Bear Creek

Community Plan and Area Zoning

King County Planning and
Community Development Division

Bear Creek

Community Plan

and

Area Zoning

Effective Date: February 17, 1989

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Tim Hill

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READER ASSISTANCE

This document contains adopted King County policy and the official zoning controls for the development of land in the Bear Creek planning area. The Bear Creek Community Plan and Area Zoning determines future land uses and residential densities in the planning area, coordinates facilities and services to serve the planned uses and provides for the protection and preservation of natural resources, open space and historic sites.

The Bear Creek Community Plan contains seven chapters which include policy direction for a full range of issues affecting land use: residential development; commercial, industrial and extractive uses; provision of utilities; transportation networks; historic preservation; and provision of parks and trails. An additional chapter describes how these policies will be implemented.

The Bear Creek Area Zoning provides zoning information for each parcel of land in the Bear Creek planning area, as well as a description of specific development conditions which must be met.

June 13, 1989

Introduced by: Bill Reams

Proposed No. 87-634

ORDINANCE NO. 8846

AN ORDINANCE relating to Comprehensive Planning; adopting the Bear Creek Community Plan; adopting the Bear Creek Area Zoning; amending the King County sewerage general plan (Ordinance No. 4035); repealing the Bear Creek Middle Plan (Ordinance No. 1018); and adding a new section to K.C.C. 20.12.

PREAMBLE:
For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

1. The Bear Creek area is an appropriate geographic area for augmentation and amplification of the King County comprehensive plan through the adoption of the Bear Creek Community Plan and Area Zoning. The Bear Creek Community Plan is a continuation of the program to plan area-by-area in King County.

2. The Bear Creek area is a growing area with competing demands for land uses and development and requires areawide planning and zoning.

3. King County, with the assistance of the Bear Creek Citizen Advisory Committee, the Technical Advisory Committee, agencies with expertise, and general citizen input, has studied and considered alternative policies, programs and other means to provide for the orderly development of the Bear Creek area and protect the environment and has considered the social, economic and environmental impacts of the plan and areawide zoning. King County has prepared and distributed an Environmental Impact Statement for the Bear Creek Community Plan and Area Zoning.

4. The Community Plan and Area Zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is added to K.C.C. 20.12 a new section to read as follows: The Bear Creek Community Plan, attached to Ordinance 8846 as Appendix A, is adopted as an amplification and augementation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area defined therein.

SECTION 2. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

SECTION 3. Ordinance No. 4035, previously adopting the King County sewerage general plan, is hereby amended in accordance with Section 1.

SECTION 4. Ordinance No. 1018, previously adopting area zoning for Bear Creek on October 18, 1971, is hereby repealed.

SECTION 5. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this ordinance.

INTRODUCED AND READ for the first time this 8th day of September, 1987.

PASSED this 30th day of January, 1989.

KING COUNTY COUNCIL

KING COUNTY, WASHINGTON

Ron Sims

Chair
ATTEST:

Dorothy M. Owens
Clerk of the Council

APPROVED this 7th day of February, 1989

Tim Hill
King County Executive

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Bear Creek

Community Plan

INTRODUCTION

The Bear Creek community experienced rapid growth throughout the 1980's. This growth added to traffic congestion, endangered natural resources and began to alter the character of the area. The Bear Creek Community Plan directs growth to a concentrated area where it can be served with urban services efficiently and cost effectively, and preserves existing one-acre and rural neighborhoods. The plan also seeks to protect the Bear/Evans stream system, recognized by the state as a high-quality salmon fishery, and other environmentally sensitive features.

The Bear Creek Plan and Area Zoning were adopted by the King County Council on January 30, 1989. The plan and area zoning became effective February 17, 1989. King County Community Planning staff developed the plan with the assistance of staff from King County Resource Planning, Transportation Planning and Surface Water Mangement, staff from the City of Redmond and Metro, and a Citizen Advisory Committee made up of local residents and property owners.

The following citizens served on the Bear Creek Community Plan Citizen Advisory Committee: Ross Radley, Chair, Keith Barton, Kathi Benine, Jeff Bock, Don Corson, George Cuiellete, Diane dela Cruz, Marie Estrin, Howard Harrison, Bruce McCain, John McDaniel, Larry Milanovich, Nancy Reeves (vice-chair), John Spangenberg, Craig Sullivan, Dave Vedder, Wendy Walsh and Judy Westall.

PLANNING PROCESS

The 1985 King County Comprehensive Plan (KCCP) describes how King County should grow and develop over the next 20 years, and addresses issues of Countywide significance such as how growth should occur, the provision of public facilities, conservation of resource lands, and protection of rural areas. The KCCP applied urban, rural or transitional categories to all of King County. A transitional designation was applied to lands physically suited for either urban or rural uses which currently have very low service and development levels, as well as some farms and forests. In 1985 the KCCP designated all of Bear Creek as a transitional area. The 1989 Bear Creek Community Plan is the first plan prepared under the guidance of the KCCP. The plan applies KCCP policies to the Bear Creek planning area and determines which areas in Bear Creek shall develop as urban and which shall remain rural.

Inventory and Analysis of the Community: All available facts about the planning area were assembled and published in the Bear Creek Community Plan Profile, issued in 1983. King County analyzed Puget Sound Council of Government population projections for the area. The County Executive and King County Council initiated the community planning process for Bear Creek in April, 1984 by Motion No. 5967 (Appendix A) and jointly appointed a Citizen Advisory Committee (CAC) to advise King County staff during plan development. Staff and the CAC conducted a public meeting on June 13, 1984 to learn residents' values and concerns.

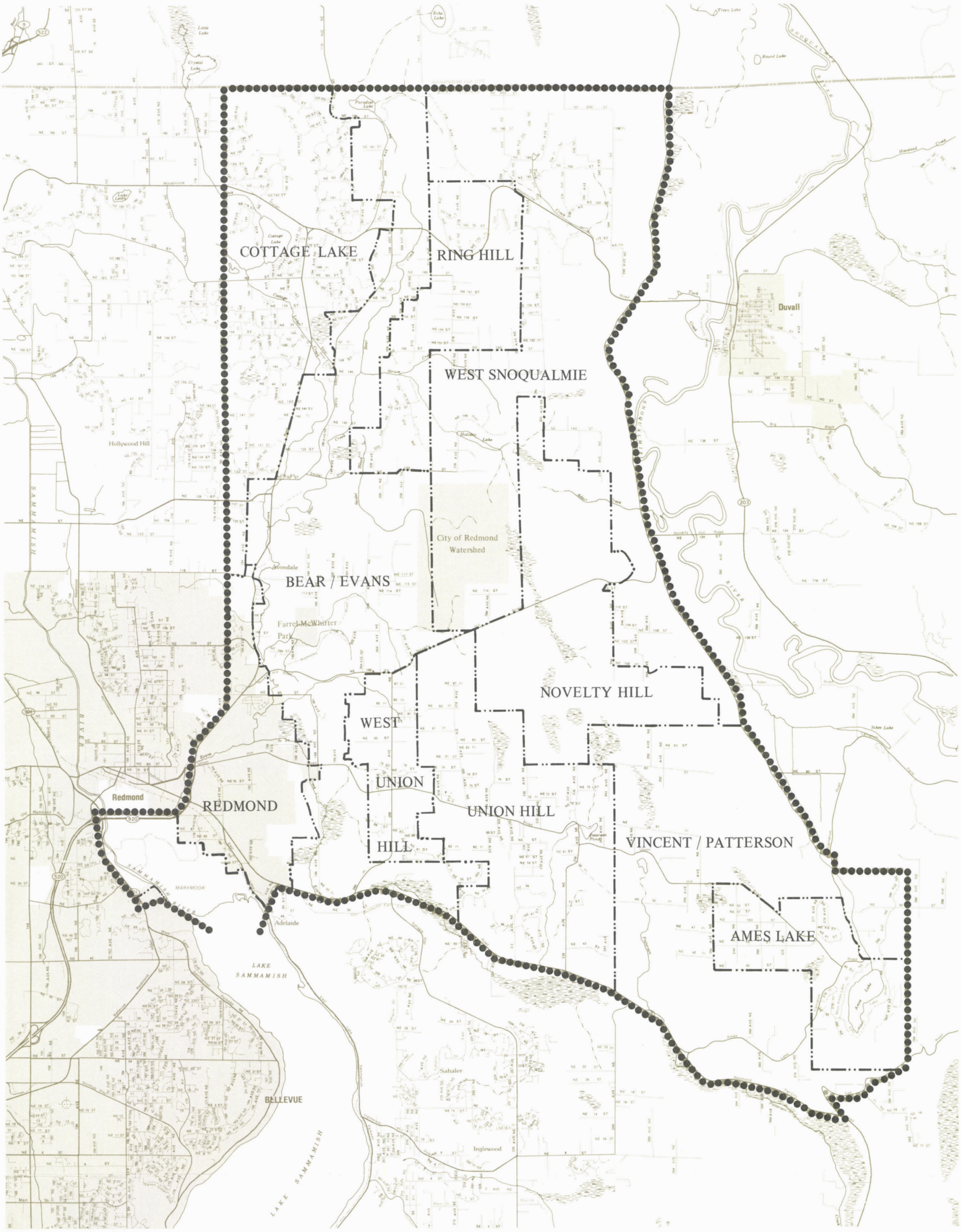
Development of Plan Alternatives: As a result of the public meeting, the CAC and staff focused on three key community concerns: protecting natural resources; preserving existing neighborhoods; and solving transportation problems. Goals to guide plan development were set, and five alternative land use patterns, all of which would meet these goals, were developed. In December, 1984, a brochure describing the five alternatives and a questionnaire were sent to all Bear Creek property owners to solicit their reactions. A second public meeting was held on January 23, 1985 to discuss the alternatives. Based

on this input, the CAC and staff developed a hybrid of the alternatives as the preferred land use pattern. Major elements of this new alternative were: preservation of the existing one-unit-per-acre neighborhoods of Cottage Lake, Ring Hill, East Union Hill and Ames Lake; protection of large-lot rural areas and the Bear/Evans stream system; focusing of commercial, industrial and multifamily development in Redmond and Woodinville; and designation of West Union Hill for urban development once urban services became available.

Plan Development: Policies were developed to address land uses in the one-unit-per-acre and rural areas, commercial and industrial development, the provision of public services such as sewers, water and transportation systems, and park and recreation facilities. A brochure describing the preferred land use alternative and the plan policies was mailed to all Bear Creek property owners, and two public workshops were held in November, 1985. The results of the public workshops and a random sample telephone survey led the CAC and staff to reexamine the preferred land use alternative. While the area residents generally supported the plan policies, the location and amount of future urban growth remained at issue. In February, 1986, a majority of the CAC voted to support a plan which allowed one-unit-per-acre and rural scale residential development, but did not accommodate future sewered urban development on West Union Hill.

The motion initiating the Bear Creek planning process directed the CAC and staff to plan for the area's fair share of growth, and to provide housing and economic opportunities for all income levels. For this reason, staff recommended the designation of an area for urban development on Novelty Hill to provide a full range of housing and employment opportunities as mandated by Countywide policies. The County Executive proposed a land use plan in August, 1987 which included the policies prepared jointly by the CAC and staff, designations for one-unit-per-acre and rural land uses for the bulk of the planning area. The proposed plan also included a Master Plan Development Area, subject to strict environmental protections, to meet local and Countywide needs.

Plan Adoption: The King County Council conducted a public hearing and several community meetings in October, 1987 to solicit public comment on the Executive's proposed plan. All property owners in the planning area were notified. The proposed plan was then reviewed in detail by a subcommittee of the Council consisting of Councilmembers Bill Reams (Chair), Audrey Gruger (vice-chair) and Cynthia Sullivan. The subcommittee recommended the Council adopt the Executive's proposed plan with several changes: development conditions for the Master Plan Development area were made more stringent; more land was set aside for rural-scale development and West Union Hill was recommended for future sewered urban development. Public hearings were conducted in December, 1988 and January, 1989, and the King County Council adopted the Bear Creek Community Plan and Area Zoning on January 30, 1989. The County Executive signed the new plan and zoning into law on February 7, 1989. The plan and area zoning became effective February 17, 1989.



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BEAR CREEK PLANNING AREA/SUBAREAS

Bear Creek
Community Plan

King County Planning and
Community Development Division

FIGURE 1

BEAR CREEK PLANNING PROCESS

Spring 1984	Citizens Advisory Committee established.
Summer 1984	Area-wide meeting conducted to establish community concerns. Goals and objectives developed.
Fall 1984	Range of land use alternatives developed.
Winter 1985	Area-wide meetings on land use alternatives conducted.
Spring 1985	Land use alternatives reviewed by Technical Advisory Committee.
Summer 1985	Proposed plan concept developed - Plan concept brochure published.
Fall 1985	Public meeting conducted to review plan concept.
Winter 1985-86	Citizen Advisory Committee rejected proposed plan concept (Union Hill transitional).
Spring 1986	Staff informed committee that the feasibility of Master Plan Development (MPD) would be investigated.
Fall 1986	Staff prepared MPD conditions in consultation with affected government agencies.
Winter 1986-87	MPD proposals refined to comply with MPD criteria.
Spring 1987	Citizen Adivsory Committee briefed on content of MPD conditions. Rough draft of EIS distributed for committee review.
June 1987	Citizen Advisory Committee position statement adopted.
August 1987	Publication of Proposed Plan, Area Zoning and Draft EIS. Executive Proposed Plan transmitted to King County Council.
Fall 1987	Council review process began. Council held public hearing and community meetings.
Winter 1987-88 through Fall 1988	Bear Creek Council Panel reviewed Executive Proposed Plan
Fall 1988	Bear Creek Council Panel recommended approval of Executive Proposed Plan with amendments.
Winter 1988-89	King County Council reviewed Bear Creek Council Panel recommendations, held public hearings and adopted the plan.

Plan Implementation: The adopted Bear Creek Community Plan is an official policy document that will be used to guide development in the planning area. The Bear Creek Area Zoning is the official zoning control for the area, and includes zoning regulations and special development conditions. The plan also describes additional measures which must be taken to ensure development will occur as determined by policy and zoning. For example, the plan calls for King County to enter into an interlocal agreement with the City of Redmond to address a range of issues including future growth boundaries, environmental protection and provision of public services to serve planned land uses.

The plan and area zoning will be used by the County Executive, the County Council, the Zoning and Hearing Examiner and County departments to ensure that County actions are consistent with Bear Creek Plan policies. The plan will be used to evaluate rezone requests and new development proposal. It will also be used to evaluate requests for extending public services, and to develop future capital improvement projects such as roads and parks. Although the plan will be used primarily by King County, local, state and federal agencies will also be urged to consider the vision of the community as described by the plan and its policies when making decisions that affect the Bear Creek area.

While the Bear Creek Community Plan looks ahead twenty to thirty years into the future, it is expected to guide decisions for six to ten years, after which the plan will be evaluated for any needed revisions. For example, the King County Surface Water Management Division is studying the Bear Creek drainage basin to determine the best ways to protect the streams and tributaries within the basin. This effort may result in recommendations to change the land uses in the Bear Creek basin.

PLAN SUMMARY

Goals: Data gathered about the physical characteristics of the Bear Creek planning area and population projections combined with the goals and objectives identified by the community provide the basis for the community plan. The intent of the plan is to preserve the community's character and natural resources while accommodating anticipated growth. The goals established by the community and applied throughout the plan are:

- Establish and maintain a harmonious relationship between the man-made community and the natural environment.
- Preserve the existing rural and semi-rural character of Bear Creek.
- Promote opportunities for a diversity of people and lifestyles in the Bear Creek area.
- Ensure compatibility between the Bear Creek Community Plan and other related land use plans developed by the City of Redmond, King County, and Snohomish County.
- Provide for fair and equitable regulations which respond to the needs of the community.
- Ensure adequate public services for the existing community and new development.
- Provide an energy-efficient transportation system that will safely and economically meet present and future travel needs.
- Provide for a parks, recreation and open space system to accommodate both existing development and planned growth.

Land Use: A major objective of the plan's land use and zoning is to accommodate forecast growth while preserving the rural character of the Bear Creek area and protecting the Bear/Evans stream system. It is estimated that by the year 2000, at least 5,450 new dwelling units are needed to house the forecast population. To meet this objective, three types of residential densities are allowed to provide a diversity of housing types: high-density, concentrated, and fully served urban development to accommodate the growth anticipated in Bear Creek; one-dwelling-unit per acre development consistent with existing neighborhoods; and low-density rural residential development to protect environmentally sensitive areas and retain rural character. The designation of these areas was dependent on the location of similar land uses and development patterns, environmental constraints, and the ability of property owners to provide adequate services.

High density urban development will occur on Novelty Hill through Master Plan Development. The developers of this area must provide strigent environmental protections, all of the public facilities and services to serve the area, and a range of housing types including housing affordable to low, moderate and median income citizens. West Union Hill has also been designated for future urban development, and will be reserved with very low densities in the mean time.

The increase in residential population in turn increases the demand for neighborhood retail services. Commercial development will occur within the high-density urban area on Novelty Hill, and within established neighborhood business centers rather than scattered throughout residential areas or in strips along major arterials. The centers are scaled to serve the shopping needs of the growing community.

The King County Economic Development Plan identifies a need for land for business park development in King County's east side. New business development can generate new jobs providing major local employment opportunities of the influx of new residents in the area, and balances traffic commuting west. Business park development is planned immediately east of the City of Redmond, and within the new urban area on Novelty Hill.

Utilities: All of Bear Creek is designated a water service area to allow for the efficient provision of high quality drinking water. The sewer Local Service Area (LSA) has been established to include the City of Redmond's 1990 Annexation Area and the Neighborhood Center at Redmond-Fall City Road and 236th Avenue Northeast. The Master Plan Development (MPD) area on Novelty Hill, the Lake Washington School District site west of the MPD and West Union Hill will be included in the sewer LSA prior to development of those areas.

Transportation: Commuters traveling west from the Bear Creek area encounter increasing congestion on State Route 520, other east-west arterials, Avondale Road, and roads leading to these routes. In some areas of Bear Creek, neighborhood circulation needs improvement. The plan determines necessary local transportation improvements, assigns responsibility for the improvements, and conditions development of the high-density urban areas upon actual construction of needed improvements to State Route 520.

Natural Resources: The Bear Creek area has a variety of valuable natural resources including the Bear/Evans stream system, recognized as one of the highest quality salmon habitats for its size in the State of Washington. In addition to rural residential zoning of one home per 2.5 to 10 acres in environmentally constrained areas, the plan also includes stringent guidelines for developing near streams, steep slopes and wetlands to protect these resources.

Heritage Sites: New development can threaten valuable cultural resources. To protect buildings and properties of historical significance, the Bear Creek Community Plan

requires extensive review of applications to alter identified sites identified by the King County Historic Preservation Office.

Parks and Recreation: Community facilities such as parks and trails are needed to fill the recreational needs of the growing population. The plan encourages expansion of facilities at existing parks to increase their use, establishes a trail network and methods to guarantee public access to it, and requires developers of the Master Plan Development to provide parks and trails to serve residents within the development.

RESIDENTIAL DEVELOPMENT

URBAN AREAS WITH A FULL RANGE OF PUBLIC SERVICES

Growth forecasts predict the current high demand for housing in Bear Creek will continue through the year 2000, with a resulting significant increase in population. As a result of this housing demand there will be an increased need for public services to serve the Bear Creek area. The Bear Creek plan policies provide for urban growth in Bear Creek only if adequate public services and facilities are provided.

The Bear Creek plan contains strong policy direction to protect the integrity of existing one-acre neighborhoods and to preserve the unique and sensitive natural features of Bear Creek, while meeting the Countywide need to provide an area to accommodate urban development.

BC #1 A VARIETY OF LOT SIZES AND HOUSING TYPES SHOULD BE ENCOURAGED IN THE BEAR CREEK AREA.

Consistent with King County Comprehensive Plan Policy R-101, the Bear Creek plan provides for a full range of housing opportunities. Existing neighborhoods are recognized and protected. A large rural area is preserved. High density urban development will occur in Woodinville, Redmond, and within the Master Plan Development (MPD) area on Novelty Hill. Master Plan Development is a process by which large properties under single ownership are developed for urban activities consistent with strict conditions. The Bear Creek MPD is an area which can be designated as a new Urban Activity Center with medium to high density residential areas, related commercial development and office parks which can all serve the new residents. The MPD has been designated Urban and potentially zoned for such use. The Urban Activity Center designation will be addressed at the same time rezones to activate potential zones are reviewed by King County.

The goal of the Bear Creek MPD conditions is to provide urban densities and the necessary public services in an orderly manner with sufficient environmental protections. In consideration for authorizing an MPD with such substantial urban development, the MPD conditions require: greater protection of wetlands to assure that the Bear Creek headwaters which begin throughout the MPD site maintain their excellent quality for fish habitat; provision of substantial new urban services and infrastructure including public sewers and transportation improvements; and dedication of considerable public open space and sites for community services such as schools and fire stations.

The following policies direct employment and population growth to Redmond and Woodinville, which have been designated as urban activity centers by the Comprehensive Plan. The Bear Creek Community Plan plans for a new Urban Activity Center on Novelty Hill to be implemented by Master Plan Development. These centers will accommodate the anticipated population of 31,500 people through the year 2000. The adopted residential development pattern ensures efficient use of urban areas where a full range of public services is available, maintains the character of existing one-acre neighborhoods and designates a significant portion of Bear Creek rural.

BC #2 EMPLOYMENT AND POPULATION GROWTH SHOULD BE ENCOURAGED TO LOCATE WITHIN REDMOND AND WOODINVILLE, WHERE A FULL RANGE OF URBAN UTILITIES AND SERVICES IS AVAILABLE. NOVELTY HILL IS ALSO APPROPRIATE FOR URBAN DEVELOPMENT WHEN THE INTENT OF THE COMPREHENSIVE PLAN, THE BEAR CREEK PLAN, AND ALL OTHER APPLICABLE PLANS AND POLICIES ARE MET.

BC #2A MOBILE HOME PARKS ARE APPROPRIATE IN THE REDMOND SUBAREA. REZONES TO IMPLEMENT THIS POLICY WILL NOT REQUIRE A PLAN AMENDMENT.

Mobile homes and mobile home parks are appropriate in the sewered urban areas of the Bear Creek Community Plan, and are a way to provide a range of housing types and opportunities in the planning area.

BC #3 TO PROVIDE A RANGE OF HOUSING OPPORTUNITIES AND ACCOMMODATE A FAIR SHARE OF GROWTH IN BEAR CREEK, THE NOVELTY HILL SUBAREA SHOULD BE DESIGNATED AN URBAN ACTIVITY CENTER. THIS DESIGNATION WILL BE IMPLEMENTED BY MASTER PLANNED DEVELOPMENT.

In addition to recognizing Redmond and Woodinville as existing urban activity centers, the Bear Creek Community Plan recommends Novelty Hill as a new urban activity center. Novelty Hill represents an unique opportunity to achieve a level of urban development consistent with the King County Comprehensive Plan, while preserving the one-acre and rural character of the remainder of Bear Creek. Urban development concentrated in the 2,550-acre MPD area on Novelty Hill allows phased urban development to coincide with the availability of public services including sewers. The Bear Creek Area Zoning contains detailed conditions that must be met during the development process. The following policies have guided the development of the Bear Creek MPD conditions. A Pre-Development Application review process is required to ensure that these policies and conditions are met.

BC #4 MASTER PLAN DEVELOPMENT WILL BE PERMITTED IN THE NOVELTY HILL SUBAREA ONLY WHEN THE FOLLOWING POLICIES ARE MET:

A. TO PROTECT EXISTING WETLANDS, STREAMS AND WILDLIFE HABITAT, MASTER PLAN DEVELOPMENT SHALL BE CONSISTENT WITH THE INTENT OF KING COUNTY ORDINANCES, COMPREHENSIVE PLAN POLICIES AND SENSITIVE AREAS REGULATIONS (KING COUNTY CODE CHAPTER 21.54); THE DESIGN OF THE PROPOSED DEVELOPMENT SHALL PROTECT AND PRESERVE EXISTING WETLANDS STREAMS AND WILDLIFE HABITAT BY SEVERAL METHODS INCLUDING (BUT NOT LIMITED TO) MINIMIZING ALTERATIONS TO THE NATURAL DRAINAGE FEATURES, MAINTAINING WATER QUALITY, PRESERVING STORAGE CAPACITY, PROVIDING UNDISTURBED UNIQUE/OUTSTANDING WETLANDS AND UNDISTURBED OR ENHANCED BUFFERS, RESTRICTING THE NUMBER OF STREAM CROSSINGS AND MINIMIZING EROSION AND SEDIMENTATION. TO ACHIEVE THE INTENT OF THIS POLICY IT MAY BE NECESSARY TO EXCEED THE REQUIREMENTS OF THE KING COUNTY WETLAND GUIDELINES.

B. A MASTER DRAINAGE PLAN FOR THE NOVELTY HILL SUBAREA SHALL BE APPROVED BY KING COUNTY SURFACE WATER MANAGEMENT DIVISION.

C. NEW DEVELOPMENT ADJACENT TO A UNIQUE/OUTSTANDING OR SIGNIFICANT WETLAND SHOULD PRESERVE OR ENHANCE THE WETLAND AND PROVIDE AN UNDISTURBED BUFFER AROUND THE WETLAND ADEQUATE TO PROTECT ITS NATURAL FUNCTIONS. ENCROACHMENTS INTO SIGNIFICANT WETLANDS MAY BE ALLOWED WHEN NO FEASIBLE ALTERNATIVE EXISTS AND ENHANCEMENTS ARE PROVIDED TO REPLACE THE LOST WETLAND'S FUNCTIONS (KCCP POLICY E-329); and

D. GROUND WATER RECHARGE AREAS SHOULD BE IDENTIFIED AND PROTECTED TO ENSURE THAT GROUND WATER RESOURCES ARE PROTECTED FROM POTENTIAL POLLUTION (KCCP POLICY E-337).

E. TO ENSURE THAT THE EXISTING ROAD SYSTEM IN BOTH KING COUNTY AND REDMOND IS NOT ADVERSELY AFFECTED, ON-SITE AND OFF-SITE TRAFFIC IMPACTS SHALL BE MITIGATED CONSISTENT WITH ADOPTED COUNTY ROAD ADEQUACY STANDARDS.

F. A PROJECT ENVIRONMENTAL IMPACT STATEMENT (EIS) SHALL BE REQUIRED FOR ALL PROPERTY PROPOSED FOR MASTER PLAN DEVELOPMENT WITHIN THE MPD DEVELOPMENT AREA. THE PROJECT EIS SHALL ADDRESS THE FULL RANGE OF PUBLIC SERVICES NECESSARY TO SERVE URBAN DEVELOPMENT ON NOVELTY HILL. THE EIS SHALL DESCRIBE THE COST OF THESE SERVICES, IDENTIFY THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER(S) AND AFFECTED JURISDICTIONS, AND DETERMINE THE METHOD OF PHASING DEVELOPMENT TO COINCIDE WITH AVAILABILITY OF THESE PUBLIC SERVICES.

G. SINCE THE REMAINDER OF RESIDENTIAL LAND IN BEAR CREEK WILL EITHER BE RECOGNIZED AS EXISTING ONE-ACRE NEIGHBORHOODS OR DESIGNATED AS RURAL AREAS, ALL IMPROVEMENTS TO PUBLIC FACILITIES INCLUDING BUT NOT LIMITED TO ROAD CONSTRUCTION AND SEWERS, SHALL BE FINANCED BY THE MPD DEVELOPERS PROVIDED THE IMPACTS ARE THE RESULT OF MPD DEVELOPMENT OR ACCORDING TO A FAIR-SHARE FORMULA AGREED TO BY AFFECTED PARTIES.

H. DEVELOPMENT WILL BE GENERALLY CONSISTENT WITH THE NOVELTY HILL ZONING MAP WHICH SHOWS BOUNDARIES BETWEEN ZONES AND PROPOSED ARTERIAL ROAD ALIGNMENTS. HOWEVER, PRECISE BOUNDARIES AND ROAD ALIGNMENTS SHALL BE SET BY THE COUNTY COUNCIL WHEN REZONES ARE REQUESTED BY THE MPD PROPERTY OWNERS TO ACTIVATE THE POTENTIAL MPD ZONING. IN NO CASE SHALL THE FINAL ZONE BOUNDARIES RESULT IN A NET INCREASE IN SITE AREA ZONED FOR NON-SINGLE FAMILY USES.

I. A FULL RANGE OF HOUSING DENSITIES, TYPES AND PRICES INCLUDING HOUSING FOR LOW, MODERATE, AND MEDIUM INCOME GROUPS SHALL BE INCLUDED IN THE MPD. THE MIX OF SINGLE FAMILY AND MULTIFAMILY HOUSING IN THE MPD'S SHALL APPROXIMATE THE EXISTING COUNTY HOUSING STOCK MIX.

J. MASTER PLAN DEVELOPMENT SHALL MAINTAIN AND KEEP OPEN FOR PUBLIC USE IDENTIFIED MAJOR EQUESTRIAN AND HIKING TRAILS.

K. MASTER PLAN DEVELOPMENT SHALL PROVIDE ACTIVE RECREATION FACILITIES THAT COMPLY WITH ADOPTED KING COUNTY PARK STANDARDS.

L. MASTER PLAN DEVELOPMENT SHALL PROVIDE A MAXIMUM OF 25% OPEN SPACE IN ADDITION TO THE PRESERVATION OF ALL SURVEYED WETLANDS.

M. THE NOVELTY HILL MASTER PLAN DEVELOPMENT AREA SHALL CONTAIN AN URBAN ACTIVITY CENTER, WHICH INCLUDES A COMMUNITY-SCALE

SHOPPING CENTER AND A NEIGHBORHOOD-SCALE SHOPPING CENTER TO PROVIDE FOR THE EVERYDAY SHOPPING NEEDS OF THE PLANNED MPD POPULATION.

N. THE ACTIVITY CENTER SHALL ALSO CONTAIN AT LEAST 200 ACRES DESIGNATED FOR BUSINESS PARK DEVELOPMENT TO PROVIDE A DIVERSITY OF EMPLOYMENT OPPORTUNITIES AND A BALANCE OF JOBS AND HOUSEHOLDS FOR THE MPD AREA.

