

Bear Creek Design District 1

The Neighborhood plan:

The Neighborhood Plan was created with the essential input of neighborhood residents, property owners, nearby business owners, natural resource stewards, and others with an interest in the Bear Creek neighborhood.

The following have been key points the Redmond Citizen Advisory Committee developed in the creation of the Bear Creek neighborhood plan:

1. Foster the Bear Creek neighborhood's diverse character through environmental stewardship, innovative lane-use techniques, and urban design and activities that bring people in the neighborhood together.
2. Partner with educational organizations to promote stewardship of the wetlands and aquifer.
3. Preserve the public view corridor from Avondale Road through the Keller Farm toward Mt. Rainier.
4. Support build-out of PARCC Plan and East Redmond Corridor Master Plan to ensure a definite transition from urban to rural along the eastern edge of the neighborhood.
5. Consider approving re-zones under specific conditions
6. Remediate local access and safety issues
7. Ensure that future improvements to Avondale Road promote neighborhood quality of life, such as providing safe crossings and facilitating local access and regional connection.

Thought was given to land use, transportation, and the quality of life in our neighborhood. A clear vision was developed of a connected community of the 21st century where people knew each other, valued their shared spaces, could meet informally and socialize, and work together to preserve the unique qualities of our environment.

The CAC has been actively working with the City of Redmond Planning department since the inception of the Bear Creek CA in 2009. The group has been concerned with the language and direction of the Planning Department. We hoped to create an open dialog with the Planning department at the public meeting held Wednesday, August 20, 2014. The meeting, was attended by Steve Thompson and Sylvia Murillo (CAC Members), who came prepared to address the panel, but due to improper administration of the comment time were not able to fully speak to the concerns of the CAC regarding the Staff Report of the Redmond Planning Department. Additionally in the last several weeks we have been told there is now no connection between this zoning rule change and the City purchase of BCDD2. If this is true, why is the City staff pushing so hard for this rule change? The following are some of the concerns we'd like to have answered by the Planning Department.

No one on the Bear Creek Neighborhood CAC has any recollection of an option to revoke the 2007 Aegis re-zone. We were told the next owner would need to initiate that action. City staff is incorrect in stating that we supported high density east of Avondale Rd. As per neighborhood plan, we support multi-family, not high density—under certain, specific circumstances. See Neighborhood Plan N-BC-22. The operable word and first word is "Consider". We do not support this proposed rule revision. The Planning Department Staff statements that indicate that this proposal is consistent with the BC plan can only be supported by cherry picking a few lines in the plan. A more comprehensive look finds many areas of conflict.

We insist on protecting the Bear/Evans Creek wetlands and the city aquifer below all of us. High quality city water is important. High density housing is inconsistent with this goal. A thorough flood plain study should be completed prior to allowing any more development along the edge of the old flood plain boundaries. This is

necessary due to the amount of current and planned construction in the contributing watershed since the time of the last study.

Traffic:

Traffic lanes are full several hours every day, and worse when school is in session. Residents from apartments with no age restrictions would be far more likely to be using Avondale Rd at the same time as other drivers, unlike seniors, who would attempt to do errands when the roads were not so full. Staff has compared traffic

units	Daily trips/unit	total	% increase over today	Increase
currently	none	0	0	0
Senior @215	3.44/day/unit	740 trips	1.77%	740%
High density @347	6.65/day/unit	2308 trips	5.52%	1568 trips/day= 212% over Aegis proposal

impact using 347 units— both seniors and mixed residents. The approved Aegis plan had only 215 units. We think

it would be more honest to compare the increased usage generated by apartments to current usage. The chart above shows those numbers.

The Avondale Rd traffic study has been going on for 3 years, and is still not public. It would be totally irresponsible to forge ahead with this development plan before the study is published and it is determined to adequately address the neighborhood needs identified in the neighborhood plan. How else will we know what impact dumping 2300 more cars onto the road will have?

Density:

The unit count change, 215 to 347, is a significant issue that was not communicated at the Friendly Village public meeting or on the SEPA form. This amounts to a 61% increase in human storage capacity. This quantity needs to be factored into every aspect of the land use proposal, as it far exceeds the Aegis plan. While working on the BC neighborhood plan we were provided data that showed 293 households east of Avondale Rd. While that data may be slightly out of date it still demonstrates that both the Agis plan and the proposed amendment would significantly change the character of the neighborhood.

City documents have stated the wish for this development to be comparable to the west side conditions. To our knowledge, none of the developments on the west side of Avondale Rd has more than 3 stories, average height

is 2.3. Allowing a 4-story development on the east side would be inconsistent with this profile and obstruct the view corridor.

