



Redmond Citizen Academy – 2011 Series

COMPREHENSIVE PLANNING IN REDMOND

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Planning....

- Is describing and achieving what you want your community to be in the future
- Begins with creating the vision
 - Your Future - Probable, Possible, Preferred
 - Can it be achieved?
 - What will it take?
 - How long will it take?
- Develop the plan
- Implement and evaluate progress

Thinking about the future

- Where will we live and work?
- Where will we shop?
- Where will we play?
- How will we travel?
- What do we treasure about our neighborhoods and community?
- What would we like to add or enhance?



Planning for Redmond's Future

Milestones	Population	Jobs
1940s: First zoning ordinance in Redmond	530	
1980s: First neighborhood plan	23,000	12,000
1990s: Plan update in response to Growth Management Act	36,000	36,000
2000s: First major review/update post GMA	45,000	72,000
2010s: Second major review/update post GMA	54,000	91,000

Redmond Today

- 54,000 residents
- 91,000 employees
- Residential Neighborhoods
- 2 Urban Centers
- Microsoft, Nintendo, Genie, Redmond Town Center
- Other Employment Areas
- 51 Parks & Open Spaces, 31 miles of trails
- 17.14 sq miles



Looking to the future

Redmond in 2030

- 78,000 people
- 127,000 jobs
- Nearly 3/4th of Redmond's housing growth and 2/3rds of commercial development expected in Downtown and Overlake



What's the framework?

- GMA – provides structure for the Plan and Regulations
- State provides population forecasts and oversight
- Countywide Planning Policies
 - Designate Urban Areas
 - Growth and transportation strategies
 - Housing and job targets
 - Topics of regional interest
- Local Plans Accommodate within their Vision



Redmond's Comprehensive Plan

- Goals, Vision and Framework Policies
- Community Character, Historic Preservation
- Natural Environment
- Land Use
- Housing
- Economic Vitality
- Human Services
- Parks, Recreation, Culture, Arts and Conservation
- Transportation
- Utilities, Capital Facilities
- Urban Centers
- Neighborhoods
- Annexation and Regional Planning
- Participation, Evaluation and Implementation
- Shoreline Master Program

Keys to the Process

- The Plan Must Balance
 - Your vision and plan elements
 - Needed infrastructure
 - Available revenues and resources
- Is iterative and must stay consistent
- Needs to be achievable



Process for Plan Updates

- Proposed updates
- Staff recommendation
 - Consistency with GMA, regional and city policies
 - Analysis, such as environmental, facilities/services impacts
 - Outreach
- Planning Commission
 - Hearing body
 - Represents broad community views
 - Provides comprehensive recommendations
 - Advisory body
- City Council
 - Reviews Planning Commission recommendation
 - Decision-maker
- Appeals to Growth Management Hearings Board

How do we achieve the plan?

- Regulations
 - Policy is Intent
 - Development regulations are law
 - They must be consistent

- Other implementing actions
 - Functional plans
 - Project development
 - Capital investments
 - Other studies

Your participation is the key

During plan update

- Vision, goals, policies

Following plan update

- Feedback on capital investments
- Participation in special studies, projects
- Indicators program
 - Surveys - feedback on how we're doing



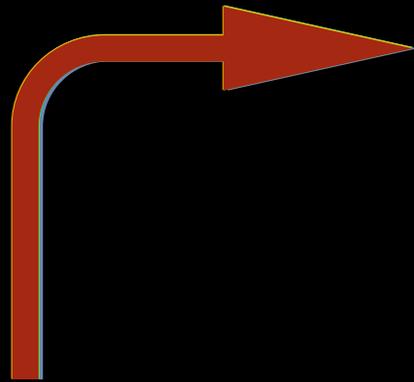
Example - Start with Values

What People in Redmond Have Said Is Important..

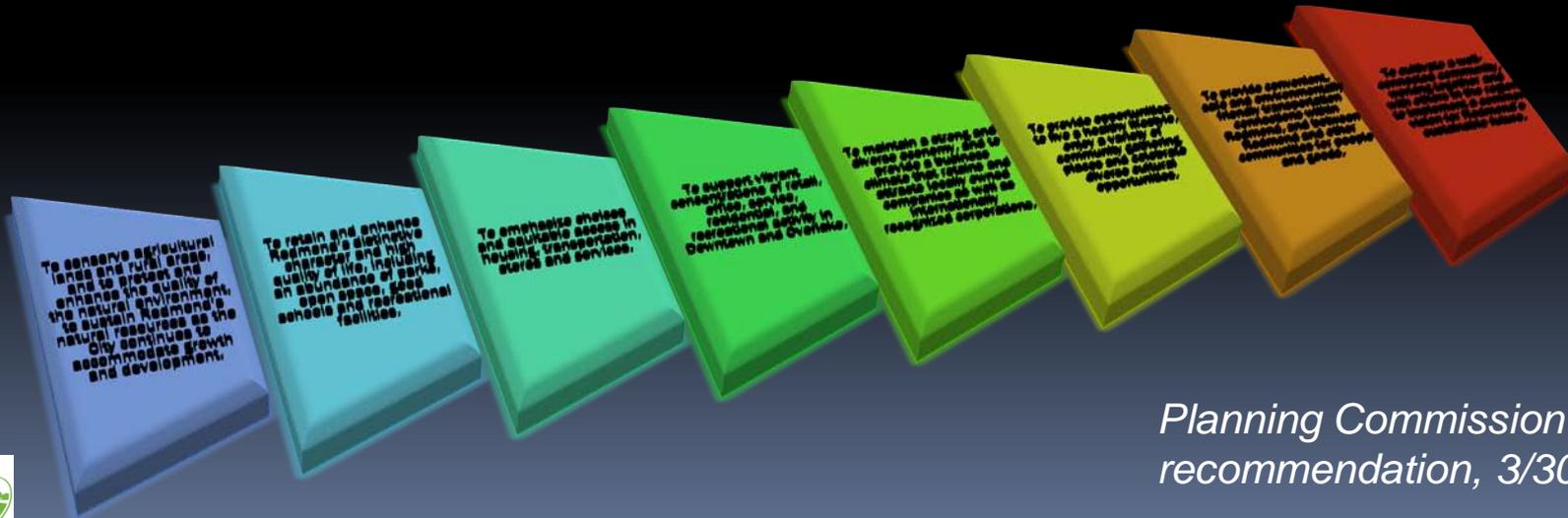
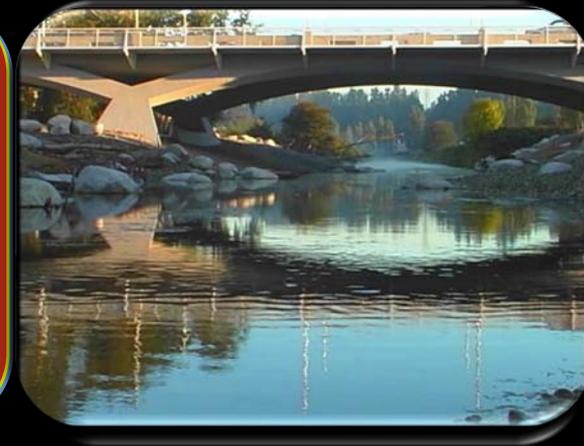
- Environmental quality
- Sense of place, connections
- Housing, stores and services that provide choices and are accessible
- Diverse, stable economy
- Healthy community
- Community gathering places
- Walkable, bikeable ...more ways to get to where you need to without a vehicle
- Community communication and collaboration



