

# DESIGN FRAMEWORK



# FLUCTUATIONS

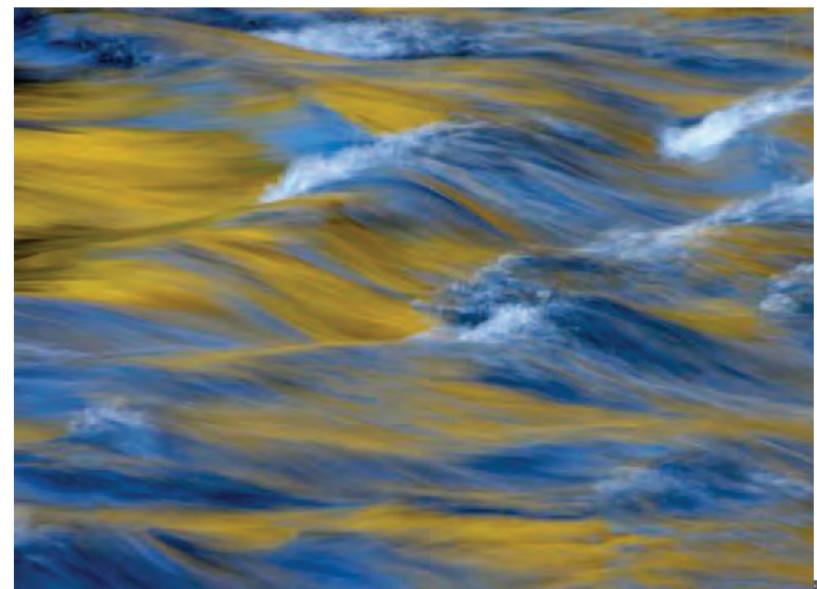
Through the master plan process, two powerful juxtapositions about Redmond emerged, one physical and one cultural. The master plan embraces the ever changing fluctuation of these juxtaposed conditions.

## STRENGTHENING REDMOND AS...

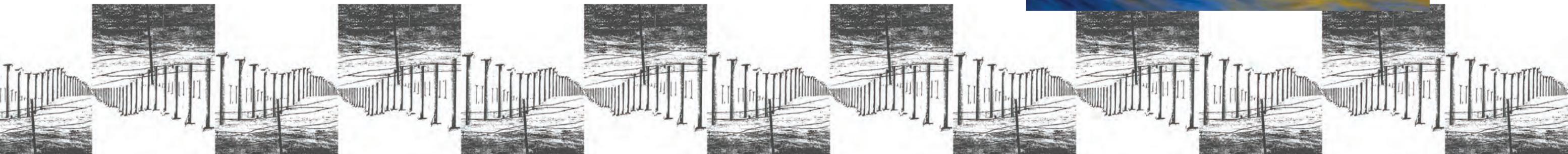
An increasingly **URBAN** community | A city strongly connected to **NATURE**  
A community rooted in **HISTORY** | A **FORWARD-LOOKING** city shaping the world

