

TO: Mayor Marchione and City Council

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DATE: June 15, 2010

SUBJECT: Staff Report: Planning Commission Recommended Idylwood (Viewpoint) Neighborhood Plan Update (L100040, L100041)

In May 2010 the Planning Commission completed a recommendation for the Idylwood (Viewpoint) Neighborhood Plan. City Council received copies of the Planning Commission's report in your boxes on June 4, 2010.

Requested Direction

At your meeting on June 15, 2010, staff would like direction on any topics the Council would like to discuss in addition to those identified by the Council Planning and Public Works Committee, and whether there is any additional information you would like concerning the proposed update.

Overview and Background

In summary, the Planning Commission's recommended amendment would:

- Amend the Idylwood (Viewpoint) neighborhood plan policies and regulations;
- Address neighborhood items including character, transportation particularly along West Lake Sammamish Parkway, water quality, open space and landscaping, and residential building and site design standards; and
- Provide guidance for future developers and capital improvements.

This update provides neighborhood-specificity for a portion of the City that was limited to a single policy. In 1999, the Overlake neighborhood plan incorporated the Idylwood (Viewpoint) neighborhood and addressed the combined residential areas south and east of SR-520. The 2007 update of the Overlake neighborhood plan and the Urban Centers element of the Comprehensive Plan reestablished the boundary between the two neighborhoods.

Citizens of both the Idylwood (Viewpoint) and the residential area of the Overlake neighborhood participated in the Redmond Citizen Academy beginning in 2007. During this ten-session series, participants obtained a foundation and understanding of City services, standards, programs, and potential innovations for the future. Using this information, dedicated participants joined the Citizen Advisory Committee (CAC) to help develop the recommended amendment to the Idylwood (Viewpoint) neighborhood plan.

Residents and property owners provided input throughout the entire process through focus groups, open houses, public forums, questionnaires, and contact with CAC members. Staff provided status report and event notice through Redmond's FOCUS magazine articles, City web pages, RCTV notices, and several neighborhood newsletters. Ultimately, 170 neighborhood citizens took part in the formation of concepts that staff then developed into policies and regulations as part of the neighborhood plan. On March 24, 2010, the Planning Commission held a public hearing. While no citizens participated in the verbal portion, several citizens submitted written comment while the hearing remained open through April 14, 2010.

Primary Topics of the Idylwood (Viewpoint) Neighborhood Plan

The Idylwood (Viewpoint) neighborhood plan consists of several major topics, all of which included some level of deliberation by the Planning Commission as described below and in greater detail in the Planning Commission report.

Primary Topic	Plan Proposal	Planning Commission's Points of Discussion/Concern and Recommendation
West Lake Sammamish Parkway	Recognize the two roles of West Lake Sammamish Parkway: direct access to residential dwellings and a minor arterial that supplements connections to Redmond's employment and urban centers.	<ul style="list-style-type: none"> • In the long-term vision, address mobility for all parkway users • Ensure that future design elements support the dual role that the parkway serves for all users • Address pedestrian and bicycle safety in future design considerations
Notification Regarding Planned Utility Outages	The neighborhood plan does not address this topic as notice for outages is regulated by the Washington Utilities and Transportation Commission	<ul style="list-style-type: none"> • Research and provide additional information regarding potential tools through which the City may continue to engage utility providers to enhance notification practices for planned utility outages

Council Planning and Public Works Committee Direction

Staff briefed the Council Planning and Public Works Committee on the Idylwood (Viewpoint) Neighborhood Plan on June 3, 2010, and will provide a summary of the Committee's comments at your June 15, 2010, meeting.

Schedule

Staff's proposed schedule for City Council review and action on this neighborhood plan includes the following dates:

Mayor Marchione and City Council

RE: STAFF REPORT: PLANNING COMMISSION RECOMMENDED IDYLWOOD (VIEWPOINT)

NEIGHBORHOOD PLAN UPDATE (L100040, I100041)

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June 15	Staff report on the neighborhood plan update
June 29	Study session
July 13	Study session (if needed)
August 3	Action on the neighborhood plan update

So that we can be better prepared, we would appreciate hearing on June 15 those questions/issues (beyond what was discussed at the Planning Commission) that you would want to discuss at the upcoming Study Sessions.

If you have any questions as you review the report and recommendations, please contact Kimberly Dietz at 425-556-2415.