

**Community Meeting #3**

**Master Plan Development  
January 27, 2011**

**By Carolyn Hope, Senior Planner**

**Guy Michaelsen**

**Dave Knight**

**The Berger Partnership**

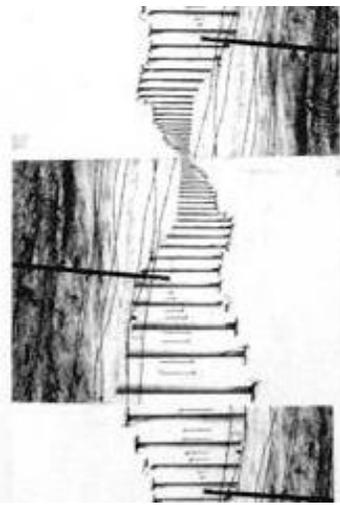
**Brad Tong**

**SOJ**

### What we've been doing...

#### Master Plan Development

- Adding additional detail
- Focusing on near term and transition to long term
- Planning considerations to realize long-term vision
- Continued meetings with Council, Commissions, and City Stakeholders



The whole of the corridor... with two distinct study areas



### Downtown Study Area

- Near-term development
- More master plan detail

### Sammamish Valley Study Area

- Long-term development
- Less master plan detail

# The Full Corridor:

## Redmond Central Connector Master Plan

Sammamish Valley

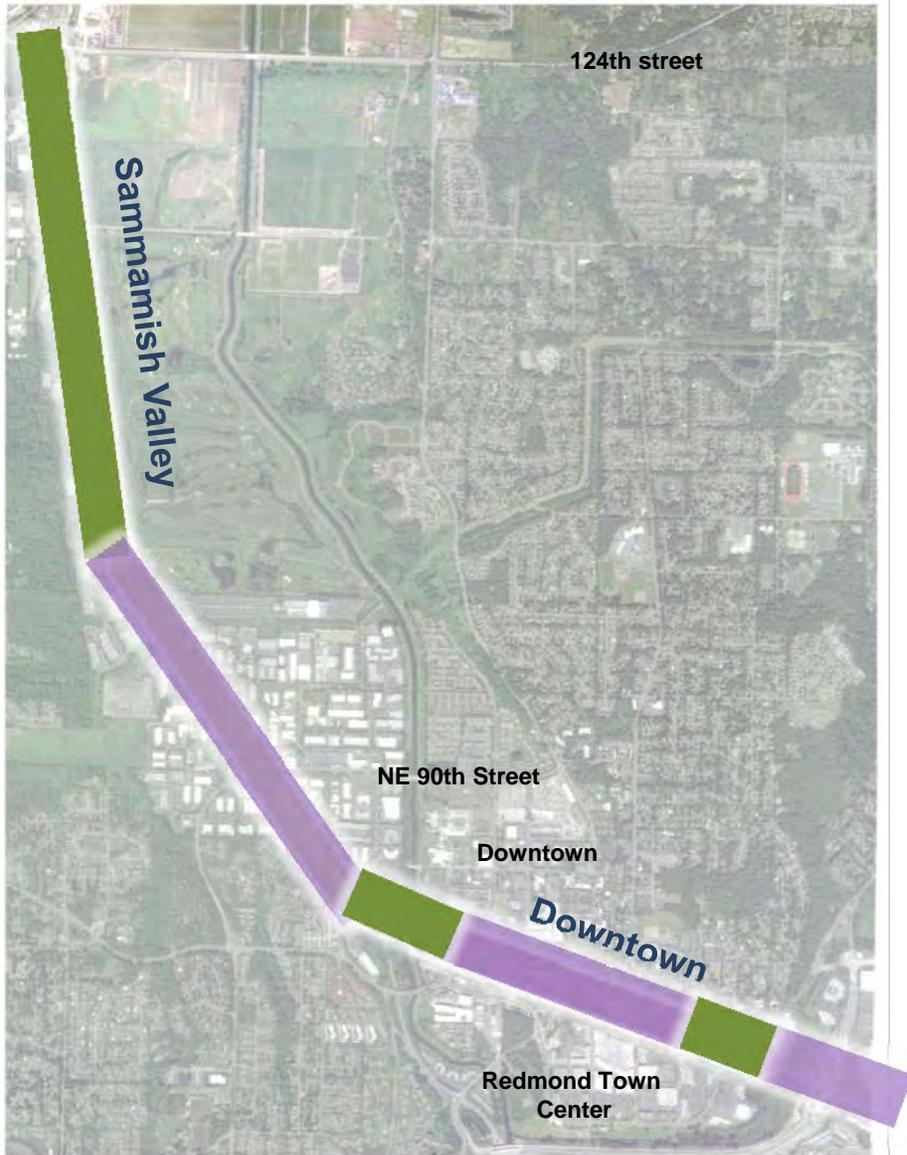
Warehouse District

River Crossing

Downtown

Bear Creek

East Redmond

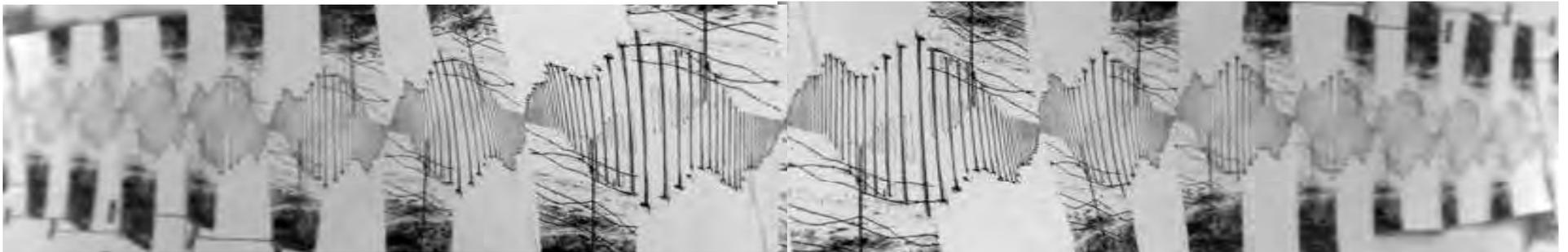


...a series of varying conditions

...fluctuations

between **natural** and **urban**

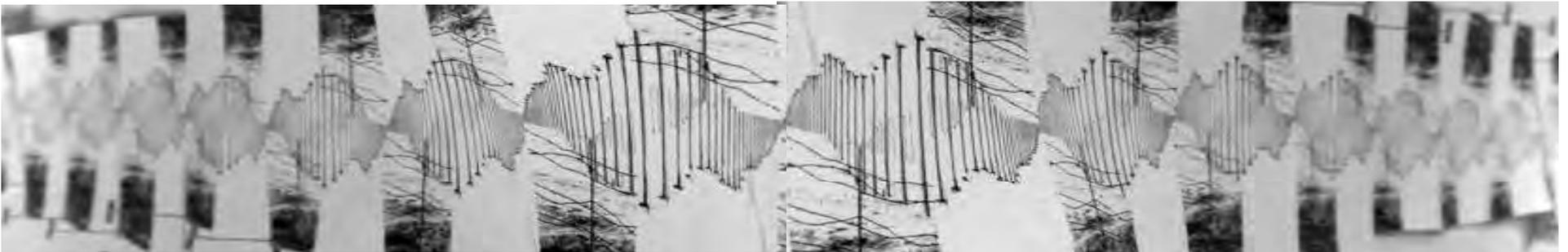
## Fluctuations



## Fluctuations

### Strengthening Redmond as...

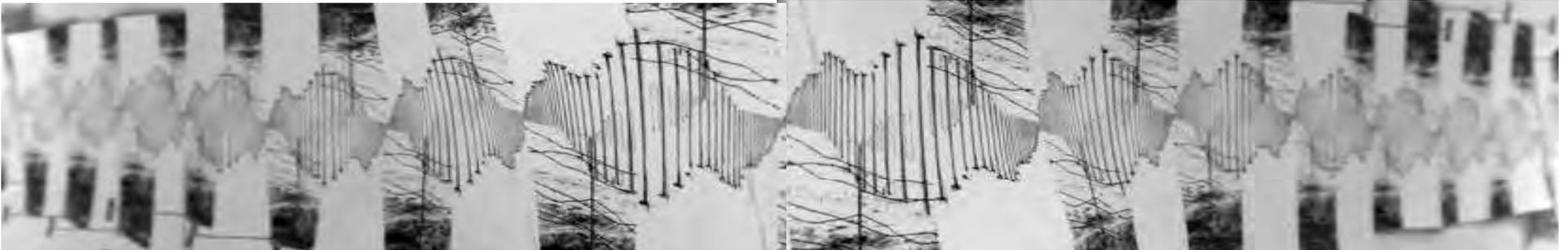
- An increasingly *urban* community / A city strongly connected to *nature*



### Fluctuations

#### Strengthening Redmond as...

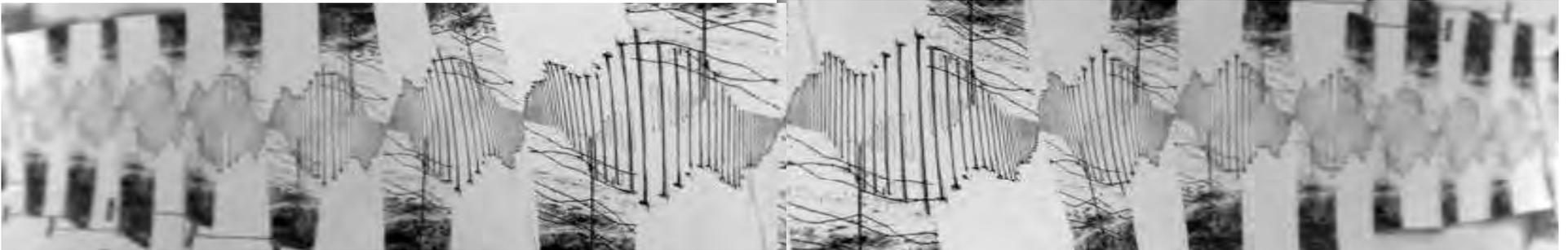
- An increasingly *urban* community / A city strongly connected to *nature*