From Values to Vision, Policies



- Cultivate a well-connected community
- Working together and with others in the region
- Implement a common vision for Redmond's sustainable future



Planning Commission
recommendation, 3/30/2011

From Policies to Implementation....

- Housing, stores, services and transportation that provide choices
 - Zoning for variety of housing types
 - Investments for all modes
- Community gathering places
 - Redmond Central Connector
 - Downtown Central Park
- Communication, collaboration
 - Redmond's Neighborhood Network
 - Neighborhood Facebook pages

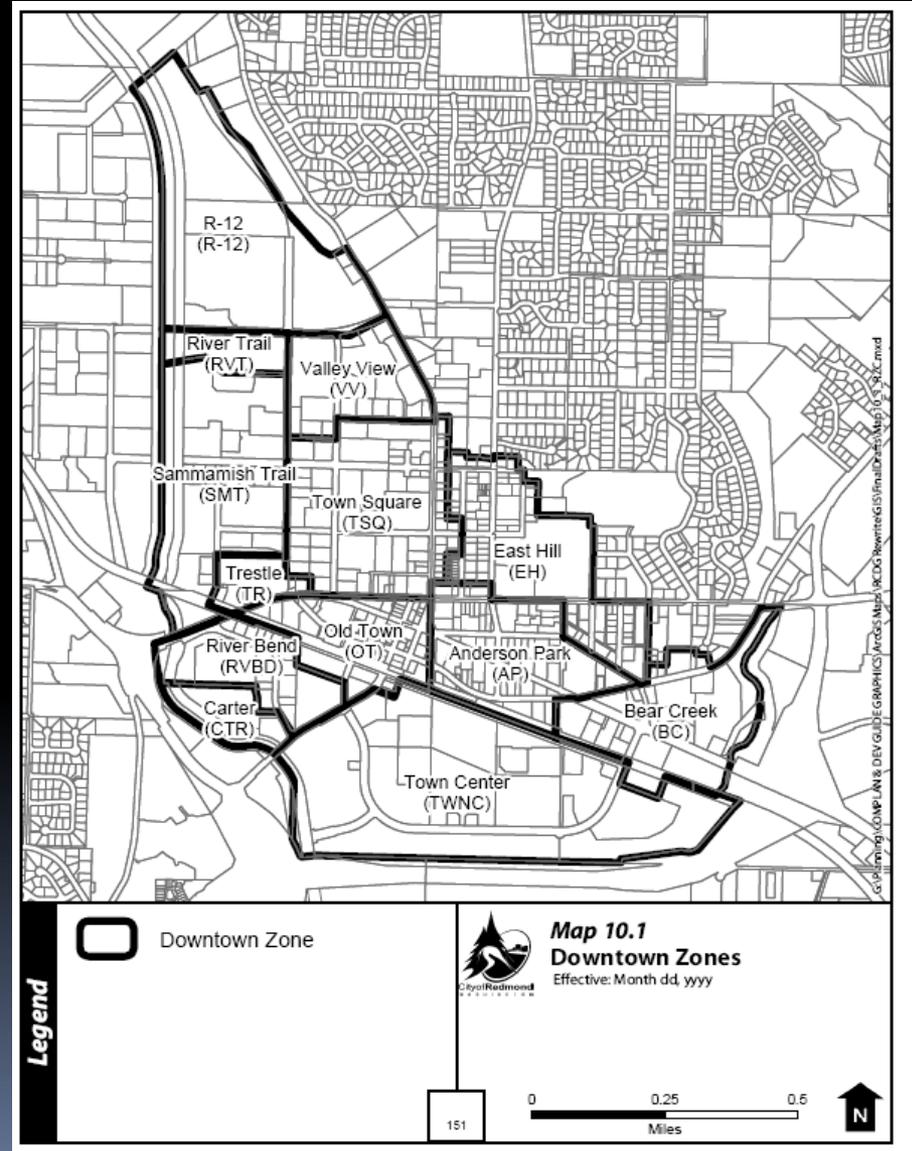


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Redmond's Urban Centers Downtown

	2010	2030
Residents	4,385	10,875
Dwellings	2,360	5,910
Employees	9,131	13,055



Downtown Vision



DOWNTOWN VISION 2030

In the future, Downtown Redmond will have a vibrant mix of businesses, residences, and open spaces for recreation and relaxation. The City is taking tangible steps towards realizing its vision for Downtown Redmond, signaling its commitment to private developers to encourage continued investment in the neighborhood.