O. IN ORDER TO PRESERVE OPPORTUNITIES FOR A VARIETY OF EMPLOYMENT TYPES IN THE BUSINESS PARK AREAS, RETAIL DEVELOPMENT IN FREESTANDING BUILDINGS SHOULD BE EXCLUDED. UP TO 10% OF GROSS FLOOR AREA IN BUSINESS PARK BUILDINGS MAY BE PLANNED FOR RETAIL USES, SUCH AS RESTAURANTS AND BUSINESS SERVICES, TO SERVE BUSINESS PARK EMPLOYEES.

P. DEVELOPMENT CONDITIONS FOR THE SHOPPING AND BUSINESS PARK AREAS SHOULD ENCOURAGE HIGH QUALITY DEVELOPMENT AND SITE DESIGN.

THE AREA WILL REVERT TO RURAL IF MPD DEVELOPMENT IS DENIED OR NOT PURSUED. IF THE MPD AREA REVERTS TO RURAL, THE ZONING SHALL BE AR-5-P, EXCEPT THOSE AREAS DESIGNATED NATURAL RESOURCE PROTECTION AREAS BY THE BEAR CREEK PLAN (SEE NATURAL RESOURCE PROTECTION AREAS MAP) SHALL BE AR-P. THE P-SUFFIX FOR THE AR-5-P AREAS REQUIRE SITE PLAN REVIEW FOR ASSIGNMENT OF APPROPRIATE ENVIRONMENTAL CONDITIONS. THE P-SUFFIX FOR THE SR-P AREAS SHALL PROHIBIT ALL DEVELOPMENT WITHIN DESIGNATED NATURAL RESOURCE PROTECTION AREAS IN ORDER TO PROTECT THE UNIQUE ENVIRONMENTALLY SENSITIVE WETLAND SYSTEM AND ITS BUFFERS.

BC #5 SEWER FACILITIES NECESSARY TO SERVE MASTER PLAN DEVELOPMENT ON NOVELTY HILL AND THE WEST UNION HILL URBAN AREA SHALL BE PLANNED, DESIGNED AND CONSTRUCTED TO SERVE ONLY SUCH DEVELOPMENT AND ARE PROHIBITED FROM SERVING NEARBY SURROUNDING LOW-DENSITY URBAN AND RURAL AREAS. PROPOSALS TO EXTEND SEWER SERVICE OR EXPAND URBAN DEVELOPMENT OUTSIDE THE NOVELTY HILL AND WEST UNION HILL SUBAREAS ARE NOT APPROPRIATE AND ARE INCONSISTENT WITH THE PURPOSE OF THE BEAR CREEK COMMUNITY PLAN.

BC #5A WEST UNION HILL IS DESIGNATED URBAN AND APPROPRIATE FOR SEWERED URBAN DEVELOPMENT ONLY WHEN SPECIFIC LAND USES ARE DETERMINED THROUGH A COMMUNITY PLAN AMENDMENT AND THROUGH AN LSA BOUNDARY ADJUSTMENT, OR IF ANNEXATION IS PURSUED, THROUGH AN INTERLOCAL AGREEMENT WITH THE CITY OF REDMOND.

THE COMMUNITY PLAN AMENDMENT AND THE INTERLOCAL AGREEMENT SHALL ENSURE:

- KING COUNTY COMPREHENSIVE PLAN URBAN DENSITIES WILL BE PROVIDED
- FACILITIES AND SERVICES TO SERVE URBAN DEVELOPMENT WILL BE AVAILABLE
- MITIGATION FOR IMPACTS OF URBAN DEVELOPMENT ON THE

TRANSPORTATION SYSTEM ARE EXAMINED

- CONTRACTS ARE SIGNED FOR BOTH THE CONSTRUCTION OF ADDITIONAL LANES FOR THE EXISTING BRIDGE OR A NEW BRIDGE OVER THE SAMMAMISH RIVER AND THE SR 520/SR 202 INTERCHANGE
- A MASTER DRAINAGE PLAN HAS BEEN COMPLETED AND IS CONSISTENT WITH THE FINDINGS AND STANDARDS OF THE BEAR CREEK BASIN PLAN.

BC #5B THE MPD SITES SHALL ONLY BE INCLUDED IN THE SEWER LOCAL SERVICE AREA IF THE PRE-DEVELOPMENT APPLICATION IS APPROVED FOR URBAN DENSITIES. SEWER PURVEYORS SHOULD CONSIDER THE MPD SITE AS IF IT WERE IN THE LOCAL SERVICE AREA, FOR PURPOSES OF PLANNING AND FOR THE PROVISION OF SEWERS TO THE SITE TO SUPPORT THE PRE-DEVELOPMENT APPLICATION. THE LOCAL SERVICE AREA DESIGNATION SHALL NOT BE PLACED ON THE MPD SITES FOR LOW DENSITY URBAN OR RURAL DEVELOPMENT. ANY LOCAL SERVICE AREA DESIGNATION SHALL BE VALID ONLY FOR MPD APPROVED DEVELOPMENT.

The Bear Creek Community Plan calls for the Novelty Hill and West Union Hill subareas to be included in the sewer Local Service Area (LSA) once specific conditions are met. The Novelty Hill subarea can be included in the sewer LSA once the Pre-Development Application for Master Plan Development has been approved by the King County Council, and the West Union Hill subarea can be included when the conditions in BC #5A are met. Property owned by the Lake Washington School District, located south of the Redmond Watershed and west of the Quadrant property, will also be included in the sewer LSA once the Novelty Hill subarea is included, and only if developed as a school site. The only other areas included in the sewer LSA are the Neighborhood Center at Avondale Road/NE 116th and the Neighborhood Center at SR 202/236th NE. The sewer already serving the schools at the intersection of Union Hill Road and 208th NE is recognized, and should continue to serve school district property only.

BC #6 THE MPD PROPERTY WITHIN THE NOVELTY HILL SUBAREA IS DESIGNATED WITH POTENTIAL ZONING FOR PHASE I AND PHASE II DEVELOPMENT AS SHOWN ON THE NOVELTY HILL ZONING MAP. THE POTENTIAL ZONING MAY BE ACTUALIZED IN TWO WAYS:

1) FOR EACH MPD, ACTUALIZATION OF THE POTENTIAL ZONING FOR PHASE II MAY OCCUR AFTER 75% OF THE RESIDENTIAL LAND AREA IN PHASE I HAS BEEN DEVELOPED AND THE CONDITIONS OF THE BEAR CREEK AREA ZONING HAVE BEEN MET, OR

2) BY ADOPTION OF A NEW BEAR CREEK COMMUNITY PLAN.

PROVISION 1 ABOVE APPLIES TO EITHER THE PORT BLAKELY MILL COMPANY OR THE QUADRANT REDMOND BLOCK PROPERTY SEPARATELY AS AN APPROVED MPD AREA.

BC #6A PHASE I OF THE MPD (AS DESIGNATED BY THE MPD PHASING MAP) MAY BE REQUESTED FOR RECLASSIFICATION FROM POTENTIAL TO OUTRIGHT ZONING AT ONE TIME AS A WHOLE, OR IN DIVISIONS. GRANTING OF THE OUTRIGHT ZONING SHALL BE PHASED TO ACCOMPLISH ONE OR MORE OF THE FOLLOWING OBJECTIVES:

- CONTROLLING THE TIMING OF DEVELOPMENT IN ANY SUBDRAINAGE BASIN IN ORDER TO MONITOR AND EVALUATE THE EFFECTIVENESS OF THE DRAINAGE CONTROL SYSTEMS FOR THAT SUBBASIN.

- CONTROLLING THE TIMING OF DEVELOPMENT IN ONE SUBBASIN RELATIVE TO OTHER SUBBASINS IN THE SAME MAJOR BASIN IN ORDER TO MONITOR AND EVALUATE THE EFFECTIVENESS OF THE DRAINAGE CONTROL SYSTEMS.

- ASSURING THAT THE USES AUTHORIZED PROVIDE AN APPROPRIATE BALANCE BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.

- PROVIDING RESIDENTIAL DEVELOPMENT (BOTH FOR SINGLE AND MULTIFAMILY HOUSING) BEFORE OR CONCURRENTLY WITH BUSINESS AND MANUFACTURING/OFFICE PARKS.

- CONTROLLING THE TIMING OF DEVELOPMENT RELATIVE TO THE PROVISION OF NEEDED TRANSPORTATION IMPROVEMENTS, SEWERAGE FACILITIES OR WATER LINES.

BC #6B GRANTING OF THE OUTRIGHT ZONING SHALL BE PHASED TO CONTROL THE TIMING AND INTENSITY OF BUSINESS/INDUSTRIAL DEVELOPMENT IN THE MPD'S TO SUPPORT THE BUILD-OUT OF OTHER KING COUNTY EMPLOYMENT CENTERS WHICH HAVE ACTUAL ZONING AND TO ASSURE THAT EMPLOYMENT DENSITIES IN THESE MPD'S ARE SUFFICIENT TO MAKE TRANSIT A FEASIBLE AND ATTRACTIVE ALTERNATIVE TO AUTOMOBILE ACCESS.

BC #6C PHASE I SHALL BE ACCOMPLISHED THROUGH AT LEAST THREE DIVISIONS FOR BOTH THE QUADRANT AND PORT BLAKELY MILL COMPANY OWNERSHIPS. THESE DIVISIONS SHOULD BE APPROXIMATELY EQUAL IN AREA FOR NON-RESIDENTIAL USES WHERE NON-RESIDENTIAL USES ARE PROPOSED FOR A DIVISION, AND IN NUMBER OF RESIDENTIAL UNITS. THE FIRST DIVISION MUST INCLUDE THE MAJORITY OF THE DESIGNATED OPEN SPACE AREAS IN PHASE I.

BC #6D TO ENSURE THE HIGHEST STANDARD OF ENVIRONMENTAL PROTECTION, PHASE II REZONES SHALL NOT BE APPROVED BEFORE 1996, PROVIDED THE MONITORING PROGRAM HAS INDICATED PHASE I DEVELOPMENT HAS NOT ADVERSELY IMPACTED THE WATER QUALITY AND SALMON RESOURCES OF THE BEAR/EVANS CREEK SYSTEM. SUBDIVISION OF PHASE II SHALL ALSO BE ACCOMPLISHED THROUGH AT LEAST THREE DIVISIONS.

BC #7 WITHIN REDMOND, WOODINVILLE AND NOVELTY HILL, NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT SHOULD AVERAGE AT LEAST THREE HOMES PER ACRE. MULTIFAMILY DEVELOPMENT SHOULD AVERAGE 18 HOMES PER ACRE.

BC #8 TO PROMOTE NEW HOUSING DEVELOPMENT FOR LOW INCOME ELDERLY WITHIN REDMOND, WOODINVILLE, AND NOVELTY HILL, A DENSITY OF 24 HOMES PER ACRE SHOULD BE PERMITTED FOR SUCH PROJECTS WHEN CONSISTENT WITH THE CRITERIA OF THE KING COUNTY HOUSING ASSISTANCE PLAN AND OTHER APPLICABLE REDMOND OR KING COUNTY LAND USE POLICIES.

These policies call for minimum residential densities for single family and multifamily development in urban residential areas. The purpose of these density guidelines is to ensure efficient use of urban land served by a full range of public services. These density guidelines are also intended to achieve the overall density goals for urban areas of the King County Comprehensive Plan.

ONE-ACRE AND RURAL AREAS

BC #9 NEW RESIDENTIAL DEVELOPMENT WITHIN THE COTTAGE LAKE, RING HILL, AND AMES LAKE SUBAREAS SHOULD OCCUR AT A DENSITY OF ONE HOME PER ACRE.

This policy recognizes and preserves the existing low density urban neighborhoods in Bear Creek. Higher residential densities in these areas are not appropriate and inconsistent with the intent of the Bear Creek plan. Combined, these four subareas contain nearly 9,000 acres of land committed to one-acre residential development.

BC #10 TO MAINTAIN THE EXISTING CHARACTER OF UNION HILL, AND TO PREVENT ADVERSE AFFECTS OF EXTENSIVE LOW DENSITY URBAN DEVELOPMENT SUCH AS GROUND WATER POLLUTION, POTENTIALLY SEVERE SURFACE WATER RUNOFF PROBLEMS AND TRAFFIC IMPACTS IN AND AROUND REDMOND, THE UNION HILL SUBAREA NOT ALREADY COMMITTED TO AN ESTABLISHED CHARACTER OF DEVELOPMENT AT A DENSITY OF ONE HOME PER ACRE SHOULD BE DESIGNATED RURAL. NEW DEVELOPMENT IN PORTIONS OF UNION HILL RECOGNIZED AS COMMITTED TO AN ESTABLISHED PATTERN OF ONE-ACRE DEVELOPMENT SHOULD OCCUR AT A DENSITY OF ONE HOME PER ACRE.

The Bear Creek Area Zoning recognizes those areas within the Union Hill subarea that are committed to an established pattern of one home per acre. A large amount of the remaining undeveloped land is constrained by either steep slopes, streams or wetlands. Permitting development at one home per acre to continue for all of Union Hill would potentially result in adverse impacts on surface water, ground water and traffic. Therefore, a rural designation is applied, directing new growth to other areas where it can best be accommodated.

BC #11 THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS SHOULD BE DESIGNATED RURAL TO PROTECT ENVIRONMENTALLY SENSITIVE FEATURES, TO PROVIDE A BUFFER FOR AGRICULTURAL RESOURCES IN THE SNOQUALMIE VALLEY AND TO MAINTAIN THE EXISTING CHARACTER OF THESE AREAS.

BC #12 WITHIN THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS, AN URBAN OR SUBURBAN LEVEL OF SERVICES IS INAPPROPRIATE. DEVELOPMENT WITHIN THESE RURAL AREAS SHOULD RELY ON LEVELS OF SERVICE CONSISTENT WITH A RURAL LIFESTYLE.

These policies call for a rural designation to protect the lowland areas bordering Bear, Evans and Patterson Creeks. The West Snoqualmie and Vincent/Patterson subareas contain valuable wetland resources that should be protected with low residential density. In addition, the West Snoqualmie and Vincent/Patterson subareas have very low levels of public services. Most of the land is undeveloped or developed with low residential densities. The plan is designed to preserve this character while allowing some development within rural areas.

BC #13 LOT CLUSTERING SHOULD BE REQUIRED WHEN NECESSARY TO PROTECT THE HYDRAULIC AND WILDLIFE FUNCTIONS OF THE BEAR, EVANS, AND PATTERSON CREEK SYSTEMS AND ASSOCIATED WETLANDS. CLUSTERED DEVELOPMENT SHOULD LOCATE ON THE NONSENSITIVE PORTIONS OF A SITE, BE COMPATIBLE WITH SURROUNDING LAND USES AND BE DESIGNED TO MINIMIZE SURFACE WATER IMPACTS. THESE ENVIRONMENTAL CONSIDERATIONS MAY RESULT IN A LOWER DENSITY THAN OTHERWISE ALLOWED BY ZONING.

Lot clustering is a useful development technique in both urban and rural areas. Although the individual lots in a subdivision may be smaller, the overall density is not increased. In low density urban areas, clustering could be used to protect environmentally sensitive lands and provide permanent open space. When appropriate, clustering could be used in low density urban areas to set aside the remaining portion of a site for future subdivision. In rural areas, limited lot clustering is allowed, if a portion of the property is retained as a rural open tract, not subject to future resubdivision.

Consistent with King County Code 21.21A.090B, the Bear Creek Community Plan contains a density bonus system in conjunction with rural lot clustering.

BC #14 TO MAINTAIN A RURAL CHARACTER AND TO ENSURE THAT AN URBAN LEVEL OF SERVICES AND FACILITIES DOES NOT BECOME NECESSARY, DENSITIES WITHIN DESIGNATED RURAL AREAS, THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS SHOULD BE ONE DWELLING UNIT PER 5 ACRES. A PROPOSED SUBDIVISION MAY QUALIFY FOR CLUSTERED DEVELOPMENT AT ONE DWELLING UNIT PER 2.5 TO 5 ACRES IF ALL OF THE FOLLOWING CRITERIA ARE MET (THESE CRITERIA ARE DRAWN FROM COMPREHENSIVE PLAN POLICY R-217):

A. THE SCALE OF THE DEVELOPMENT (LOT SIZES, SIZE OF A CLUSTER, DENSITY WITHIN A CLUSTER, TOTAL NUMBER OF LOTS, ETC.) IS LIMITED TO PRESERVE AND ENHANCE THE RURAL CHARACTER AND USES IN THE AREA;

B. PERMANENT OPEN SPACE FOR RURAL USES SUCH AS PASTURES, WOODLOTS, WILDLIFE PRESERVES, OR PUBLIC OPEN SPACES, IS INCLUDED;

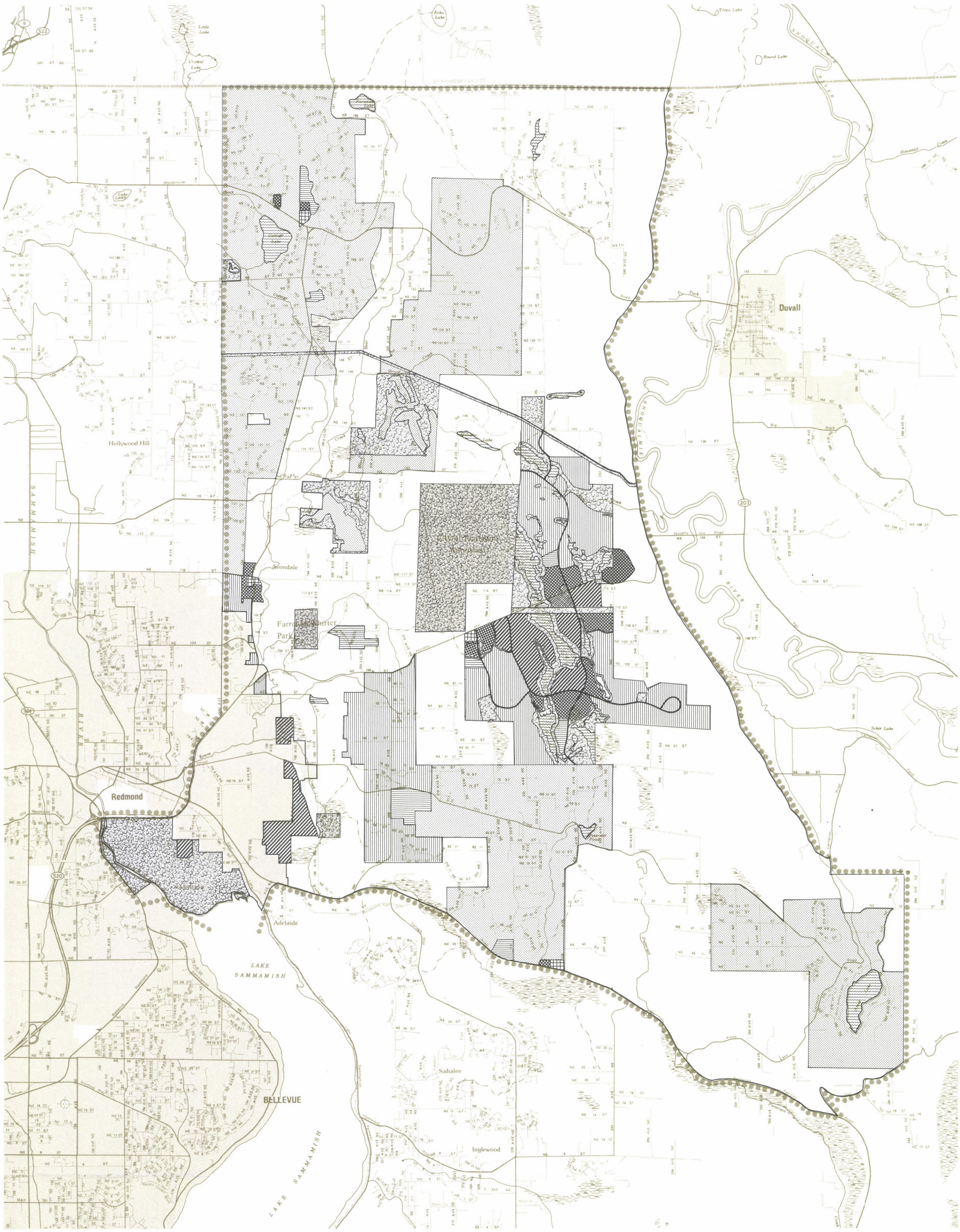
C. PERMANENT OPEN SPACE TO BUFFER RURAL USES AND PROTECT RESOURCE LANDS IS INCLUDED;

D. PUBLIC REVIEW OF SITE PLAN IS A PART OF THE PROCESS;

E. ANY PROPOSED ON-SITE SEWAGE DISPOSAL SYSTEMS CAN BE PROVIDED WITHOUT CUMULATIVE ADVERSE IMPACTS TO GROUND AND SURFACE WATER;

F. A PUBLIC WATER SUPPLY IS PROVIDED;

G. RESULTING IMPACTS ON FACILITIES AND SERVICES DUE TO THE INCREASED DENSITY WOULD NOT REQUIRE NEW OFF-SITE FACILITIES AND SERVICES BEYOND THOSE REQUIRED BY DEVELOPMENT AT DENSITIES OTHERWISE ALLOWED IN RURAL AREAS; AND



BEAR CREEK LAND USE

- Rural
  -1 home per 2.5, 5 or 10 acres
- Low Density Urban
  -1 home per acre
- Urban
  -3 to 8 homes per acre
- Multifamily/Office
- Neighborhood Center
- Community Center
- Industrial/Business Park
- Community Facilities
  -Public and Private Schools
- Parks, Recreation and Open Space
- Water Bodies and Surveyed MPD Wetlands

1 1/2 0 1 2 Miles

N

Bear Creek
Community Plan

King County Planning and
Community Development Division

H. DEVELOPMENT RIGHTS FOR LAND NOT UTILIZED IN BUILDING SITE LOTS BE CONVEYED TO KING COUNTY.

A proposed rural cluster subdivision within these subareas that meets all of the above criteria can be considered for additional density, to a maximum rural residential density of one home per 2.5 acres. The purpose of a bonus density system is to gain additional land use protections or controls that will further protect and preserve rural character and quality of life. Comprehensive Plan policies E-103 and R-305 state that unbuildable environmentally sensitive land such as floodways of 100-year floodplains, slopes of 40 percent or greater grade, Class III landslide hazard areas, wetlands rated as Unique/Outstanding or Significant and coal mine hazard areas should not be included in average density calculations unless the unbuildable land is dedicated to and accepted by King County as part of the Open Space system, and is open to the public. Once the base density has been calculated, additional density can be earned incrementally through a bonus system based on the premise that the proposal should provide certain amenities to the public and go beyond existing regulations in exchange for the increased density. A bonus density incentive system can only be used for those lands in the one home per five-acre rural (AR-5) areas. The one home per 10 acre (AR-10) rural areas are not appropriate for density bonuses.

For example, if a rural cluster subdivision is proposed for a property crossed by a "critical" stream such as Bear Creek, and the developer provides a stream corridor buffer at least 100% wider than existing guidelines require, the subdivision may be approved at a residential density of one home per 4.5 acres, instead of the one home per 5 acre density. Should this same developer also restore a degraded "critical" stream, the required area per dwelling unit may be further reduced to one home per 3.5 acres. In no case can density exceed one home per 2.5 acres in the rural area. The following table shows public benefits and the corresponding reduction in required lot area per dwelling unit that could result.

Rural Density Bonus System

BENEFIT	BONUS Reduction of Required Lot Area per Unit
A. Natural Systems	
° Enter into an agreement with King County Surface Water Management to construct and dedicate to King County a regional surface water retention/detention facility on the property to which the bonus will be applied.	1 acre
° Restore a "critical" stream or its tributaries on the property which, as defined by BALD sensitive areas staff has been degraded, to fully natural conditions as a part of the property development plan and in accordance with the requirements of an Hydraulic Project Approval (H.P.A.) from the Washington State Department of Fish and Game.	1 acre
° Provide a stream corridor buffer as a Native Growth Protection Easement (NGPE) which is 100% wider than required by the Bear Creek Community Plan (or 150' on either side, whichever is greater) and also includes any riparian habitat identified by agencies with expertise such as Resource Planning or BALD sensitive areas staff.	.5 acre
B. Open Space	
° Provide a rural open tract certified as suitable for inclusion in the Open Space system. The parcel should be dedicated to and accepted by King County based on a recommendation from the Natural Resources and Parks Division manager, or to another organization which is legally responsible for management of the park for open space purposes. It should be noted that any environmentally sensitive lands such as floodways, 40% or steeper slopes, Class III landslide areas and identified wetlands rated Unique or Outstanding shall be included in the base density but not in the bonus density calculations, unless the rural open tract is dedicated to and accepted by King County as part of the Open Space system and is open to the public.	.5 acre
° Provide a rural open space tract (to be dedicated to King County, a homeowner's association, or retained by the developer) which includes all Class I and II wetlands, and a 200' wide undisturbed buffer extended from the defined wetland edge.	1 acre
° Provide at least 60% of the site as a rural open tract permanently committed to and managed for agriculture or growing and harvesting timber.	.5 acre

C. Trails

° Allow public access to existing pedestrian/equestrian trails on the site.	.5 acre
° Construct to County standards new pedestrian or equestrian trails on the site. The trails should be dedicated to and accepted by King County based on a recommendation from the Natural Resources Parks and Division manager, or dedicated to another organization which is equally responsible for management of the tract.	1 acre
° Provide rental or cooperative stables for use by the community.	.5 acre

BC #15 A DENSITY OF ONE DWELLING UNIT PER 10 ACRES SHOULD BE REQUIRED ALONG THE EAST SLOPE OF THE PLANNING AREA TO PROTECT THE ADJACENT SNOQUALMIE VALLEY AGRICULTURAL DISTRICT, LANDS CONTAINING SLOPES OVER 40%, AND SURROUNDING UNIQUE/OUTSTANDING AND SIGNIFICANT WETLANDS.

Consistent with Comprehensive Plan Policy R-215, this policy establishes a very low rural residential density for the east slopes of the Bear Creek area. The rural density bonus system does not apply to the one home per ten acre rural area. The low density is intended to protect the hillside, prevent runoff, erosion, and siltation associated with development to valley properties below. This policy also aims to retain the quality of farmlands, most of which are also located in the Snoqualmie Valley.

COMMERCIAL, INDUSTRIAL AND EXTRACTIVE LAND USES

Although commercial, industrial and extractive uses occupy a relatively small part of the county compared with residential, agricultural, and forestry land uses, they are an essential part of the King County community. Commercial uses provide necessary shopping opportunities and personal services. Industrial uses provide basic jobs and manufactured goods. Extractive uses provide material and resources such as gravel, sand, and coal to meet the construction, manufacturing, and energy needs for our growing region. In addition, office developments associated with commercial or industrial centers provide employment in the expanding service sector of the economy.

COMMERCIAL AND INDUSTRIAL USES

The King County Comprehensive Plan designates both Redmond and Woodinville as Urban Activity Centers. The Bear Creek Plan envisions an additional Urban Activity Center on Novelty Hill subject to further action by the King County Council. These centers, which contain concentrations of commercial and industrial uses of regional importance, will be the primary location for employment growth in the Bear Creek area. The County's Comprehensive Plan encourages centers which attract and support the development of businesses and where public services can be efficiently provided and impacts minimized. The Comprehensive Plan allows a community plan to plan for a new center if the new center is needed to provide sufficient employment in the area and does not adversely affect the provision of public facilities and services to nearby Urban Activity Centers (Comprehensive Plan Policy CI-209).

The Comprehensive Plan directs community plans to designate community and neighborhood-scale commercial centers. These smaller, primarily retail, commercial developments provide nearby residents with everyday shopping opportunities.

The Comprehensive Plan provides considerable direction on the design of commercial and industrial areas. It supports compact development which in turn supports pedestrian and transit travel. It encourages the grouping together of compatible uses to reduce conflicts among uses and to increase safe, convenient access. It encourages aesthetic quality and compatibility among uses, and it requires that business development occur only when adequate public facilities and services are available.

This section takes the policies and direction of the King County Comprehensive Plan and applies it to the Bear Creek planning area. The following policies direct the location and development of commercial and industrial uses in the planning area. The extractive policies address the future uses of depleted sand and gravel operations. Proposals for any new extractive operations must comply with the criteria in the King County Comprehensive Plan policies.

BC #16 REDMOND, WOODINVILLE AND NOVELTY HILL ARE PLANNED TO BE THE PRIMARY ACTIVITY CENTERS FOR THE PLANNING AREA. INDUSTRIAL AND MAJOR COMMERCIAL ACTIVITY SHOULD BE DIRECTED TO THESE URBAN ACTIVITY CENTERS.

BC #17 THE NOVELTY HILL MASTER PLAN DEVELOPMENT AREA SHALL CONTAIN A COMMUNITY CENTER AND A NEIGHBORHOOD CENTER TO SERVE THE NEEDS OF FUTURE RESIDENTS AND EMPLOYEES.

The Bear Creek Community Plan relies on the existing Urban Activity Centers of Redmond and Woodinville and the future Urban Activity Center on Novelty Hill to supply the

planning area's share of job opportunities and most shopping opportunities. The community plan designates much of the planning area for residential development at either one home per acre or rural densities. However, as part of the Master Plan Development area on Novelty Hill, community and neighborhood centers with shopping and employment opportunities will be appropriate to serve both future residents and employees. These new centers should be consistent with Comprehensive Plan Policies CI-301 through CI-313, which give direction for the size, function, location and improvement standards for development within Urban Activity Centers.

BC #18 THE FOLLOWING LOCATIONS ARE DESIGNATED NEIGHBORHOOD CENTERS

- AVONDALE CORNER
- COTTAGE LAKE
- NORTHWEST CORNER OF THE INTERSECTION OF REDMOND-FALL CITY ROAD AND 236TH AVENUE NE

BC #18A THE INTERSECTION OF REDMOND-FALL CITY ROAD AND 236th AVENUE NE IS DESIGNATED A NEIGHBORHOOD CENTER. COMMERCIAL AND OFFICE PROPERTY AT THIS INTERSECTION SHOULD BE INCLUDED IN THE SEWER LOCAL SERVICE AREA.