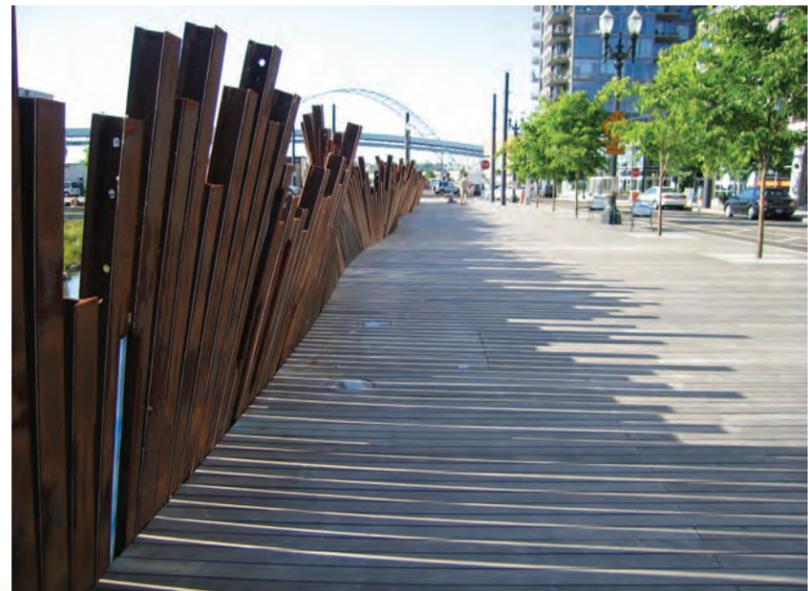
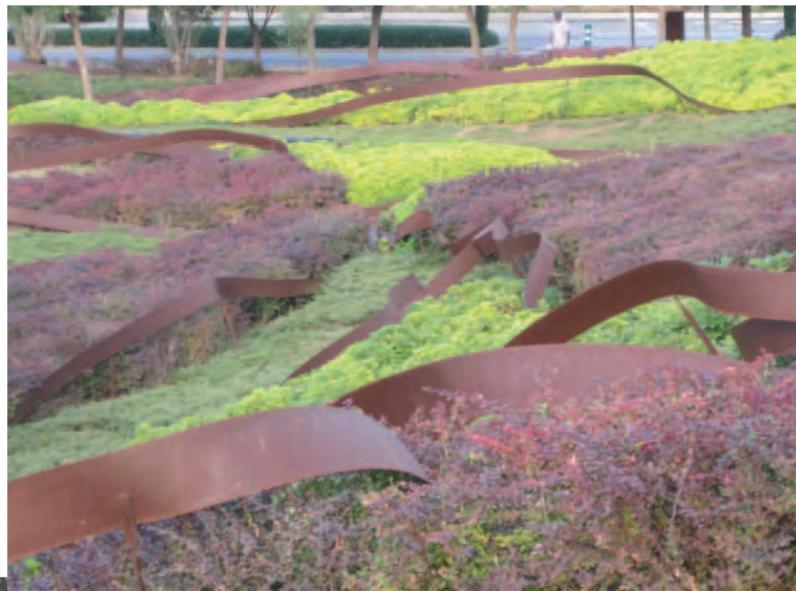
## A FLUCTUATION IS:

- a state of ongoing change
- a wave-like motion
- a critical combination of events
- the motion of fluid, usually water, when collected in an artificial or natural cavity



THIS IMAGE IS AN EXPLORATION BY PERRI LYNCH, THE MASTER PLAN'S ARTIST, OF THE IDEA OF FLUCTUATIONS, WHICH GREATLY INFLUENCED THE DESIGN FOR THE REDMOND CONNECTOR.





# A SERIES OF VARYING CONDITIONS



### PHYSICAL FLUCTUATIONS

Redmond is an increasingly urban community filled with human activity and development, yet Redmond is also a City that is ringed and tied together with the natural environment that surrounds it. The Redmond Central Connector exemplifies these conditions. From the north:

- Natural: In the Sammamish Valley rural and natural conditions dominate the experience feeling well removed from the City.
- Urban: West Park provides a glimpse of Redmond's development, yet with a lower density than Downtown, and the area does not yet front on the corridor.
- Natural: The Sammamish River crossing and the approaching abutment (from west of 154th Avenue NE to Redmond Way) is perched above the surrounding City and immersed in trees.
- Urban: From 161st Avenue NE to 170th Avenue NE, the corridor is energized by existing and planned new developments, and crossed by six planned or existing intersections mixing all modes for traffic, including pedestrians, bikes, cars and more.
- Natural: The Bear Creek Crossing immerses the corridor in a restored natural landscape.
- Urban: The trail passes through the SR 520 interchange and emerges in Southeast Redmond, connecting to the East Lake Sammamish Trail.

### CULTURAL FLUCTUATIONS

Redmond has worked hard to maintain its small town feel and character, yet the community and its residents are shaping the future of our world. Simply put, Redmond is small town/big tech.

- Small Town: Redmond's Downtown core, centered on Leary Way, is a reflection of its historic small town character. One- and two-story buildings and historic structures are filled with locally owned and supported businesses. With the development of Redmond Town Center, the City avoided the creation of another typical regional mall, instead pioneering the trend toward lifestyle centers, creating a development style that reflects the values of Redmond. Redmondites foster a sense of pride in their community as regionally unique and aspire to define their City on their own terms, not on the expectation or perceptions of others.
- Big Tech: Redmond is shaping the way the entire world sees itself and interacts with one another. Redmond is home to technological visionaries Microsoft, Digipen, Aerojet, Nintendo, more than half of the world's gaming companies, and dozens of other forward-looking companies that will shape our lives tomorrow. Beyond the presence of these companies is the social contribution of their workforce who makes Redmond home, bringing with them a diversity of backgrounds and a spirit that makes the City an incubator for new ideas that will shape our future.

These juxtapositions, between natural and urban, and between small town and big tech, are positive and an ever-changing balance between one another and represent fluctuations within the Redmond Central Connector.