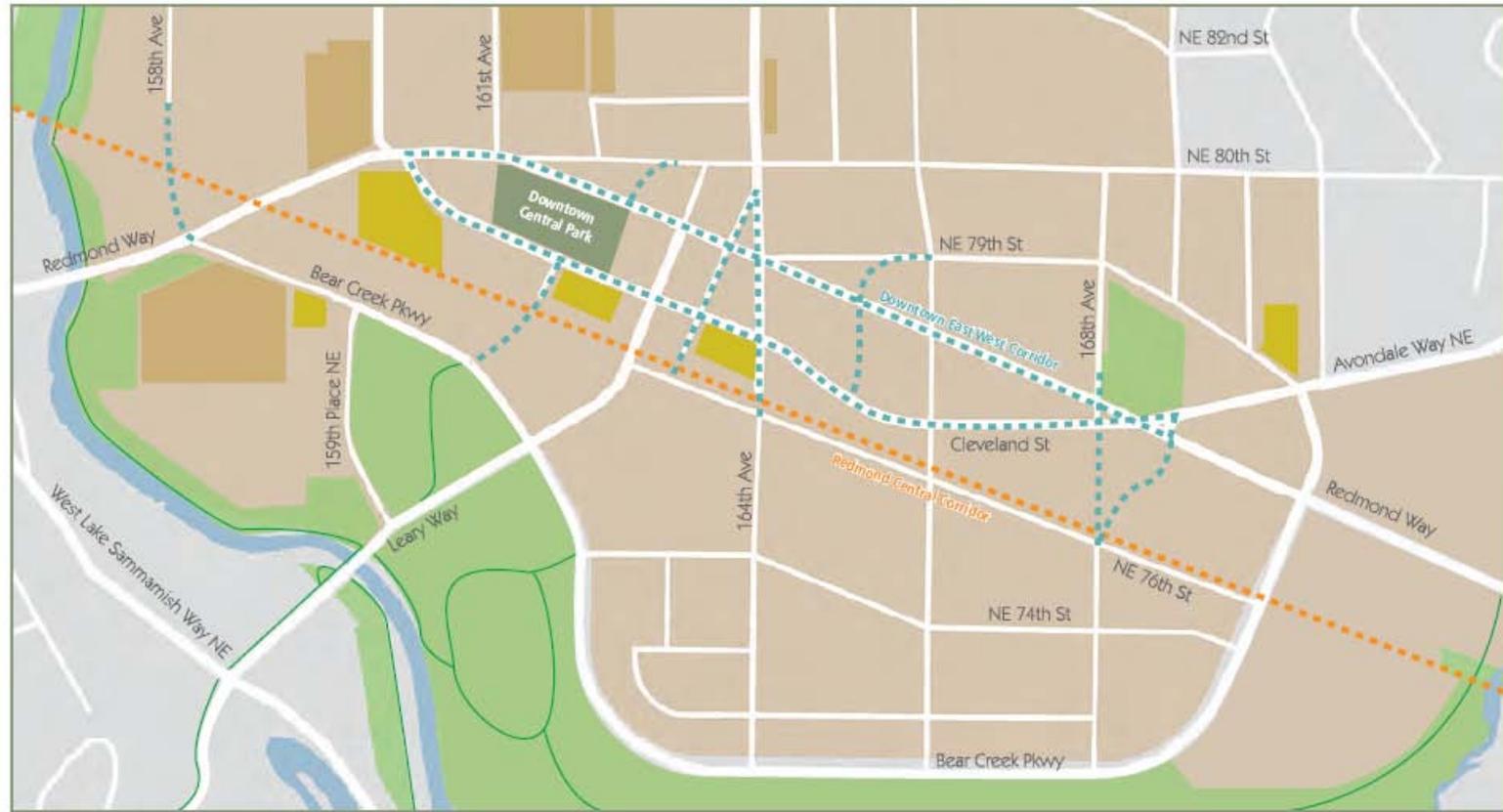
The vision:

- Create an economically healthy, vibrant Downtown that emphasizes pedestrian activities 18-hours a day.
- Develop cohesive system of public places in the Downtown that attract people and build community through interactive events and features.
- Link the north and south parts of the Downtown through various pedestrian and vehicular connections.
- Improve the aesthetic appeal of Downtown through enhanced landscaping, art, historic landmarks, gateways and gathering places.
- Increase mobility and promote environmental quality by providing for convenient transit, pedestrian, and bicycle routes to and from the Downtown.

Downtown Improvement Projects

DOWNTOWN PROJECT MAP

- Downtown Neighborhood
- Completed Private Development
- Planned Private Development
- Parks and Open Space
- Trails
- Downtown Central Park
- Downtown E.W. Corridor
- Redmond Central Corridor



Downtown Transportation

DOWNTOWN EAST WEST CORRIDOR

In order to make Downtown Redmond a great urban center destination with bustling activity and thriving businesses, the City is creating a more complete street grid system, comprised of pedestrian friendly streetscapes, and improved circulation. The Downtown East West Corridor project will be implemented in phases as follows:

1. Extend 161st Ave NE from Redmond Way to Bear Creek Parkway
2. Extend 164th Ave NE from Redmond Way to NE 76th Street
3. Cleveland Street Complete Street & Road Diet Improvements
4. Redmond Way Complete Street & Road Diet Improvements
5. Convert Cleveland Street and Redmond Way to two-way operations
6. Extend Avondale Way to 168th Ave NE
7. Extend NE 159th Ave NE to Bear Creek Parkway
8. Create four new pedestrian connections from the north side of Downtown to the Redmond Central Connector

The Downtown East West Corridor Project will create a system of Great Streets that will:

- Reflect the neighborhood through which they pass
- Allow people to walk comfortably and safely
- Contribute to the economic vitality of the city
- Provide mobility for all modes of transportation
- Facilitate place-making through unique streetscapes including landscaping, art, and gathering places
- Incorporate green design features and environment for users including rain gardens and natural shade cover

These investments will sustain redevelopment of our urban center by providing opportunities for community connections and social interactions.



Estimated Project Cost	
City Commitment	\$22,700,000
Other Sources	\$2,500,000
Unfunded	\$17,500,000
Total	\$42,700,000