Within the unincorporated portions of Bear Creek, there are two existing developed Neighborhood Centers. Both centers, consistent with Comprehensive Plan direction, provide some shopping opportunities and personal services to nearby residents. The community plan recognizes these centers and the existing uses there. The undeveloped neighborhood business area at Redmond-Fall City Road and 236th Avenue Northeast is also recognized, when an adequate level of public services is available as specified by King County Comprehensive Plan Policy C1-412. Further discussion of public services for this Neighborhood Center is contained in the Bear Creek Area Zoning document.

BC #19 EXPANSION OF NEIGHBORHOOD BUSINESS AREAS SHOULD BE SCALED TO SERVE POPULATION GROWTH FORECAST TO OCCUR IN BEAR CREEK IN THE NEXT 6-10 YEARS. AN ADEQUATE LEVEL OF PUBLIC SERVICES WILL BE NECESSARY BEFORE SUCH EXPANSION CAN OCCUR.

The Bear Creek Community Plan links the expansion of existing neighborhood business areas to population growth and the provision of adequate public services. This policy is consistent with Comprehensive Plan policies which tie commercial center size to the size of the population served. Land designated for commercial use in the planning area should be sufficient to meet the needs of the residents for the 6-10 year cycle of the community plan. The Master Plan Development on Novelty Hill would also provide shopping opportunities to serve primarily the needs of the residents and employees within that new Urban Activity Center. The ultimate size of neighborhood or community centers should not exceed the acreage specified by the King County Comprehensive Plan.

BC #20 STRIP COMMERCIAL DEVELOPMENT SHALL BE PROHIBITED.

Strip commercial development often occurs along major roadways where each business or business development is oriented toward the arterial, independent of adjacent uses, instead of being focused at one intersection with other developments. Besides the obvious aesthetic impacts of strip commercial development on the community, it can cause traffic and safety problems. By requiring more turns across on-coming traffic at more uncontrolled access points along an arterial, strip commercial development raises the possibility of accidents and requires expensive center turning lanes for adequate safety.

BC #21 EQUESTRIAN RELATED BUSINESS IS A RECOGNIZED ECONOMIC ACTIVITY IN THE BEAR CREEK AREA, IS CONSISTENT WITH THE RURAL CHARACTER, AND SHOULD BE ENCOURAGED AND SUPPORTED IN THE RURAL AREA.

Within the Bear Creek planning area, there is a considerable horse-riding population as well as an extensive, well-established equestrian trail system. The horse-riding population and trail system supports and is supported by the many commercial equestrian facilities in the area. These facilities include stables, breeding ranches, and tack shops. The Bear Creek Community Plan supports these existing commercial equestrian uses and similar future uses. They are consistent with the considerable rural area designated in the Bear Creek Community Plan.

EXTRACTIVE USES

The Bear Creek Community Plan does not designate any sites for extractive uses. Any proposal for sand and gravel operations in the Bear Creek area must comply with Comprehensive Plan policies RL-401 through 416. These policies set the criteria for location and conditions for mitigating impacts for extractive operations.

BC #22 MEASURES TO MITIGATE ADVERSE IMPACTS ON NEARBY PROPERTIES, PUBLIC FACILITIES AND NATURAL RESOURCES SUCH AS STREAMS AND WETLANDS SHOULD BE REQUIRED AS CONDITIONS OF APPROVAL FOR ANY PROPOSED EXTRACTIVE OPERATION OR AS CONDITIONS OF APPROVAL FOR RENEWAL OF EXISTING PERMITS.

Although extractive uses provide material essential for construction and development to meet the demands of the growing King County region, they can have several negative impacts. Noise and dust from the site can affect surrounding residential uses, trucks moving the material can cause traffic hazards on nearby roads, and water quality on and off the site can be lowered.

This policy calls for conditions on the operation of any extractive use to limit or eliminate any such impacts. These conditions would be applied through the review and approval of development permits.

BC #23 A DEPLETED SAND AND GRAVEL OPERATION SHOULD BE RESTORED TO CONTOURS AND GRADES SUITABLE FOR SUBSEQUENT DEVELOPMENT.

Extractive uses, unlike other resource-based uses like farming and forestry, are not renewable. Once depleted, these sites are no longer useful for resource extraction. This policy recognizes this and requires the operators of these uses to prepare their sites for eventual redevelopment with other uses. This requirement should be applied at the time of permit review and approval. This and the following policy shall apply to existing sand and gravel operations such as the one on the south side of Novelty Hill, just east of Avondale Road.

BC #24 REDEVELOPMENT OF A DEPLETED SAND AND GRAVEL OPERATION SHOULD BE CONSISTENT WITH THE LAND USE DESIGNATION AND USES OF SURROUNDING PROPERTIES DEFINED IN THE BEAR CREEK PLAN.

The Bear Creek Community Plan encourages the redevelopment of depleted extractive sites with uses consistent with those surrounding the site. King County, when reviewing applications for such redevelopment, should look at both the land use designations of the Bear Creek Community Plan for surrounding properties as well as existing land uses nearby.

UTILITIES

Adequate, efficient water and sewage disposal facilities are necessary to ensure the health and welfare of the public. Each home needs safe drinkable water for its domestic use. This water must also be of sufficient quantity to meet both domestic needs throughout the year and the need for appropriate levels of fire protection. Sewage facilities must deal with wastewater in a way that protects the health of residents and avoids negative environmental impacts. In high-density urban areas, centralized sanitary sewers are used. They are, however, expensive and cost-effective generally only at urban densities of at least three homes per acre. In low-density urban and rural areas, on-site septic tanks can adequately treat wastewater at lower costs, if properly installed and maintained. They require low densities, especially where soil conditions are less than optimal. Recently, concerns have arisen about the long term effect on ground water quality due to the increasing use of septic tanks, especially in the Union Hill area. Virtually all of the Bear Creek area currently relies on ground water for its drinking water supply.

The King County Comprehensive Plan tries to balance an adequate level of service with the need to keep costs as low as possible. To do this, the extension of utilities should be paid for primarily by those who benefit, should avoid reducing service levels to existing communities, and should be timed to prevent both excess capacity and expensive remedial action. Facility planning should be linked with land use plans by stating that utilities should be designed to serve the densities outlined in community plans. In urban areas, water facilities should provide adequate quality, supplies, and fire flow. In rural areas, they should provide adequate quality and domestic supplies as well as fire flow consistent with lower densities. The Comprehensive Plan prefers sanitary sewers in urban areas and designates the areas appropriate for sewer through the sewer "Local Service Area." It would, however, allow septic tanks when they adequately treat wastewater or when continued low densities support their long-term use. Community plans can add land to the sewer Local Service Area when that land meets certain criteria (see Comprehensive Plan Policy F-316). In rural areas the Comprehensive Plan foresees the continued use of septic tanks.

This chapter sets out policies on the design, development, and location of water and sewer facilities in the Bear Creek planning area. It adapts the general direction of the King County Comprehensive Plan to the specifics of the planning area, building on the constraints and opportunities found there.

WATER

BC #25 ALL OF THE BEAR CREEK PLANNING AREA IS DESIGNATED A WATER SERVICE AREA AND IS WITHIN THE EAST KING COUNTY CRITICAL WATER SUPPLY SERVICE AREA. ANY NEW DEVELOPMENT WITHIN THE PLANNING AREA SHOULD BE REQUIRED TO BE SERVED BY PUBLIC WATER SYSTEMS AS DEFINED BY WAC 248.54 AND PROVIDED FOR IN THE COORDINATED WATER SYSTEM PLAN FOR THE AREA.

All of the Bear Creek planning area is within the approved existing and future service areas of several Class I water systems as provided for in the East King County Coordinated Water System Plan (CWSP) developed in accordance with the Public Water System Coordination Act of 1977 and King County Code 13.28. These systems include the City of Redmond, Woodinville Water District, Water District 122, the Union Hill Water Association and the Ames Lake Water Association. (Class I water systems are those with

100 or more customers.) The Bear Creek Community Plan acknowledges these King County-approved service areas and consistent with the Public Water System Coordination Act, encourages any new development to be served by these systems. Class I water systems are the best way to provide the Bear Creek community with high quality drinking water, with adequate and stable supply, and with sufficient quantity to meet fire protection standards in higher density urban areas. This policy is consistent with Comprehensive Plan Policies F-304 and F-311(a).

BC #26 KING COUNTY SHOULD APPROVE NEW DEVELOPMENT NOT WITHIN THE CURRENT SERVICE AREA BOUNDARIES OF EXISTING PUBLIC WATER SYSTEMS ONLY WHEN:

A. SERVICE FROM EXISTING PUBLIC WATER SYSTEMS WILL NOT BECOME AVAILABLE IN A REASONABLE AND TIMELY MANNER AT THE TIME OF DEVELOPMENT; AND

B. THE DEVELOPMENT IS REQUIRED TO ENTER INTO A SERVICE CONTRACT WITH AN EXISTING PUBLIC WATER SYSTEM, AS PROVIDED IN THE COORDINATED WATER SYSTEM PLAN FOR THE AREA, TO CONNECT TO THAT SYSTEM WHEN SERVICE DOES BECOME AVAILABLE; OR

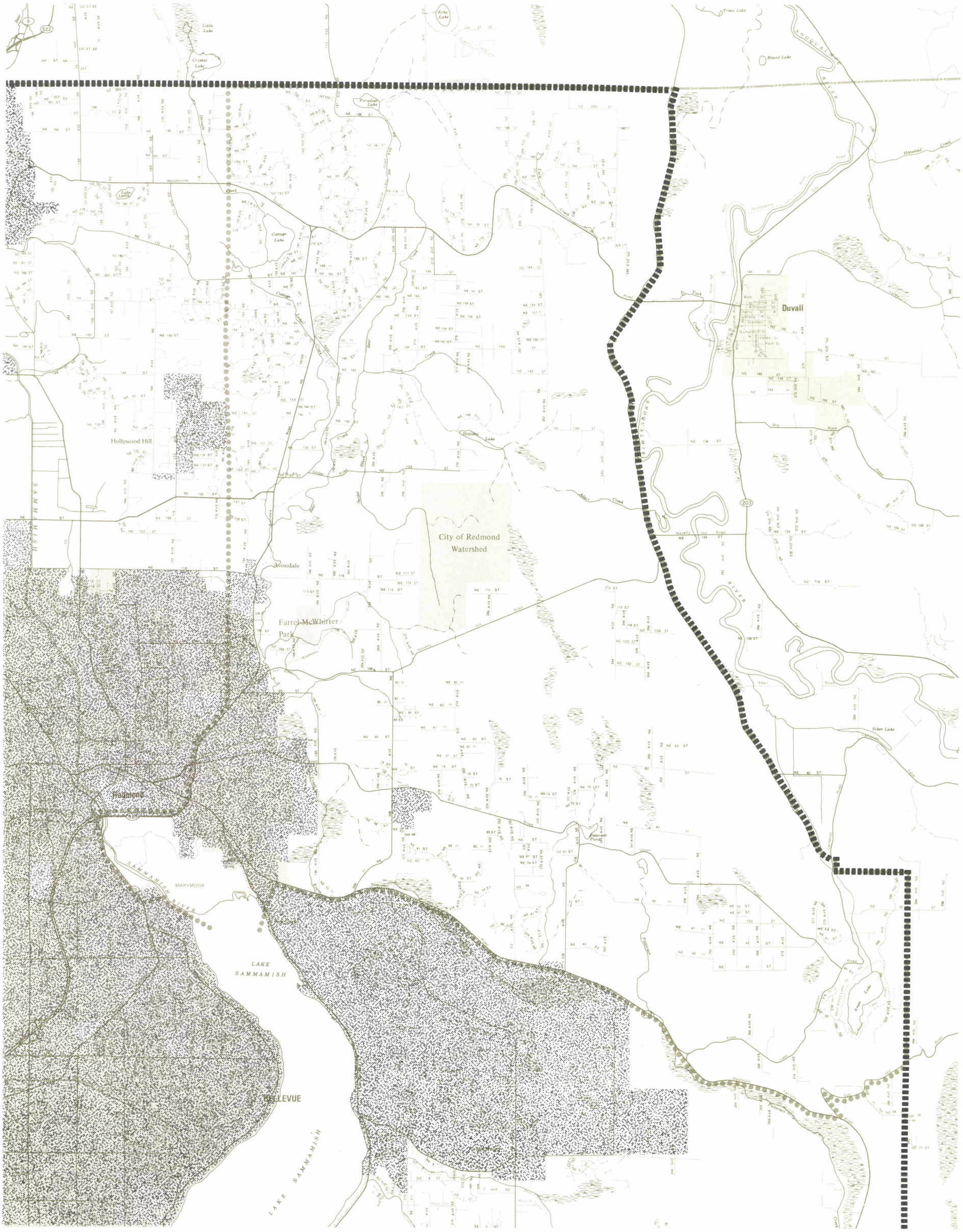
C. THE DEVELOPMENT WARRANTS THE CREATION OF A NEW WATER SYSTEM BASED ON THE CRITERIA CONTAINED IN THE COORDINATED WATER SYSTEM PLAN.

The majority of the Bear Creek planning area is within the current service area of existing Class I water systems. There are, however, parts of the planning area which are within future service areas of Class I water systems where service is not yet available. In these areas, development would have to rely on smaller public or private water systems. These smaller systems and individual private wells may, in some situations, be inadequate for providing sufficient, safe, and drinkable water. Because of a polluted or insufficiently protected source, they may not provide water of sufficient quality. Because of an undersized distribution system, limited storage, or an inadequate source, they may not provide enough water at sufficient pressure to meet King County fire flow requirements. Both situations threaten the safety and welfare of residents and promote inefficient use of available water supplies.

For these reasons, King County should limit the use of smaller public or private systems by approving them only when they serve only a few residents and service from an existing public water system is not yet available in a reasonable and timely manner. Any approval, however, should be conditioned to require connecting to an existing public water system once that system can finally serve the development. Smaller public systems, when within the service area of an existing public water supply plan must meet minimum design standards and specifications as defined in the Coordinated Water System Plan.

BC #27 THE EXISTENCE OF PUBLIC WATER SERVICE IN DESIGNATED RURAL AREAS SHALL NOT RESULT IN OR BE JUSTIFICATION FOR HIGHER RESIDENTIAL DENSITY THAN ANTICIPATED BY THE BEAR CREEK PLAN. THEREFORE, WATER PURVEYOR COMPREHENSIVE PLANS MUST:

A. PLAN FOR FACILITIES WITHIN RURAL AREAS WHOSE SIZE IS CONSISTENT WITH RURAL DENSITIES AND DEVELOPMENT STANDARDS, AND



WATER SERVICE AREAS AND SEWER LOCAL SERVICE AREAS

- Water Service Area
- Sewer Local Service Area

Bear Creek

Community Plan

King County Planning and
Community Development Division

B. STATE THAT SUCH EXPANSION SHALL NOT REQUIRE INCREASED DENSITIES TO FINANCE PLANNED FACILITIES.

Where King County has already approved or will approve water comprehensive plans within designated rural areas, such water service should not encourage increased densities. To prevent these increases, water purveyors should explicitly state in their plans and ensure through the system's design that water service is intended to serve only planned levels and densities of development.

While they provide higher levels of service, the presence of public water systems can serve as an impetus for densities higher than those called for in county plans. Higher service levels often require more expensive facilities which must be paid for by the customers of the system. Higher facility costs may not be offset by the economies of scale which public water systems can provide.

The County's Utilities Technical Review Committee will review water system comprehensive plans and recommend to the County Council whether these plans meet this policy as well as any other criteria contained in the Bear Creek Community Plan affecting the expansion of public water systems into rural areas.

WASTEWATER TREATMENT

BC #28 PUBLIC SEWERS ARE THE PREFERRED METHOD FOR WASTEWATER TREATMENT IN DESIGNATED URBAN AREAS (3 TO 8 HOMES PER ACRE). THEREFORE, REDMOND AND ITS 1990 ANNEXATION AREA SHOULD BE INCLUDED WITHIN THE SEWER LOCAL SERVICE AREA. THE NOVELTY HILL SUBAREA SHALL BE INCLUDED IN THE LOCAL SERVICE AREA ONLY WHEN THE PRE-DEVELOPMENT APPLICATION HAS BEEN APPROVED FOR URBAN DENSITIES. THE WEST UNION HILL SUBAREA SHALL BE INCLUDED IN THE LOCAL SERVICE AREA WHEN URBAN ZONING IS APPLIED TO THE SUBAREA, AS PROVIDED FOR IN BC #5 AND 5A.

The King County Comprehensive Plan sees sanitary sewers as the best way to treat wastewater in densely developed urban areas. In fact, they are generally only effective, relative to their cost, when serving intensive development. In the Bear Creek planning area, only the existing urban area of Redmond, the West Union Hill subarea and the Master Plan Development area of Novelty Hill will provide sufficient density to support sanitary sewers. The Redmond subarea is included in the sewer Local Service Area (LSA) and the West Union Hill and Novelty Hill subareas (including the Lake Washington School site located south of the Redmond Watershed and west of the Quadrant property) will be included in the LSA when specific conditions are met. The Neighborhood Center at SR 202/236th Ave. NE, which can be served by Northeast Lake Washington Sewer District, has also been included in the sewer LSA because the King County Comprehensive Plan calls for sewer service at neighborhood centers. The existing sewer serving school district property at Union Hill Road and 208th NE is recognized. Sewer comprehensive plans should be developed that reflect service to the future Local Service Area, including the potential zoned property within the Novelty Hill subarea.

BC #29 THE COTTAGE LAKE, RING HILL, PORTIONS OF UNION HILL AND AMES LAKE SUBAREAS, WHICH ARE DESIGNATED FOR A MAXIMUM RESIDENTIAL DENSITY OF ONE HOME PER ACRE, SHOULD BE SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEMS WHEN SOIL CONDITIONS AND PROPER SITING SUPPORT THEIR LONG TERM USE.

Many neighborhoods in the Bear Creek planning area have an existing, clearly established character of one home per acre development. The King County Comprehensive Plan recognizes that one home per acre development is urban in character and impact rather than rural. It also recognizes, however, that sanitary sewers in these areas are not generally feasible financially nor needed to treat wastewater adequately. Where soil conditions support the long-term reliance on septic tanks, the King County Comprehensive Plan would allow it. If it is proven this is not the case, lower densities would be required.

The Bear Creek Community Plan recognizes those neighborhoods in the planning area already clearly committed to one home per acre development and the reliance of those neighborhoods on septic tanks.

BC #29A IF ON-SITE SEWAGE DISPOSAL SYSTEM FAILURES OCCUR IN URBAN AREAS LOCATED OUTSIDE THE SEWER LOCAL SERVICE AREA OR LOW DENSITY URBAN AREAS WITHIN THE LOCAL SERVICE AREA OF THE ADOPTED BEAR CREEK PLAN, SEPTIC TANK MANAGEMENT AND/OR ALTERNATIVE METHODS OF SEWAGE DISPOSAL SHALL FIRST BE CONSIDERED. IF THESE ALTERNATIVES ARE NOT FEASIBLE AND A SEWER LINE MUST BE PLACED THROUGH A LOW DENSITY URBAN AREA, SEWER SERVICE SHALL BE GEARED TO ONLY SERVE THE SPECIFIC PROBLEM AREA WHICH HAS EXPERIENCED FAILURES IN EXISTING DISPOSAL SYSTEMS AND KING COUNTY SHALL PROHIBIT ANY OTHER CONNECTIONS WITHIN THE LOW DENSITY URBAN AREA EXCEPT FOR EXISTING RESIDENCES WHICH MEET THE RESTRICTIONS IN THIS POLICY. THE RESTRICTION LIMITING CONNECTIONS SHALL ALSO APPLY TO SERVICE NEEDED TO SERVE THE THREE DESIGNATED NEIGHBORHOOD CENTERS.

Any amendments to the sewer Local Service Area will be subject to the criteria of KCCP F-316:

F-316 LOCAL SERVICE AREAS FOR SEWERS SHOULD BE DESIGNATED ONLY IN URBAN AREAS AND RURAL ACTIVITY CENTERS, INCLUDING THEIR AGREED-ON EXPANSION AREAS. IN DESIGNATING OR MAKING BOUNDARY ADJUSTMENTS TO A LOCAL SERVICE AREA, THE FOLLOWING CRITERIA SHOULD BE APPLIED:

A. DETAILED LAND USE PLANS AND ZONING FOR URBAN USES AND DENSITIES SUPPORT THE PROPOSED ADDITION;

B. ON-SITE WASTEWATER DISPOSAL METHODS ARE NOT FEASIBLE FOR PLANNED LAND USES AND DENSITIES, OR WATER QUALITY IS THREATENED BY THE PRESENCE OR POTENTIAL OF HEALTH HAZARDS RESULTING FROM INADEQUATE WASTEWATER DISPOSAL METHODS;

C. POTENTIAL ADVERSE IMPACT OF SEWERS ON NEARBY RURAL AREAS, RESOURCE LANDS AND ENVIRONMENTALLY SENSITIVE AREAS WILL BE MITIGATED;

D. SEWERS ARE TECHNICALLY AND FINANCIALLY FEASIBLE WITHIN THE PROPOSED ADDITION;

E. THE PROPOSED ADDITIONAL AREA CAN BE SERVED BY GRAVITY SEWER INTO THE EXISTING LOCAL SERVICE AREA (BUT THE SEWERING AGENCY MAY USE PRESSURE LINES IF COST-EFFECTIVE); AND

F. THERE IS SUFFICIENT TREATMENT PLANT AND INTERCEPTOR CAPACITY TO SERVE ALL THE EXISTING LOCAL SERVICE AREA IF DEVELOPED TO SATURATION, AS WELL AS THE PROPOSED ADDITIONAL AREA.

BC #30 ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE USED TO MANAGE WASTEWATER IN THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS. THESE SYSTEMS SHALL SERVE AS THE LONG-TERM METHOD FOR SEWAGE DISPOSAL IN THESE RURAL AREAS.

The Bear Creek Community Plan designates the Bear/Evans, West Snoqualmie, Vincent/Patterson and portions of the Union Hill subareas as rural. Consistent with the King County Comprehensive Plan, the community plan requires the continued and long-term use of septic tanks for treating wastewater in those rural areas. To ensure their continued adequate functioning, septic tanks should be designed, installed, and maintained as essentially permanent facilities.

BC #31 SEWAGE DISPOSAL USING COMMUNITY DRAINFIELD SYSTEMS SHALL BE MANAGED BY MUNICIPALITIES OR SEWER DISTRICTS.

Soil conditions can limit the portions of a site where septic tanks can be placed and thus limit the number of lots and residences that can be created. Community drainfield systems are one way of overcoming this limitation. With community drainfield systems, two or more residences share a septic tank drainfield allowing development on otherwise undevelopable lots while using the part of the site where septic tanks can function for wastewater treatment. Since community drainfield systems involve wastewater from several residences, it is even more important they be well managed. The impacts of the failure of a community system is far worse than the failure of an individual residence's septic tank. For this reason, both the Bear Creek Community Plan and King County Comprehensive Plan policy F-324 require management of these systems by a public agency.

In addition, the King County Comprehensive Plan requires community drainfield systems in designated rural areas to meet two additional requirements. First, they must be needed to remedy existing area-wide system failures and second, the community system does not make development at urban densities feasible on sites otherwise unable to support individual septic tank systems.

NATURAL RESOURCES

The natural resources, particularly the streams and wetlands, in the Bear Creek planning area contribute to the uniqueness of the community. The values of the streams and wetlands to the local community and the region are many. Substantial portions of the Bear Creek and Evans Creek systems are relatively undeveloped and essentially rural in nature. The creeks contain large runs of salmon and healthy populations of resident trout. The wetlands and streams provide a natural drainage system for stormwater runoff which plays an important role in maintaining the water quality and habitat values of the region. Habitat critical to wildlife populations still remains in the area.

Maintaining the quality of the streams and wetlands is very important to the citizens of the local community, other King County residents, government jurisdictions, and agencies. Throughout the planning process members of the Citizen Advisory Committee and citizens from public workshops expressed strong interest in preserving and protecting the water quality of the streams, and the fish and wildlife resources in the planning area. This citizen concern is reflected in the wide range of natural resource policies developed during the plan.

This concern for protection of natural resources is not limited to citizens of the Bear Creek area. The King County Comprehensive Plan, which was passed unanimously by the County Council, contains a number of policies intended to protect natural resources. Several of the policies in the Comprehensive Plan call for the planning and regulatory process to protect sensitive areas and natural resources. Specific sensitive areas addressed by the Comprehensive Plan and relevant to the Bear Creek area include steep slopes and erosion hazard areas, wildlife areas, natural drainage systems, water quality, aquatic habitats, wetlands, floodplains, and ground water. Throughout the Comprehensive Plan, the policies encourage protection and enhancement of these resources instead of use. In many sensitive resource areas, such as wetlands and steep slope areas, the Comprehensive Plan prohibits development in an attempt to preserve these easily damaged resources. The Bear Creek Plan, therefore, reflects a commitment to protect the natural resources as growth and development occur in the area.

BC #32 THE NATURAL DRAINAGE SYSTEMS OF BEAR, EVANS, AND PATTERSON CREEKS SHOULD BE RESTORED, MAINTAINED AND ENHANCED TO PROTECT WATER QUALITY, PRESERVE EXISTING AQUATIC HABITAT, REDUCE PUBLIC COSTS, AND PREVENT ENVIRONMENTAL DEGRADATION. PUBLIC IMPROVEMENTS AND PRIVATE DEVELOPMENTS SHOULD NOT ALTER NATURAL DRAINAGE SYSTEMS WITHOUT MITIGATING MEASURES WHICH ELIMINATE INCREASED RISK OF FLOODING AND EROSION, NEGATIVE IMPACTS ON WATER QUALITY, AND LOSS OF AQUATIC OR RIPARIAN HABITAT.

The streams, lakes, and wetlands of the Bear, Evans, and Patterson drainages form an extensive and relatively unspoiled aquatic system which produces large numbers of salmon, and provides critical habitat for a diverse and healthy wildlife community. The system moderates flooding, provides critical stream flows in the summer, maintains high water quality, and controls bank erosion and sedimentation. Water in this system is an important resource to the community. Good water quality is important for fish habitat, ground water recharge and water supplies, recreation, and farming activities. Particular elements of concern in water quality include but are not limited to temperature increases, dissolved oxygen decreases, and contamination with nitrates, phosphates and metals. The Bear Creek Community Plan, through this and other related policies, seeks to protect the water quality and stream systems of the area from the effects of development.

The natural drainage system protects and improves water quality, and provides multiple flood control, bank protection, and erosion control benefits through the moderation of runoff rates and volumes. Natural flood control minimizes property damage incurred during flooding without the necessity of expensive flood control and bank protection projects.

The Bear, Evans and Patterson Creek systems provide year round supplies of cool, clean water to the area streams and contain good salmon and trout habitat. This habitat, including the high quality surface water supply and the critical ground water contribution to stream flows, help to support large runs of several species of salmon and trout. The supply of high quality water is particularly important during the low-flow periods of the summer when water temperatures rise and dissolved oxygen levels decrease.

The Bear-Evans drainage basin has been designated a Critical Drainage Basin by King County's Surface Water Management Division. Based on critical stream reach studies performed by Metro, protective conditions are required during development along Bear and Evans Creeks and their tributaries. Subsequent work by Metro and King County has shown that specific stream corridor protection measures, including stream buffers, are necessary to protect any stream from the impacts normally associated with development. These impacts include increased flow rates and volumes, damage to vegetation by human intrusion, stream bank erosion, sedimentation, channel incision, increased temperatures, decreased dissolved oxygen levels, and increases in a number of contaminants. To minimize the impacts of development on the streams of the planning area, specific stream corridor protection measures are included in both the Bear Creek Community Plan and the Area Zoning.

BC #33 KING COUNTY SHOULD PREVENT DEVELOPMENT ON LANDS WHERE IT WOULD POSE A HAZARD TO LIFE, PROPERTY, IMPORTANT ECOLOGICAL FUNCTIONS OR ENVIRONMENTAL QUALITY. DUE TO SEVERE NATURAL LIMITATIONS, STEEP OR EROSIBLE SLOPES, CLASS I AND II WETLANDS, WETLAND BUFFERS, FLOOD PLAINS AND STREAM CORRIDORS SHOULD REMAIN UNDEVELOPED AND UNDISTURBED.

This policy recognizes that there is a range of sensitive areas, some of which require more regulation than others. Sensitive areas that pose a particular danger to life or property, such as Class III landslide and seismic hazard areas, need to be closely regulated to limit threats to public safety.

Other types of sensitive areas are particularly susceptible to cummulative degradation through human activity. Wetlands, wetland buffers and stream corridor buffers are of particular concern in the Bear Creek planning area. Wetlands and buffer areas are critical portions of the larger drainage system which function to provide a year round supply of clean, cool water to streams of the Bear, Evans and Patterson Creek drainages. These areas need more regulation due to their sensitivity to development-related impacts, their critical value to the functioning of the stream system, the relatively unspoiled nature of the drainage systems, and rapidly increasing development pressure.

Wetland buffers and stream corridors span the productive area between upland and aquatic ecosystems. Retention of native growth provides stability in these fragile areas and provides significant habitat and wildlife benefits to both ecosystems. These buffer areas also benefit the community through the moderation of flooding damage and through provision of natural erosion control and bank protection.

Rural zoning along stream corridors is a major feature of this plan. In the sensitive areas along the main stem of Bear and Evans Creeks, low densities will help minimize

the environmental impacts of urban development. Studies have shown that urban development and associated increases in impervious areas result in increased runoff volumes and rates which are detrimental to stream systems. Retaining low densities along the streams will reduce the amount of new impervious area located in these critical portions of the drainage basin and help moderate other human related impacts such as vegetation removal. Additional stream corridor conditions applicable to all streams in the planning area, serve to minimize development-related impacts to the natural drainage system.

BC #34 AN UNDISTURBED CORRIDOR WIDE ENOUGH TO MAINTAIN THE NATURAL BIOLOGICAL AND HYDROLOGICAL FUNCTIONS OF STREAMS SHOULD BE PRESERVED IN ALL NEW DEVELOPMENT IN THE BEAR CREEK PLANNING AREA.