# EXPERIENTIAL FLUCTUATIONS

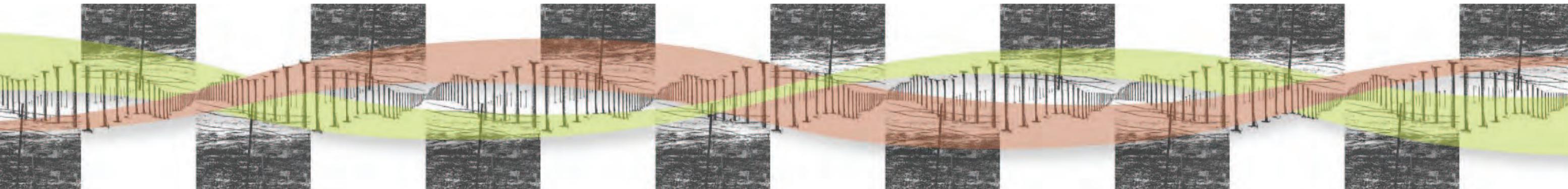
These fluctuations give form to the corridor through the character and experiential quality of elements throughout the corridor, predominately through the fluctuations between Redmond's character as both natural and urban, and a small town yet forward-looking and shaping the world.



**SAMMAMISH RIVER**

**DOWNTOWN**

**BEAR CREEK**



OTHER FLUCTUATIONS SHAPING THE CORRIDOR



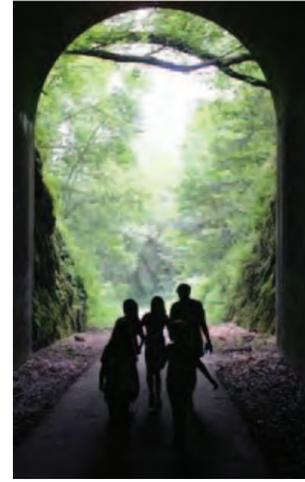
Machined/Crafted



Passive/Active



Open/Enclosed



Fixed/Evolving



Stable/Dynamic



Light/Dark



Planted/Wild

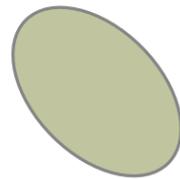


Hardscape/Softscape



# SPATIAL FLUCTUATIONS

Fluctuations also give form to the corridor as physical elements. The design framework consists of a vocabulary of features and spaces that collectively make up the Connector. Although each feature serves a practical function for ensuring a safe, interesting trail experience, their composition and considerations for integrated art express the character of Redmond and contribute to the creation of the corridor as something more than just a trail.



**LANDINGS**



**ISLANDS & EDDIES**



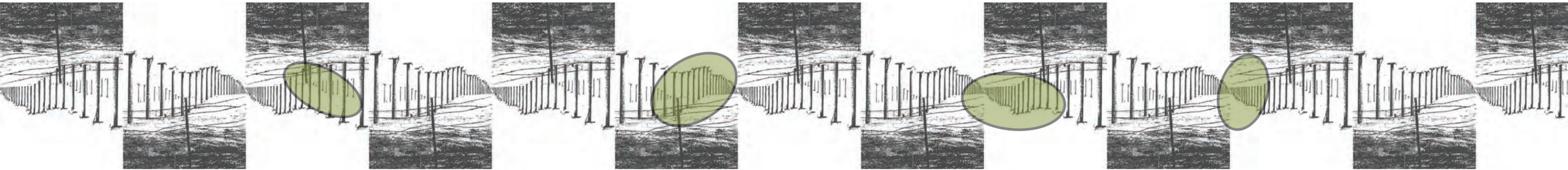
**TIES**



# LANDINGS



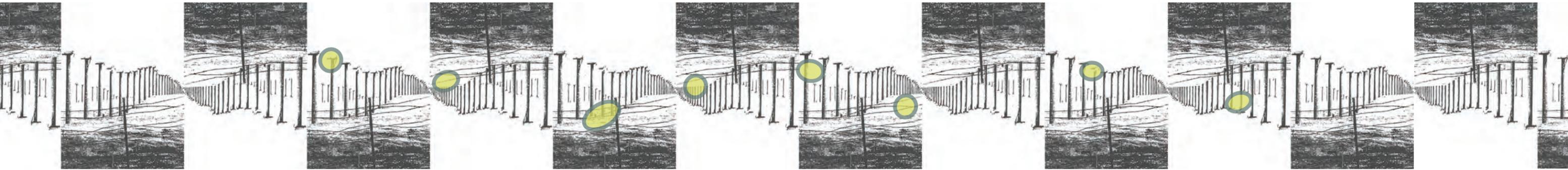
Landings are major events along the Connector, and contained within the corridor. These spaces are infused with integrated art to produce a dramatic aesthetic when seen from afar and a strong experience from within, drawing people to the corridor and encouraging them to gather and linger. The spaces are typically located in mid-block locations and aligned with existing or planned street-end connections with Cleveland Street. Landings may include sculptural landscapes of earthworks, canopies, lighting features, and water features to create signature moments and punctuated points of interest and connectivity along the corridor. Each landing is a uniquely different experience that is meaningful and engaging, yet when experienced and considered as a collective whole, provides a greater understanding of Redmond's unique social and environmental character.