Downtown Trail / Transit

REDMOND CENTRAL CONNECTOR

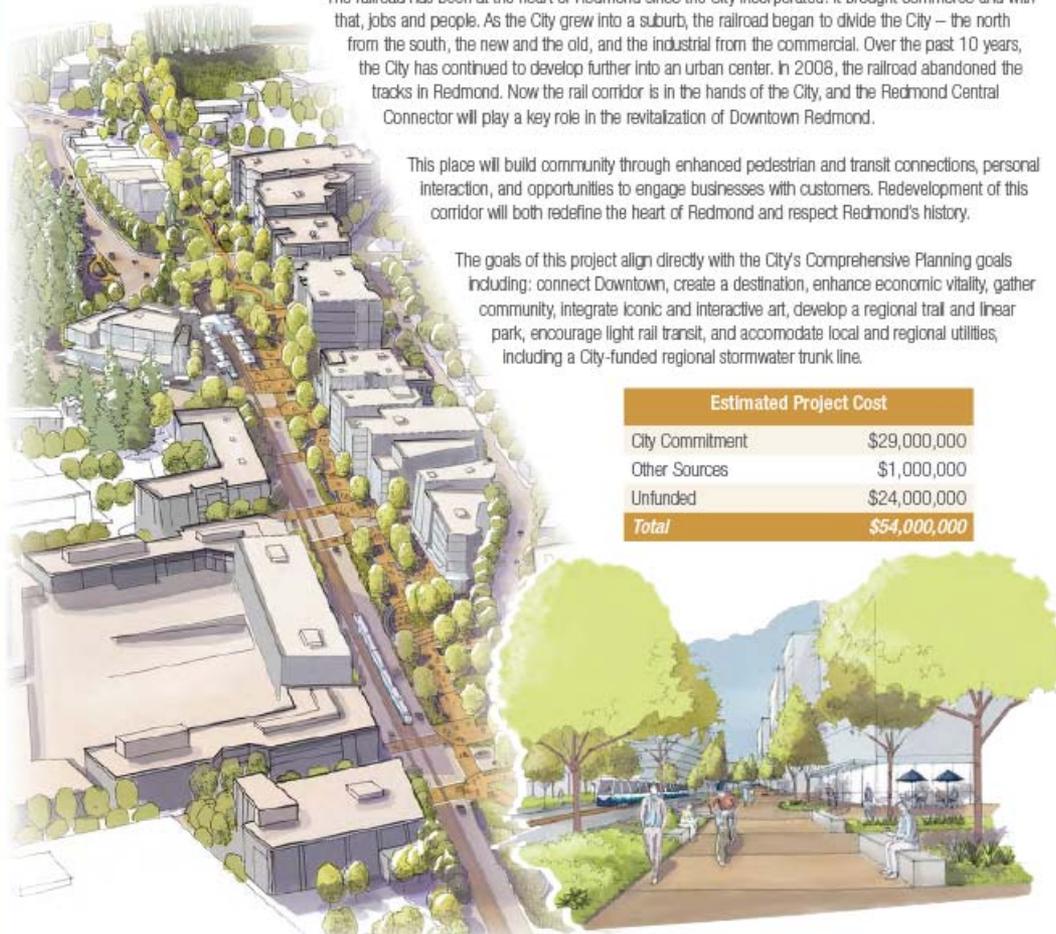
The railroad has been at the heart of Redmond since the City incorporated. It brought commerce and with that, jobs and people. As the City grew into a suburb, the railroad began to divide the City – the north from the south, the new and the old, and the industrial from the commercial. Over the past 10 years, the City has continued to develop further into an urban center. In 2008, the railroad abandoned the tracks in Redmond. Now the rail corridor is in the hands of the City, and the Redmond Central Connector will play a key role in the revitalization of Downtown Redmond.

This place will build community through enhanced pedestrian and transit connections, personal interaction, and opportunities to engage businesses with customers. Redevelopment of this corridor will both redefine the heart of Redmond and respect Redmond's history.

The goals of this project align directly with the City's Comprehensive Planning goals including: connect Downtown, create a destination, enhance economic vitality, gather community, integrate iconic and interactive art, develop a regional trail and linear park, encourage light rail transit, and accommodate local and regional utilities, including a City-funded regional stormwater trunk line.

Estimated Project Cost

City Commitment	\$29,000,000
Other Sources	\$1,000,000
Unfunded	\$24,000,000
Total	\$54,000,000



Downtown Central Park

DOWNTOWN CENTRAL PARK

Every great city has a signature place that serves as a destination, an icon for the city, and a catalyst for planned growth. Downtown Central Park will be Redmond's signature place, by creating a place for community members to gather and celebrate. It will be a vibrant community space that encourages special events, arts, music and fun. The enhanced pedestrian activity in and near the park will stimulate economic activity in the neighborhood.



The graphic above illustrates an early concept for a new park space in Downtown Redmond. The park may include spaces such as:

1. Old Town Court

The court will incorporate existing older structures, including the historic Stone House, providing a courtyard encircled by active retail and restaurants that spill into the park and bring energy and activity.

2. Zocalo

The central feature of the park will be a paved plaza and covered stage that provides a venue for large or small scale events or a valuable covered space for informal play and passive activities.

3. The Traverse

The Traverse will carry people through the park and make connections to local businesses and streets. Tables, chairs, benches and an interactive water feature will line the traverse.

4. Café

A pavilion with striking architecture will anchor the northwest corner of The Green, which will bring activity into the park.

5. The Green

A great lawn will serve as a passive recreation area, an outdoor living room for nearby residents, and a venue for programmed events.

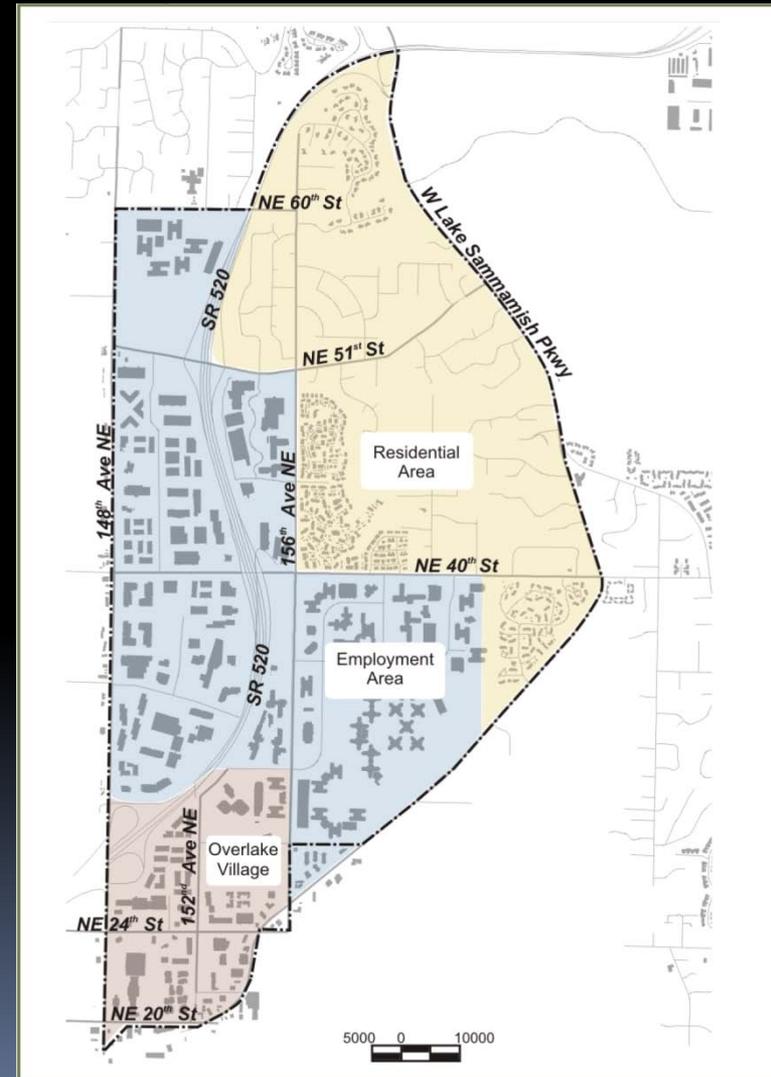
Estimated Project Cost

City Commitment	\$15,000,000
Other Sources	\$0
Unfunded	\$12,000,000
Total	\$27,000,000