In their natural state, streams and watercourses in the Bear Creek planning area convey, store and purify water from the time it falls as precipitation until it reaches the Sammamish or Snoqualmie Rivers. Alteration of the channel, banks or floodplain can change how the stream responds to storms and result in erosion, sedimentation and flooding downstream. Natural stream channels provide important habitat for terrestrial and aquatic life. In addition to preserving these natural functions, undisturbed stream corridors provide linear open space throughout the community.

STREAM CORRIDOR GUIDELINES

A new drainage manual is currently being prepared by the Surface Water Management Division which will detail specific drainage requirements for all development. Stream corridor guidelines and requirements will be applied Countywide through the new Sensitive Areas Ordinance. These guidelines will control stream corridor requirements upon their completion. Because of the critical nature of the Bear/Evans stream systems, the following minimum guidelines will be used to condition new development in the Bear Creek area. Upon adoption of the new Sensitive Areas Ordinance, the more stringent regulations shall apply. For Department of Natural Resources (DNR) Stream Types I through IV (see **Washington Department of Natural Resources Stream Types** map), the stream buffer should be not less than 100 feet from the top of bank on each side, for a total minimum corridor of 200 feet plus the stream width. The minimum buffer width for Type V streams which are not salmonid habitat will be 25 feet from the top of bank for a total minimum corridor of 50 feet plus the stream width. A greater corridor width may be required based upon criteria listed in the Community Plan's stream corridor guidelines. No development or vegetion removal should occur within this stream corridor.

The stream corridor guidelines result in a variable width conservancy strip which has minimum dimensions. The buffer protects the hydraulic and habitat functions of the stream during and after development. The minimum width of the buffer on each side of the stream may be increased according to site specific conditions. This increased setback would be determined at the time of development approval by the Division of Building and Land Development. The following guidelines establish general conditions under which the undisturbed buffer width may be expanded. Specific development conditions for stream buffers are located in the Bear Creek Area Zoning as areawide P-suffix conditions.

1. The undisturbed stream corridor width shall be great enough to preserve existing vegetation which:

    a. Shades the stream during the midday hours from May through September to maintain cool water temperatures.

b. Provides food and habitat for fish. Branches which overhang the stream provide physical shelter for fish from predators. Furthermore, streamside vegetation provides food for fish in two ways: the foliage is habitat for insects which are the diet of many fish, and the leaves which fall into the stream are the food source for aquatic invertebrates which are critical food for fish.

c. Protects streambanks with roots, stems or foliage. Streamside vegetation can break the force of flood waters and anchor soil particles with dense root masses, armoring the bank naturally.

d. Intercepts and filters runoff flowing toward the stream. Low ground cover such as grass and moss anchors soil above the streambank and filters silt-laden runoff which may flow toward the stream during construction. By trapping the silt and holding the soil, vegetation protects the gravel streambeds from siltation which can smother fish, fish eggs and food sources.

2. Stream corridor widths shall be increased to include streamside wetlands which provide overflow storage for stormwaters, feed water back to the stream during low flows or provide shelter and food for fish. These wetlands conform to the definition in the Sensitive Areas Ordinance #4365. These wetlands shall be preserved and fill shall not be allowed.

3. The stream corridor width may be increased when steep slopes and erosive soils are adjacent to the stream channel. Increasing the undisturbed area will provide the buffer necessary to prevent streamside erosion and intercept silts from uphill erosion. The buffer may be expanded to greater than 100 feet from the top of the stream bank when there are slopes between 15-30% grade combined with soils rated as severely erosive by the U.S. Soil Conservation Service maps. The King County Conservation District can recommend the actual required width based on slope, soil type and existing vegetation. For slopes over 30% grade with severely erosive soils, the corridor may be extended to 15 feet beyond the first significant break in the slope. A significant break in the slope is defined as a bench at least 15 feet wide.

4. The buffer should be dedicated as open space during the platting process. This is because once land is subdivided into building lots, it is difficult to control clearing or disturbance of the stream corridor on those individual lots both during and after construction.

5. If a trail is to be constructed adjacent to a stream, it must be located so that it does not contribute to bank collapse or remove shrub and understory vegetation which shades or shelters the stream or anchors the banks. Trails should be located away from the stream with access points at locations which can tolerate human traffic.

BC #35 BEAR, EVANS, AND PATTERSON CREEKS AND THEIR TRIBUTARIES SHOULD BE PROTECTED FROM GRAZING ANIMAL ACCESS IN ORDER TO 1) REDUCE WATER QUALITY DEGRADATION FROM ANIMAL WASTES, 2) REDUCE BANK COLLAPSE DUE TO TRAMPLING, AND 3) ALLOW SHADING VEGETATION TO REESTABLISH ALONG STREAM BANKS.

By restricting grazing animal access to streams to limited, protected points, direct introduction of fecal matter into the stream will be reduced. Although flooding may still wash wastes from pastures, much of the oxygen-demanding biodegradation will have already occurred. Contamination during flood periods is less critical because the large volume of flood water dilutes animal wastes. Eliminating grazing from the stream bank vegetation

allows shading and protective vegetation to reestablish on the banks. This reduces water temperature increases and provides cover for salmon fry which rear in these reaches. Bank collapse due to trampling by livestock has been one cause of flooding due to lost channel capacity resulting from sedimentation. This problem will be reduced or stabilized with limited animal access.

The Area Zoning applies P-suffix conditions for all property within the Bear Creek planning area, requiring that barbed wire fencing (or better) be installed outside the required stream buffers on both sides of the stream when animals are to be kept on the site. To provide stream access for watering livestock, entrance ramps to the stream can be constructed. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The zoning P-suffix requires compliance with these conditions when development permits are granted. Residents not requesting development permits should be encouraged to comply with these requirements. Advice on how to meet these guidelines is available through the King County Conservation District.

BC #36 WHERE COMMERCIAL AND INDUSTRIAL USES ARE ESTABLISHED, WATER QUALITY SHALL BE PROTECTED AND ENHANCED. UNDERGROUND STORAGE OF PETROLEUM, SOLVENTS AND OTHER POTENTIAL WATER POLLUTANTS SHALL BE STORED IN DOUBLE-WALLED TANKS WITH SECONDARY CONTAINMENT TO PREVENT ENTRY INTO NATURAL DRAINAGE SYSTEMS OR GROUND WATER. PROPER DISPOSAL METHODS SHALL ALSO BE USED.

Commercial and industrial uses are major point source contributors to water quality pollution. Due to the relatively undeveloped nature of the plan area and the existing high quality of the aquatic resource, the potential damage from water quality degradation is significant. Special measures to limit contamination of the aquatic system should be encouraged to the greatest extent possible. Commercial and industrial runoff should be treated so that discharge will not harm the aquatic environment. Many commercial and industrial wastes require pre-treatment and discharge to a sanitary sewer system. Less harmful commercial and industrial discharges can be treated by detention facilities and grass-lined swales. Special drainage conditions for commercial and industrial sources have been included in the Master Plan Development (MPD) condition package (see **Bear Creek Master Plan Development (MPD) Area** Section).

BC #37 PROPER SITING AND MAINTENANCE OF SEPTIC SYSTEMS AND OTHER ON-SITE SEWAGE TREATMENT SYSTEMS SHOULD RECEIVE SPECIAL ATTENTION FOR NEW AND EXISTING LAND DEVELOPMENT TO PRESERVE THE VALUABLE ECOLOGICAL FUNCTIONS AND AMENITY VALUES OF WATER RESOURCES IN THE BEAR, EVANS, AND PATTERSON CREEK DRAINAGES.

Uncertainty exists over the long-term impacts of septic systems and other on-site sewage treatment systems on surface and ground water resources. Current information shows that failing or poorly maintained septic systems can generate serious water quality impacts both to surface waters and to the ground water aquifers. Surface waters and shallow ground water aquifers serve as the principal water supply in the Bear Creek area. To protect the water resources of the plan area, special attention should be paid to development review of proposals relying on septic systems. Consistent with King County Comprehensive Plan policy F-324, approval of community drainfields should only be granted when a municipality or district agrees to maintain the system. Regular maintenance of existing and new septic systems should be encouraged and where possible, required.

BC #38 STREAM CHANNELS IN THE BEAR, EVANS, AND PATTERSON CREEK DRAINAGES SHOULD NOT BE PLACED IN CULVERTS UNLESS ABSOLUTELY

NECESSARY FOR PROPERTY ACCESS. TO REDUCE DISRUPTION TO STREAMS AND THEIR BANKS, BRIDGES SHOULD BE USED FOR STREAM CROSSINGS, AND CROSSINGS SHOULD SERVE SEVERAL PROPERTIES. WHEN CULVERTS ARE REQUIRED, OVERSIZED CULVERTS WITH GRAVEL BOTTOMS THAT MAINTAIN THE CHANNELS' WIDTH AND GRADE SHOULD BE USED.

Culverts traditionally inhibit salmonid migration by altering stream width, velocity, grade, depth, or substrate of the stream channel. This in turn causes delays for spawning salmonids and reduces the success of the overall spawning effort. Placing streams into culverts also degrades overall water quality and aquatic habitat through the destruction of existing natural stream channels and banks and through erosion and sedimentation impacts that occur during culvert installation. The use of culverts for stream crossings should be used only as last resort in the Bear Creek planning area. Shared access roads to minimize the need for stream crossing are to be encouraged. Bridges, instead of culverts, should be used when crossing any permanent stream. Requirements for the type, sizing, location and installation of culverts found to be necessary should coincide with the restrictions typically placed on this type of project by the Washington Department of Fisheries when they prepare Hydraulic Project Approvals. These conditions usually include sizing the culvert to allow for a gravel bottom, preserving the stream's width and grade, and use of super-span culverts.

BC #39 NEW DEVELOPMENT SHOULD REHABILITATE DEGRADED STREAM CHANNELS AND BANKS IN THE BEAR, EVANS, AND PATTERSON CREEK DRAINAGES TO PREVENT FURTHER EROSION AND WATER QUALITY PROBLEMS. WHERE CONDITIONS PERMIT, THE BANKS AND CHANNELS SHOULD BE RESTORED TO A NATURAL STATE.

Devegetated stream banks provide little or no shade to the stream, resulting in increases in water temperature which impact all aquatic life. Devegetated stream banks also provide little cover to help protect juvenile fish from excessive feeding by birds and mammals. Once stream banks have been devegetated they are significantly more susceptible to erosion and bank collapse due to flooding.

Rehabilitation and stabilization of devegetated stream banks, as well as protection of currently functioning riparian zones, is needed to adequately protect the abundant aquatic resources of Bear, Evans and Patterson Creeks. The intent of this policy is to require new development to stabilize stream banks according to the Department of Wildlife standards and to use its plant list of trees and shrubs (see Figure 2). The Bear Creek Area Zoning includes specific conditions for planting.

BC #40 UNIQUE OR SIGNIFICANT WILDLIFE HABITAT SHOULD BE IDENTIFIED AND PRESERVED. DEVELOPMENT PLANS SHOULD IDENTIFY SIGNIFICANT WILDLIFE HABITAT AND ENSURE THAT BUILDINGS, ROADS AND OTHER FEATURES LOCATE ON LESS SENSITIVE PORTIONS OF SITES. THESE CONSIDERATIONS MAY RESULT IN A REDUCTION IN DENSITY FROM THAT OTHERWISE ALLOWED BY ZONING.

Figure 2

WASHINGTON DEPARTMENT OF GAME RECOMMENDED PLANTINGS FOR STREAM REHABILITATION

Common Name	Scientific Name
Willow	*Salix* spp.
Snowberry	*Symphoricarpos albus*
Vine Maple	*Acer circinatum*
Red-stem dogwood	*Cornus stolonifera*
Wild Rose	*Rosa Nutkana*
Oceanspray	*Holodiscus discolor*
Hardhack	*Spirea douglasii*
Evergreen blackberry	*Rubus laciniatus*
Hazelnut	*Corylus cornuta*
Tall Oregon-grape	*Beberis aquifolium* or *Mahonia aquifolium*
Oregon Myrtle	*Myrica californica*
Red elderberry	*Sambucus racemosa*
Ninebark	*Physocarpus capitatus*
Service berry	*Amelanchier florida*
Mock orange	*Philadelphus lewisii*
Snowbrush	*Caenothus velutinus*
Huckleberry, blueberry	*Vaccinium parvifolium*, *v. ovatum*, *v. ovalifolium*
Hawthorn	*Crataegus douglasii*
Alder	*Alnus rubra*

The Bear Creek planning area has large areas of undeveloped forest and wetland habitats that support an abundance and diversity of wildlife. These areas contribute to the rural character of the area. Special consideration should be given to the identification and protection of areas supporting unique (i.e.; uncommon) or significant (i.e.; abundant or diverse) populations of wildlife. During the development and environmental review process, special attention should be given to the cumulative impacts of specific development proposals on the overall animal community of the planning area. Special development conditions such as clustering should be implemented in the Bear-Evans Creek drainages to protect unique wildlife communities and specific habitat types.

The MPD development area preserves wildlife movement corridors and significant wildlife habitat through preservation of wetlands, wetland buffers, critical corridor linkages and selected upland areas. These areas will have minimal intrusion by human activity and will, for the large part, be left undisturbed.

BC #41 THE BEAR AND EVANS CREEKS' WATERSHEDS HAVE BEEN DESIGNATED AS CRITICAL AREAS FOR PROTECTION OF THE AQUATIC RESOURCES AND HUMAN HEALTH. THEREFORE, THE FOLLOWING SURFACE WATER MANAGEMENT ACTIVITIES SHOULD BE PROMOTED:

A. APPROPRIATE AND REASONED CHANGES IN LAND USE POLICIES AND REGULATIONS MAY BE EVALUATED DURING THE PREPARATION OF THE BEAR/EVANS CREEKS BASIN PLAN WHICH MAY RESULT IN RECOMMENDATIONS TO AMEND THE ADOPTED BEAR CREEK PLAN.

B. ENSURE ADEQUATE FIELD INSPECTION OF LAND DEVELOPMENT ACTIVITIES.

C. IMPLEMENT A PUBLIC INFORMATION PROGRAM TO PROMOTE WATER RESOURCES AND STREAM CHANNEL PROTECTION.

D. THE BEAR AND EVANS CREEKS BASIN PLAN SHALL DEVELOP RECOMMENDATIONS FOR WATER QUALITY MONITORING AND RECOMMENDED METHODS FOR CITIZEN INPUT AND EVALUATION TO ASSESS THE SUCCESS OF THE COUNTY'S POLICIES AND REGULATIONS PERTAINING TO THIS PLANNING AREA.

The King County Department of Public Works has designated the Bear-Evans drainage basin as a Critical Drainage Basin acccording to King County Ordinance #4938 and King County Code 20.50. The overall goal of designating an area as a Critical Drainage Basin is to reduce the likelihood that drainage, flooding, or erosion will cause damage to aquatic habitat, property, or people. To meet the goal, special drainage conditions designed to reduce the potential of damage are required for development in the Bear-Evans basin. The commitment to protect the community from harm in relation to streams can be carried out through the various surface water management activities.

Through watershed or basin planning for surface water management, the quality of the streams and nearby areas can be protected and enhanced. The basin plan for the Bear-Evans drainage basin is being prepared by King County Surface Water Management and King County Resource Planning.

Conditions relative to the Critical Drainage Basin designation, other surface water management drainage requirements, sensitive area protections, and filling and grading activities will be effective in protecting the Bear-Evans Creeks systems only if they are met. There

should be adequate support for permit review and field inspection of land development activities to ensure that the regulations are implemented.

The citizens of the Bear Creek planning area value the streams and are committed to maintaining the quality of the water resources. Future involvement of the citizens will increase the likelihood of effective implementation of protection measures and will enhance opportunities to identify additional problems and solutions.

Special Recommendation

Approximately 50-75% of the nation's underground storage tanks leak. The Fire Department should require double-walled storage tanks with secondary containment and monitoring capabilities for all commercial and industrial development in Bear Creek. The Washington State Department of Ecology (WSDOE), the Seattle-King County Department of Public Health, Metro and the King County Solid Waste Division should continue public education programs describing the proper disposal methods for hazardous materials. The WSDOE and Solid Wastes Division should develop programs to collect and dispose of hazardous materials.

TRANSPORTATION

The transportation element of the Bear Creek Community Plan was developed along with the land use plan. It is directed by the transportation policies in the King County Comprehensive Plan (KCCP). Because transportation improvements have a useful economic life ranging from ten to twenty years for road widening and pavement overlay projects, to more than fifty years for new roadway rights-of-way, the transportation element must provide flexibility to accommodate development under future community plans. Transportation policies must, therefore, be responsive to the needs and values of current residents while preserving options for future community needs.

STREETS AND HIGHWAYS

BC #42 OPERATIONAL AND MAINTENANCE IMPROVEMENTS TO IMPROVE SAFETY AND INCREASE EFFICIENCY OF ROADS SERVING EXISTING DEVELOPMENT SHOULD BE EMPHASIZED AND ASSIGNED THE HIGHEST PRIORITY FOR PUBLIC SPENDING.

Throughout the community planning process, the community stressed that transportation planning is one of the key issues for the Bear Creek Community Plan. Prior to planning for any additional growth in the community, the Bear Creek Plan commits to solving existing transportation problems. Population growth in the area coupled with commercial activity in Redmond have increased congestion on primary travel routes in Redmond and in the Bear Creek planning area. Residents believe safety is a serious problem for pedestrians, bicyclists and equestrians as well as motorists. This policy is responsive to community desires that road improvements be given the highest priority by King County. New construction or major widening of arterials should occur only when operational improvements can no longer provide adequate safety or service. The King County Comprehensive Plan policies F-103, F-104, and F-209 provide the basis for this policy.

King County, the City of Redmond, and the Washington State Department of Transportation have recently (1984-86) improved intersection operation in the Avondale Road corridor and on Redmond Way through several intersection reconstruction, road widening, and traffic signal projects. Adequate level of service (E or better) is anticipated over the next several years.

Level of service, as applied to signalized intersections, is a measure of delay per vehicle. Delay results in increased travel time, increased fuel consumption and air pollution, and driver discomfort and frustration. Level of service is described by a letter scale from A to F, with A representing the best service (least delay) and F the worst. The table below represents level of service criteria for signalized intersections.

SIGNALIZED INTERSECTION LEVEL OF SERVICE

Level of Service	Stopped Delay per Vehicle (Sec.)	Description
A	5.0 or less	Very favorable traffic progression, most vehicles do not stop. Typically short signal cycle lengths.
B	5.1 to 15.0	Good traffic progression and/or short signal cycle lengths.

C	15.1 to 25.0	Fair traffic progression and/or longer cycle lengths. Significant number of stopped vehicles.
D	25.1 to 40.0	Noticeable influence of congestion. Many stopped vehicles. Unfavorable progression and/or long cycle lengths.
E	40.1 to 60.0	Limit of acceptable delay. Poor progression and long cycle lengths. Frequent failure of signal cycles to clear all waiting vehicles.
F	Greater than 60.0	Unacceptable delay. Vehicle flows exceed intersection capacity. Poor progression and long cycle lengths.

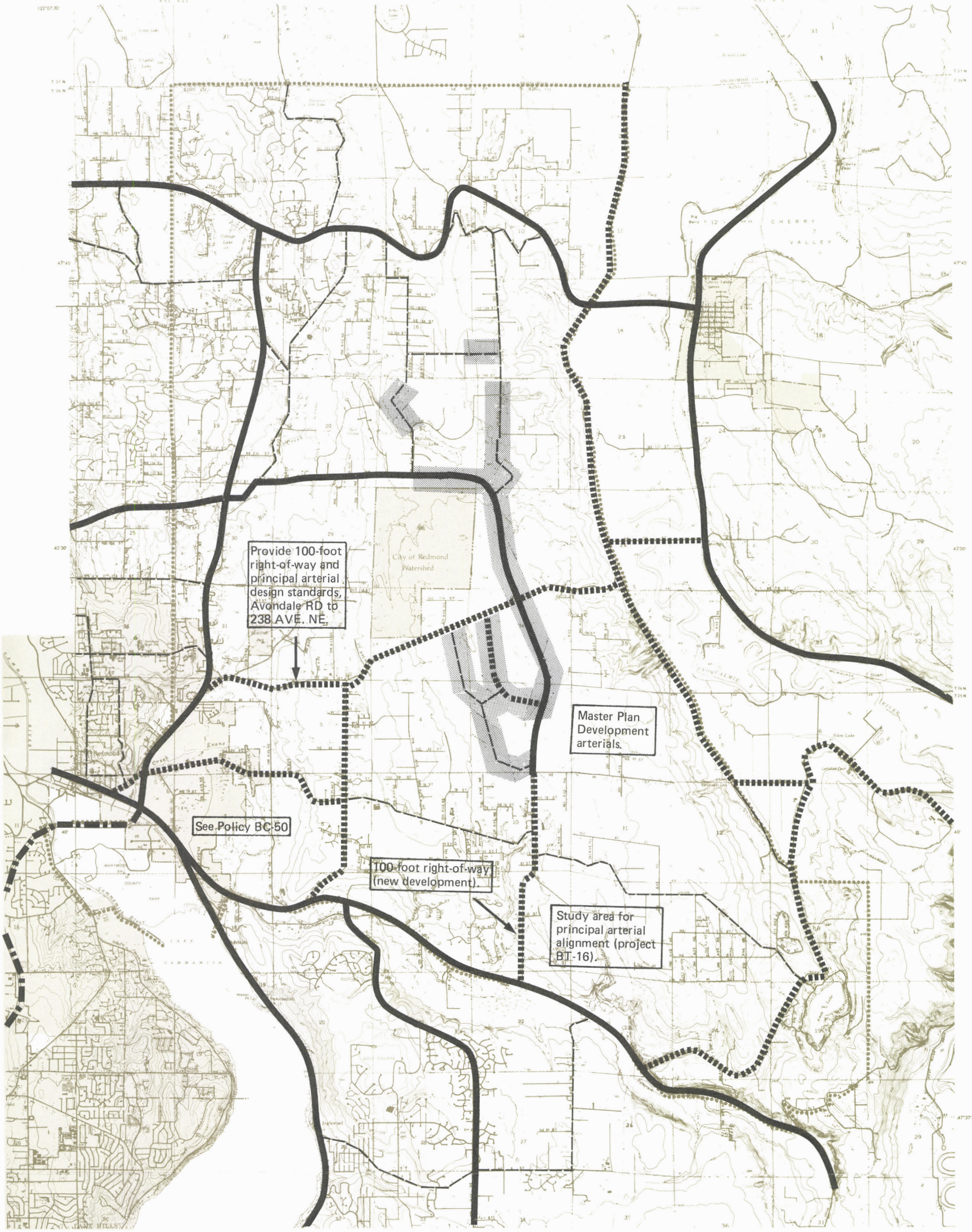
Source: Transportation Research Board, Highway Capacity Manual, Special Report 209, Washington, D.C., 1985, pp. 9-4, 9-5.

BC #43 NEW DEVELOPMENT SHOULD PROVIDE ALL ON-SITE TRANSPORTATION FACILITIES NEEDED TO MEET ADOPTED SERVICE STANDARDS.

BC #44 WHEN OFF-SITE ROAD CAPACITY CANNOT MEET ADOPTED STANDARDS, INDIVIDUAL DEVELOPMENTS SHOULD BE DENIED UNTIL ROADS ARE BROUGHT UP TO STANDARDS EITHER BY THE PUBLIC ENTITIES INVOLVED OR BY THE DEVELOPER, OR BY SOME COMBINATION OF FUNDING SOURCES.

King County surveys indicate that most property owners in Bear Creek agree that developers should pay for services required by their developments. King County Ordinance #7544 as amended by King County Ordinance #8052, adopted by the King County Council in April, 1986 implements the off-site improvements policy by setting a road adequacy standard and establishing conditions for development approval. Projects which generate significant amounts of vehicular traffic off-site must provide an analysis of traffic impacts on streets and intersections as part of the County's development review process. This analysis must be for the anticipated year of project completion and include projected traffic from previously approved developments or estimated traffic growth based on King County land development records. A project must not result in a street or intersection exceeding level-of-service F operation. If level-of-service E is exceeded, the project will not be approved unless the applicant funds the improvements necessary to achieve level-of-service E or better operation, reduces project traffic generation by an amount sufficient to obtain acceptable level-of-service, or, if roads are developed to their ultimate capacity, the applicant agrees to phase development and use incentives to promote lower vehicle traffic generation. On-site transportation facilities must meet County design standards and are subject to County approval during development review.

BC #45 KING COUNTY, THE CITY OF REDMOND, THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, CITIZENS, AND PRIVATE DEVELOPERS SHOULD WORK TOGETHER IN DEFINING, PLANNING, AND IMPLEMENTING TRANSPORTATION IMPROVEMENTS WHICH ACCOMMODATE PLANNED LAND USE AND DENSITIES.



FUNCTIONAL CLASSIFICATIONS

- Freeways
- Principal Arterials
- Minor Arterials
- Collector Arterials
- New Right-of-Way/Construction

Miles 1 1/2 0 1 2

N

Note: New right-of-way locations are approximate.

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BC #45A MITIGATION OF TRAFFIC IMPACTS TO THE CITY OF REDMOND ARTERIAL SYSTEM WILL BE ACCOMPLISHED THROUGH THE INTERLOCAL AGREEMENT PROCESS. THE AVONDALE ARTERIAL CORRIDOR STUDY RECOMMENDATIONS SHALL BE USED AS A BASIS FOR TRAFFIC MITIGATION REQUIREMENTS FOR BOTH CITY AND COUNTY DEVELOPMENT AFFECTING THE CORRIDOR.

MITIGATION SHALL PRESERVE THE OPERATIONAL INTEGRITY OF THE CORRIDOR AND MAINTAIN EXISTING LOCAL ACCESS. THE PRIMARY ARTERIAL CORRIDOR BETWEEN THE NOVELTY HILL URBAN AREA AND SR 520 SHOULD BE LOCATED AND DESIGNED TO ENCOURAGE TRANSIT AND RIDE SHARING ALTERNATIVES TO SINGLE-OCCUPANT VEHICLE TRAVEL, AND TO PROVIDE SERVICE TO THE WEST UNION HILL URBAN AREA.

TRANSPORTATION PLANNING OF NEW FACILITIES AND MANAGEMENT OF THE TRANSPORTATION SYSTEM SHOULD BE COORDINATED WITH CURRENT AND FORECAST NEEDS OF THE EAST SAMMAMISH AND NORTHSHORE PLANNING AREAS, ADJACENT AREAS OF SNOHOMISH COUNTY, AND WITH THE CITIES OF REDMOND AND KIRKLAND, AND SHOULD BE A COOPERATIVE EFFORT OF THE AFFECTED JURISDICTIONS. PHASING OF BEAR CREEK AND REDMOND DEVELOPMENT SHOULD BE STRONGLY LINKED TO THE PROVISION OF ADEQUATE TRANSPORTATION FACILITIES AND TRAVEL DEMAND MANAGEMENT PROGRAMS.

Automobile trips in the Bear Creek planning area are predominantly oriented to the west and southwest toward major employment centers and shopping areas in Redmond, Bellevue, and Seattle. The corridors handling most of this traffic are Avondale Road/SR-520 for north-south travel and Redmond Way/SR-202 for east-west travel. These routes are under the jurisdictions of the City of Redmond (Avondale Road south of Northeast 104th Street) and the Washington State Department of Transportation. King County should coordinate the planning and design of improvements in these corridors and on King County roads providing access to these corridors so that existing and planned development is adequately served. The Implementation chapter of the Plan describes the interlocal agreement process, by which the County, State and City of Redmond can work to address these road corridor problems. The Bear Creek Area Zoning contains area-wide P-Suffix development conditions for properties served by key road corridors.

BC #46 WIDENING OF ARTERIALS TO FOUR OR MORE LANES SHOULD BE LIMITED TO AREAS WITHIN OR ADJACENT TO REDMOND AND CORRIDORS SERVING THE NOVELTY HILL URBAN AREA. THE REMAINDER OF BEAR CREEK SHOULD BE SERVED BY A NETWORK OF TWO-LANE COLLECTOR ARTERIALS.

BC #47 ESTABLISHMENT OF NEW RIGHTS-OF-WAY AND ACQUISITION OF ADDITIONAL RIGHTS-OF-WAY IN EXISTING CORRIDORS SHOULD EMPHASIZE PROTECTION OF NATURAL SYSTEMS AND ADEQUATE BUFFERING OF EXISTING AND POTENTIAL RESIDENTIAL DEVELOPMENT.

In order to preserve the character of low density residential areas of Bear Creek, major road widening or construction of new four-lane arterials should be limited to existing principal arterials or in corridors serving future urban residential densities. For the low density areas, it will be necessary to provide a network of two-lane collector arterials spaced closely enough to serve the travel demand generated by one dwelling unit or less per acre residential development. With the exception of the urban areas in the City of Redmond and the urban land in the Novelty Hill area, two-lane roads should provide adequate level of service through this planning cycle (through the mid-1990s).

Analysis of road system needs for the Bear Creek area should consider population and employment distribution, and resulting travel demand, at or near likely full development of buildable land at allowable densities. This will allow planning for future growth under succeeding land use plans by reserving sufficient transportation rights-of-way. For example, where traffic forecasts for full development conditions show a two-lane collector arterial is sufficient, King County road design standards require a sixty-foot wide right-of-way to accommodate the road, shoulders, drainage, and utilities. Where a four-lane road is warranted, a right-of-way width of at least 84 feet is necessary. If widening to four lanes is required in a 60-foot right-of-way, an additional 12 feet of right-of-way on each side of the road is required. The cost to acquire this right-of-way may be prohibitively expensive if development has occurred along the road. Establishment of an ultimate right-of-way width should ideally occur before development of adjacent property. Then, right-of-way dedications or purchases can be made when needed, and properties will be better buffered from traffic noise by having greater setbacks from the roadway.

BC #48 EAST-WEST ARTERIAL ROUTES SHOULD BE IMPROVED TO FACILITATE TRAVEL TO AND FROM URBAN AREAS WEST OF THE BEAR CREEK PLANNING AREA.