In addition, west side zoning is R12-R30. Allowing 347 units on the east side puts the zoning at R39. The rest of the east side of Avondale zoning is R-6.

Other Concerns:

Bikes: A separated bike lane is proposed parallel to Avondale Rd. Proposed setbacks to not allow for this.

Daylighting Perrigo Creek: Setbacks do not accommodate this part of the long range plan.

Single family neighbors: There are 3 parcels south of BCDD1 which should be allowed access to Avondale through the light at 180th. This is also true for Avondale Green neighbors. Getting onto and across Avondale is the single largest neighborhood complaint.

Landmark trees: There are several landmark trees on the City-owned property which would be needed to construct the road at the light at 180th. This property has been included in the conceptual drawings. Will the City allow these trees to be removed?

Business component: Reiterating the Neighborhood Plan, presence of small businesses creates a reason and a need for neighbors to interact. This is lacking in the current proposal. A closet is not sufficient meeting space to fulfill this need for community. There are currently no non-automotive business or services within the neighborhood. The walk to business or services for over half the Bear Creek Residents is in excess of a mile. This is not a model for a healthy future.

In Conclusion: The existing (Aegis) BCDD1 zoning would allow construction to significantly degrade the quality of life for the existing neighbors and travelers (on the street, sidewalks and bike lanes) and provide little to mitigate the negative impacts. The proposed rule change would only magnify the impacts and provide no compensating benefit.

We ask, why does the City want to move forward with a 1950's design concept that is purely car-centric when it could move into the 21st century using design to minimize the use of cars?

Requested Action: Vote NO Change

Javier Berrios

Jackie Thompson

Sylvia Murillo

Steve Thompson

*The above represent 100% of the former BC Neighborhood CAC

City Of Redmond
Attn: Sara Stiteler
15670 NE 85th St
Redmond, WA 98073

Dear Ms. Stiteler,

I am writing to you as a citizen of Redmond, and a 20 year real estate professional practicing in the Eastside.

I am offering my support for a proposed multi-family project in the Bear Creek area of Redmond.

Over the years I have watched the Bear Creek Design District take shape and become more developed by providing a strong mix of Office, Industrial, Retail, Medical, Municipal and Multi-Family projects along with the Transit Center on Union Hill Road.

In the late 80's, we in the real estate industry supported the Growth Management Act which indicated where each City would allow future growth to occur, keeping growth in check. By keeping the continued growth inside these boundaries, the positive results are more centralization and density and better public transportation, thereby reducing sprawl and minimizing greenhouse gases which in turn helps the environment.

This site was originally zoned to allow for multifamily development and a prior developer requested it to be changed it to allow for their use which was age restricted living for seniors. General multifamily, as is being contemplated, is a better use for this area and much more in line with the current market demand.

We are aware that this entire region has been studied in depth for many years to determine a reasonable use. The 8.1 acres located along Avondale would allow for a small portion of the 122 acre site to be developed leaving the remaining acreage for scenery, wildlife, and open space.

Please approve the proposed plan for the modifications.

Sincerely,

Roger Thorn
16827 NE 122nd Street
Redmond WA 98052
425-450-1120

McCULLOUGH HILL LEARY, PS

August 26, 2014

VIA Electronic Mail

Vibhas Chandorkar, Chair
City of Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052

Re: Bear Creek Design District 1—Proposed Zoning Code Amendment

Dear Commissioner Chandorkar:

Thank you for allowing us the opportunity to comment on the Bear Creek Design District 1 Proposed Zoning Code Amendments. We represent developers throughout the Puget Sound region who focus on environmentally responsible, urban infill development.

We support the amendment that would allow for more flexibility in development in the Bear Creek Design District 1, as we believe the amendment will allow the City of Redmond to develop in a sensitive and environmentally-responsible manner. The City of Redmond and the Bear Creek Neighborhood diligently worked on a neighborhood plan in 2007 that set lofty goals for redevelopment of the Bear Creek Design District 1. The additional of multifamily to the allowable uses creates a higher probability that the area will be developed to the very high standards set by the neighborhood. We believe the District could serve as an example for sensitive development in both the City and beyond.

As the Planning Commission is aware, amendments to a zoning code must be consistent with the City's Comprehensive Plan and any applicable Neighborhood Plans. Here, the amendment is not only consistent with, but is encouraged by the following Comprehensive Plan goals:

- NE-21: Conserve and protect environmentally critical areas from loss or degradation. Maintain as open space hazardous areas and significant areas of steep slopes, undeveloped shorelines, and wetlands.
- NE-24: Encourage use of creative and appropriate site design and housing types to balance environmental protection and achievable density.
- NE-37: Ensure degradation of groundwater does not occur. Where appropriate, prohibit the infiltration of runoff from pollution generating surfaces.
- NE-42: Encourage the retention of open spaces, tree protection areas, and other areas of protected native vegetation with a high potential for groundwater recharge.