DOWNTOWN CENTRAL PARK

Redmond's Urban Centers Overlake

	2009	2030
Residents	6,000	17,400
Dwellings	3,000	8,700
Employees	49,000	73,000



Overlake Vision



Collins Woerman

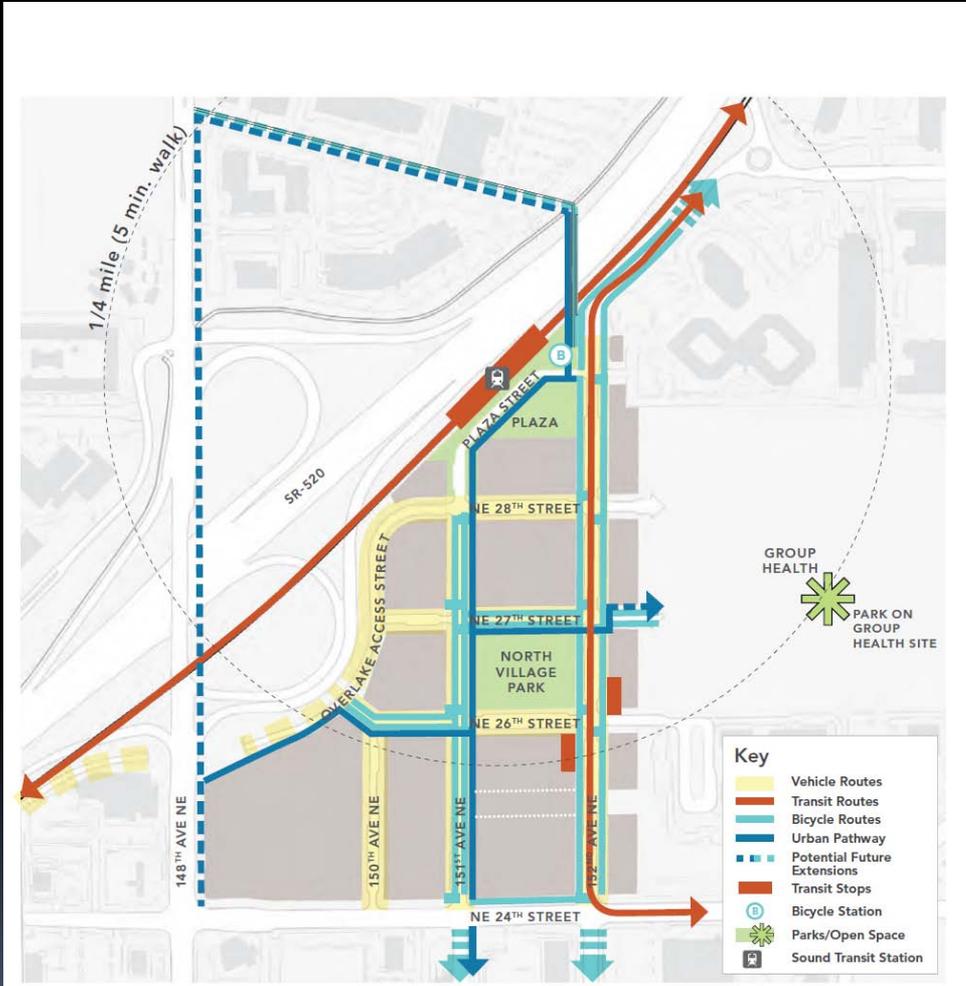
Coordinated public and private investment has transformed Overlake by 2030. Thousands of new residents walk from their homes to their jobs or to patronize neighborhood shops and services. Many stroll along a re-designed 152 Avenue Northeast, the neighborhood's main street. Others use new streets and urban pathways established as the neighborhood redeveloped.

The neighborhood contains three major parks, two of which also serve as regional stormwater management facilities. Employees relax in the park refuge spaces while visitors take-in a musical performance. From the parks, one can see residents of adjacent mid-rise condominiums hosting