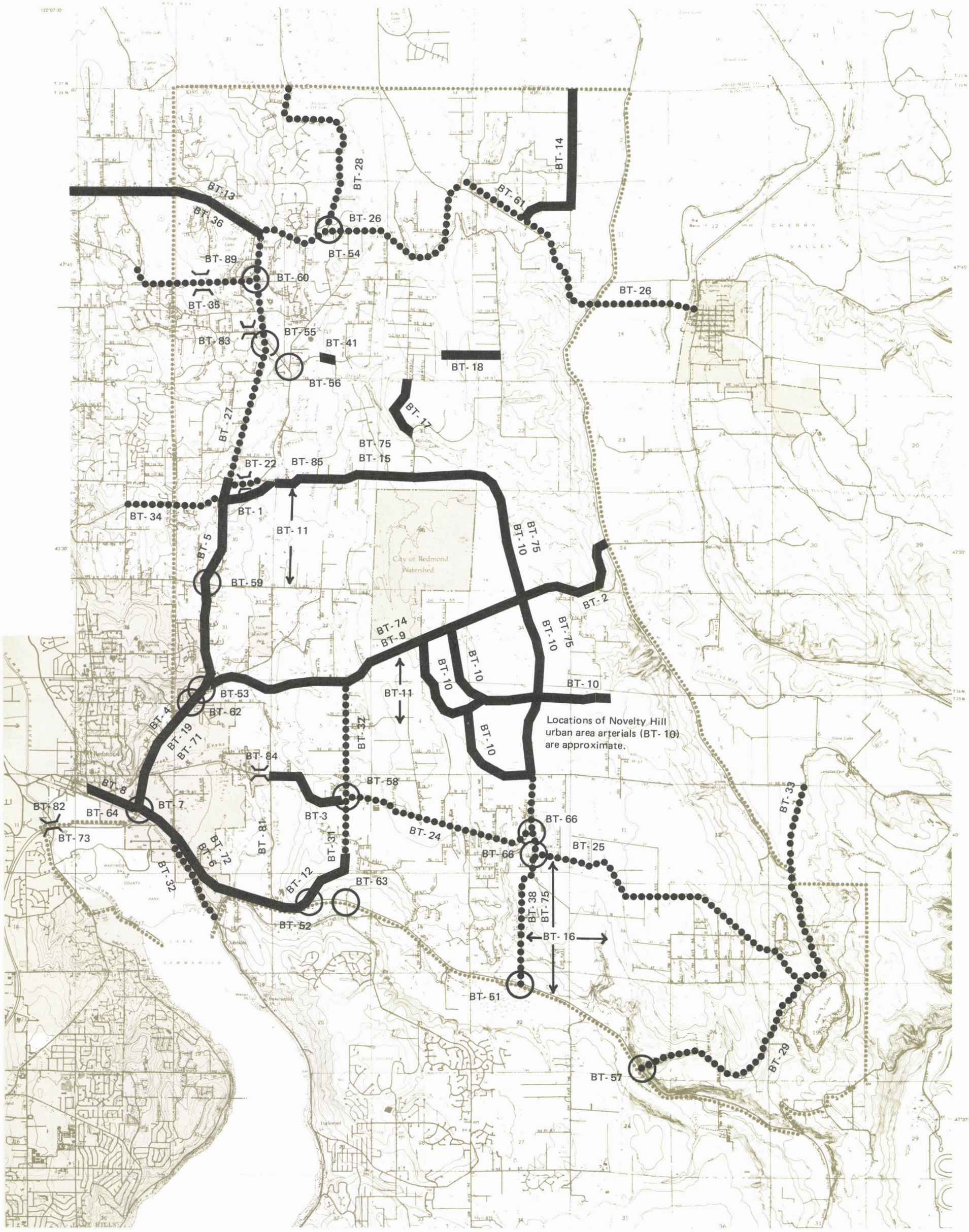
East-west access north of Novelty Hill Road and south of Woodinville-Duvall Road should be developed or improved to provide better access to the Avondale Road and Northeast 124th Street travel corridors. Improvement to the collector arterial system internal to the planning area will ease traffic demand in some of the existing heavily travelled corridors by allowing motorists to make a greater portion of their trip on less heavily travelled local and collector roads.

BC #49 ROAD IMPROVEMENTS IN COTTAGE LAKE, RING HILL, AMES LAKE, UNION HILL, AND THE RURAL AREAS SHOULD INCORPORATE DESIGN FEATURES SUCH AS GRASS-LINED SWALES TO MINIMIZE SURFACE WATER DISRUPTION AND TO PROTECT AND ENHANCE WATER QUALITY. IN REDMOND, STORM WATER DETENTION PONDS SHOULD BE USED WHERE NECESSARY TO CONTROL DISCHARGE INTO SURFACE WATERS.

In the low density residential areas (greater than one-acre lots), road shoulders and open ditch drainage is the preferred method to carry storm water off of roadways. Ultimately this will help to protect the water quality in the area's stream systems.

BC #50 196TH AVENUE NORTHEAST ("RED BRICK ROAD") BETWEEN UNION HILL ROAD AND REDMOND-FALL CITY ROAD (SR 202) IS A HISTORIC ROAD AND SHOULD BE PRESERVED BY RESTORING ITS BRICK SURFACE, LIMITING VEHICULAR LOADS AND SPEEDS, AND PROHIBITING ACCESS TO COMMERCIALLY-ZONED PROPERTIES TO THE WEST. ACCESS TO THESE PROPERTIES SHOULD BE PROVIDED BY OTHER EXISTING ROADS AND BY A NEW NORTH-SOUTH ROAD CONNECTING UNION HILL ROAD AND 185TH/187TH AVENUES NORTHEAST.

This road was part of the preferred highway route connecting Seattle to Snoqualmie Pass in the early decades of this century. Restoration of the original 1913 brick pavement is recommended and occurring now. Vehicle speed limits, weight limits, and new access controls will limit future deterioration of this historic road. Existing residential access to the road will not be affected.



RECOMMENDED PROJECTS

- Major Widening
- Minor Widening/Shoulder Paving
- Intersectional/Operational
- Bridges
- BT-1 Project Number
- New Collector Corridors and Local Roads

Bear Creek

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NON-MOTORIZED TRAVEL

BC #51 ARTERIAL ROAD CONSTRUCTION OR RECONSTRUCTION IN LOW-DENSITY URBAN AND RURAL AREAS SHOULD PAVE ROAD SHOULDERS FOR BICYCLE LANES. IN CONFORMANCE WITH ADOPTED COUNTY AND CITY OF REDMOND BICYCLE PLANS, ROAD SHOULDERS SHOULD BE DESIGNATED AS BICYCLE ROUTES WITH APPROPRIATE SIGNING AND PAVEMENT MARKING.

Bicycle lanes help serve the recreational needs of Bear Creek residents. Bicycle ridership has expanded over the years from a predominantly recreational use to an actual vehicular alternative for commuting to and from work. Bicycle lanes should be designed to connect to the City of Redmond facilities and those in adjoining planning areas.

Equestrian lanes adjacent to the motor vehicle travelled way may be provided where traffic speed or volume makes it difficult or hazadous to share travelled lanes, and where horseback riding is a predominant community activity. On-street equestrian lanes should be coordinated with the off-street system to provide route continuity. Where warranted, new construction or reconstruction may provide a gravel shoulder(s) for equestrian use.

TRANSIT AND RIDESHARING

BC #52 PARK-AND-RIDE AND PARK-AND-POOL LOTS SHOULD BE DEVELOPED IN REDMOND, COTTAGE LAKE, RING HILL, AMES LAKE, AND UNION HILL TO PROVIDE FOCAL POINTS FOR TRANSIT AND RIDE-SHARING. PARK-AND-POOL LOTS SHOULD BE LOCATED IN RURAL AREAS ALONG MAJOR COMMUTING CORRIDORS SUCH AS SR-202, REDMOND-FALL CITY ROAD, NOVELTY HILL ROAD, AND WOODINVILLE-DUVALL ROAD.

Park-and-ride lots should be located in the planning area to minimize the number of vehicular trips on the arterial road system. These lots should be located with convenient arterial access and should include adequate screening and buffering to mitigate adverse off-site impacts.

Construction or reconstruction of principal or minor arterials accessing major commuting corridors and serving the Novelty Hill urban area should make provisions for future high occupancy vehicle (express buses, carpools, and vanpools) lanes. Sufficient rights of way (100 feet) should be reserved on Novelty Hill Road, Northeast 133rd Street, and the north-south principal arterial route connecting Northeast 133rd Street with Redmond Fall City Road (SR 202) for future construction of these facilities.

PROJECTS

Roads

The road system in Bear Creek is comprised primarily of two-lane rural roads serving low density residential neighborhoods. Signficant increases in traffic growth are occurring in the arterial corridors west and south of the planning area. These routes, Avondale Road and Redmond-Fall City Road provide the principal access for Bear Creek residents to employment and shopping. The Functional Classifications map illustrates the road functional classifications for the planning area.

The Bear Creek plan will require major road improvements to carry traffic produced by residential growth and traffic attracted to new employment in the Novelty Hill Master Plan

Development and in the City of Redmond. New road construction and major widening during the planning cycle (through the mid-1990s) will be primarily limited to arterials serving the Master Plan Development and access roads to other proposed subdivisions. Correction of existing road capacity and safety problems through reconstruction and operational projects is also recommended. Projects are shown on the Transportation Projects map.

New Construction and Major Widening

These projects include new road construction in new rights-of-way and widening of existing roads by two or more travel lanes. Construction of continuous left-turn lanes and turn lanes at intersections are listed as minor widening and intersection projects, respectively.

PROJECT PRIORITY: H=High; M=Medium; L=Low; N/A=Not prioritized.

BT-1 M	Project:	Northeast 128th Way extension to Northeast 132nd Street at Bear Creek Road (on current CIP, 1988-1990 construction).
	Description:	Construct new arterial extension and crossing of Cottage Lake Creek.
	Need:	This project will provide a direct continuation of the Northeast 124th Street/Northeast 128th Way arterial corridor into Bear Creek and to the Novelty Hill Master Plan Development via the new north-south arterial (Project BT-10, below). It will eliminate high turning volumes at the existing Avondale Road intersection with Northeast 132nd Street and provide a high capacity, four-legged intersection.
BT-2 M	Project:	Novelty Hill Road, West Snoqualmie Valley Road to approximately one-half mile west.
	Description:	Realignment and reconstruction of existing two-lane road. Possible addition of westbound hill climb lane.
	Need:	The existing road has safety problems due to steep grades and sharp curves. Signed speed limit is 25 mph. The design study should determine the need for hill climb land and evaluate alternative alignments.
BT-3 M	Project:	Northeast Union Hill Road, 196th Avenue Northeast to 208th Avenue Northeast (on current CIP, 1988-1990 construction).
	Description:	Roadway realignment and reconstruction. Design study and traffic studies to determine need for hill climbing lane/additional travel lanes.
	Need:	This road section has steep, sharp curves and roadside hazards. The hillside is unstable.
BT-4 H	Project:	Avondale Road Northeast, Redmond Way (SR 202) to Redmond city limits (Northeast 104th Street). This City of Redmond

		project will be constructed in two phases (under construction in 1988).
	Description:	Major widening of two-lane road to four travel lanes, center left turn lane, bicycle lanes, and sidewalks.
	Need:	The existing two-lane road experiences significant congestion during peak travel periods. The project will be coordinated with the King County Avondale Road widening project to the north (BT-5), and the SR 520/SR 202 interchange project (BT-64).
BT-5 H	Project:	Avondale Road Northeast, Redmond city limits to Northeast 132nd Street (on current CIP, 1988-1990 construction).
	Description:	Major widening of two-lane road. The number of travel lanes, location of turn lanes, and location and type of pedestrian and bicycle facilities will be determined in the preliminary design and environmental review process.
	Need:	The existing road is exceeding capacity for a two-lane facility, with a doubling of traffic in the last six to eight years. Project construction will be coordinated with the City of Redmond Avondale Road project to the south (BT-4) and with improvements to intersecting roads.
BT-6 H	Project:	Redmond-Fall city Road (SR 202), East Lake Sammamish Parkway to Sahalee Way Northeast, (Washington State Department of Transportation project).
	Description:	Widen two-lane road to four travel lanes and turn lanes. Widen curb lanes for bicycle use. (See Project BT-72, below.)
	Need:	Traffic growth on this road section is anticipated to result in congestion problems in the next several years. This route is the primary access from the north East Sammamish plateau and southeast Bear Creek areas to Redmond, Bellevue, and Seattle.
BT-7 H	Project:	Redmond-Fall City Road (SR 202), SR 520 to East Lake Sammamish Parkway. (NOTE: PROJECT COMPLETED 1986-1987.)
	Description:	Widen two-lane road to four travel lanes and turn lanes. Widen curb lanes for bicycle use.
	Need:	This road section has congestion problems. This route is the primary access from the north East Sammamish Plateau and southeast Bear Creek areas to Redmond, Bellevue, and Seattle.
BT-8 L	Project:	Redmond Way, 164th Avenue Northeast to East Lake Sammamish Parkway. Joint project with City of Redmond and Washington State Department of Transportation.
	Description:	Conduct analysis for capacity and/or operations improvements in this area. Coordinate with SR 520/SR 202 interchange

design and with Project BT-19 (Avondale Road Corridor Study, SR 202 to Novelty Hill Road).

Need: Traffic on the five-lane section of Redmond Way is projected to exceed capacity in the early 1990s.

BT-9
H

Project: Novelty Hill Road, Avondale Road Northeast to Novelty Hill Master Plan Development (approximately 238th Avenue NE).

Description: Widen to four/five lanes with paved shoulders and turn lanes. Provide Class III bicycle route.

Need: Novelty Hill Road will serve as the primary access route to major residential and commercial development in the Novelty Hill Master Plan Area. Significant capacity increases will be required on this route. Consideration should be given to design for the future provision of high occupancy vehicle (transit and carpools) facilities when development densities warrant this type of service. A minimum 100' right-of-way should be established for this minor arterial, and principal arterial design criteria should be used. See Project BT-74 for transit/HOV considerations.

BT-10
H

Project: Novelty Hill Master Plan Development Arterials

Description: Construct new north-south minor arterial connecting 238th Avenue Northeast at Northeast 80th Street to Northeast 133rd Street (Seidel Road) and 232nd Avenue Northeast. The number of traffic lanes to vary as determined by traffic demands. Construct pedestrian and bicycle facilities. Construct other minor and collector arterials as necessary to serve commercial developments in the 2,500 acre urban area. See Project BT-75 for HOV considerations.

Need: Construction of these roads is a condition of the Master Plan Development. These routes are necessary to provide access to the MPD from other Bear Creek neighborhoods, the East Sammamish plateau, and Woodinville. Traffic demand on the northern portion of Avondale Road will be reduced by providing a north-south through route internal to the Bear Creek planning area.

BT-11
N/A

Project: New subdivision collector arterials and local access roads.

Description: Construct new collector arterials and local roads to provide internal routes in the Bear Creek community. Exact locations to be determined during development review.

Need: Continuity of the local street system parallel to major and minor arterials is needed to reduce circuitous travel and reduce arterial travel demand for short, local trips.

BT-12 M	Project:	204th Way Northeast, Redmond-Fall City Road (SR 202) to 208th Avenue Northeast.
	Description:	Road realignment and reconstruction. Design study to determine lane requirements.
	Need:	Existing road alignment has substandard grades, curves, and roadway width.
BT-13 M	Project:	Woodinville-Duvall Road, Northeast 190th Street (new Northeast 195th Street extension) to Avondale Road Northeast.
	Description:	Widen to four travel lanes with turn lanes at intersections. Phased construction.
	Need:	This route provides access from the north Bear Creek and Northshore planning areas to Woodinville and the regional freeway system. The existing two-lane road is forecast to reach capacity during the 1990s.
BT-14 H	Project:	244th Avenue Northeast, Woodinville-Duvall Road to County line.
	Description:	Construct local access road.
	Need:	The existing substandard private roads need to be upgraded to County local access standards to serve residential development.
BT-15 N/A	Project:	Northeast 133rd Street (Seidel Road), Bear Creek Road to 208th Avenue Northeast.
	Description:	Reconstruct to principal arterial standards with turn lanes, and pedestrian and bicycle facilities. Conduct design study to determine the required number of travel lanes and construction phasing. See Project BT-75 for HOV considerations.
	Need:	This road improvement is required to serve existing and pending subdivisions, and the Novelty Hill Master Plan Development. The route will provide access to Sammamish River Valley employment and to the I-405 corridor via Northeast 124th Street, and is an element of a proposed principal arterial system connecting I-90 with the Woodinville area.
BT-16 N/A	Project:	North-South Principal Arterial corridor studies, Northeast Union Hill Road to Redmond-Fall City Highway (SR 202).
	Description:	Feasibility and alternative alignment studies for a section of a north-south principal arterial connecting I-90 with the Woodinville area. Coordinate with East Sammamish plateau sections of the corridor and with Project BT-10.

	Need:	A north-south principal arterial on the eastern portions of the Bear Creek and East Sammamish plateaus will be necessary to serve urban development and to provide an alternate route to existing congested corridors.
BT-17 N/A	Project:	216th Avenue Northeast/Northeast 140th Street, Northeast 145th Street to 218th Avenue Northeast.
	Description:	Construct two-lane collector road.
	Need:	This road section will continue 216th Avenue Northeast collector arterial to Northeast 133rd Street (Seidel Road) and will provide a needed south outlet from the Ring Hill subarea.
BT-19 N/A	Project:	Avondale Road corridor study, SR 202 to Novelty Hill Road.
	Description:	Joint study with City of Redmond and Washington State Department of Transportation to evaluate options for increasing capacity on this road section.
	Need:	This road section is forecast to be over capacity in the 1990's under all land use alternatives evaluated for the Bear Creek Community Plan. (NOTE: ONGOING NEGOTIATIONS WITH THE CITY OF REDMOND WILL DETERMINE THE SPECIFICS OF THIS PROJECT.

Minor Widening and Reconstruction

These projects include shoulder paving, widening of narrow travel lanes, addition of turn lanes, and reconstruction to correct pavement deficiencies and safety problems.

BT-22 L	Project:	Northeast 132nd Street (Seidel Road), Avondale Road to Bear Creek Road.
	Description:	Pave shoulders and widen travel lanes.
	Need:	Correct existing deficiency. Construction of the Northeast 128th Way extension (Project BT-1) from Avondale Road to Northeast 133rd Street (Seidel Road) will divert most through traffic from this road section.
BT-24 M	Project:	Northeast Union Hill Road, 208th Avenue Northeast to 238th Avenue Northeast.
	Description:	Widen travel lanes and pave shoulders.
	Need:	Correct existing deficiencies and provide a Class III bicycle route. This is the major east-west through route in the south portion of the planning area. Coordinate these improvements with improvements in the 236th/238th Avenue Northeast corridor.

BT-25 L	Project:	Northeast Union Hill Road, 238th Avenue Northeast to Ames Lake-Carnation Road. (NOTE: COMPLETED 1985.)
	Description:	Pave shoulders.
	Need:	Correct existing deficiencies and provide a Class III bicycle route. This is the major east-west through route in the south portion of the planning area. Coordinate these improvements with improvements in the 236th/238th Avenue Northeast corridor.
BT-26 M	Project:	Woodinville-Duvall Road, Avondale Road to SR 203.
	Description:	Pave shoulders.
	Need:	Correct deficiency and provide a Class III bicycle route. (NOTE: DETERMINE FEASIBILITY OF BEAR CREEK ROAD AS AN ALTERNATE BICYCLE ROUTE.)
BT-27 H	Project:	Avondale Road, Northeast 132nd Street to Woodinville-Duvall road.
	Description:	Pave shoulders.
	Need:	Correct deficiency and provide a Class III bicycle route.
BT-28 L	Project:	Paradise Lake Road (204th Avenue Northeast), Woodinville-Duvall Road to County Line.
	Description:	Pave shoulders.
	Need:	Correct safety deficiency.
BT-29 M	Project:	Ames Lake Road, Redmond-Fall City Road (SR 202) to Northeast Union Hill Road. (See Project BT-57, below.)
	Description:	Minor widening, shoulder improvements, and realignment of hazardous curves and intersections.
	Need:	Sections of this road have high accident rates due to design deficiencies.
BT-31 M	Project:	208th Avenue Northeast, Northeast 67th Street to Union Hill Road. (NOTE: COMPLETED 1985.)
	Description:	Reconstruct roadway and pave shoulders.
	Need:	Correct existing deficiencies. This section of 208th Avenue Northeast provides pedestrian access to elementary and junior high schools.
BT-32 H	Project:	208th Avenue Northeast, Union Hill Road to Novelty Hill Road. (NOTE: COMPLETED 1985.)

	Description:	Reconstruct roadway and pave shoulders.
	Need:	Correct existing deficiencies.
BT-33 L	Project:	Ames Lake-Carnation Road Northeast, Union Hill Road to Northeast 80th Street.
	Description:	Pave shoulders.
	Need:	Correct existing deficiencies.
BT-34 M	Project:	Northeast 124th Street/Northeast 128th Way, 172nd Avenue Northeast to Avondale Road.
	Description:	Pave shoulders and provide left turn lane.
	Need:	Provide Class III bicycle facility, correct safety deficiency, and provide additional intersection capacity.
BT-35 L	Project:	174th Avenue Northeast/Northeast 165th Street, 172nd Place Northeast to Avondale Road.
	Description:	Reconstruct roadway and pave shoulders.
	Need:	Correct existing deficiencies and provide Class III bicycle route.
BT-37 M	Project:	East Lake Sammamish Parkway, Redmond City Limits to SR 202.
	Description:	Widen to three lanes and construct bikeway on road shoulders. (City of Redmond project.)
	Need:	Add road capacity and improve safety by providing continuous turn lane.
BT-38 M	Project:	236th/238th Avenues Northeast, Redmond-Fall City Road (SR 202) to Northeast 80th Street.
	Description:	Reconstruct roadway to two lane rural minor arterial standards, pave shoulders, and realign roadway in the vicinity of Northeast Union Hill Road. New development shall provide 50' right-of-way from road centerline.
	Need:	236th/238th Avenue Northeast will provide access to Novelty Hill Master Plan Development employment from south Bear Creek and north East Sammamish plateau. Safety and capacity improvements are needed to bring this route up to minor arterial road standards. This road is in the study area for a north-south arterial (Project BT-16) and may be reclassified as a principal arterial.
BT-41 N/A	Project:	Northeast 149th/150th Street, Mink Road to 204th Avenue Northeast.

	Description:	Connect these to local access roads at the Tolt Pipeline, Accommodate equestrian use of these roads for access to the Tolt Pipeline trail.
	Need:	Provide outlet from west Ring Hill area to Avondale Road corridor.

This class of projects includes intersection signalization, approach road reconstruction and realignment, and signal interconnection projects.

BT-51 L	Project:	236th Avenue Northeast at Redmond-Fall City Road (SR 202). (Washington State Department of Transportation project).
	Description:	Improve sight distance and realign intersection. Future signalization.
	Need:	Poor sight distance from north approach of westbound aproaching traffic. Novelty Hill Master Plan Developmnt will result in significant increase in traffic volume on 236th Avenue Northeast. Signals may be required by Year 2000 (see Project BT-16).
BT-52 H	Project:	204th Avenue Northeast at Redmond-Fall City Road (SR 202). Washington State Department of Transportation project. (See project BT-12, above.)
	Description:	Improve sight distance and realign intersection. Future signalization.
	Need:	Poor sight distance from north approach due to SR 202 curve. Signals may be required after 1990.
BT-53 H	Project:	Novelty Hill Road at Avondale Road. (NOTE: COMPLETED 1986).
	Description:	Realign intersection and install traffic signals.
	Need:	Existing capacity and road alignment deficiencies. Intersection reconstruction will be required to accommodate traffic from the Novelty Hill Master Plan Development and other approved development. (See Project BT-9, above.)
BT-54 L	Project:	Paradise Lake Road (204th Avenue Northeast) at Woodinville-Duvall Road.
	Description:	Realign intersection.
	Need:	Existing intersection alignment deficiencies. Intersection reconstruction will improve safety.
BT-55 M	Project:	Avondale Road Northeast at Bear Creek Road.
	Description:	Realign intersection.
	Need:	Angled intersection results in safety problems due to poor

visibility. Realign Bear Creek Road approach.

BT-56 L	Project:	Bear Creek Road at Mink Road.
	Description:	Realign intersection. Study alignment options to create a 90 degree intersection.
	Need:	Correct sight distance problem.
BT-57 L	Project:	Northeast Ames Lake Road at SR 202. Washington State Department of Transportation project. (See Project BT-29, above.)
	Description:	Realign intersection.
	Need:	Correct sight distance problem at "Y" intersection.
BT-58 M	Project:	Northeast Union Hill Road at 208th Avenue Northeast.
	Description:	Install traffic signals.
	Need:	Forecast traffic volumes indicate existing four-way stop sign control will need to be replaced with signals.
BT-59 H	Project:	Avondale Road Northeast at Northeast 116th Street.
	Description:	Install turn channels on Northeast 116th Street approaches.
	Need:	Intersection capacity increases will be needed at this location.
BT-60 L	Project:	Avondale Road Northeast at Northeast 165th Street.
	Description:	Install turn channels on intersection approaches.
	Need:	Intersection capacity increases will be needed at this location.
BT-61 L	Project:	Woodinville-Duvall Road, Avondale Road Northeast to West Snoqualmie Valley Road.
	Description:	Improvements to road approaches at several intersections along this road section.
	Need:	Correct safety problems.
BT-62 H	Project:	Avondale Road Northeast at Northeast 95th Street. City of Redmond project. (NOTE: PROJECT MAY BE INCORPORATED IN AVONDALE ROAD WIDENING, Project BT-4)
	Description:	Install turn channels on intersection approaches.
	Need:	An increase in intersection capacity will be needed at this location.

BT-63 H	Project:	Redmond-Fall City Road (SR 202) at Sahalee Way Northeast. Washington State Department of Transportation project. (NOTE: COMPLETED.)
	Description:	Traffic signal and turn channels.
	Need:	Traffic growth from north East Sammamish plateau development has created need for capacity improvements at this location. Additional traffic growth on SR 202 will create the need for road widening and intersection reconstruction beyond 1990. (See Project BT-6, above.)
BT-64 H	Project:	SR 520/Redmond Way (SR 202) interchange. Washington State Department of Transportation project. This project will be constructed in phases. (See projects BT-8 and BT-19 above.)
	Description:	Construct grade-separated interchange.
	Need:	Traffic volumes through the existing at-grade intersection will exceed its capacity in the early 1990s. This intersection serves most traffic leaving the Bear Creek and north East Sammamish plateau planning areas.
BT-66 M	Project:	238th Avenue Northeast at Northeast Union Hill Road.
	Description:	Realign approaches at these two intersections to provide adequate sight distances. Construct turn lanes.
	Need:	The 236/238 Avenue Northeast minor arterial will provide access to Novelty Hill Master Plan Development employment from south Bear Creek and the north East Sammamish plateau. Projected traffic volumes indicate a need for capacity and safety improvements at these intersections. This arterial may be reclassified as a principal arterial pending recommendations of Project BT-16.

Transit and Carpool Projects

Projects listed below are in addition to ridesharing and other transportation systems management requirements which may be placed on commercial and/or residential development during the City of Redmond and King County building permitting processes.

BT-71 H	Project:	Avondale Road Northeast, SR 202 to Novelty Hill Road. Washington State Department of Transportation project.
	Description:	Study feasibility for high occupancy vehicle facilities in this corridor.
	Need:	Reduce peak hour traffic volumes by increasing corridor average vehicle occupancy.
BT-72 M	Project:	Redmond-Fall City Road (SR 202), SR 520/Avondale Road Northeast to Sahallee Way Northest. Washington State Department of Transportation project. (See Project BT-6)

	Description:	Study feasibility for high occupancy vehicle facilites in this corridor.
	Need:	Reduce peak hour traffic volumes by increasing corridor average vehicle occupancy.
BT-73 M	Project:	SR 520, West Lake Sammamish Parkway (SR 901) to Redmond Way (SR 202).
	Description:	Construct shoulder high occupancy vehicle lanes.
	Need:	Increase SR 520, Avondale Road Northeast, and SR 202 corridor average vehicle occupancies in peak traffic periods.
BT-74 N/A	Project:	Novelty Hill Road, Avondale Road to Master Plan Developments.
	Description:	Determine need and timing of HOV improvements on this arterial.
	Need:	Projected over-capacity conditions on Avondale Road and possibly on Novelty Hill Road indicate a need to increase vehicle occupancies.
BT-75 N/A	Project:	Northeast 133rd/238th and 236th Avenues Northeast, Avondale Road to Redmond-Fall City Road.
	Description:	Determine need and timing of HOV improvements on this arterial. Reserve right-of-way for future HOV lane construction.
	Need:	Preservation of necessary right-of-way on new arterial construction will facilitate construction of HOV facilities when warranted.

Miscellaneous Projects

BT-81 H	Project:	196th Avenue Northeast (Red Brick Road), Redmond-Fall City Road (SR 202) to Northeast Union Hill Road. (NOTE: STUDY COMPLETED 1986.)
	Description:	Restoration of historic, brick-paved road.
	Need:	Early 20th century road is in deteriorated condition.
BT-82 H	Project:	SR 520 bridge over Sammamish River. Washington State Department of Transportation project.
	Description:	Provide four travel lanes, high occupancy vehicle (HOV) lanes, and shoulders on bridge structure.
	Need:	Traffic forecasts indicate existing two-lane crossing will be over capacity during 1990s.
BT-83	Project:	Cottage Lake Creek Bridge (No. 52-F), Northeast 155th Street.

H		
	Description:	Bridge replacement/restoration.
	Need:	Structural deficiency.
BT-84 M	Project:	Evans Creek Bridge (No. 952-A), Northeast Union Hill Road.
	Description:	Bridge replacement/restoration.
	Need:	Structural deficiency.
BT-85 M	Project:	Cottage Lake Creek Bridge (No. 240-A), Northeast 132nd Street.
	Description:	Bridge replacement/restoration.
	Need:	Structural deficiency.
BT-86	Project:	Bear Creek Bridge (No. 480-A), Northeast 116th Street.
	Description:	Bridge replacement/restoration.
	Need:	Structural deficiency.
BT-87 M	Project:	Evans Creek Bridge (No. 578-A), 196th Avenue Northeast.
	Description:	Bridge replacement/restoration.
	Need:	Structural deficiency.
BT-88 L	Project:	Bear Creek Bridge (No. 1730-A), Northeast 95th Street.
	Description:	Bridge replacement/restoration
	Need:	Structural deficiency.
BT-89 H	Project:	Cottage Creek Bridge (No. 52-B), Northeast 165th Street.
	Description:	Bridge replacement/restoration
	Need:	Structural deficiency.