- A small town rooted in *history* / A forward looking city shaping the world



### Fluctuations

#### Strengthening Redmond as...

- An increasingly *urban* community / A city strongly connected to *nature*
- A small town rooted in *history* / A *forward-looking* city shaping the world

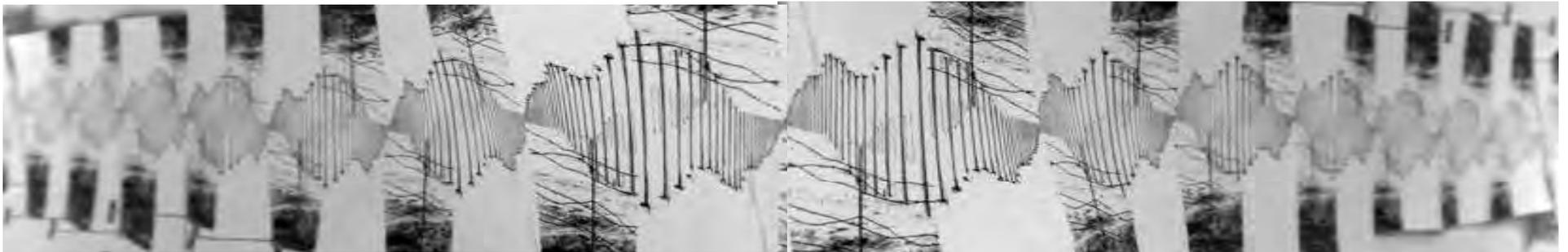


Creating an experience that balances....

## Fluctuations

### Strengthening Redmond as...

- An increasingly *urban* community / A city strongly connected to *nature*
- A small town rooted in *history* / A forward-looking city shaping the world



### Creating an experience that balances....

*crafted / machined*

*planted / wild*

*light / dark*

*fixed / evolving*

*stable / dynamic*

*passive / active*

*Hardscape / softscape*

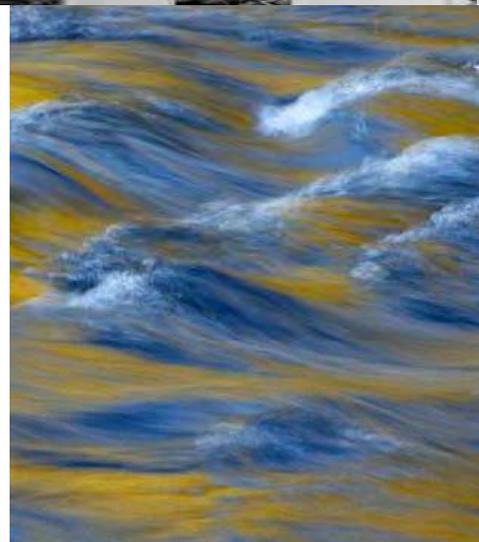
*required / inspired*

*enclosed / open*

# Corridor Elements:

# Redmond Central Connector Master Plan

Fluctuations...how does that take form?

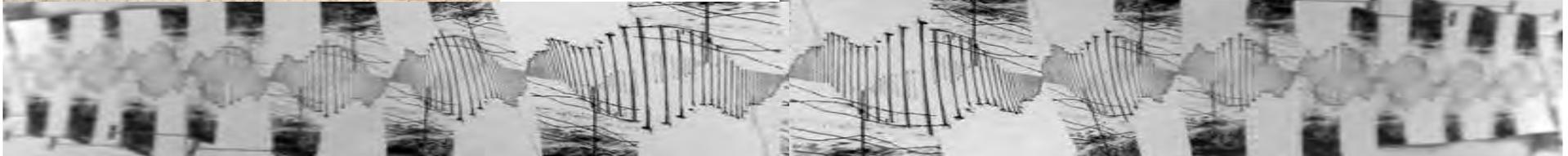


# Corridor Elements:

Fluctuations...a series of repeating spaces and elements



Ties



Landings

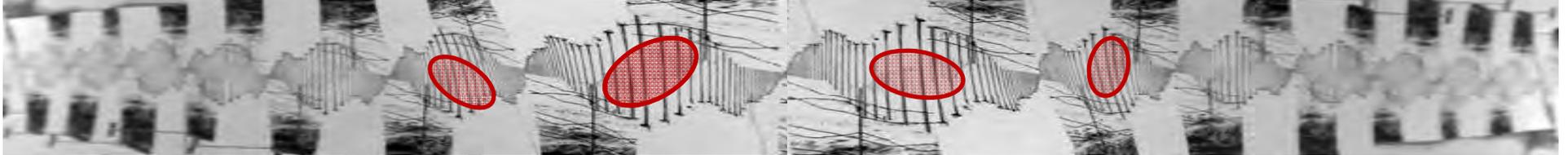


Islands & Eddies

# Corridor Elements:

# Redmond Central Connector Master Plan

## Fluctuations...Landings



# Corridor Elements:

# Redmond Central Connector Master Plan

## Fluctuations...Ties



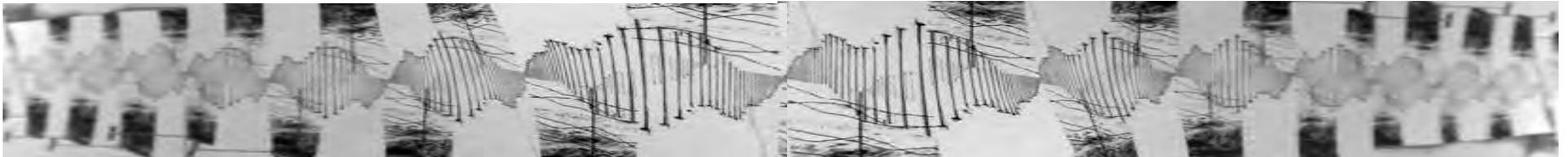
# Corridor Elements:

# Redmond Central Connector Master Plan

## Fluctuations...Islands & Eddies



## Fluctuations



## Downtown Study Area



- **Near-term development**
  - 161<sup>st</sup>, 164<sup>th</sup> (DEWCS)
- **Stormwater trunkline (and site restoration)**
- **Adjacent developments**

## Downtown Study Area

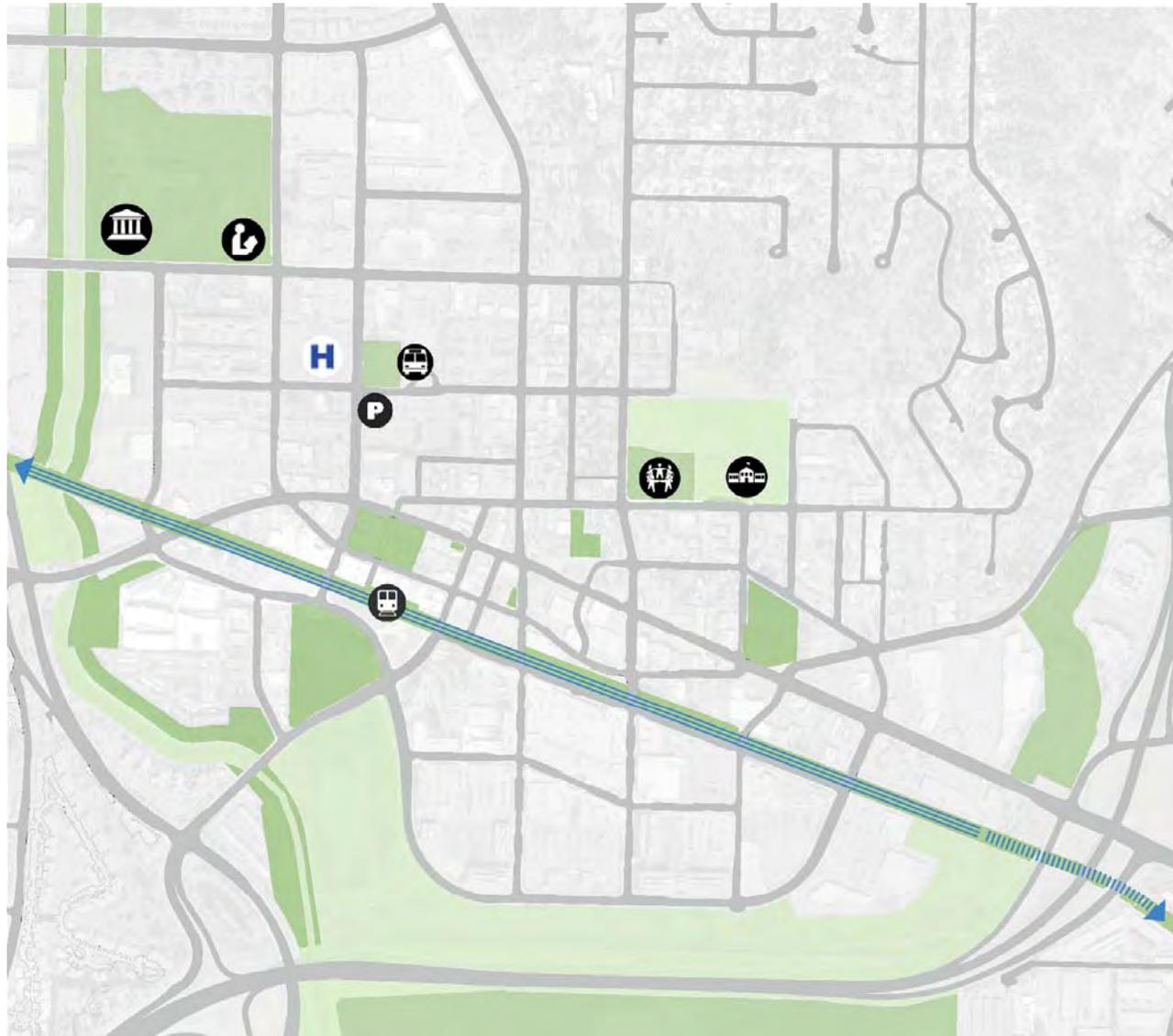
- A trail to downtown, through downtown, and a destination for downtown...an urban trail
- A trail that is as much about culture, experience, and art as it is about physical connections



# Downtown:

# Redmond Central Connector Master Plan

**A catalyst for connections:**



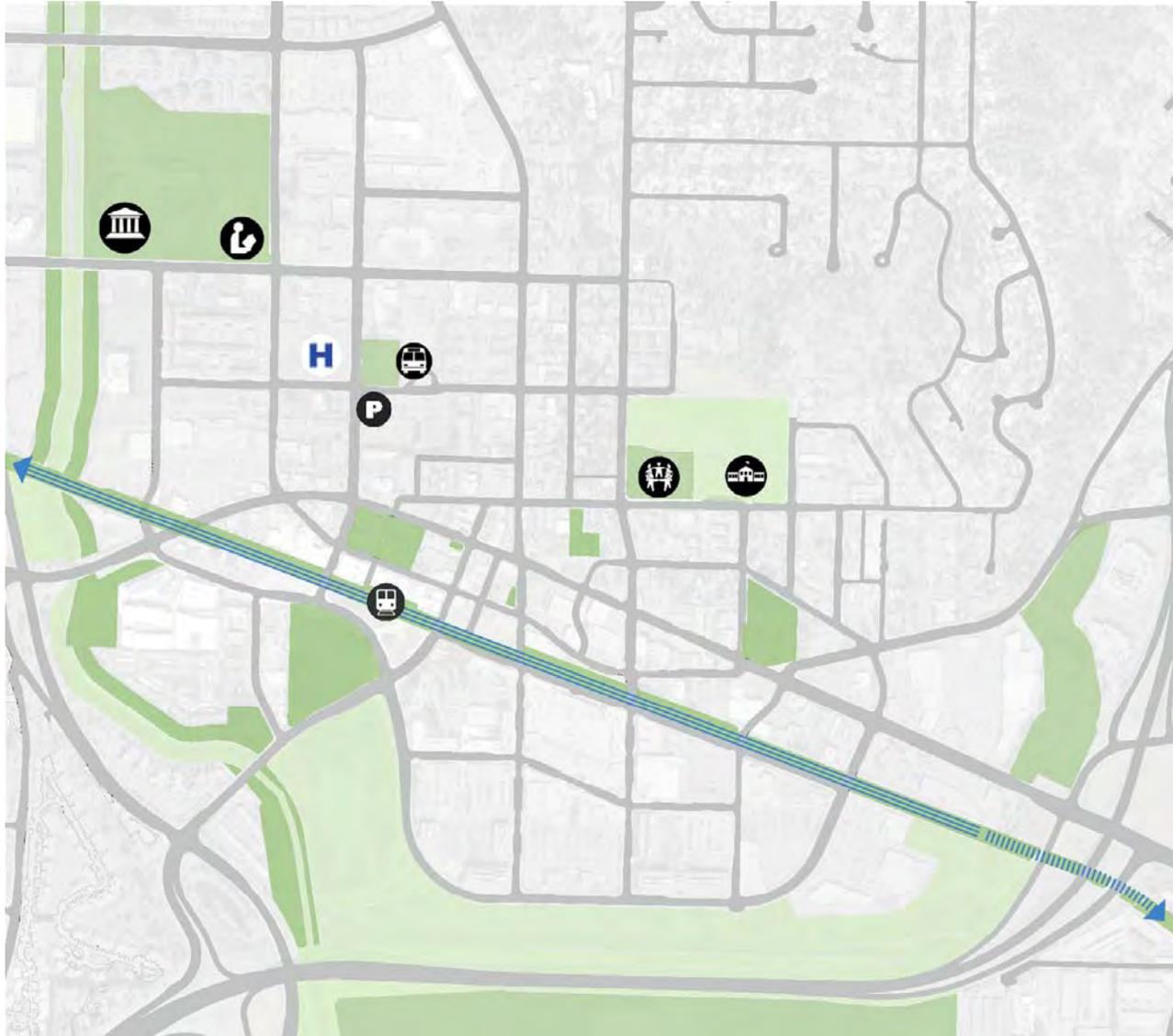
## A catalyst for connections: Shared Streets & Mid-block Connectors