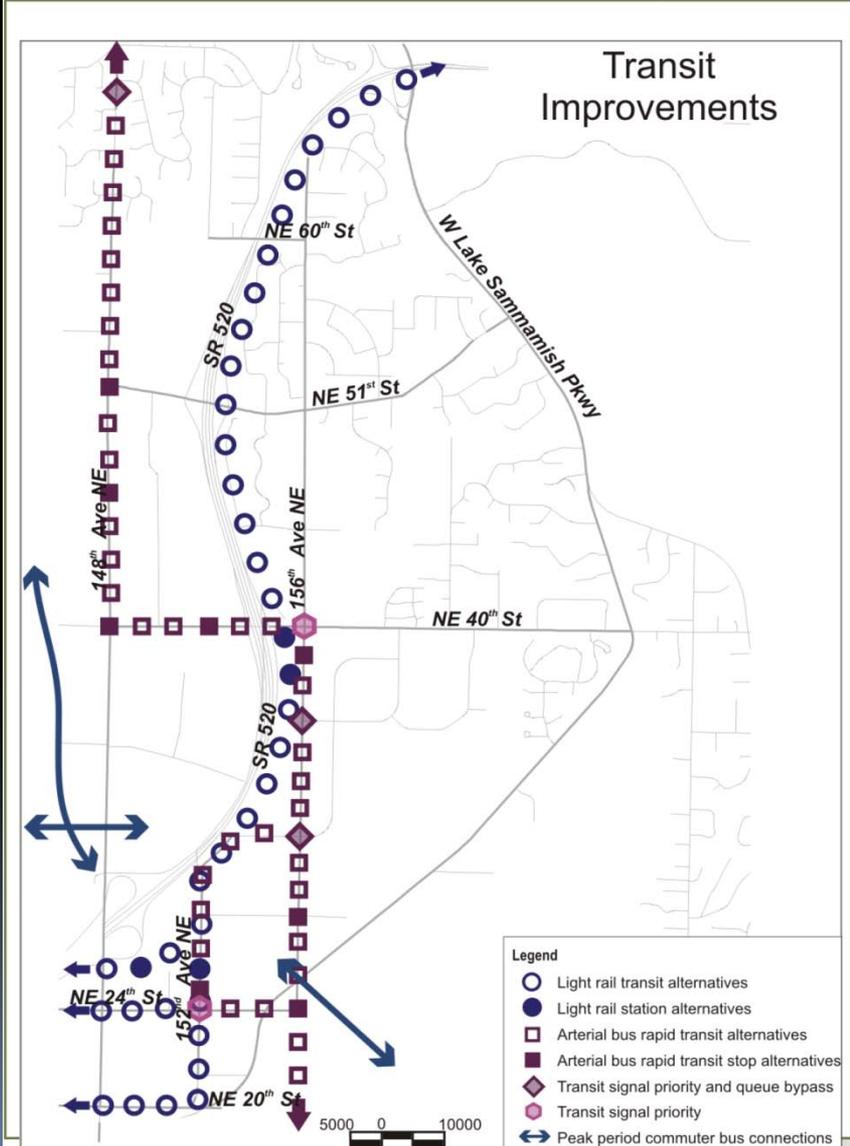
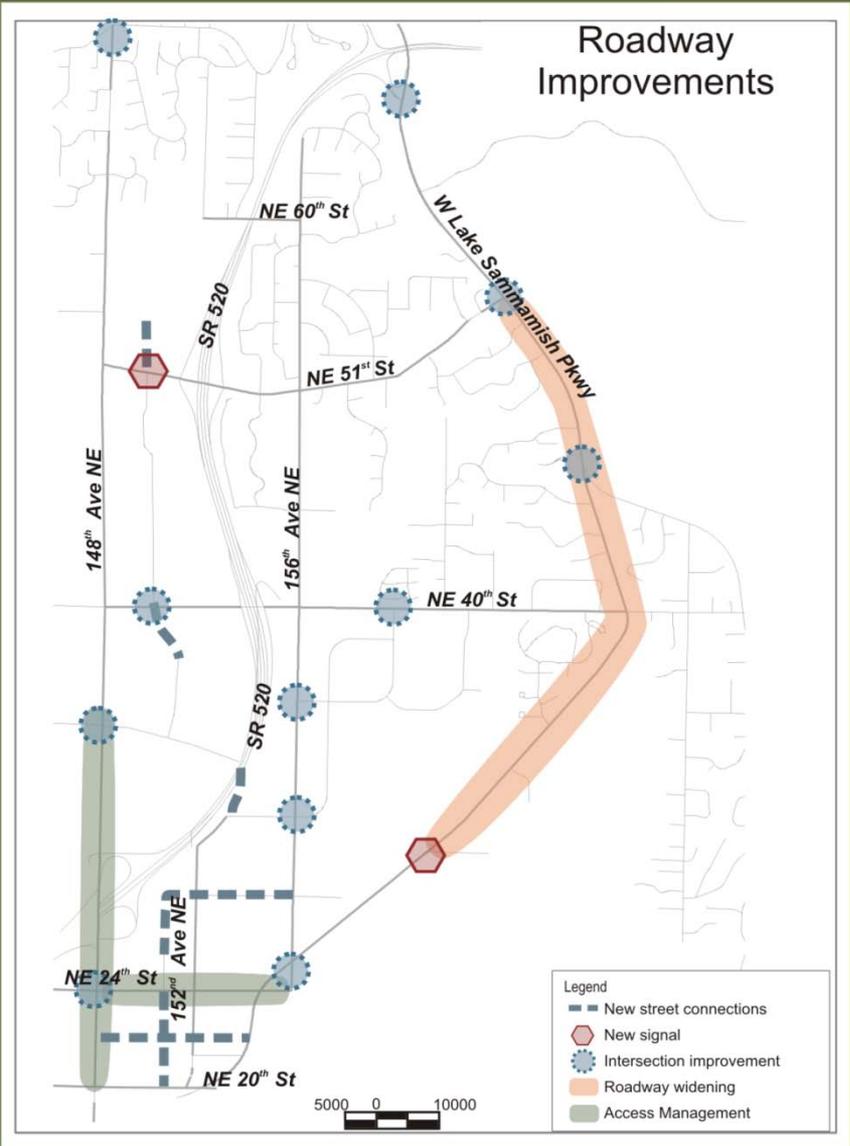
family and friends on view balconies. The parks serve as an important green contrast to the surrounding urban development.

Each day, light rail quickly and conveniently transports residents, employees and visitors between two Overlake stations and regional destinations. Those that prefer bicycles to trains ride regional trails that have been improved to eliminate major street crossings. Complete streets and new non-motorized crossings of State Route 520 have made transit more convenient to more people, and have provided new connections between Overlake Village and the Employment Area to the north.

Overlake Transportation (1)



Overlake Transportation (2)