HERITAGE SITES

King County first became involved in the protection of heritage sites with the adoption of Ordinance 2991, Heritage Sites as Open Space, a series of policies adopted in 1976 which directed King County to list heritage sites of known or potential historic significance within a planning area during the community planning process. In April 1980 the County adopted the Landmarks Preservation Ordinance #4828 which establishes a Landmarks Commission with the authority to designate and protect heritage sites as King County or community landmarks. In order to be designated, a site must meet the criteria listed in the King County Code (see Appendix C). To ensure their protection, sites which have been designated as King County Landmarks require a Certificate of Appropriateness before alteration or demolition may take place.

In 1977 King County began Phase I of the Historic Sites Survey which identified 542 heritage sites throughout the County. Since that time the survey has been updated to include information on over 800 sites in addition to the sites which are listed as landmarks on the King County Register of Historic Places. The identification, evaluation, and protection of heritage sites is a dynamic process; new information can be added to the Historic Sites Survey and the Register of Historic Places over time.

There are many historic sites significant to the heritage of the community and King County. Currently there are 29 historic sites in the Bear Creek planning area from the survey, two of which have been designated as King County Landmarks. An additional site was added through information submitted by a committee member familiar with the planning area. A list of sites and a map of their location is included in the **Areawide P-suffix Conditions** section of the Bear Creek Area Zoning.

The King County Comprehensive Plan provides the policy basis for protection of heritage sites in Bear Creek. The following policies are consistent with the Comprehensive Plan and are specific to Bear Creek.

BC #53 KING COUNTY SHOULD WORK WITH RESIDENTS, PROPERTY OWNERS, COMMUNITY GROUPS, THE CITY OF REDMOND, AND OTHER PUBLIC AGENCIES TO IDENTIFY, EVALUATE, AND PROTECT HERITAGE SITES.

BC #54 NEW DEVELOPMENT, INCLUDING ROAD CONSTRUCTION AND WORK IN STREAM CORRIDORS, ADJACENT TO LANDMARKS, LANDMARK SITES, OR ARCHAELOGICAL SITES SHOULD RETAIN AND ENHANCE THE HISTORIC FEATURES OF THE LANDMARK TO THE GREATEST EXTENT POSSIBLE. SUCH DEVELOPMENT SHOULD ALSO BE COMPATIBLE IN SCALE WITH THE LANDMARK WHENEVER POSSIBLE.

BC #55 DEVELOPMENT OF PARKS AND TRAILS, AND ACQUISITION OF OPEN SPACE SHOULD BE COORDINATED WITH THE PRESESRVATION, RESTORATION, AND USE OF HERITAGE SITES.

The community plan implements these policies with P-suffix zoning, which requires site plan approval before issuing building permits for the properties listed in the **Areawide P-suffix Conditions** section of the Bear Creek Area Zoning. The requirement for site plan approval recognizes that development on a designated property may require special conditions to protect the public interest (KCC 21.46.170). In this case, the P-suffix requires that any development on heritage sites in the Bear Creek planning area be consistent with KCC 20.62, Landmarks Preservation Policy and KCC 20.12.030, Heritage Sites as Open Space - King County Comprehensive Plan (See Appendix D).

Also, King County has prepared a Countywide open space plan. The plan aims to preserve open space sites in Bear Creek which would provide scenic settings for historic buildings and landmarks. The open space plan provides another opportunity for implementing the Bear Creek policies.

PARKS AND RECREATION

The character of the Bear Creek area is predominantly low density urban (1-home per acre) and rural with large residential lots and abundant green vistas, wooded hillsides, streams and wetlands, while major urban centers and services are located nearby. This setting presents residents with a wide range of open space benefits and recreational opportunities.

Large residential lots provide areas for family entertainment such as picnics and barbeques, swing sets and playground equipment, space to run the dog or keep a horse. Subdivisions often provide common green spaces for walking and picnicking with access to trails and streams. In some cases playground equipment and tennis courts are also provided. At the same time, community facilities such as ballfields and recreational programs for children and adults are available in and adjacent to neighboring Duvall, Woodinville and Redmond and through the Northeast Lake Washington and Northshore School Districts. The Redmond Watershed provides informal recreation for motor bikers, hikers, horseback riders and bird watchers.

Horse oriented activites are an integral part of the Bear Creek community. There are many horse owners and riders using a network of trails which often cross private property and busy roads. Enhancement of the existing trail system and proper design of some of the major trails to allow multiple uses such as hiking, all-terrain bicycling and horseback riding would greatly increase recreational opportunities in Bear Creek.

The King County Comprehensive Plan states that in rural areas, low density residential development provides greenery and scenic beauty, resulting in less need for public parks. Bear Creek residents have expressed a goal to maintain this rural atmosphere.

The King County Natural Resources and Parks Division uses a set of standards (K.C.C. 20.12.090) to determine the location, service area size, and amount of land needed to fill the park needs of a community. Based upon the potential Bear Creek population of 31,500 in the year 2000, King County standards identify a need for approximately 180 more acres of park land in the Bear Creek planning area. Unfortunately, the levels of facilities that these standards call for cannot always be achieved. Funding decisions for park facilities must be made in relation to other county services. Additionally, allocation of funds for park services to each planning area must be weighed against those of all other areas in the County. For most of Bear Creek, projected densities during the next 6-10 years do not justify small neighborhood parks. However, anticipated growth attributed to Master Plan Development (MPD) on Novelty Hill will generate the need for large scale community recreation facilities in that area. About 39 acres of active recreation is needed by the year 2000, with about 100 more acres of active recreation facilities called for when the MPD is completely developed. Because Marymoor Park is considered a regional facility serving several planning areas, it can meet a portion of Bear Creek's long range park needs as King County continues to develop this facility.

New park facilities will be better developed and will have a higher level of maintenance if located within a large complex. This promotes more efficient use of County parks resources. For this reason, the Natural Resources and Parks Division recommends the acquisition of sites at least thirty acres in size for the development of parks for active recreation. An active recreation site of this size is included in the MPD.

Physically, much of the undeveloped land in Bear Creek is unsuitable for the development of athletic fields due to natural constraints such as erosion hazards, landslide hazards,

wetlands and streams. Many areas outside the officially designated sensitive areas have a very high water table and drainage problems making them unsuitable for ballfields or other active recreation uses.

The Bear Creek Community Plan aims to provide adequate recreational facilities while maintaining the character of the Bear Creek community by creating a recreational system linked by multi-use trails. The plan also recommends development of one or two athletic field complexes in the eastern portion of the planning area with good public access, proximity to trails and passive-use recreational land, and with sufficient parking to accommodate users of both types of parks. Park facilities already providing service to Bear Creek residents should be expanded and upgraded to accommodate more people and activities.

Most important to this recreational system is the enhancement, continuation and linkage of existing trails, and the guarantee of public access to and through these trails to link recreational sites and activity centers. The trail system should accommodate horseback riders, hikers and all-terrain bicyclists, and should include scenic sites for resting and picnicking. These pull-over sites also provide a method for preserving view points.

EXISTING RECREATIONAL FACILITIES

Bear Creek residents use a variety of recreational facilities in and surrounding the planning area. Redmond provides several facilities for general use, as do the Lake Washington and Northshore School Districts. Similarly, several area County parks serve residents of Redmond, Duvall and Woodinville.

KING COUNTY FACILITIES

Marymoor Park 523 acres 6046 W. Lake Sammamish Parkway
16 soccer/football fields (3 lighted)
5 softball fields (3 lighted)
4 tennis courts (lighted)
museum
velodrome
model plane flying field
picnic areas
children's play areas
interpretive nature trail
classes for adults, children and senior citizens
connection to Sammamish River Trail
connection to Bridle Crest Trail

Sixty Acres Park 60 acres NE 116th and the Sammamish River
12 Soccer/football fields
potential for additional fields, lights

Bassett Lake Park 32 acres NE 165th and 179th NE
undeveloped, very wet

Duvall Park 22 acres NE 137th and Fall City/Duvall Rd
one softball field
two soccer/football fields
horse arena

Elementary School No. 15
American Adventure
Bassett Lake Park
Cottage Lake Elementary School
Shadowbrook Park
Duvall Park
City of Redmond Watershed
Meadow Park
Redmond Pool
Farrel McWhirter Park
Jonathon Hartman Park
Resevoir Park
Nike Park
Luke McRedmond Landing
Arthur Johnson Park
Anderson Park
Emily Dickenson Elementary School
Spiritbrook Park
Lewis Park
Evergreen Junior High School
Sportsman Park
Welcome Park
Marymoor Park
Westside Park
Louisa May Alcott Elementary School

Miles
1 1/2 0 1 2

N

PARK AND RECREATION FACILITIES

- King County Parks
- City of Redmond Parks
- Private Facilities
- School Facilities

* To be provided with Master Planned Development

Bear Creek
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Kathryn Adams Lewis Park 10 acres 234th NE and Union Hill Road
undeveloped

MacDonald Park 264 acres Tolt Hill Road and the Snoqualmie River
nature trails
picnic areas
campgrounds
boat launch
three softball fields (under development in 1987)

Welcome Park 38.17 acres 6500 - 196th NE
undeveloped, wet

Redmond Pool 17535 NE 104th St
indoor swimming pool

REDMOND FACILITIES

Anderson Park 2.8 acres 7802 168th NE
children's play area
outdoor stage
picnic area
two rentable cabins

Farrel McWhirter Park 68 acres 10400 192nd NE
horse arena
children's barnyard
children's play area
nature trails
connection to Puget Power Trail

Firioto Park 2.5 acres Avondale Road at Bear Creek Village
horseback riding
children's fishing area

Grasslawn Park 28.5 acres 7031 148th NE
three softball fields (one lighted)
one sand soccer field (lighted)
six tennis courts (two lighted)
eight basketball hoops
children's play areas
fitness trail
picnic areas

Jonathan Hartman Park 40 acres 17300 NE 104th
five softball fields (one lighted)
one soccer/football field
tennis courts
four basketball hoops
children's play area

Arthur Johnson Park 15 acres 7901 196th NE
one practice ball field
fishing area
nature trail
arboretum

Luke McRedmond Landing 2.5 acres 15811 Redmond Way
canoe launch
fishing area
picnic area
connection to Sammamish River Trail

Meadow Park 5 acres 10710 160th NE
pickleball/basketball court
children's play area
picnic areas
fitness trail

Nike Park 5 acres 17207 NE 92nd
one pickleball/basketball court
children's play area
picnic area
nature trails

Reservoir Park 2 acres 16317 NE 95th
three tennis courts

Spiritbrook Park 2 acres 6500 151st NE
one practice ball field
children's play area
picnic area

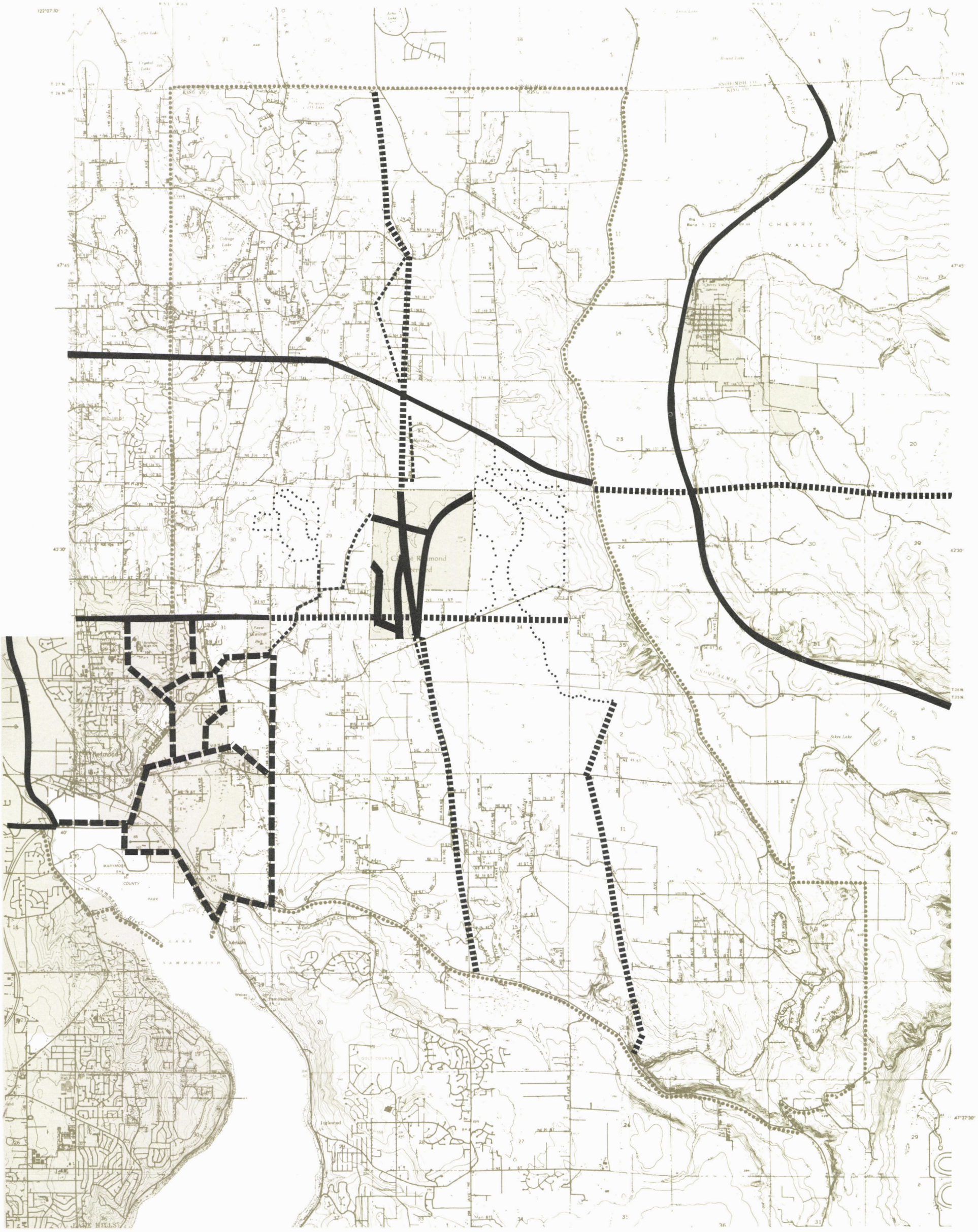
Westside Park 6.4 acres 3810 156th NE
one practice ball field
children's play area
picnic areas
connection to Bridle Crest Trail

LAKE WASHINGTON SCHOOL DISTRICT FACILITIES

Emily Dickinson Elementary School 7300 208th NE
children's play area

Evergreen Junior High School 6900 208th NE
one softball field
one football field

Louisa May Alcott Elementary School 4213 228th NE
children's play area



BEAR CREEK TRAIL SYSTEM

- Existing Trails
- Proposed Trails (King County)
- Proposed Trails (Redmond)
- Alternative Routes
- Privately Funded Trails

Bear Creek

Community Plan

King County Planning and
Community Development Division

NORTHSHORE SCHOOL DISTRICT FACILITIES

Cottage Lake Elementary School 15940 192nd NE
one softball field
children's play area

Bear Creek Elementary School Avondale Rd. and Woodinville/Duvall Rd.
one softball field
one soccer field
basketball hoops
children's play area

PRIVATELY-OWNED FACILITIES

American Adventure 18831 Woodinville-Duvall Road
campgrounds
picnic areas
swimming beach

Sportsman Park 6520 - 187th Avenue NE
shooting range

TRAIL FACILITIES

Sammamish River Trail
Tolt Pipeline Trail
Bridle Crest Trail

PARKS

BC #56 RECREATION PROGRAMS AND FACILITIES SHOULD BE AVAILABLE TO ALL SEGMENTS OF THE POPULATION, INCLUDING PEOPLE OF ALL AGES AND THE HANDICAPPED.

Currently, Marymoor Park has a number of classes teaching fitness, arts and crafts and computer use, and has programs geared especially for preschoolers, senior adults, and the handicapped. Most of the grounds and the velodrome are wheelchair accessible. Also, King County provides wheelchair access at all new park facilities as standard procedure.

In a rural area, the level of public services is generally lower than in urban areas. A feasible method of providing additional recreational programs and facilities without public expenditure is through private, nonprofit citizen groups. For example, in Bear Creek the Little Bit Riders Program provides horseback riding lessons and trail rides for handicapped citizens aged four to senior adult. The volunteer-run organization leases a stable, owns seven horses and boards two more. Volunteers flank the horse and rider on excursions, providing a recreational experience not typically available to handicapped community members. Citizen groups in other areas of the County have raised funds, provided land and caretakers, and donated time for community recreational centers and softball fields. Similar projects are feasible in Bear Creek community and are strongly supported by King County.

BC #57 KING COUNTY, REDMOND, LOCAL SCHOOL DISTRICTS, AND LOCAL USER GROUPS SHOULD COORDINATE THE DEVELOPMENT OF PARK AND RECREATION FACILITIES TO AVOID DUPLICATION OF FACILITIES AND SERVICES.

The community plan encourages close cooperation between service providers. This cooperation can reduce maintenance costs and increase community use of facilities. Maintenance equipment and operators can be pooled, and joint programming could reduce playfield slack time. For example, the Lake Washington Soccer Association leases Sixty Acres park year-round, but the fields are inactive much of the time. Joint public relations activities and funding through common bond issues should also be considered.[1]

BC #58 WHEN FEASIBLE, BOTH ACTIVE AND PASSIVE ACTIVITIES SHOULD BE PROVIDED IN NEW PARK SITES IN THE BEAR CREEK AREA.

BC #59 ADDITIONAL ATHLETIC FACILITIES SHOULD BE PROVIDED BY DEVELOPING A COMMUNITY ATHLETIC FIELD COMPLEX AND UPGRADING EXISTING PLAYFIELDS.

To meet adopted King County park standards, 180 acres for active park facilities are needed in the Bear Creek planning area (see Appendix E). The Master Plan Development will provide about 100 acres of parks, including a 29 acre site for active recreation. Marymoor Park should be more intensely developed to serve a larger portion of the community. New ballfields and additional facilities could preclude the need for more park land. Also, the Redmond Watershed should be considered for partial park development

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[1]King County Park Policy Task Force Report, Volume III, Local and Subregional Park and Recreation System Proposals, King County Division of Planning, 1976.

because it presents a unique opportunity to preserve and enhance a large forested area with relatively minor development. The Northwest Gas Pipeline Trail runs north-south through the watershed, and the Puget Power Line runs east-west through the southern portion of the watershed. Together with trails linking the utility line trails, the watershed is the focus of the area's trail network. For the most part, it has remained in a natural state since the turn of the century, and should be preserved for the benefit of the community. Limited active public use should be permitted in areas where it would not be detrimental to the natural character of the site or in non-environmentally sensitive areas of the watershed.

The following implementation measures are recommended to be included in the King County Parks Capital Improvement Program

1. King County should lease or purchase the Redmond Watershed to permanently preserve and enhance this unique resource.

2. Existing facilities such as Sixty Acres Park and McDonald Park should be more intensely developed to encourage higher levels of park use, which would allow a higher quality and level of maintenance for these park facilities.

TRAILS

BC #60 A SYSTEM OF TRAIL FACILITIES FOR PEDESTRIANS, HIKERS, EQUESTRIANS, AND BICYCLISTS SHOULD BE ESTABLISHED THROUGHOUT THE PLANNING AREA.

BC #61 THE NORTHWEST GAS PIPLEINE AND PUGET SOUND POWER LINE SHOULD BE ESTABLISHED AS REGIONAL TRAILS IN BEAR CREEK TO TIE IN WITH THE EAST SAMMAMISH PLATEAU AND TO CONNECT WITH THE KING COUNTY TOLT PIPELINE TRAIL AND THE SNOQUALMIE VALLEY TRAIL.

The three utility lines running through the Bear Creek area provide the framework for a trail system. Currently, the majority of these utility lines traverse private property. The City of Seattle owns the Tolt pipeline and has granted public access on their 100-foot wide right-of-way. Portions of the Northwest Gas Pipeline and the Puget Power line are easements on private lands. Traditionally the public has used the utility lines for a trail system. In many cases, the property owners use their land within the utility easement as pasture or gardens, and have fenced off public access. The utility lines and key access points to these utility lines should be open to the public. Impassable portions of the utility lines should be bypassed with new routes.

BC #62 WHEN THE DEVELOPMENT OF PROPERTIES OCCURS IN BEAR CREEK, ADEQUATE RIGHTS-OF-WAY SHOULD BE PROVIDED FOR TRAIL USE. TRAILS SHOULD CONNECT TO EXISTING AND PROPOSED SCHOOLS, PARKS, RIDING STABLES AND RECREATION AREAS.

It is a County priority to preserve public access for trails. The County encourages trail dedication in conjuction with land subdivision when that land is located along a trail corridor or at a key trail access point. This policy will be implemented by application of a P-suffix condition requiring trail dedication as a condition of subdivision and building permit approval for those properties where existing trails have historically been used by the public. Dedicated trail right-of-way shall be included in the density calculation for residential development. The three utility lines that traverse Bear Creek (see the Bear Creek Trail System map) are the foundation of an areawide trail system. Link trails con-

necting existing schools and recreational facilities and additional loop trails through scenic areas complete the system.

Other means for obtaining right-of-way or public access easements for trails include:

(1) Purchase of trails by King County;
(2) Donation of trails by property owner;
(3) Establishment of trails or public access easement during subdivision process; (the Bear Creek Community Plan includes a rural density bonus system to provide additional incentives for public trail access)
(4) Tax incentives, such as the Current Use Taxation Program.

All dedicated trails and trail easements should be a minimum of 50 feet in width to accommodate hikers, equestrians and all-terrain bicyclists. This minimum width of 50 feet allows for passing with safety and provides enough space to buffer the trail itself from surrounding land uses.

Also, any proposed subdivision surrounding or adjacent to commonly used trails should provide 8 foot gravel shoulders along major thoroughfares within the subdivision to allow equestrians to pass through.

The following implementation measures are necessary to provide the trail system envisioned by the Bear Creek Community Plan:

(1) King County will work toward achieving permanent public access to the Puget Power Line and Northwest Gas Pipeline trail corridors, the Redmond Watershed, and necessary public access trails.
(2) The Master Plan Development review process will assure existing major trail corridors are preserved on Novelty Hill, and that public access easements are granted by Port Blakely Mill Company and the Quadrant Corporation.
(3) To provide a link to trails in the Snoqualmie Valley, a bridge spanning the Snoqualmie River to connect the Tolt Pipeline to Duvall Park should be included in the County Capital Improvement program.

OPEN SPACE

The Comprehensive Plan (Policy E201) defines open space as:

a) Natural areas and natural features with outstanding scenic or recreational value;

b) Lands that may provide access to creeks, lakes and Puget Sound;

c) Lands that define, through their natural features, the boundaries of urban and rural communities, including parks, trails, rivers, wetlands, and scenic corridors;

d) Lands that visually or physically connect natural areas, or provide important linkages for recreation, and plant communities and wildlife habitat; and

e) Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming or picnic areas on a regional or community-sized scale.

King County has prepared a Countywide Open Space Plan which will implement the 1985 Comprehensive Plan. A list of mechanisms to establish open space sites in Bear Creek are part of the Open Space Plan.

To implement the Bear Creek Community Plan, the King County Open Space Plan should use the Bear Creek trail system as a basis for open space site selection. Open space sites should connect or create new links to trails and existing recreational facilities. Pull-over sites on trails or alternate trail routes could serve as cultural (historic) or scenic open space, and other land with significant open space value should connect to the overall system.

IMPLEMENTATION

INTRODUCTION

This chapter provides a framework for cooperation. It will serve as a basis for program planning by the County and as a source of information for the community about County implementation activities in the Bear Creek planning area. Community Planning Section staff will advocate implementation over the life of the plan and will coordinate the inter-jurisdictional aspects of the process.

The Bear Creek Community Plan recognizes established one-acre neighborhoods, protects the environment, defines a significant rural area and provides for future urban development. The implementation program reflects these commitments by calling for interlocal agreements and identifying issues to be addressed such as housing, parks, trails and open space, resource management, and transportation.

Regulation, a variety of funding sources, and staff assistance provide the necessary tools to implement the Bear Creek Community Plan. The King County Comprehensive Plan, the Bear Creek Community Plan, King County ordinances and state and federal laws establish the regulatory framework. Capital Improvement Program funding, special assessment districts, fee mitigation payments, and loans and grants from county, state, and federal agencies combine with private sector dollars to fund housing, parks, resource management, and transportation projects. As an outgrowth of plan development, staff helps match private sector initiative with public programs to implement specific development opportunities. The agencies and tasks listed below represent a preliminary outline of the Bear Creek implementation program.

PARTICIPATING AGENCIES

Throughout the chapter, the following agencies will be indicated as participating in implementation programs. The acronym for the lead agency will be listed first with those of the supporting agencies following and enclosed in parentheses.

Washington State
- Department of Ecology (Ecology)
- Department of Social and Health Services (DSHS)
- Department of Game (WDG)
- Department of Transportation (DOT)
- Department of Fisheries (WOF)
- Housing Finance Commission (HFC)

King County
- Parks, Planning and Resources Department (PPR)
- Department of Public Works (PW)
- Seattle/King County Health Department (SKCHD)
- Department of Human Resources (DHR)
- Housing Authority of the County of King (HACK)

Metro
- Water Pollution Control Department
- Transit Department

City of Redmond
- The Department of Planning and Community Development

The Department of Public Works
The Department of Parks and Recreation
Fire Department

Special Purpose Districts

Water
Sewer
Fire
School

INTERLOCAL AGREEMENTS

The interlocal agreement program will coordinate King County's negotiating efforts with Redmond, Metro, the state and special purpose districts to address interjurisdictional issues in the Bear Creek planning area. Interlocal agreements will define an issue, identify participating agencies and their role in mitigation, identify funding sources and establish a project schedule to solve the issue. These agreements may require coordination with the private sector to ensure facilities and services are coordinated with development schedules. The County anticipates interlocal agreements relating to resource management, provision of water and sewer service, traffic mitigation, joint use of park and recreation facilities, development standards and permit processing. Additional agreements could address affordable housing and economic development.

Lead Agency - PPR (Redmond, Metro, DOT, Ecology, PW, SKCHD)

Key Tasks:

1. Hold scoping meetings to define agreement issues.

2. Prioritize issues and establish implementation schedule.

3. Conduct negotiating sessions.

4. Prepare draft agreement(s) for review.

5. Prepare final agreement(s), staff Executive and Council review and adoption process.

BC #63 THE ANNEXATION BOUNDARIES FOR THE CITY OF REDMOND WITHIN THE BEAR CREEK AREA ARE DEFINED AS THE URBAN AREA SOUTH OF NORTHEAST 124TH AND WEST OF BEAR/EVANS CREEK. THIS ANNEXATION BOUNDARY, PRESERVATION OF RURAL AREAS, METHODS OF PHASING URBAN DEVELOPMENT TO COINCIDE WITH ADEQUATE LEVELS OF PUBLIC SERVICES, AND SPECIFIC MEASURES TO PROTECT SENSITIVE AREAS WILL BE FURTHER DEFINED THROUGH THE INTERLOCAL AGREEMENT PROCESS. EXPANSION OF THE ANNEXATION BOUNDARIES, DEFINED ABOVE, SHALL NOT OCCUR UNLESS THE CITY OF REDMOND AND KING COUNTY ENTER INTO AN INTERLOCAL AGREEMENT THAT ASSURES:

1. LAND USE DESIGNATIONS AND ZONING WITHIN THE BEAR CREEK CORRIDOR WILL BE PRESERVED;

2. ENVIRONMENTALLY SENSITIVE AREAS WILL BE PROTECTED AS CALLED FOR IN THE BEAR CREEK PLAN;

3. AVAILABILITY OF A FULL RANGE OF PUBLIC SERVICES TO ACCOMMODATE GROWTH IS ASSURED; AND

4. URBAN DENSITY CONSISTENT WITH KING COUNTY COMPREHENSIVE PLAN WILL BE PROVIDED.

KING COUNTY AND REDMOND SHOULD ADOPT THIS INTERLOCAL AGREEMENT BY THE END OF 1989.

This policy along with policies BC #5A and BC #45A provide direction for several elements of the interlocal agreement to be formed between King County and the City of Redmond: land use, transportation facilities, provision of services and environmental protection. The interlocal agreement process will include staff from King County Department of Parks, Planning and Resources, King County Department of Public Works, and the City of Redmond. Once adopted by the King County Council and the Redmond City Council, the interlocal agreement will identify Redmond's annexation areas, future land uses, specific development conditions and sensitive area regulations for land within the annexation areas, and public facility improvement projects and responsibilities.

AFFORDABLE HOUSING

The Bear Creek Community Plan provides for a full range of housing opportunities. It establishes a significant rural area, recognizes existing one acre neighborhoods, and directs high urban densities to Redmond, Woodinville and the Novelty Hill Master Plan Development area (MPD). The present low supply of housing affordable to households with incomes at or below 100% of the Countywide median is a major concern to King County. The median income per household in King County is about $31,000 per year (1988 dollars).

This issue will be addressed by requiring 20% of the units in the MPD to be affordable to households with incomes ranging from 80% ($24,800) to 120% ($37,200) of the Countywide median. Single and multifamily owner occupied and rental units will be provided. MPD developers will also provide units, equivalent to 10% of the housing units in the MPD, for low income housing subject to availability of public funds. This means these units will serve households with incomes of less than 80% of the Countywide median. King County will work with developers to establish the subsidy program necessary to initiate this MPD requirement. The subsidy program will be designed for use by other developers as well, thereby creating the opportunity for additional low income units throughout the planning area.

Community Planning staff will assist Building and Land Development (BALD) staff in the review process for the MPD as specified in the Bear Creek Master Plan Development (MPD) conditions. Assuring the provision of affordable housing will be one of several implementation tasks carried out by BALD and the MPD review team.