# Downtown:

# Redmond Central Connector Master Plan

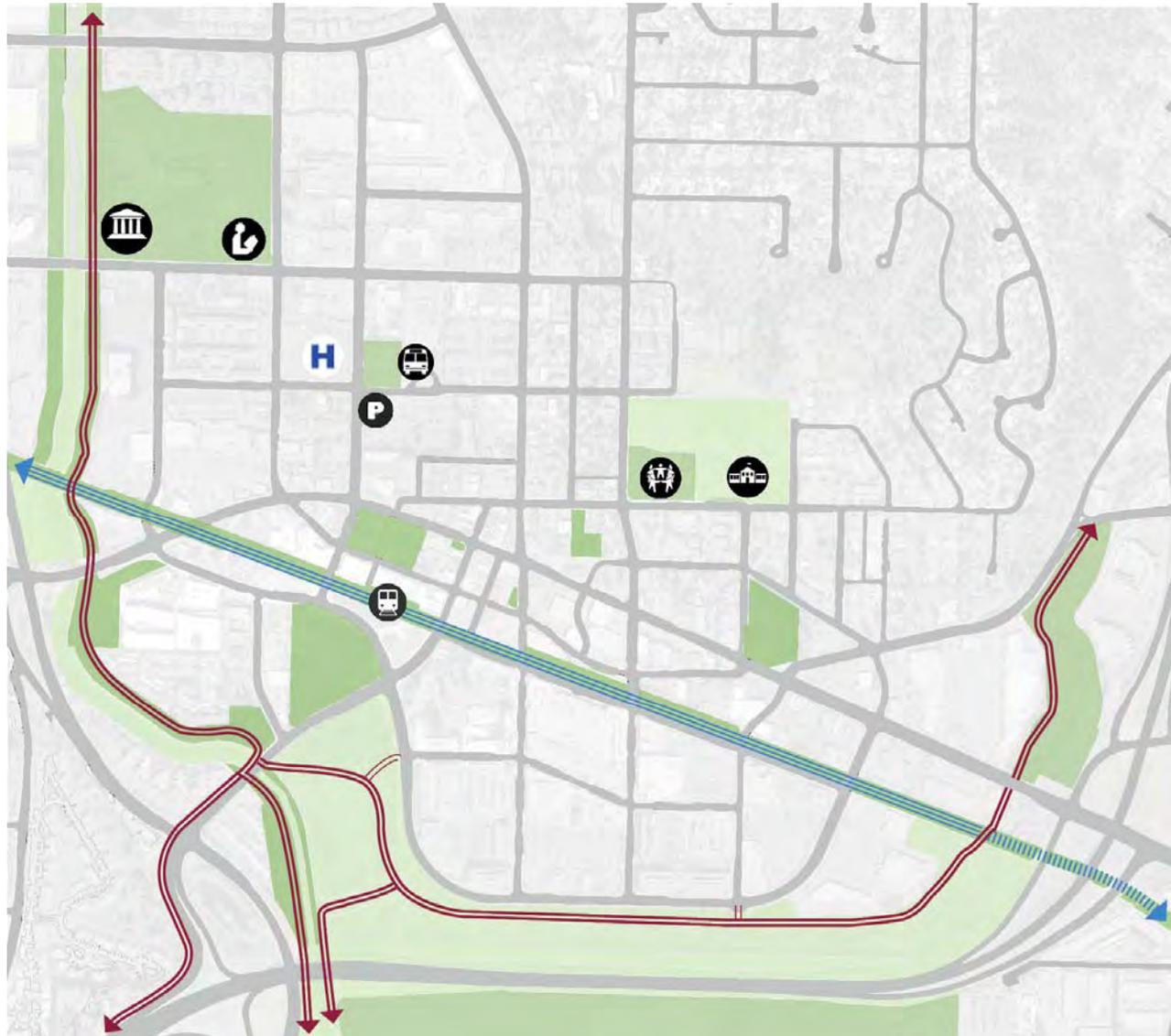
Supplemented by other connections:



# Downtown:

# Redmond Central Connector Master Plan

Supplemented by other connections: **Sammamish and Bear Creek Trails**



# Downtown:

Supplemented by other connections: **Bike Lanes and Sharrows**



# Downtown:

# Redmond Central Connector Master Plan

**A series of different zones...multiple blocks and landings**



# Downtown:

# Redmond Central Connector Master Plan

**A series of spaces tied together with...fluctuations**



## One vision, two milestones...

- **Long Term (2025)**
  - Light rail has arrived
  - North properties have evolved (new development)
  - Corridor leases and encroachments have ended
- **Near Term (2016)**
  - The trail corridor includes space to NE 76<sup>th</sup> (no light rail)
  - North properties are evolving (real and imagined projects shown)
  - Many corridor leases and encroachments remain