Overlake Parks & Stormwater

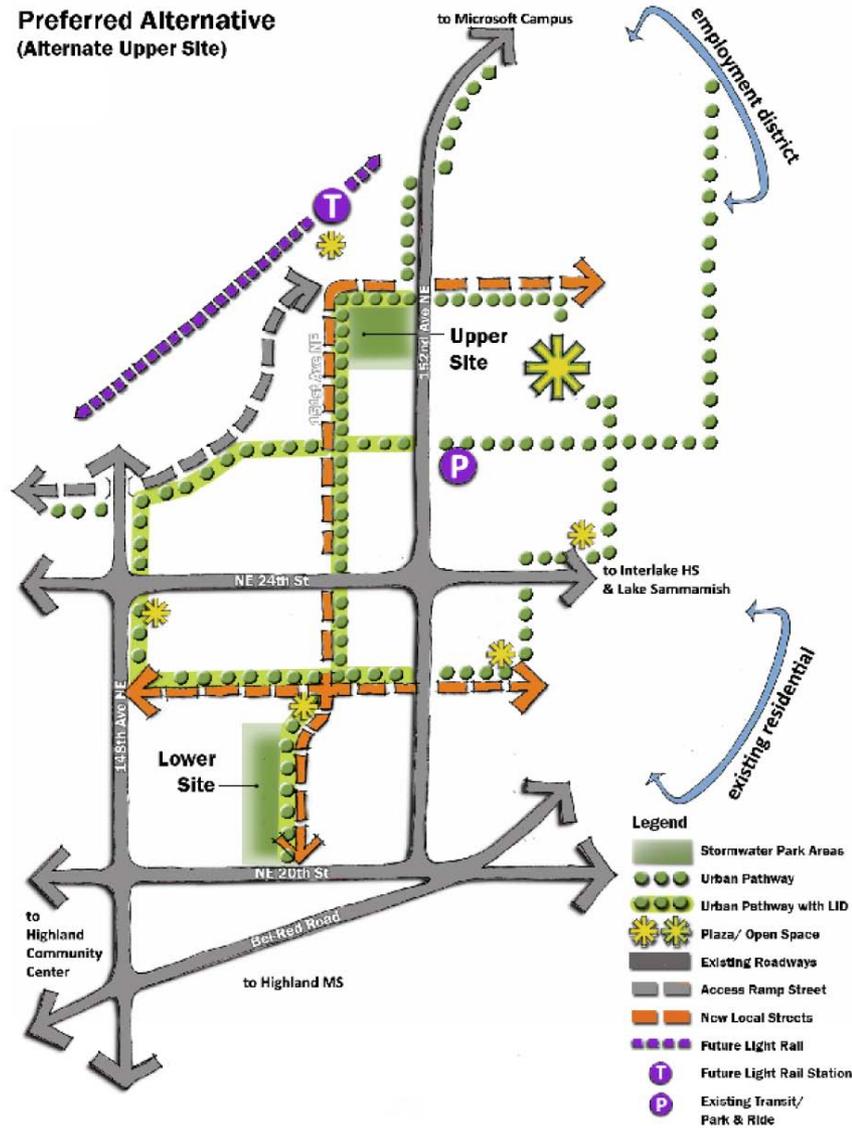
The Village Green

A Place To...

- Play
- Meet Up
- Have a Picnic
- Watch
- Run
- Interact
- Take the Family



Preferred Alternative (Alternate Upper Site)



A Brief Intro: Comprehensive Plan Elements

Community Character and Historic
Preservation

Land Use

Economic Vitality

Participation, Implementation, and
Evaluation

Annexation and Regional Planning

Neighborhoods

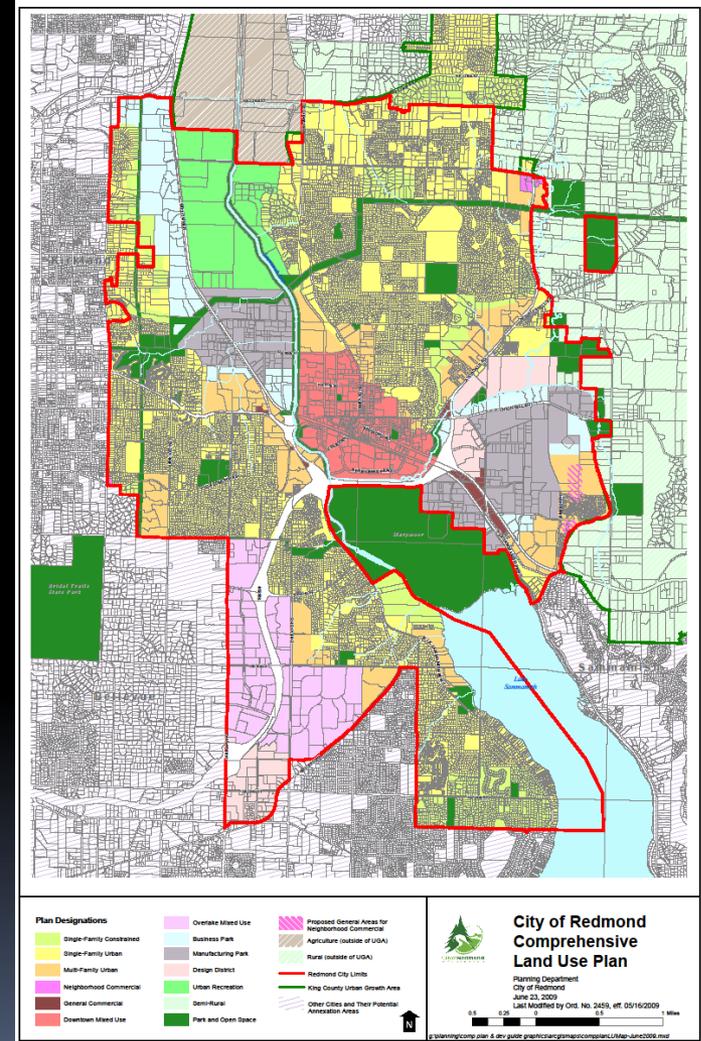
Community Character and Historic Preservation

- Helps define and maintain Redmond's distinctive character
 - Design:
 - Community
 - Site and building
 - Street and pathway
 - Opportunities for people: places and events
 - Views, Entryways, and Landmarks
 - Historic Resources
 - Preservation
 - Landmarks
 - Involvement