# ISLANDS & EDDIES



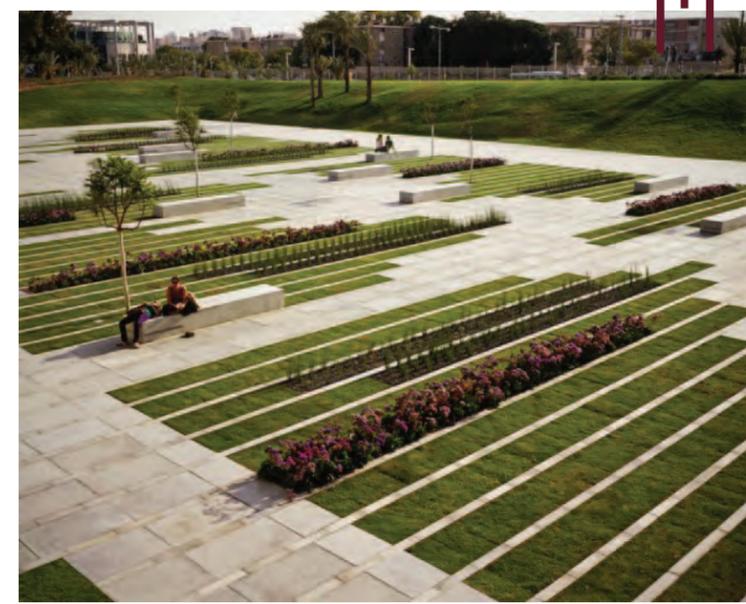
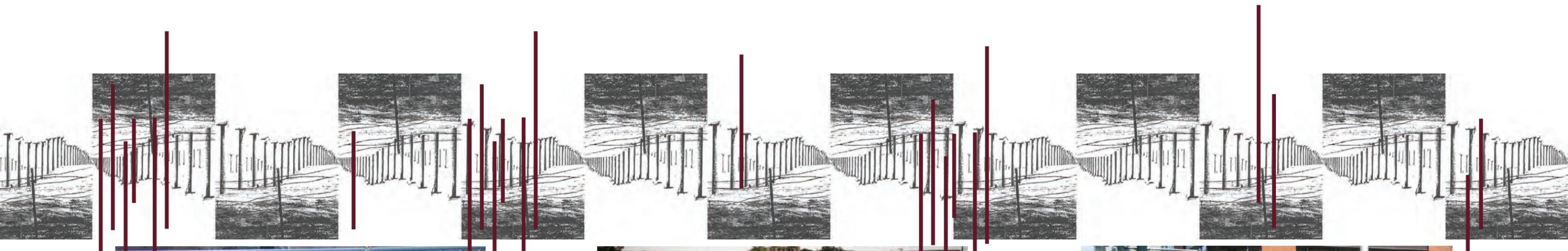
Islands and eddies are secondary elements and events along the Connector, complementing but not competing with landings, providing small spaces that add visual and experiential interest. Recognizing how the flow of people along the corridor is inherently linear, islands and eddies provide relief from that flow as places for pause and escape. Islands could include landscape, site furniture, art, fountains, canopies, pavilions and more. Eddies are inseparably tied to islands, places where the flow of people in the corridor slows and gathering naturally occurs and is supported with seating and other discoveries that enrich the space.