**Walking Downtown... Sammamish River to Bear Creek** (West to East)



# Walking Downtown:

# Redmond Central Connector Master Plan

## Sammamish River



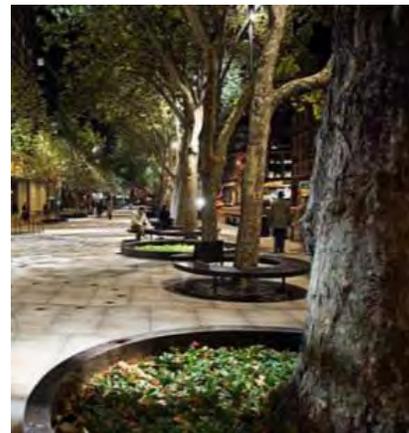
Key Map



# Walking Downtown:

# Redmond Central Connector Master Plan

## Station & Promenade



# Walking Downtown:

# Redmond Central Connector Master Plan

## Station: Design Elements



Eddies

Landing

Ties

Islands

Mid-Block



# Walking Downtown:

# Redmond Central Connector Master Plan

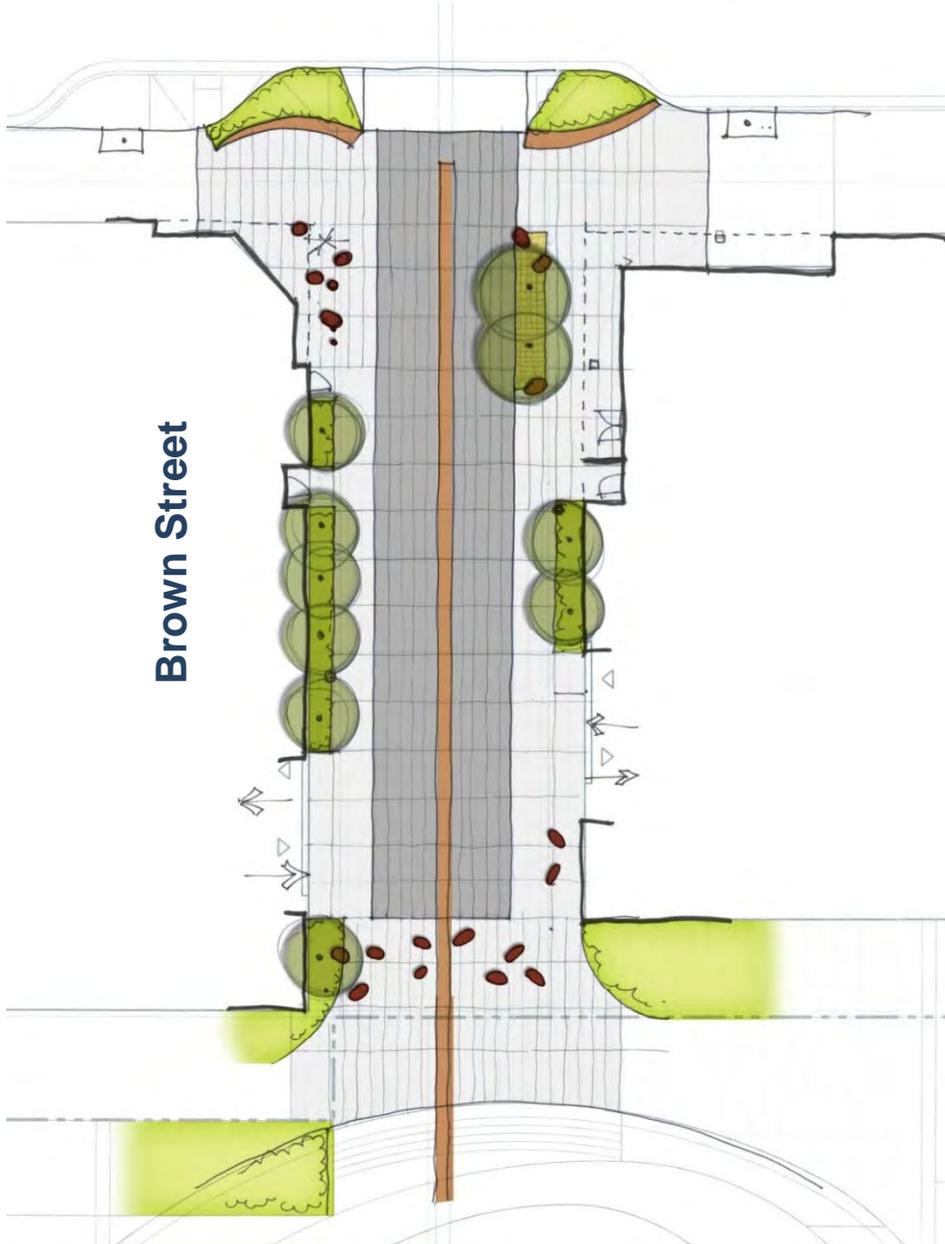
## Station: Trail Zone



# Walking Downtown:

## Redmond Central Connector Master Plan

Mid-Block Connections...it's a plaza with vehicles, not a street...



# Walking Downtown:

# Redmond Central Connector Master Plan

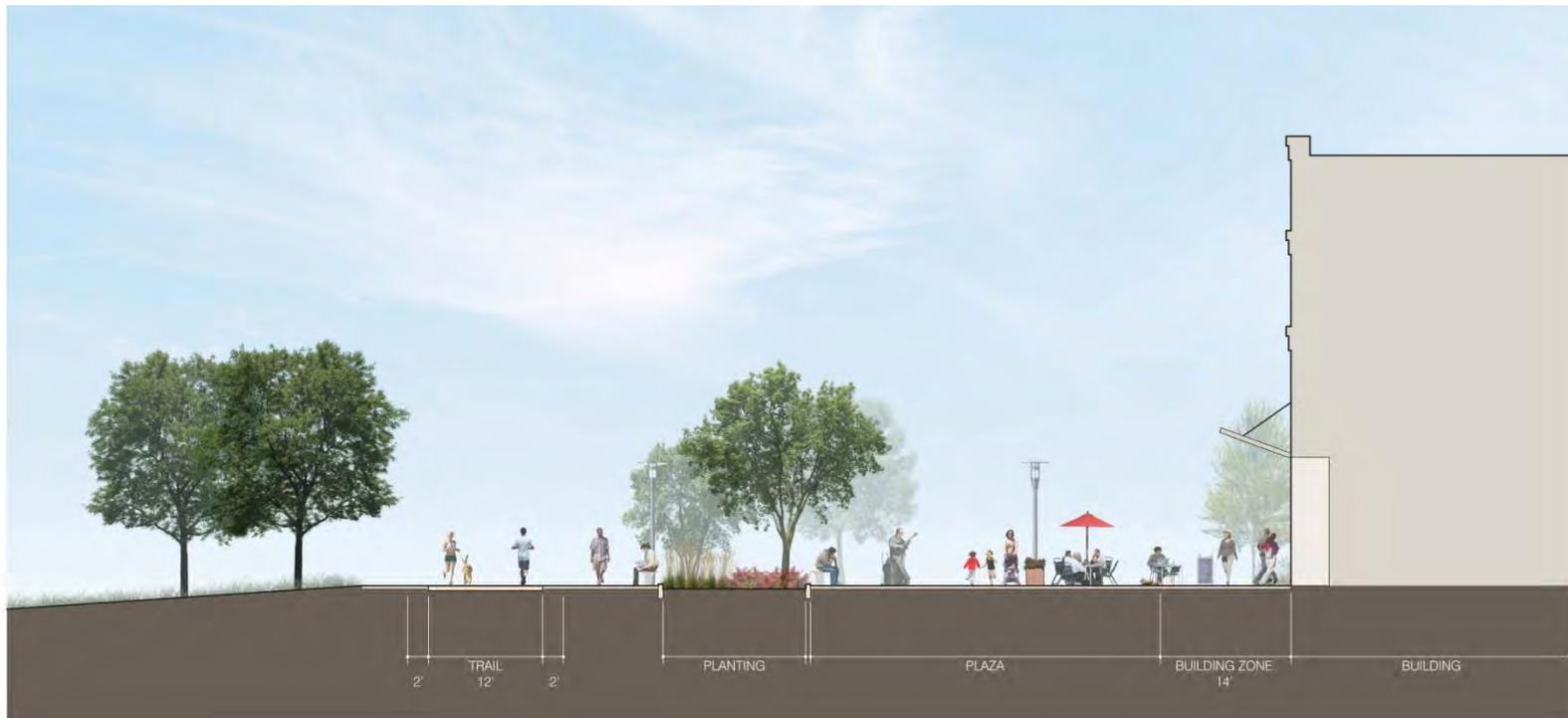
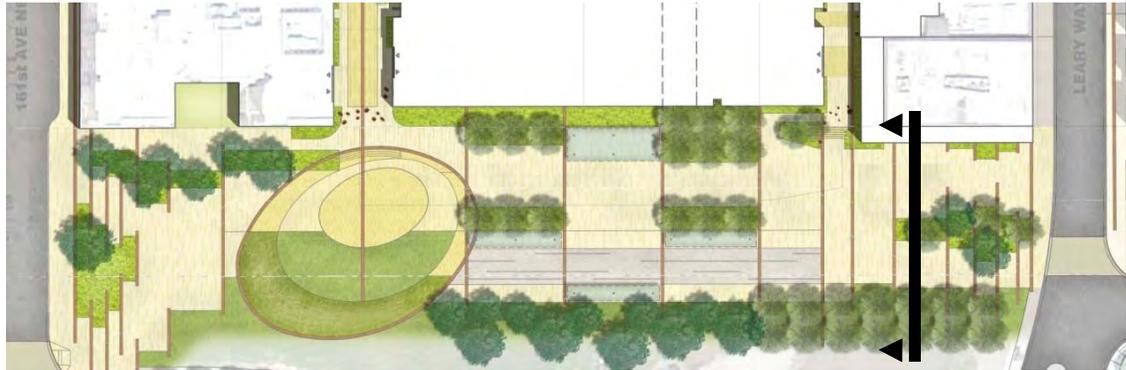
## Station & Promenade – Long Term



