



## SUMMARY OF DRAFT HIGHWAY 97 AREA PLAN

The key features of the draft Highway 97 Area Plan (HAP) are described below. The map on the reverse side of this handout shows the proposed land use pattern and illustrates important features of the neighborhood plan.

- Most developable land (west of US 97) is designated for residential use, with medium and high density housing planned in the central and southern portion and lower densities on the western and northern edges.
- A small neighborhood / civic center zoned Mixed Use Neighborhood is located along an approximately three block long section on the west side of 8th Avenue.
- A neighborhood park is located north of the mixed use commercial area.
- A modest sized mixed use employment center is located immediately north of Upas Avenue approximately between US 97 and 8th Avenue. Access to this property will be from the north and not from Upas Avenue because of the ramp to the Upas Avenue Bridge.
- US Highway 97 (US 97) bisects the HAP planning area. A "green" berm/buffer is proposed along both sides of the highway to reduce noise and visual impacts.
- Upas Avenue serves as the main east/west transportation route and is extended across US 97 on a bridge.
- Access at Pershall Road is expected to be eliminated in the future but connectivity will be maintained on a bridge across US 97
- As development occurs on properties adjacent to US 97, existing access will be closed in favor of alternative access to local streets. A local street grid will provide access to 8th Street on the west side of the highway and N. Canal Blvd on the east side of the highway.
- The main north-south connection to the HAP on the west side of US 97 is via 10th Street or locally on 8th Street. On the east side, N. Canal Blvd provides access to future development on land that now abuts US 97.
- Existing canals will serve as the basis of a trail system with connections to planned residential neighborhoods, a small mixed use center, a park, and local streets and civic uses.

# US Highway 97 Area Plan

## City of Redmond