- NE-127: Promote the reduction of greenhouse gases by...reducing vehicle miles traveled...
- LU-5: Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land.
- LU-6: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk, and scale of infill and redevelopment projects area compatible with their surroundings.
- LU-8: Design developments to encourage access by modes of travel other than driving alone, such as walking, bicycling, and transit, and to provide connections to the nonnotarized system.
- LU-14: Encourage the provision of needed facilities that serve the general public, such as facilities for ...recreation.
- LU-29: Designated allowed residential densities and housing types to provide for housing stick that includes a range of choices to meet all economic segments and household types...
- HO-11: Encourage the development of a variety of housing types, sizes and densities throughout the city to accommodate the diverse needs of Redmond residents through changes in age, family size, and various life changes.
- HO-18: Ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers, such as Downtown, Overlake, and SE Redmond.

The amendment is also supported by the following goals of the Bear Creek Neighborhood Plan:

- N-BC-22: Consider approving rezones from Single Family Urban or Bear Creek Design District Performance Area 1 to Multifamily Urban on the east side of Avondale Road between NE 88th Place and the entrance to Avondale Green development when certain conditions are met.
- N-BC-32: Complete the regional trail system in the neighborhood in order to provide multimodal transportation access to parks and throughout the neighborhood.
- N-BC-35: Continue to encourage a diverse mix of single-family and multifamily housing types, in recognition that the Bear Creek neighborhood is diverse in its makeup, and as a way to achieve goals of providing a variety of housing options.
- N-BC-40: Require that a minimum of 10% of units in all new residential developments of 10 units or more be affordable to individuals or families earning up to 80% of King County medical income.
- N-BC-44: Require builders to use technologies and practices that reduce resource consumption and minimize development's footprint on the land. For example, this could involve selecting renewable materials, conserving energy and water, encouraging the use of native landscaping, and using low-impact development techniques.
- N-BC-50: Look for opportunities to locate one publicly or privately owned indoor gathering space, such as a community hall or café.

The City of Redmond and the Bear Creek neighborhood did a fabulous job in setting long-range planning goals and creating a neighborhood plan that seeks a dense, inclusive, and environmentally-friendly community. We believe the current limitation of the property to only senior housing development may be inconsistent with the City's Comprehensive Plan and the neighborhood's plan for the area. Allowing multifamily development in the Bear Creek Design District 1 is encouraged by the City and neighborhood's plans, as stated above. Given the development standards applicable to multifamily development in the District, we believe any multifamily development completed in the District could serve as an example of environmentally-friendly development in the City of Redmond and to the general region.

We support this amendment and encourage the commission to recommend it to the City Council.

Please do not hesitate to contact me should you have any questions regarding this comment.

Thank you,



Handwritten signature of Jessica M. Clawson in blue ink.

Jessica M. Clawson

Cc: Sarah Stiteler, City of Redmond Planning

City Of Redmond
Attn: Sara Stiteler
15670 NE 85th St
Redmond, WA 98073

Dear Ms. Stiteler,

I am writing to you as an active commercial land broker in Redmond, WA and would like to explain why it is important that you support the changes to allow more flexibility to the marketplace to to add density to the Avondale Bear Creek Design District 1 site that the Keller Family owns.

Density is good for the city and society in general. The Growth Management act outlines areas where growth is supported at a federal level. Development is encouraged in these areas so that we do not need to expand the growth lines in the future. By expanding the growth lines, it will increase traffic which will increase green house gases making it worse for the environment.

Multifamily is expensive to build and only feasible with rents that pencil development. Society supports density more now than ever. There are 52,000 projected new jobs in King County this year and a steady amount of net-migration every year.

This site was originally zoned to allow for multifamily development and a previous developer changed it to allow for their use which is Senior Living. Multifamily, as proposed, is a better use for this area and more in line with the current market demand.

The entire 122 acres has been studied in depth for many years to determine the usable land. The 8.1 acres would allow for a small portion of the site to be developed leaving the remaining acreage for scenery, wildlife, and open space. By not expanding the Growth Management lines, in the long run, it would allow for less fumes, less gas emissions, and would be better for the environment overall.

Please approve the proposed plan for the modifications.

Respectfully,

Ross Klinger 