# Walking Downtown:

# Redmond Central Connector Master Plan

## Station & Promenade: Near Term Section



# Walking Downtown:

# Redmond Central Connector Master Plan

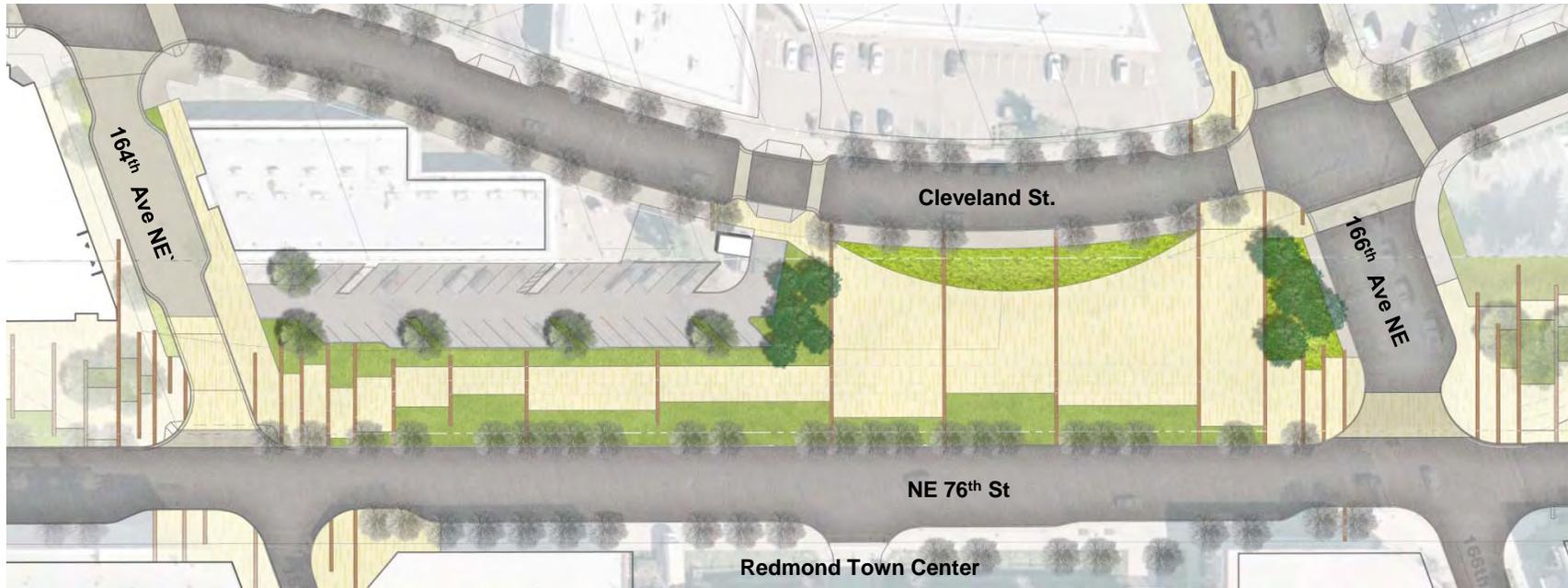
## Station & Promenade: Near Term Section



# Walking Downtown:

# Redmond Central Connector Master Plan

## Open Space – Near Term



# Walking Downtown:

## Redmond Central Connector Master Plan

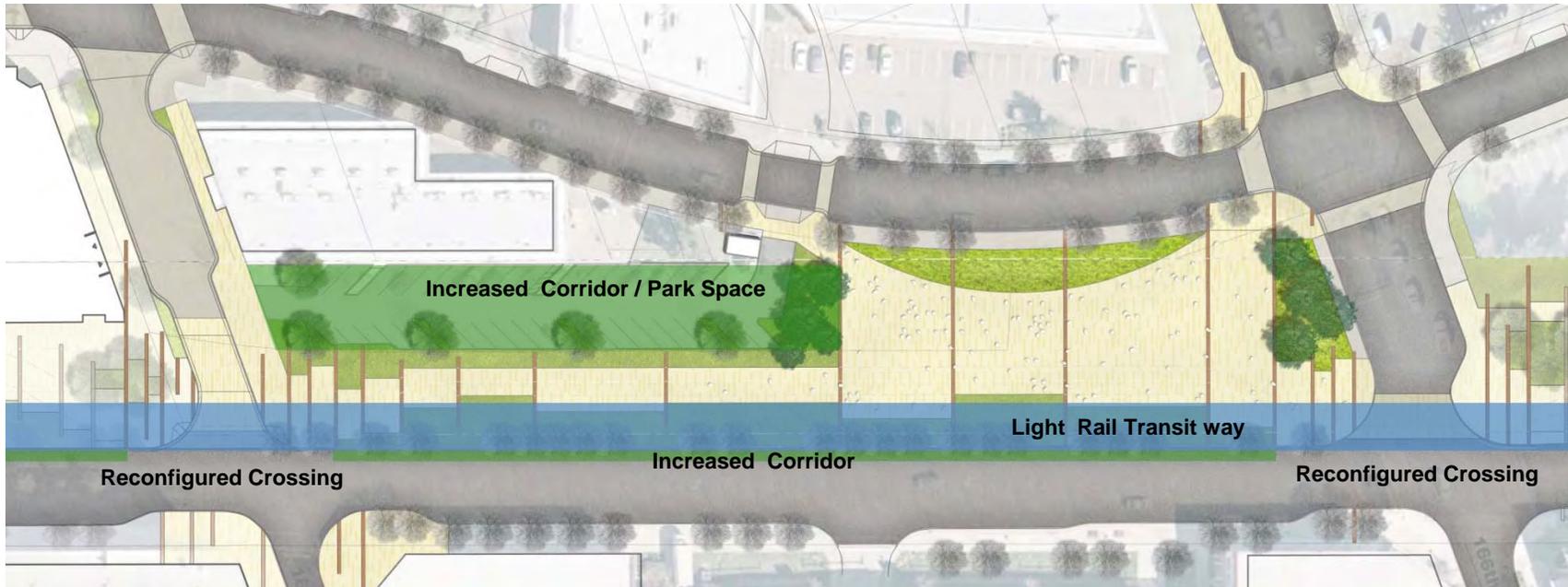
Secondary Through Streets...a “slow zone” with people, bikes and cars



