a broader discussion about opportunities for neighborhood-scale businesses in the neighborhood.
- There were no significant changes requested to the remaining paragraphs.

**REVIEW OF RATIONALE FOR NEIGHBORHOOD BOUNDARY CHANGES**

Staff prepared a one-page document describing the CAC’s rationale for recommendation neighborhood boundary changes. The CAC requested minor modifications relating to the order and content of the bullet points, which will be brought back for consideration on November 19<sup>th</sup>.

**GREATER SOUTHEAST REDMOND AREA TRANSPORTATION STUDY UPDATE**

Mr. Churchill provided a brief update regarding the Greater Southeast Redmond Area Transportation Study, which includes the Bear Creek neighborhood. On September 16<sup>th</sup> the City hosted an open house to obtain feedback about which proposed project were high and low priorities in the view of those who attended. Mr. Churchill stated that those who completed comment cards indicated that the study is heading in the right direction. Staff will seek direction on the study from the City Council on the evenings of November 24<sup>th</sup> and December 8<sup>th</sup>.

**MISCELLANEOUS**

Mr. Churchill provided contact information for the Greystone HOA, and an update on the drainage/natural spring issue just west of Avondale Way near the south end of the neighborhood.

**NEXT MEETING**

Ms. Murillo agreed to chair the next meeting on November 19, 2009 at 4:30pm at Redmond City Hall.

**ADJOURNMENT**

The meeting adjourned at 6:25pm.

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## Bear Creek Neighborhood Boundary – Rationale for Change

November 19, 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"> <li>• Elected and appointed officials asked that staff include those living on west side of Avondale Road in the plan update</li> <li>• Avondale Road is a major shared experience for those on both sides of the road</li> <li>• One Bear Creek CAC member lives on the west side of Avondale Road</li> <li>• Change allows Avondale Road corridor to be addressed as part of one neighborhood plan update</li> <li>• Though area was included in Education Hill Neighborhood Plan update, few from this area participated and so it was not a major focus of that plan update</li> <li>• Change results in better population balance among neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>• Similar land uses exist on each side of Union Hill Road</li> <li>• Interest from business community (which spans Union Hill Road) in focusing on one neighborhood plan update instead of two</li> <li>• Encourage increased participation from business community</li> <li>• Change allows Union Hill Road corridor to be addressed as part of one neighborhood plan update</li> </ul>



## **Bear Creek Vision Statement Draft – November 19, 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 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 works cooperatively with the community 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, 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-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 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 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 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.

**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.

# Vision Implementation Strategies & Concepts Worksheet

Bear Creek Neighborhood Plan Update, November 19, 2009

Concepts are in large print; strategies in small print

Improve pedestrian and bicycle infrastructure

Enhance multimodal corridors

## Accessible

Provide sufficient parking

Expand local and regional transit service

Encourage low-impact development

Enhance wetlands

## Environmentally-friendly

Minimize environmental footprint

Infiltrate clean water

Minimize surface water pollution

Improve pedestrian and bicycle infrastructure

Connect streets and neighborhoods

## Safe and connected

Encourage Neighborhood Watch

Encourage Homes with street presence

Shop local

Undertake neighborhood beautification

## Supportive

Know your local business owner

Formalize resident-business communication methods

Implement design guidelines for all new development

Promote neighborhood matching fund

## Attractive

Retain mature vegetation and tree cover

Zone land appropriately

Encourage ownership and rental opportunities

Encourage small and large home opportunities

## Choices

Encourage a variety of structure types and sizes

Encourage housing for all ages