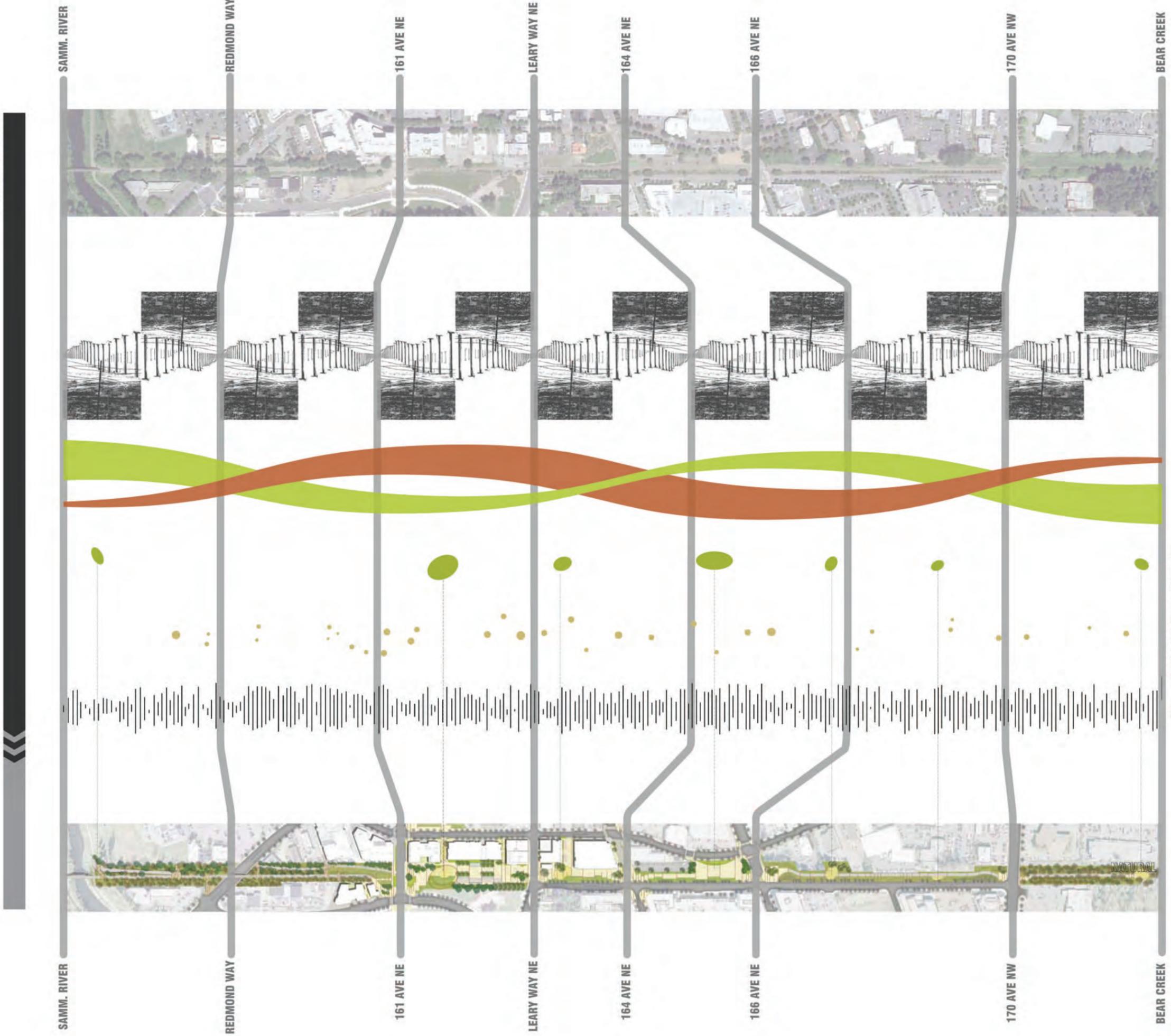
# TIES



Just as railroad ties connect two separate rails into a functioning whole, the ties in the Connector are linear design elements that create physical and visual connections across the corridor to produce a more cohesive, functioning corridor that is woven into the City's urban fabric. The ties are expressed in a number of ways to serve a variety of functions. They may be flush, extruded or elevated. The ties are rhythmic elements that provide the visual cues and physical space necessary for trail and park users to intuitively slow down and respond to the changes and options that are present along the trail, such as approaching landings and intersections.



**Fluctuations**



**EXISTING**

**IMPRESSION**

**EXPERIENTIAL**

**SPATIAL**  
LANDINGS ISLANDS/EDDIES TIES

**DESIGN**

SAMM. RIVER

REDMOND WAY

161 AVE NE

LEARY WAY NE

164 AVE NE

166 AVE NE

170 AVE NW

BEAR CREEK

SAMM. RIVER

REDMOND WAY

161 AVE NE

LEARY WAY NE

164 AVE NE

166 AVE NE

170 AVE NW

BEAR CREEK

**FLUCTUATIONS ARE ROOTED IN REDMOND**

The concept of fluctuations from impression, to experience, to physical space is physically anchored in the geography of Downtown Redmond, inspired from existing conditions and integrated in the master plan design.