# Walking Downtown:

# Redmond Central Connector Master Plan

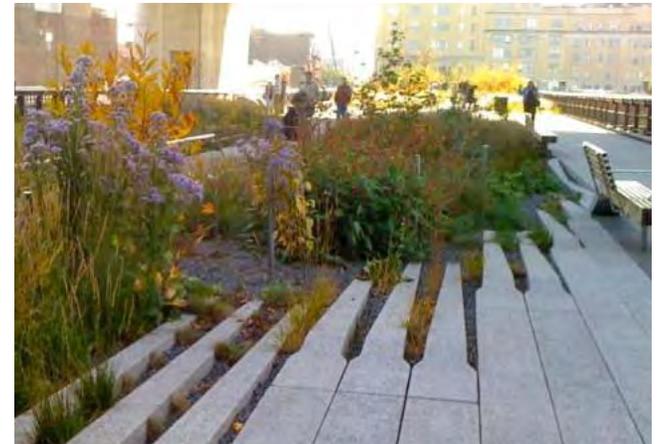
## Open Space – Long Term



# Walking Downtown:

# Redmond Central Connector Master Plan

## Neighborhood – Near Term



# Walking Downtown:

# Redmond Central Connector Master Plan

## Neighborhood – Long Term



# Walking Downtown:

# Redmond Central Connector Master Plan

## Bear Creek – Near Term



# Walking Downtown:

# Redmond Central Connector Master Plan

## Bear Creek – Long Term



**Walking Downtown... Sammamish River to Bear Creek (West to East)**

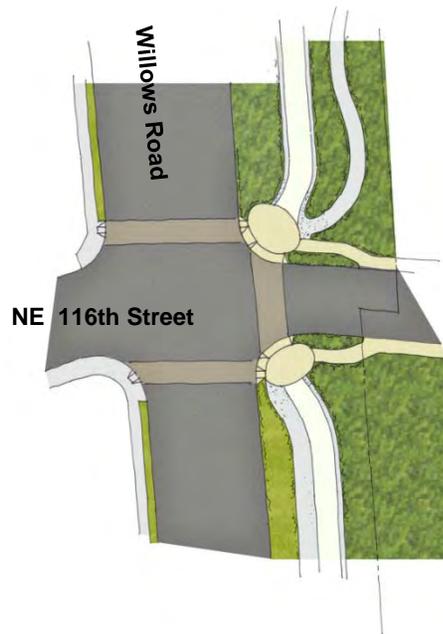


### Sammamish Valley Study Area



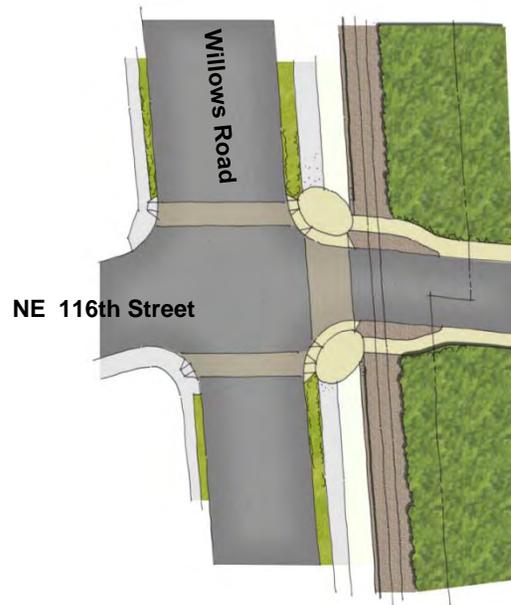
- More typical trail (compared to Downtown Study Area)
- Longer term development
- Currently developing studies with and without retaining tracks

## Sammamish Valley Study Area (at NE 116<sup>th</sup> Pinch Point)



### Trail w/o Railroad Tracks

- 12' Paved Trail with adjacent Soft Trail
- 12' Paved Trail with separated Soft Trail



### Trail with Railroad Tracks

- Westside Alignment
- 12' Paved Trail with adjacent Soft Trail
- Vegetation buffer
- Reconfigured (Reduced) Willows Road



### Trail with Railroad Tracks

- Eastside Alignment
- 12' Paved Trail with adjacent Soft Trail
- Vegetation buffer
- Reconfigured (Reduced) Willows Road

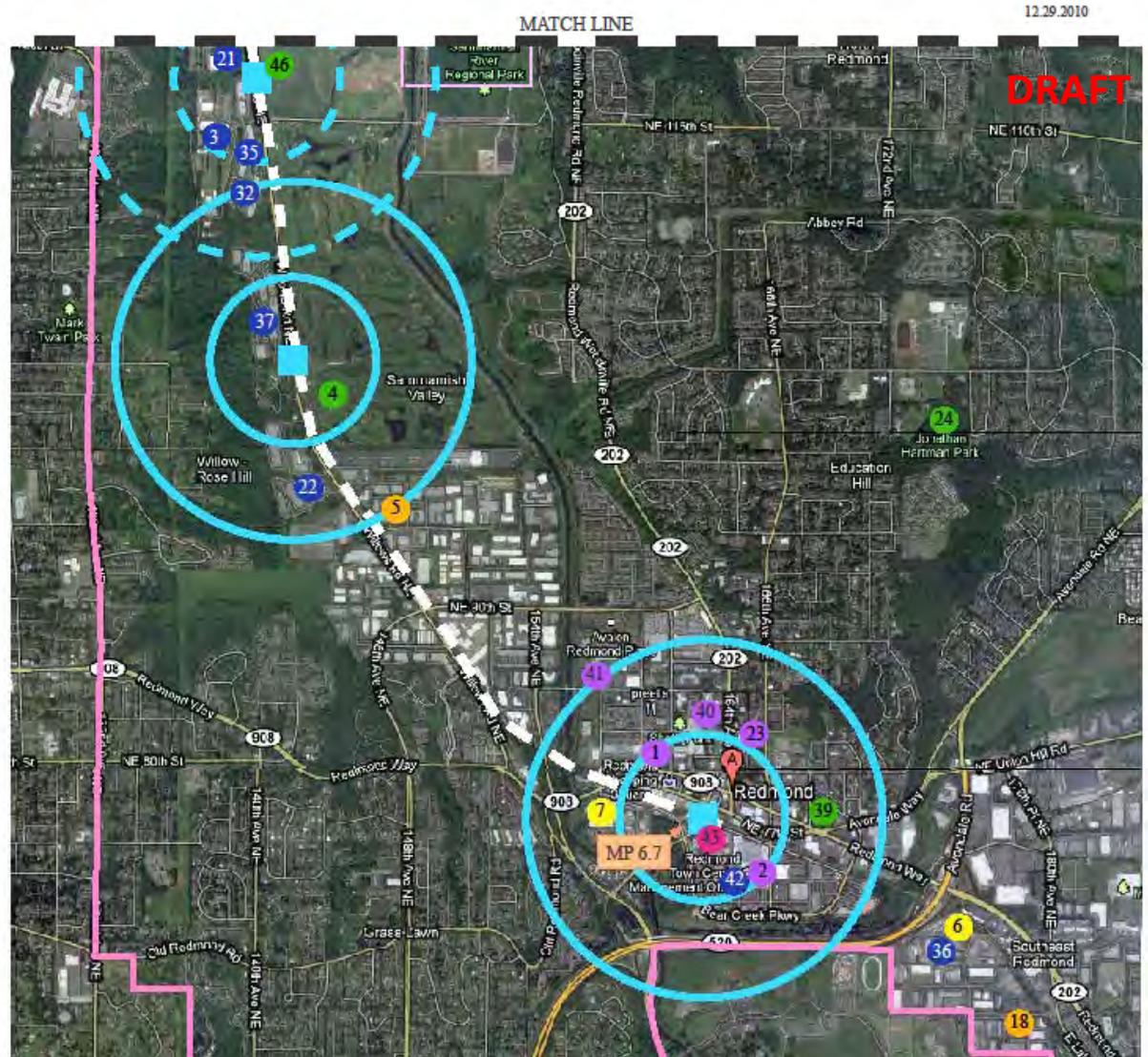
## Trolley Feasibility Study

### Objectives

- Route
- Safety & Regulatory
- Demand & Demographics

#### Woodinville - Redmond Trolley Map Key

- = Big Businesses / Institutions
- = Stations
- = Recreation
- = Wineries / Breweries
- = Restaurants / Retail
- = City Agencies and Non-Profits
- = Hotels
- = Mixed Use
- ▬ = Rail Line
- ▬ = Possible Rail Line Extensions
- ▬ = Redmond City Limits
- = Stations w/ 1/4 & 1/2 mi radius