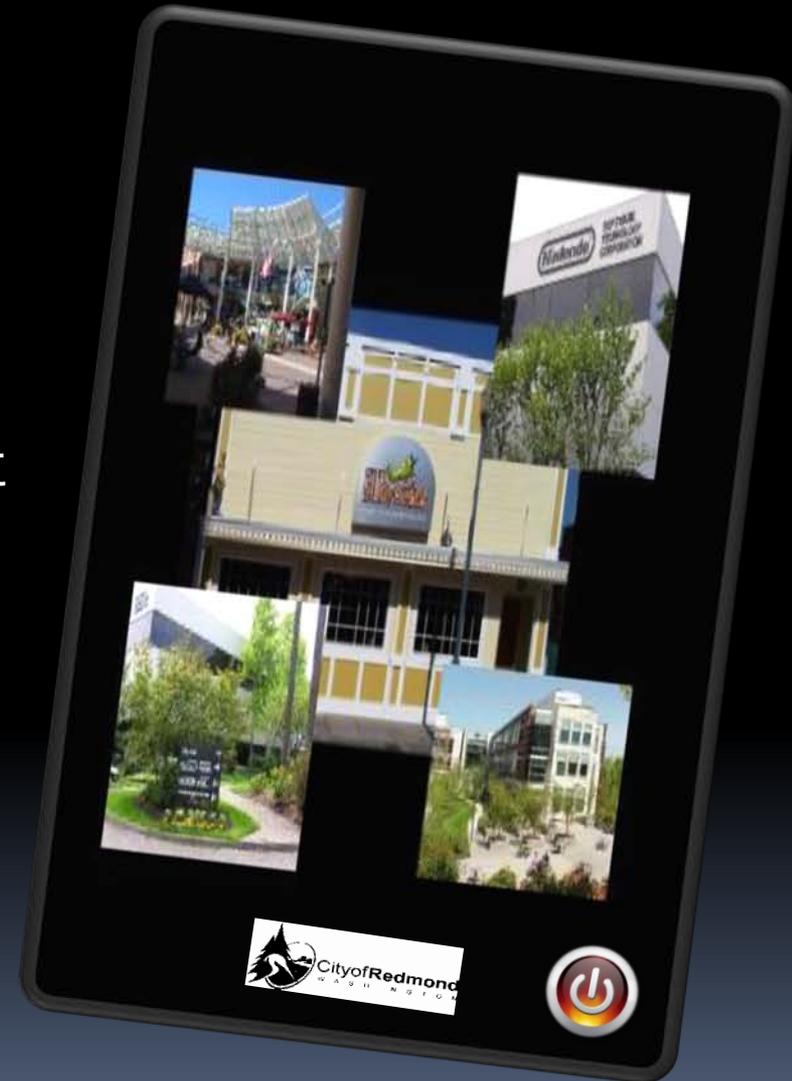
Land Use

- Helps apply Redmond's goals and long-term vision to land
 - Growth management
 - Land use compatibility
 - Community facilities and services
 - Open space and natural resources



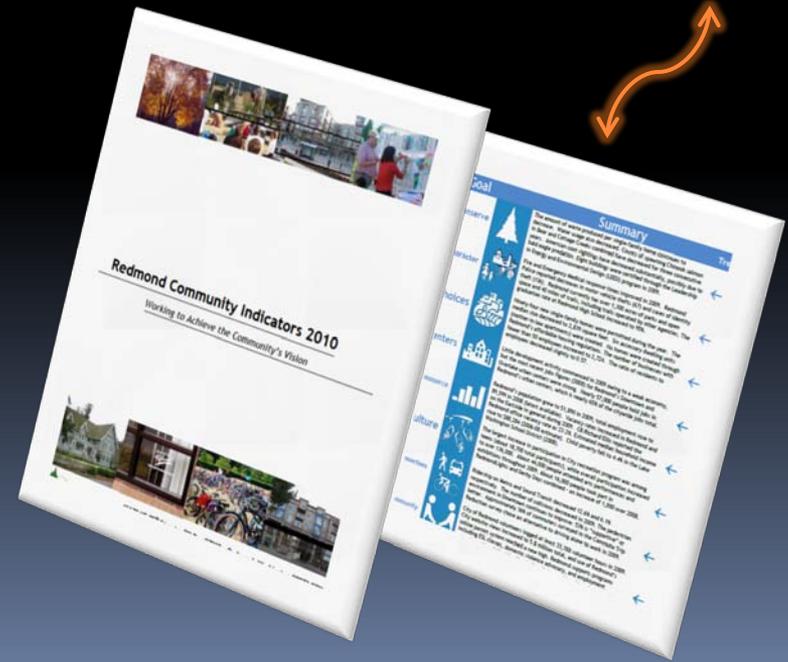
Economic Vitality

- Supports a strong economy and diverse job base
- Involves:
 - Land use plan and development regulations
 - Support for education
 - Infrastructure, including transportation
 - Partnerships
 - Strategic Economic Development Plan



Participation, Implementation, and Evaluation

- Guides participation and implementation
 - Public participation
 - Plan amendments and consistency
 - Development services
 - Plan implementation and monitoring



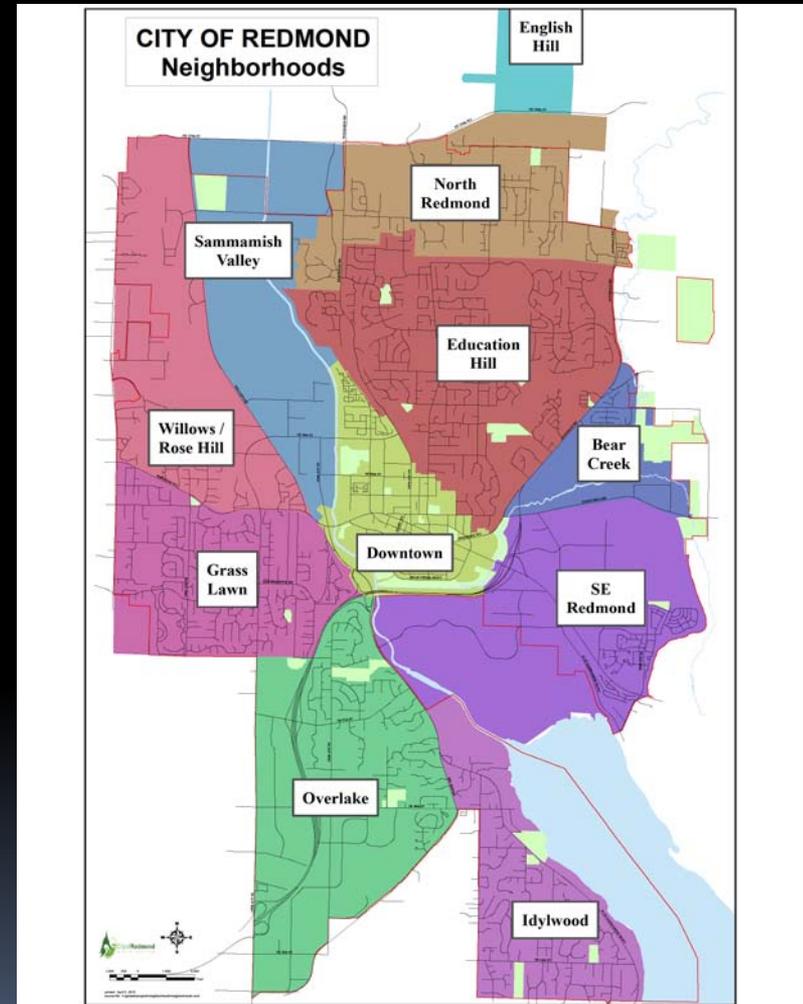
Annexation and Regional Planning

- Guides annexation and City interaction with others in the region
 - Annex urban areas while protecting rural and agricultural areas
 - Work with: cities, King County, regional and state agencies, and others
 - Advance Redmond's interests and regional goals



Redmond's Neighborhoods

- 10 neighborhoods
- Neighborhood Plans
 - Comprehensive Plan policies
 - Zoning Code specifics
- Citizen Advisory Committee
- Significant neighborhood input
- Linked to
 - Redmond's Neighborhood Network
 - Neighborhood Stewardship



New and Continuing Challenges

- Most of growth capacity in mixed use zones
- GMA in a Recession
- City versus County Services
- Resources/\$\$\$\$
- Ongoing process
- Participation

Questions