Lead Agency - PPR

Key Tasks:

1. Identify numbers of units to be provided.

2. Work with developers to establish a phasing schedule.

3. Assist developers to define a mix of affordable units including single and multifamily, consistent with the MPD conditions.

4. Develop an "eligibility" program for screening purchasers and renters to ensure units serve the target market.

HOUSING SUBSIDY PROGRAM

The subsidy program will be based on a tax credit opportunity created through the tax reform act. It provides up to a 9% tax credit to developers willing to provide low income units. The State Housing Finance Commission (HFC) determines how many units may be allocated to the various jurisdictions. The County will work closely with them to receive a sufficient allocation to subsidize the number of possible units created through the MPD.

Lead Agency - PPR (HFC, Redmond)

Key Tasks:

1. Determine the number of units to be provided.

2. Work with SHFC to arrange for sufficient tax credit allocation to provide required units.

3. Determine siting and establish construction schedule for new units.

4. Assist developer to link up with either a private or public non-profit organization for the long term management and maintenance of the program.

5. Establish eligibility requirements for program recipients.

HOUSING REHABILITATION

The County will design a housing rehabilitation program for Redmond and Woodinville to upgrade existing housing stock. Participation in this program will require the rental or sale of upgraded units to households in the low or low-moderate income groups as defined by the County.

The number of affordable housing units can be increased through the rehabilitation of substandard and underutilized housing and commercial properties. The County will assist this effort by making resources available to property owners and developers willing to rehabilitate such facilities and make them available to low and moderate income households at rates not to exceed 25% of their household income.

Lead Agency - PPR (DHR, HACK)

Key Tasks:

1. Identify resources available to fund rehabilation program.

2. Develop guidelines for property owner and developer participation.

3. Adopt eligibility guidelines for recipients of program.

4. Market program to property owners and developers.

PARKS, RECREATION AND OPEN SPACE

The parks chapter of the Bear Creek Community Plan uses athletic facilities, passive recreation opportunities, trail networks, and natural features to describe a comprehensive recreation program in Bear Creek. These resources, however, require enhancement or expansion in order to meet the needs of existing residents and accommodate the demands of growth. The Bear Creek Community Plan contains recommended implementation measures intended to improve existing parks, trails and open space in the planning area.

The County will continue to develop existing park sites and negotiate joint use agreements with Redmond and the school districts to meet the demand for additional athletic fields and passive recreation opportunities. Easements will be sought through the review process for new developments to create a complete trail system. The Countywide Open Space Plan will recommend open space sites in Bear Creek and identify mechanisms for their preservation. The proposed Master Plan Development will provide about 100 acres of land for future park use.

PARKS FACILITY IMPROVEMENTS

Existing park facilities will be more intensely developed to encourage higher levels of park use, possibly reducing the need for additional park acreage: the types of improvements will be based on unmet need, available expansion area, and program requirements.

Lead Agency - PPR (Redmond, School Districts)

Key Tasks:

1. Analyze the demand for additional facilities by type and location.

2. Evaluate existing parks sites to determine available expansion area.

3. Determine if use can be increased through more effective programming and installation of lights or if additional facilities need to be constructed.

4. Meet with school district officials and other service providers to determine sites available for joint use.

5. Develop joint use agreements.

6. Negotiate joint use agreements with school districts and other service providers.

7. Prioritize improvements and establish implementation schedule.

TRAILS

The Bear Creek Community Plan establishes trail corridors along the Tolt Pipeline, Northwest Gas Pipeline and Puget Power Line. Missing links in the system are created when the utility easements cross private property or natural features create an impasse. The County intends to complete the trail system through a series of easements, rights-of-way and alternate routes around impassable features. Puget Power and the Northwest Pipeline Corporation have indicated a willingness to work towards public access on those portions of the utility line rights-of-way in their ownership. The following measures are necessary to implement the trail system of the Bear Creek Community Plan.

Lead Agency - PPR (PW, Redmond)

Key Tasks:

1. Identify properties through which easements are necessary.

2. Identify properties where rights-of-way should be required.

3. Develop incentive package for property owners granting easements and rights-of-way to achieve public access.

4. Prioritize public access opportunities and develop schedule for negotiating with agencies and property owners.

NATURAL RESOURCES

Resource management in Bear Creek focuses on natural drainage systems, sensitive areas, water quality and quantity, and natural habitats. The Surface Water Management Design Manual, the developing basin plan for Bear/Evans Creeks, the Ground Water Management Program now underway, the Critical Water Supply Plan, and the King County Sensitive Areas Ordinance will establish programs and regulations to protect, rehabilitate and define responsible use of the natural resources found in the Bear Creek planning area. The implementation strategy will be to ensure that the intent of the Bear Creek Community Plan is addressed as these efforts are undertaken, and to assist these efforts in any way possible.

SURFACE WATER MANAGEMENT DESIGN MANUAL

The design manual will establish the regulatory framework and administative procedures for managing surface water as development occurs. Its standards are applied during the permit process.

Lead Agency - PW (PPR, Ecology, Metro)

BASIN RECONNAISSANCE

This field investigation proceeds basin planning to: 1) identify problem areas and probable solutions; 2) provide Surface Water Management Division (SWM) and Resource Planning staff with data on watershed characteristics and for prioritizing basin planning efforts; and 3) provide reliable estimates of utility capital costs.

Lead Agency - SWM (PPR, PW, Ecology, Metro)

Key Tasks:

1. Map existing data

2. Conduct field investigation

3. Prepare final maps

4. Prepare draft and final reports

5. Initiate implementation measures outlined in report

BASIN PLANNING

The Bear Creek Basin Plan, now underway, involves collecting information on the movement of ground and surface water, the structure and shape of land forms, and the allocation and type of development in the Bear/Evans Creeks basin. Computer analysis of the field data will demonstrate how stormwater will act under various conditions, and provides the cornerstone for storm and surface water management: new regulatory measures, capital improvement projects and facility maintenance programs.

Lead Agency - SWM (PPR, Ecology, SKCHD, Metro, Ecology)

Key Tasks:

1. Inventory hydrologic, biologic and geologic conditions,

2. Evaluate effect of planned land use on surface water and natural drainage systems.

3. Propose and evaluate alternative solutions to identified surface water and related issues, and

4. Select preferred alternative solution.

5. Define implementation tasks, budget and schedule.

GROUND WATER MANAGEMENT PROGRAM

Domestic water supplies in Bear Creek are drawn from ground water resources. A managment program to protect these resources has been initiated with funding provided by Department of Ecology, King County and Redmond. Department of Ecology mandates that the program include a ground water management area designation, public involvement plan, long-term monitoring program, a wastewater management element, and implementation procedures.

Lead Agency - SKCHD (PW, PPR, Ecology, Redmond)

Key Tasks:

1. Prepare and submit application for ground water management area designation.

2. Prepare and submit scope of work, budget, and schedule.

3. Inventory existing data.

4. Conduct field work and monitoring.

5. Prepare and evaluate program alternatives.

6. Select preferred alternative and define implementation measures.

7. Prepare implementation schedule and budget.

8. Conduct public and agency review.

9. Prepare implementation schedule and budget.

SENSITIVE AREAS ORDINANCE

This document establishes as regulations the protections and administrative procedures needed to manage the County's extensive sensitive areas. It applies to steep slopes, wetlands, coal mine hazard areas and Class III seismic, erosion, and landslide areas. Its standards are applied during development review.

Lead Agency - PPR (PW, Ecology, Metro)

Key Task: Modify King County Code.

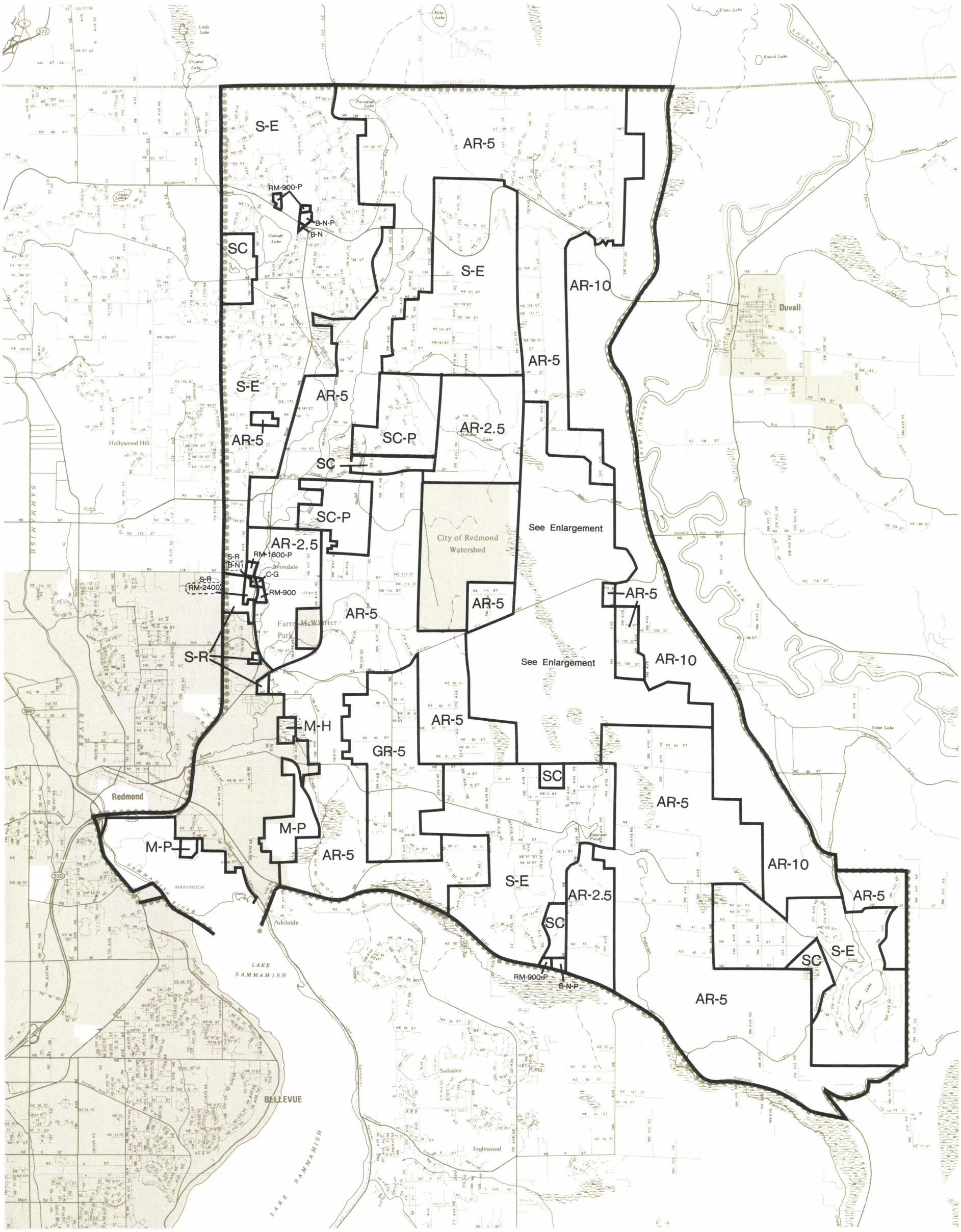
MASTER PLAN DEVELOPMENT

Another key implemention task is the review of Master Plan Development (MPD) applications by Building and Land Development Division (BALD). The MPD conditions call for the establishment of a review team to assist BALD in MPD review. The conditions also call for BALD to designate an MPD coordinator. A key task will be the establishment of a phasing and monitoring program. Please see the MPD conditions in the Bear Creek Area Zoning document for further discussion of MPD implementation.

Lead Agency - PPR (PW, Ecology, WOF, Metro, Redmond)
Key Task: Ensure Bear Creek MPD conditions are met and are sufficient.

Bear Creek

Area Zoning



BEAR CREEK AREA ZONING

Note: See Area Zoning Document for specific P-suffix conditions.

1 1/2 0 1 2 Miles

N

Bear Creek
Community Plan

King County Planning and
Community Development Division

AREA ZONING SUMMARY

The Bear Creek Area Zoning implements the Bear Creek Community Plan's land use designations and policies by establishing specific zone classifications and special development conditions. The Plan and Area Zoning will be used together to evaluate development proposals, rezone applications and annexation procedures.

Major zone designations outside of commercial and manufacturing areas are described below according to subarea (see **Bear Creek Planning Area/Subareas** figure). The policy basis for each zone designation is included. Zone designations for all individual properties are shown on detailed maps in the **Zoning Maps** section of this document. Appendix F gives a brief description of each zone classification.

An area shown on the detailed zoning maps with a zone classification followed by the letter "P" indicates the area to be "conditionally" suitable for a use as indicated by the classification, provided such areas are designed and developed in accordance with special guidelines and performance standards. All properties in the Bear Creek planning area are subject to one or more special development conditions. The King County Building and Land Development has a complete record of which development conditions apply to each individual property. A description of these conditions is contained in the **Areawide P-Suffix Conditions** section.

COTTAGE LAKE, RING HILL AND AMES LAKE

SE (Suburban Estates) and SC (Suburban Cluster)

This zoning implements the following Bear Creek Community Plan policy:

BC #9 NEW RESIDENTIAL DEVELOPMENT WITHIN THE COTTAGE LAKE, RING HILL, AND AMES LAKE SUBAREAS SHOULD OCCUR AT A DENSITY OF ONE HOME PER ACRE.

These subareas have been designated urban with the intention of recognizing the existing one home per acre character of these neighborhoods. Higher residential densities are not appropriate in these areas and are inconsistent with the plan.

Most properties within these subareas have already been subdivided into one acre lots. A few larger parcels remain; Suburban Cluster (SC) zoning is applied to these properties to permit lot clustering without increasing residential density above one home per acre. Lot clustering is a development technique that permits the amount of homes allowed by zoning to be built on a smaller portion of a property, with the remainder of the property set aside for either permanent open space or reserved for future development.

WEST UNION HILL

GR-5 (Growth Reserve - 5 Acres)

This zoning implements the following Bear Creek Community Plan policy:

BC #5A WEST UNION HILL IS DESIGNATED URBAN AND APPROPRIATE FOR SEWERED URBAN DEVELOPMENT ONLY WHEN SPECIFIC LAND USES ARE DETERMINED THROUGH A COMMUNITY PLAN AMENDMENT AND THROUGH AN LSA

BOUNDARY ADJUSTMENT, OR IF ANNEXATION IS PURSUED, THROUGH AN INTERLOCAL AGREEMENT WITH THE CITY OF REDMOND.

THE COMMUNITY PLAN AMENDMENT AND THE INTERLOCAL AGREEMENT SHALL ENSURE:

- KING COUNTY COMPREHENSIVE PLAN URBAN DENSITIES WILL BE PROVIDED
- FACILITIES AND SERVICES TO SERVE URBAN DEVELOPMENT WILL BE AVAILABLE
- MITIGATION FOR IMPACTS OF URBAN DEVELOPMENT ON THE TRANSPORTATION SYSTEM ARE EXAMINED
- CONTRACTS ARE SIGNED FOR BOTH THE CONSTRUCTION OF ADDITIONAL LANES FOR THE EXISTING BRIDGE OR A NEW BRIDGE OVER THE SAMMAMISH RIVER AND THE SR 520/SR 202 INTERCHANGE
- A MASTER DRAINAGE PLAN HAS BEEN COMPLETED AND IS CONSISTENT WITH THE FINDINGS AND STANDARDS OF THE BEAR CREEK BASIN PLAN.

The West Union Hill subarea has been designated for future urban development contingent upon the availability of urban services. The intent is that West Union Hill remain in low densities (one home per five acres) until services are available and higher density residential development is warranted. The Growth Reserve - 5 acre (GR-5) zone permits lot clustering without increasing residential density. The rezoning of this area to higher densities will be accomplished through future study of the needs of the community.

UNION HILL

SE (Suburban Estates), SC (Suburban Cluster), AR-2.5 (Rural Area - 2.5 Acres) and AR-5 (Rural Area - 5 Acres)

This zoning implements the following Bear Creek Community Plan policy:

BC #10 TO MAINTAIN THE EXISTING CHARACTER OF UNION HILL, AND TO PREVENT ADVERSE AFFECTS OF EXTENSIVE LOW DENSITY URBAN DEVELOPMENT SUCH AS GROUND WATER POLLUTION, POTENTIALLY SEVERE SURFACE WATER RUNOFF PROBLEMS AND TRAFFIC IMPACTS IN AND AROUND REDMOND, THE UNION HILL SUBAREA NOT ALREADY COMMITTED TO AN ESTABLISHED CHARACTER OF DEVELOPMENT AT A DENSITY OF ONE HOME PER ACRE SHOULD BE DESIGNATED RURAL. NEW DEVELOPMENT IN PORTIONS OF UNION HILL RECOGNIZED AS COMMITTED TO AN ESTABLISHED PATTERN OF ONE-ACRE DEVELOPMENT SHOULD OCCUR AT A DENSITY OF ONE HOME PER ACRE.

The plan recognizes those areas within the Union Hill subarea that are committed to an established pattern of one home per acre, and also recognizes undeveloped land surrounded by an existing pattern of one home per acre development. These properties are designated for development at a residential density of one home per acre. A large amount of the remaining undeveloped land is constrained by either steep slopes, streams or wetlands. There are also serious concerns about cummulative surface water, ground water and traffic impacts if development at one home per acre continues on all of Union Hill. Therefore, these undeveloped areas are designated Rural and zoned for residential densities of one home per 2.5 and 5 acres, directing growth to other areas where it can best be accommodated.

BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON

AR-2.5 (Rural Area - 2.5 Acres), AR-5 (Rural Area - 5 Acres) and AR-10 (Rural Area -10 Acres)

This zoning implements the following policies:

BC #11 THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS SHOULD BE DESIGNATED RURAL TO PROTECT ENVIRONMENTALLY SENSITIVE FEATURES, TO PROVIDE A BUFFER FOR AGRICULTURAL RESOURCES IN THE SNOQUALMIE VALLEY AND TO MAINTAIN THE EXISTING CHARACTER OF THESE AREAS.

BC #12 WITHIN THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS, AN URBAN OR SUBURBAN LEVEL OF SERVICES IS INAPPROPRIATE. DEVELOPMENT WITHIN THESE RURAL AREAS SHOULD RELY ON LEVELS OF SERVICE CONSISTENT WITH A RURAL LIFESTYLE.

BC #14 TO MAINTAIN A RURAL CHARACTER AND TO ENSURE THAT AN URBAN LEVEL OF SERVICES AND FACILITIES DOES NOT BECOME NECESSARY, DENSITIES WITHIN DESIGNATED RURAL AREAS, THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS SHOULD BE ONE DWELLING UNIT PER 5 ACRES. A PROPOSED SUBDIVISION MAY QUALIFY FOR CLUSTERED DEVELOPMENT AT ONE DWELLING UNIT PER 2.5 TO 5 ACRES IF ALL OF THE FOLLOWING CRITERIA ARE MET (THESE CRITERIA ARE DRAWN FROM COMPREHENSIVE PLAN POLICY R-217):

A. THE SCALE OF THE DEVELOPMENT (LOT SIZES, SIZE OF A CLUSTER, DENSITY WITHIN A CLUSTER, TOTAL NUMBER OF LOTS, ETC.) IS LIMITED, TO PRESERVE AND ENHANCE THE RURAL CHARACTER AND USES IN THE AREA;

B. PERMANENT OPEN SPACE FOR RURAL USES SUCH AS PASTURES, WOODLOTS, WILDLIFE PRESERVES, OR PUBLIC OPEN SPACES, IS INCLUDED;

C. PERMANENT OPEN SPACE TO BUFFER RURAL USES AND PROTECT RESOURCE LANDS IS INCLUDED;

D. PUBLIC REVIEW OF SITE PLAN IS A PART OF THE PROCESS;

E. ANY PROPOSED ON-SITE SEWAGE DISPOSAL SYSTEMS CAN BE PROVIDED WITHOUT CUMULATIVE ADVERSE IMPACTS TO GROUND AND SURFACE WATER;

F. A PUBLIC WATER SUPPLY IS PROVIDED;

G. RESULTING IMPACTS ON FACILITIES AND SERVICES DUE TO THE INCREASED DENSITY WOULD NOT REQUIRE NEW OFF-SITE FACILITIES AND SERVICES BEYOND THOSE REQUIRED BY DEVELOPMENT AT DENSITIES OTHERWISE ALLOWED IN RURAL AREAS; AND

H. DEVELOPMENT RIGHTS FOR LAND NOT UTILIZED IN BUILDING SITE LOTS BE CONVEYED TO KING COUNTY.

BC #15 A DENSITY OF ONE DWELLING UNIT PER 10 ACRES SHOULD BE REQUIRED ALONG THE EAST SLOPE OF THE PLANNING AREA TO PROTECT THE ADJACENT SNOQUALMIE VALLEY AGRICULTURAL DISTRICT AND LANDS CONTAINING SLOPES OVER 40%.

These policies call for a Rural designation to protect the lowland area surrounding Bear, Evans and Patterson Creeks, valuable wetland resources in the West Snoqualmie and Vincent/Patterson subareas, and the steep slopes overlooking the Snoqualmie Valley. In addition, the West Snoqualmie and Vincent/Patterson subareas have very low levels of public service. Most of the land is undeveloped or developed with low residential densities. The Plan and Area Zoning protect this rural character while allowing a reasonable level of development in these areas.

Lot clustering is allowed in the Rural Area (AR) zones. While the individual lots in a subdivision may be smaller, the overall density is not increased, and a portion of the property is retained as a permanent rural open tract not subject to future resubdivision.

Land zoned AR-5 may qualify for incremental increases in density to a maximum of one home per 2.5 acres if the provisions of Bear Creek Community Plan policy BC #14 and the criteria in the Rural Density Bonus System (see **Residential Development** chapter for details) can be met. This system is based on the principle that a development which could provide additional protection to an environmentally sensitive feature or other amenities to the public could warrant an increase in density in exchange. The Rural Density Bonus System applies only to properties in the Bear Creek planning area zoned AR-5.

NOVELTY HILL

SR-P (Suburban Residential) with special restrictions and GR-5 (Growth Reserve - 5 Acres) with potential zones

This zoning implements the following Bear Creek Community Plan policy:

BC #3 TO PROVIDE A RANGE OF HOUSING OPPORTUNITIES AND ACCOMMODATE A FAIR SHARE OF GROWTH IN BEAR CREEK, THE NOVELTY HILL SUBAREA SHOULD BE DESIGNATED AN URBAN ACTIVITY CENTER. THIS DESIGNATION WILL BE IMPLEMENTED BY MASTER PLANNED DEVELOPMENT.

Consistent with this policy, the Plan recommends the Novelty Hill subarea as an Urban Activity Center, to be implemented by Master Plan Development (MPD). If the property is not developed as an MPD, the property will be designated Rural, and the GR-5 zoned portions will be zoned AR-5.

Bear Creek Community Plan policy BC# 4 (below) contains several provisions intended to provide environmental protection, adequate levels of public services, employment and shopping, as well as a full range of housing opportunities. The SR-P zone designation identifies land within the MPD designated Open Space and the surveyed wetland areas. The Master Plan Development conditions (see **Novelty Hill Master Plan Development (MPD) Area** section) are "P-suffix" conditions of site plan approval for all property within the Novelty Hill subarea.

BC #4 MASTER PLAN DEVELOPMENT WILL BE PERMITTED IN THE NOVELTY HILL SUBAREA ONLY WHEN THE FOLLOWING CRITERIA ARE MET:

A. TO PROTECT EXISTING WETLANDS, STREAMS AND WILDLIFE HABITAT, MASTER PLAN DEVELOPMENT SHALL BE CONSISTENT WITH THE INTENT

OF KING COUNTY ORDINANCES, COMPREHENSIVE PLAN POLICIES AND SENSITIVE AREAS REGULATIONS (KING COUNTY CODE CHAPTER 21.54); THE DESIGN OF THE PROPOSED DEVELOPMENT SHALL PROTECT AND PRESERVE EXISTING WETLANDS, STREAMS AND WILDLIFE HABITAT BY SEVERAL METHODS INCLUDING (BUT NOT LIMITED TO) MINIMIZING ALTERATIONS TO THE NATURAL DRAINAGE FEATURES, MAINTAINING WATER QUALITY, PRESERVING STORAGE CAPACITY, PROVIDING UNDISTURBED UNIQUE/OUTSTANDING WETLANDS AND UNDISTURBED OR ENHANCED BUFFERS, RESTRICTING THE NUMBER OF STREAM CROSSINGS AND MINIMIZING EROSION AND SEDIMENTATION. TO ACHIEVE THE INTENT OF THIS POLICY IT MAY BE NECESSARY TO EXCEED THE REQUIREMENTS OF THE KING COUNTY WETLANDS GUIDELINES.

B. A MASTER DRAINAGE PLAN FOR THE NOVELTY HILL SUBAREA SHALL BE APPROVED BY KING COUNTY SURFACE WATER MANAGEMENT DIVISION.

C. NEW DEVELOPMENT ADJACENT TO A UNIQUE/OUTSTANDING OR SIGNIFICANT WETLAND SHOULD PRESERVE OR ENHANCE THE WETLAND AND PROVIDE AN UNDISTURBED BUFFER AROUND THE WETLAND ADEQUATE TO PROTECT ITS NATURAL FUNCTIONS. ENCROACHMENTS INTO SIGNIFICANT WETLANDS MAY BE ALLOWED WHEN NO FEASIBLE ALTERNATIVE EXISTS AND ENHANCEMENTS ARE PROVIDED TO REPLACE THE LOST WETLAND'S FUNCTIONS (KCCP POLICY E-329): and

D. GROUND WATER RECHARGE AREAS SHOULD BE IDENTIFIED AND PROTECTED TO ENSURE THAT GROUND WATER RESOURCES ARE PROTECTED FROM POTENTIAL POLLUTION (KCCP POLICY E-337).

E. TO ENSURE THE EXISTING ROAD SYSTEM IN BOTH KING COUNTY AND REDMOND IS NOT ADVERSELY AFFECTED, ALL ON-SITE AND OFF-SITE TRAFFIC IMPACTS, SHALL BE MITIGATED, CONSISTENT WITH ADOPTED COUNTY ROAD ADEQUACY STANDARDS.

F. A PROJECT ENVIRONMENTAL IMPACT STATEMENT (EIS) SHALL BE REQUIRED FOR ALL PROPERTY PROPOSED FOR URBAN DEVELOPMENT. THE PROJECT EIS SHALL ADDRESS THE FULL RANGE OF PUBLIC SERVICES NECESSARY TO SERVE URBAN DEVELOPMENT ON NOVELTY HILL. THE EIS SHALL INCLUDE THE COST OF THESE SERVICES, THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER(S) AND AFFECTED JURISDICTIONS, AND THE METHOD OF PHASING DEVELOPMENT TO COINCIDE WITH AVAILABILITY OF THESE PUBLIC SERVICES.

G. SINCE THE REMAINDER OF RESIDENTIAL LAND IN BEAR CREEK WILL EITHER BE RECOGNIZED AS EXISTING ONE-ACRE NEIGHBORHOODS OR DESIGNATED AS RURAL AREAS, ALL IMPROVEMENTS TO PUBLIC FACILITIES OR SERVICES INCLUDING, BUT NOT LIMITED TO ROAD CONSTRUCTION AND SEWERS, SHALL BE FINANCED BY THE DEVELOPERS OR ACCORDING TO A FAIR-SHARE FORMULA AGREED TO BY AFFECTED PARTIES.

H. DEVELOPMENT WILL BE CONSISTENT WITH THE MASTER PLAN DEVELOPMENT (MPD) CRITERIA FOR BEAR CREEK.

I. A FULL RANGE OF HOUSING DENSITIES, TYPES AND PRICES, INCLUDING

BELOW MARKET RATE HOUSING FOR LOW, MODERATE AND MEDIUM INCOME GROUPS SHALL BE INCLUDED IN THE MPD.

J. MASTER PLAN DEVELOPMENT SHALL MAINTAIN AND KEEP OPEN FOR PUBLIC USE IDENTIFIED MAJOR EQUESTRIAN AND HIKING TRAILS.

K. MASTER PLAN DEVELOPMENT SHALL PROVIDE ACTIVE RECREATION FACILITIES THAT COMPLY WITH ADOPTED KING COUNTY PARK STANDARDS.

L. MASTER PLAN DEVELOPMENT SHALL PROVIDE A MAXIMUM OF 25% OPEN SPACE IN ADDITION TO THE PRESERATION OF ALL SURVEYED WETLANDS.

M. THE NOVELTY HILL MASTER PLAN DEVELOPMENT AREA SHALL CONTAIN AN URBAN ACTIVITY CENTER, WHICH INCLUDES A COMMUNITY-SCALE SHOPPING CENTER AND A NEIGHBORHOOD-SCALE SHOPPING CENTER TO PROVIDE FOR THE EVERYDAY SHOPPING NEEDS OF THE PLANNED MPD POPULATION.

N. THE ACTIVITY CENTER SHALL ALSO CONTAIN AT LEAST 200 ACRES DESIGNATED FOR BUSINESS PARK DEVELOPMENT TO PROVIDE A DIVERSITY OF EMPLOYMENT OPPORTUNITIES AND A BALANCE OF JOBS AND HOUSEHOLDS FOR THE MPD AREA.

O. IN ORDER TO PRESERVE OPPORTUNITIES FOR A VARIETY OF EMPLOYMENT TYPES IN THE BUSINESS PARK AREAS. RETAIL DEVELOPMENT IN FREESTANDING BUILDINGS SHOULD BE EXCLUDED. UP TO 10% OF GROSS FLOOR AREA IN BUSINESS PARK BUILDINGS MAY BE PLANNED FOR RETAIL USES, SUCH AS RESTAURANTS AND BUSINESS SERVICES, TO SERVE BUSINESS PARK EMPLOYEES.

P. DEVELOPMENT CONDITIONS FOR THE SHOPPING AND BUSINESS PARK AREAS SHOULD ENCOURAGE HIGH QUALITY DEVELOPMENT AND SITE DESIGN.