Vehicle types

REDMOND

# The Full Corridor:

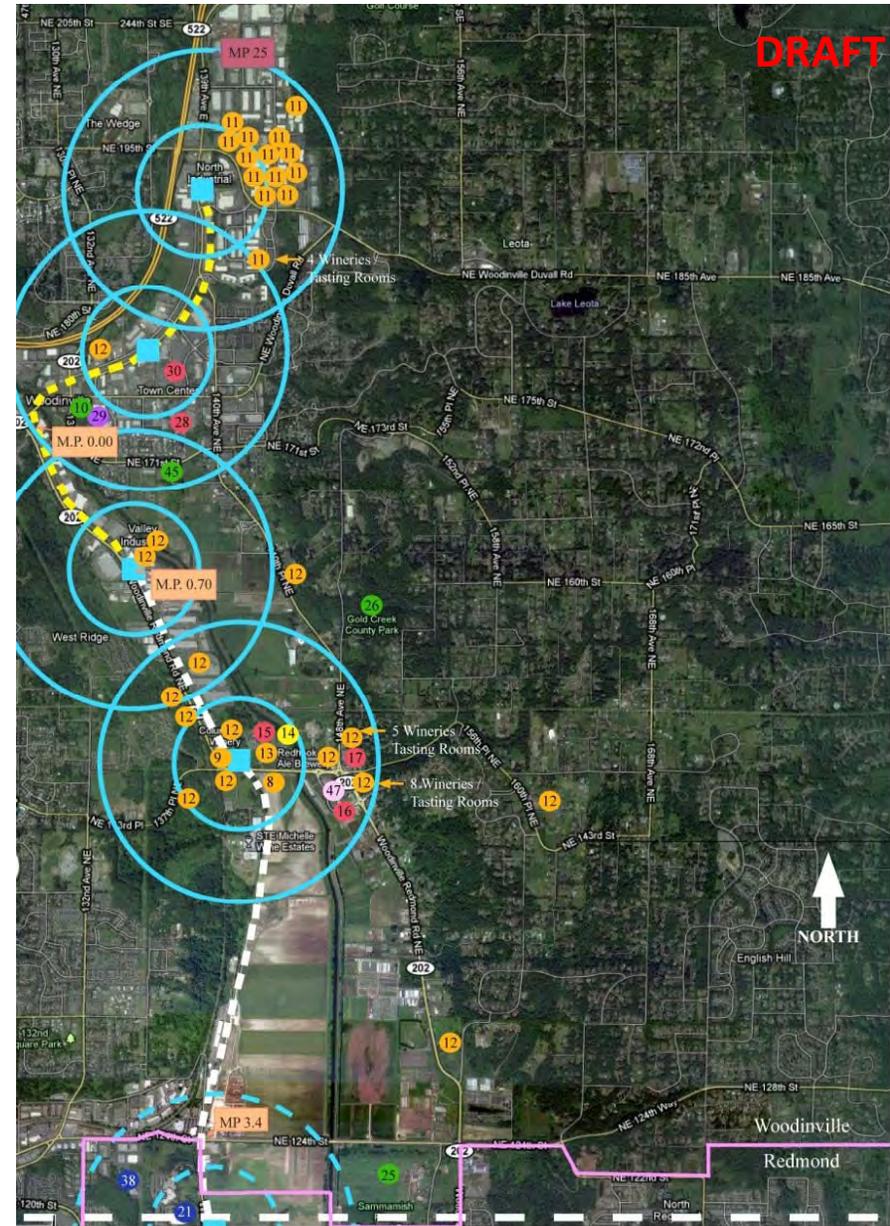
# Redmond Central Connector Master Plan

## Trolley Feasibility Study Objectives

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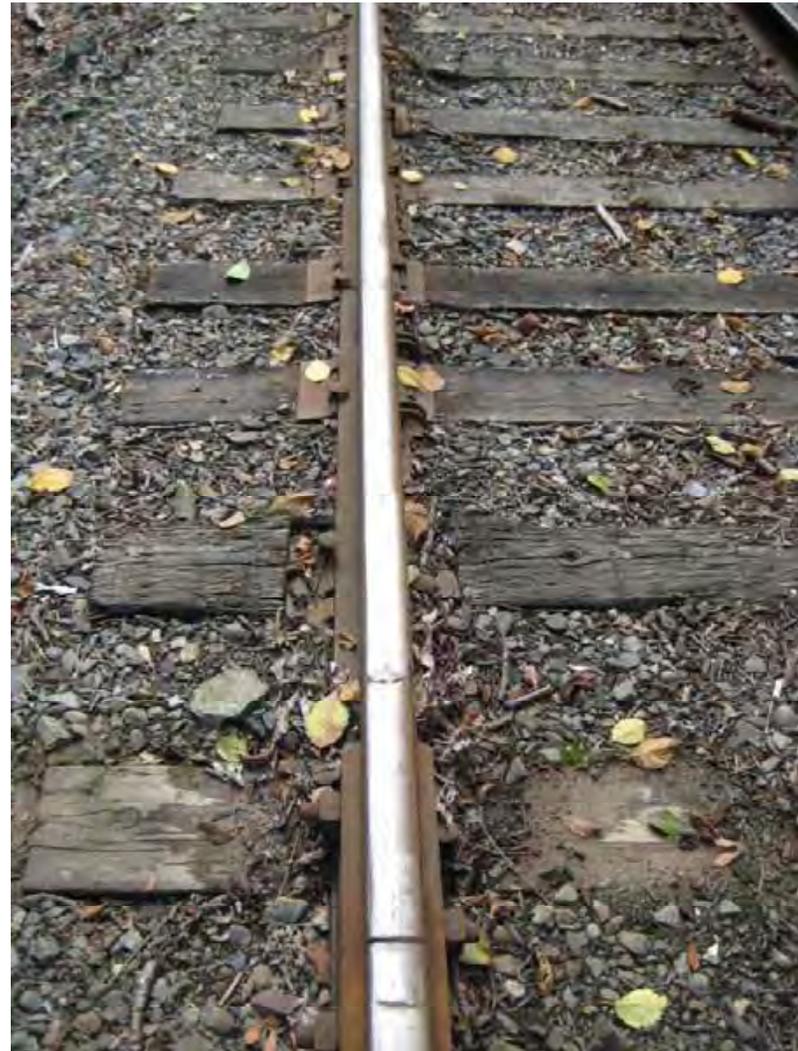
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-  = Big Businesses / Institutions
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MATCH LINE  
**WOODINVILLE**

# Redmond Central Connector Master Plan



**EXISTING CONDITIONS**



**Vintage (or Replica)**



**Modern**

**Vehicle types**

# Redmond Central Connector Master Plan



**WILLAMETTE SHORE, OR**



**ASTORIA, OR**



**Sample Tourist Trolley Systems**

## Questions

**Of the more detailed design presented for Downtown, which area do you think is priority of implementation?**

**Of the ideas or spaces presented, which do you feel is most “Redmond” in character?**

**What additional ideas or details would you like to see incorporated into the Connector Masterplan**

# Redmond Central Connector Master Plan