THE AREA WILL REVERT TO RURAL IF MPD DEVELOPMENT IS DENIED OR NOT PURSUED. IF THE MPD AREA REVERTS TO RURAL, THE ZONING SHALL BE AR-5-P, EXCEPT THOSE AREAS DESIGNATED NATURAL RESOURCE PROTECTION AREAS BY THE BEAR CREEK PLAN (SEE NATURAL RESOURCE PROTECTION AREAS MAP) SHALL BE AR-P. THE P-SUFFIX FOR THE AR-5-P AREAS REQUIRE SITE PLAN REVIEW FOR ASSIGNMENT OF APPROPRIATE ENVIRONMENTAL CONDITIONS. THE P-SUFFIX FOR THE SR-P AREAS SHALL PROHIBIT ALL DEVELOPMENT WITHIN DESIGNATED NATURAL RESOURCE PROTECTION AREAS IN ORDER TO PROTECT THE UNIQUE ENVIRONMENTALLY SENSITIVE WETLAND SYSTEM AND ITS BUFFERS.

The following policies establish criteria for determining how and when the potential zones can be activated.

BC #6 THE MPD PROPERTY WITHIN THE NOVELTY HILL SUBAREA IS DESIGNATED WITH POTENTIAL ZONING FOR PHASE I AND PHASE II DEVELOPMENT AS SHOW ON THE NOVELTY HILL ZONING MAP. THE POTENTIAL ZONING MAY BE ACTUALIZED IN TWO WAYS:

1) FOR EACH MPD, ACTUALIZATION OF THE POTENTIAL ZONING FOR PHASE II MAY OCCUR AFTER 75% OF THE RESIDENTIAL LAND AREA IN PHASE I HAS BEEN DEVELOPED AND THE CONDITIONS OF THE BEAR CREEK AREA ZONING HAVE BEEN MET, OR

2) BY ADOPTION OF A NEW BEAR CREEK COMMUNITY PLAN.

PROVISION 1 ABOVE APPLIES TO EITHER THE PORT BLAKELY MILL COMPANY OR THE QUADRANT REDMOND BLOCK PROPERTY SEPARATELY AS AN APPROVED MPD AREA.

BC #6A PHASE I OF THE MPD (AS DESIGNATED BY THE MPD PHASING MAP) MAY BE REQUESTED FOR RECLASSIFICATION FROM POTENTIAL TO OUTRIGHT ZONING AT ONE TIME AS A WHOLE, OR IN DIVISIONS. GRANTING OF THE OUTRIGHT ZONING SHALL BE PHASED TO ACCOMPLISH ONE OR MORE OF THE FOLLOWING OBJECTIVES:

- CONTROLLING THE TIMING OF DEVELOPMENT IN ANY SUBDRAINAGE BASIN IN ORDER TO MONITOR AND EVALUATE THE EFFECTIVENESS OF THE DRAINAGE CONTROL SYSTEMS FOR THAT SUBBASIN.

- CONTROLLING THE TIMING OF DEVELOPMENT IN ONE SUBBASIN RELATIVE TO OTHER SUBBASINS IN THE SAME MAJOR BASIN IN ORDER TO MONITOR AND EVALUATE THE EFFECTIVENESS OF THE DRAINAGE CONTROL SYSTEMS.

- ASSURING THAT THE USES AUTHORIZED PROVIDE AN APPROPRIATE BALANCE BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.

- PROVIDING RESIDENTIAL DEVELOPMENT (BOTH FOR SINGLE AND MULTIFAMILY HOUSING) BEFORE OR CONCURRENTLY WITH BUSINESS AND MANUFACTURING/OFFICE PARKS.

- CONTROLLING THE TIMING OF DEVELOPMENT RELATIVE TO THE PROVISION OF NEEDED TRANSPORTATION IMPROVEMENTS, SEWERAGE FACILITIES OR WATER LINES.

BC #6B GRANTING OF THE OUTRIGHT ZONING SHALL BE PHASED TO CONTROL THE TIMING AND INTENSITY OF BUSINESS/INDUSTRIAL DEVELOPMENT IN THE MPD'S TO SUPPORT THE BUILD-OUT OF OTHER KING COUNTY EMPLOYMENT CENTERS WHICH HAVE ACTUAL ZONING AND TO ASSURE THAT EMPLOYMENT DENSITIES IN THESE MPD'S ARE SUFFICIENT TO MAKE TRANSIT A FEASIBLE AND ATTRACTIVE ALTERNATIVE TO AUTOMOBILE ACCESS.

BC #6C PHASE I SHALL BE ACCOMPLISHED THROUGH AT LEAST THREE DIVISIONS FOR BOTH THE QUADRANT AND PORT BLAKELY MILL COMPANY OWNERSHIPS. THESE DIVISIONS SHOULD BE APPROXIMATELY EQUAL IN AREA FOR NON-RESIDENTIAL USES WHERE NON-RESIDENTIAL USES ARE PROPOSED FOR A DIVISION, AND IN NUMBER OF RESIDENTIAL UNITS. THE FIRST DIVISION MUST INCLUDE THE MAJORITY OF THE DESIGNATED OPEN SPACE AREAS IN PHASE I.

BC #6D TO ENSURE THE HIGHEST STANDARD OF ENVIRONMENTAL PROTECTION, PHASE II REZONES SHALL NOT BE APPROVED BEFORE 1996, PROVIDED THE

MONITORING PROGRAM HAS INDICATED PHASE I DEVELOPMENT HAS NOT ADVERSELY IMPACTED THE WATER QUALITY AND SALMON RESOURCES OF THE BEAR/EVANS CREEK SYSTEM. SUBDIVISION OF PHASE II SHALL ALSO BE ACCOMPLISHED THROUGH AT LEAST THREE DIVISIONS.

REDMOND

SR (Suburban Residential)

This zoning implements the following policies:

BC #7 WITHIN REDMOND, WOODINVILLE AND NOVELTY HILL, NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT SHOULD AVERAGE AT LEAST THREE HOMES PER ACRE. MULTIFAMILY DEVELOPMENT SHOULD AVERAGE 18 HOMES PER ACRE.

BC #2A MOBILE HOME PARKS ARE APPROPRIATE IN THE REDMOND SUBAREA. REZONES TO IMPLEMENT THIS POLICY WILL NOT REQUIRE A PLAN AMENDMENT.

BC #28 PUBLIC SEWERS ARE THE PREFERRED METHOD FOR WASTEWATER TREATMENT IN DESIGNATED URBAN AREAS (3 TO 8 HOMES PER ACRE). THEREFORE, REDMOND AND ITS 1990 ANNEXATION AREA SHOULD BE INCLUDED WITHIN THE SEWER LOCAL SERVICE AREA. THE NOVELTY HILL SUBAREA SHALL BE INCLUDED IN THE LOCAL SERVICE AREA ONLY WHEN THE PRE-DEVELOPMENT APPLICATION HAS BEEN APPROVED FOR URBAN DENSITIES. THE WEST UNION HILL SUBAREA SHALL BE INCLUDED IN THE LOCAL SERVICE AREA WHEN URBAN ZONING IS APPLIED TO THE SUBAREA, AS PROVIDED FOR IN BC #5 AND 5A.

The 1985 King County Comprehensive Plan calls for higher density residential development within Urban areas where public services can be provided efficiently. The Bear Creek Community Plan designates Redmond's 1990 Annexation Area Urban and encourages high density, fully-served development through the Suburban Residential (SR) zone.

AREAWIDE P-SUFFIX CONDITIONS

The Bear Creek Community Plan calls for protection of areas prone to water-induced erosion, streams, other environmentally sensitive areas, and heritage sites. The Plan also calls for the development of a public equestrian trail system and for transportation improvements. To achieve these goals, conditions of site plan approval are applied to all properties in the Bear Creek planning area. A description of the conditions and maps of the areas where each of the conditions apply follows. The detailed maps in the **Zoning Maps** section shows a "P" suffix attached to the zone symbol for each zoning designation. The Building and Land Development Division has a parcel-specific record of which P-suffix conditions apply to each property.

P-1 P-SUFFIX CONDITIONS FOR BEAR CREEK STEEP SLOPE AREAS

The King County Comprehensive Plan designates the Snoqualmie Valley Rural. A major reason for this designation is to protect lands within the agricultural district from the impacts of surface water runoff caused by increased impervious surfaces (pavement) or development without special measures to avoid such problems. For this reason, the following "P" suffix conditions of site plan approval are applied to properties within areas considered to pose a threat to downstream development unless special measures are taken.

Steep slope areas in the Bear Creek planning area are extremely susceptible to water-induced erosion, which can result in rapid formation and growth of steep ravines. These ravines are capable of undercutting property and roads, and are a safety hazard. Existing natural drainage systems mitigate this danger through dispersing and slowing runoff in the areas tributary to these steep slope areas. Alteration of natural drainage systems serves to concentrate runoff flows and to accelerate the rate of runoff, both of which encourage rapid and severe stream-channel erosion.

Due to the extreme sensitivity of property in the indicated drainage areas to water-induced erosion and the resulting potential for danger to the safety of persons and property in these areas, the following conditions shall apply to all development in the indicated areas unless the applicant can demonstrate that their project is so categorized in error, because either:

1. Site drainage does not in fact drain over steep slopes,

2. The downstream drainage pathway is not underlain by erodable granular soil anywhere along its route, or

3. The site is underlain by permeable sediments that will infiltrate and dissipate runoff even after clearing and development.

If these exemptions are not met, a Drainage Control Plan shall be reviewed and approved by BALD for all development in this area whenever a proposed development requires a building permit, conditional use permit, unclassified use permit, variance, rezone, planned unit development, subdivision, short subdivision, right-of-way use permit, or grading permit. A list of exemptions, such as garden use of right-of-ways, will be developed to waive Drainage Control Plan requirements for proposed uses that will not impact surface water runoff quantities or rates. Once a drainage plan is approved through the subdivision or MPD process, individual building permits on the same property will not require another drainage plan.

Unless otherwise exempted, the following conditions shall apply:

1. Stormwater detention shall contain up to the 100-year/24-hour storm. Release shall be at 50% of the 2-year forested release rate up to and including the 2-year/24-hour storm, at the forested 2-year rate up to the 10-year/24-hour storm and at the forested 10-year rate for the 100-year/24-hour storm. These rate controls may be modified if discharge is via tightline to below the area of severe erosion potential.

2. Developed conditions will assume 100% removal of forest canopy, unless expressly prohibited by recorded easement or restriction; plus existing, proposed, and anticipated impervious surfaces.

3. Point discharge from detention systems will be only into drainage channels that convey surface water in the pre-development state. Dispersed discharge will be evaluated as a potential alternative.

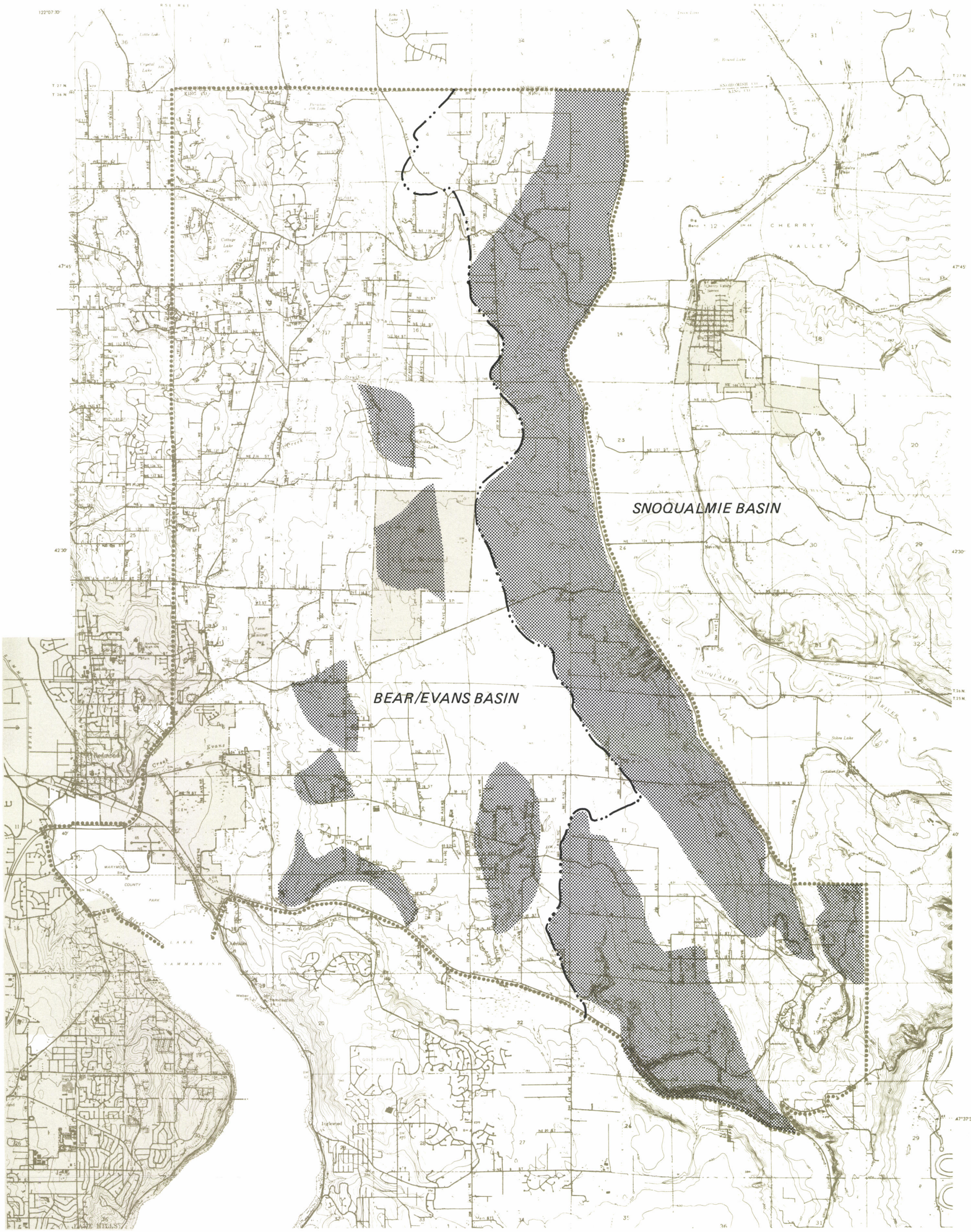
4. Drainage entering the site from developed upstream areas must be detained and released under the same criteria as runoff generated onsite.

5. Installation of the critical drainage control features, as scheduled and delineated in the Drainage Control Plan as approved by BALD, shall be installed prior to any land clearing, vegetation removal, site grading, road construction or utility installation. Only those activities associated with pre-development exploration, such as surveying and performance of soil tests and limited clearing and grading associated with construction of the drainage facilities, will be permitted prior to completion of the drainage control system.

6. In those situations where features of the drainage system or subsequent development make installation of the final drainage system impossible, a phased Drainage Control Plan will be developed which provides the required level of retention/detention to the entire site at all times.

These conditions are applied to all of the lands that lie on or drain onto slopes over 40% on the eastern edge of the Bear Creek planning area as shown on the **Steep Slope Areas/Basin Boundaries** map. The combination of very low residential density and special development conditions developed by the Resource Planning Section, the geologist at the Building and Land Development Division, the Surface Water Management Division and a water quality specialist from Metro are intended to reduce or eliminate major surface water runoff impacts of development in Bear Creek on the Snoqualmie Valley.

These special drainage conditions are also applied to some areas of the Bear Creek planning area outside the one home per ten-acre Rural area as shown on the **Steep Slope Areas/Basin Boundaries** map. These areas include steep portions of Union Hill and areas surrounding Patterson Creek. Again, the purpose of these conditions is to protect downstream properties and water quality from the impacts of increased impervious surfaces.



STEEP SLOPE AREAS/ BASIN BOUNDARIES

- Steep Slope Areas
- Drainage Basin Boundary

Bear Creek

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P-2 P-SUFFIX CONDITIONS FOR STREAM CORRIDORS

All development within 150 feet of identified streams in the Bear Creek planning area (**Washington Department of Natural Resources Stream Types** map)* will be reviewed for impacts to streams. A sensitive area study will be prepared for any proposal that does not place required stream corridor easements in separate tracts, that proposes the use of streams for control or discharge of storm or surface water, or that proposes alterations of streams. Proposals that have no required corridor easement, that place stream corridor easements in a tract, that do not utilize streams for control or discharge of storm or surface water, and do not alter streams do not need to prepare a sensitive area study for streams. Other sensitive area special studies may still be required.

All sensitive area stream studies shall contain:

A. Map of the project area including:

1. reference streets and property lines;
2. existing and proposed easements, rights-of-way, and structures;
3. contours at the smallest readily available intervals;
4. hydrology: water movement into, through and off of the project area, including streams showing Department of Natural Resources (DNR) classification and wetlands showing King County inventory rating, and including seeps, springs, saturated soil zones, seasonal or intermittent swales and subsurface return flow* zone. Streams noted as "unclassified" in the King County Sensitive Areas Map Folio or which do not appear in County or DNR maps should be labeled "unclassified." Wetlands not in the County inventory should be labeled "uninventoried."
5. tops and toes of slopes and embankments;
6. location of required buffer, corridor limits, and building setback lines (BSBL);
7. location of normal winter base flow edge;
8. location of all trees at least 8" diameter breast height (DBH) within 100' of the stream centerline but outside the proposed stream corridor;
9. the toe of any slope adjacent to or 25' or less from the stream;
10. the edge of any riparian wetland, and required buffer and BSBL;
11. proposed stream crossings for utilities, roads, walkways, or other purposes;
12. proposed trails within the stream corridor.

B. Written reports detailing:

1. how the study was performed;
2. description of the project site and its condition;
3. the proposed action and potential environmental impacts of the proposed project to the stream;
4. the measures proposed to avoid or lessen the project's impacts (during construction and permanently). When plantings are proposed, detail species to be used, timing, and planting techniques.
5. characterization of riparian vegetation;
6. discussion of soil types adjacent to the stream, based on Soil Conservation Service maps or site-specific soil analysis where available (indicate source);
7. documentation of the presence or absence of salmonids in Type V or unclassified streams, based on the State Department of Fisheries Catalogue of Streams and Salmon Utilizations, Metro Stream Resource Inventories, or State Game Department Game Fish Distribution in Selected Streams Within the Lake Washington Drainage Basin, #83-9. Electrofishing on site or the equivalent may

be necessary if no existing documentation is available.

8. when a stream crossing is proposed, discussion of salmonid use of the affected reach for spawning, rearing, or migration;
9. when restoration such as revegetation is discussed, documentation of vegetation, erosional, and landslide failures.

The following limitations and conditions on development in stream corridors will apply:

A. All stream corridors shall be designated as native growth protection easements (NGPE) in the following development processes:

Rezone, formal subdivison, planned unit development (PUD), master planned development (MPD), multifamily, residential or commercial building permits, variance, shoreline, conditional use and unclassified use.

The purpose of the NGPE is to prevent disturbance or removal of vegetation and to prohibit structures, fills, or obstructions.

B. In the following development processes each stream corridor designated as an NGPE also shall be placed in a separate tract.

Rezone, formal subdivision, planned unit development (PUD), master plan development (MPD), shoreline conditional use and unclassified use.

C. Extent of Corridors
Stream corridor NGPEs and tracts will be sized according to the following criteria: (Upon adoption of the Sensitive Areas Ordinance, the more stringent regulations shall apply.)

1. Streams unconstrained by adjacent hazardous areas (**Unconstrained Stream Corridors** figure):

   a. For all DNR Type I-IV streams and for DNR Type V streams which are shown to be habitat for salmonids, a minimum 100' buffer from the top-of-bank on both sides shall be provided and designated as a NGPE, and a 15' building setback line (BSBL) will extend landward from the edge of the tract.

   b. For Type V streams which are not salmonid habitat, a minimum 25' buffer from the stream center line on both sides shall be provided and designated as a NGPE, and a 15' BSBL will extend landward from the edge of the tract.

2. Streams constrained by riparian (streamside) wetlands (**Wetland Constrained Stream Corridor** figure): Existing sensitive areas requirements for wetlands shall apply unless stream corridor requirements are more restrictive.

3. Streams constrained by slopes 30% and greater (**Slope Constrained Stream Corridors** figure):

   a. For streams adjacent to or within 25' of the toe of slopes which are less than 100' in horizontal length, a buffer shall extend 25' beyond the top of slope and a 15' building setback line (BSBL) shall apply. The corridor shall be designated as NGPE. These requirements shall also apply if slopes are

variable, that is, having small benches or terraces but also having an overall slope of 30% or greater.

b. For streams adjacent to or within 25' of the toe of slopes which are greater than 100' in horizontal length, a buffer shall extend 125' beyond the top of bank or the water's edge and a 15' BSBL shall apply. The corridor shall be designated as NGPE. This requirement shall apply if slopes are variable, that is, having small benches or terraces but also having an overall slope of 30% or greater.

c. A minimum 100' buffer from the top of the bank on each side of the stream designated as NGPE and a 15' BSBL shall be provided for all streams.

D. The use of streams for discharge or control of storm or surface water is subject to the following conditions:

1. In approving the use of streams for storm or surface water control, BALD staff shall review drainage and stream studies and apply conditions which minimize impacts on the hydraulic regime of the stream and impacts to wildlife habitat and water quality. These conditions include:

a. No stormwater will be discharged directly or piped into a stream.

b. Discharge shall occur in a manner which mimics natural conditions, such as by meandering grass-lined swales, infiltration trenches, perforated pipe, sheet flow through the vegetation of the corridor or other designs which BALD approves and which eliminate the sediment load and dissipate the energy of inflows.

c. BALD may require construction of an on-site sedimentation and storage system which intercepts water entering the stream.

E. Alterations of streams and stream banks are subject to the following conditions:

1. Stream banks and their associated corridors shall not be altered without written review and approval by BALD and other pertinent agencies such as Washington Department of Game or Fisheries.

2. Streams may be placed in culverts only when no alternative exists to gain access to developable property.

3. Stream relocation is allowed only in DNR Type V streams and only when:

a. relocation is necessary to provide reasonable use of the property, and

b. reconstruction creates a new increase in both in-stream and riparian habitat over former conditions,

c. the new channel is designed to maximize fisheries habitat value,

d. revegetation of the new streamside uplands and banks provides for cooling shade, fish shelter, detritus inputs to the stream, bank stabilization, and stream channel protection from human and domestic animal intrusion.

e. new vegetation on the bank and adjacent uplands has been established for a full growing season prior to introduction of the new stream flows, and

f. the existing channel is not currently providing high quality habitat as determined by Washington State Fisheries or Game Department staff.

4. Trails may be located in stream corridors if they will not contribute to bank collapse or slope erosion or remove vegetation which shades or shelters the stream or anchors the bank. Trail access to the stream may be placed only at locations, that, in the Sensitive Areas Planner's judgement, can tolerate human traffic.

F. Stream Corridor Exemptions

If an applicant for a development proposal otherwise allowed under the applicable zone demonstates that establishment of an NGPE of the width required in Section C above, would deny all reasonable use of the property, the Director of the Parks, Planning and Resources Department or his or her designee may administratively reduce the width of the NGPE in order to allow the development where the applicant also demonstates:

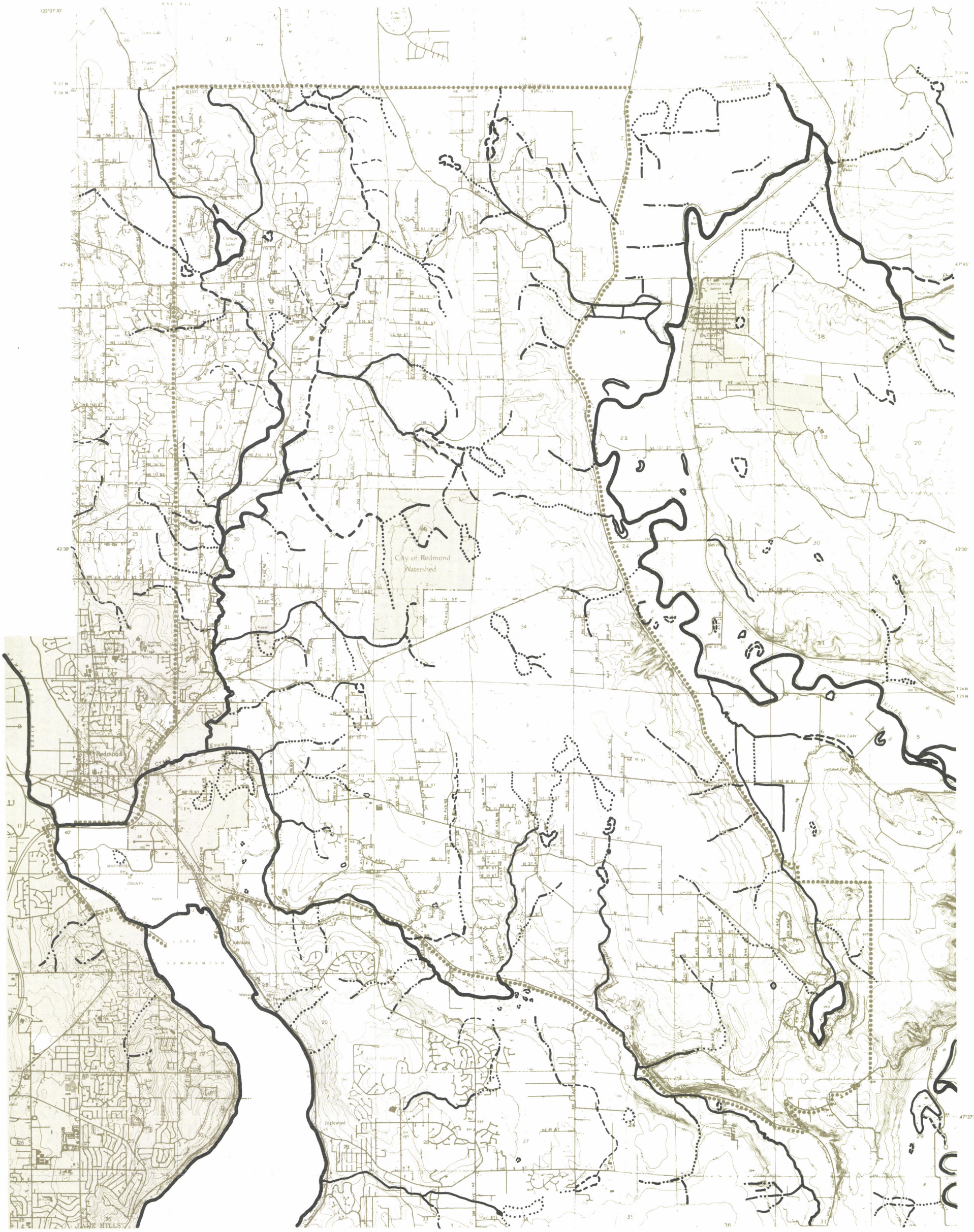
1. That no reasonable use with less impact on the sensitive area and its buffer is* possible; and

2. That there will be no damage to nearby public or private property and no threat to the health or safety of people on or off the property. If a reduction of the required NGPE is granted, it shall in no event be greater than the minimum necessary to allow the applied for use.

Note: Detailed procedures for the request and consideration of a reduction in the required width of the NGPE shall be drafted by the Parks, Planning and Resources Department and be available from that department as an administrative rule.

* For comparitive purposes, the Washington Department of Natural Resources (DNR) stream classification system translates to the classification system used in the King County Sensitive Areas Ordinance (SAO) as follows:

DNR	SAO
Type I	Class I
Type II-IV	Class II
Type V (with salmonids)	Class II
Type V (no salmonids)	Class III



WASHINGTON DEPARTMENT OF NATURAL RESOURCES STREAM TYPES

- Type 1
- Type II
- Type III
- Type IV
- Type V
- Unclassified

Bear Creek

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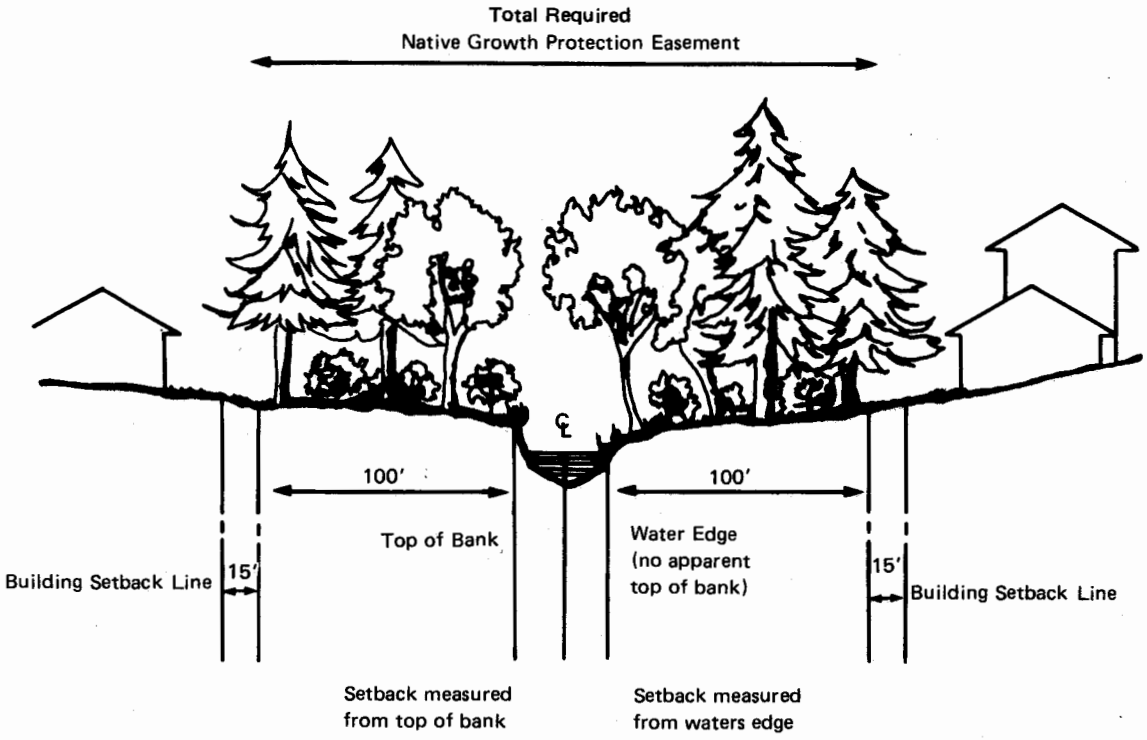
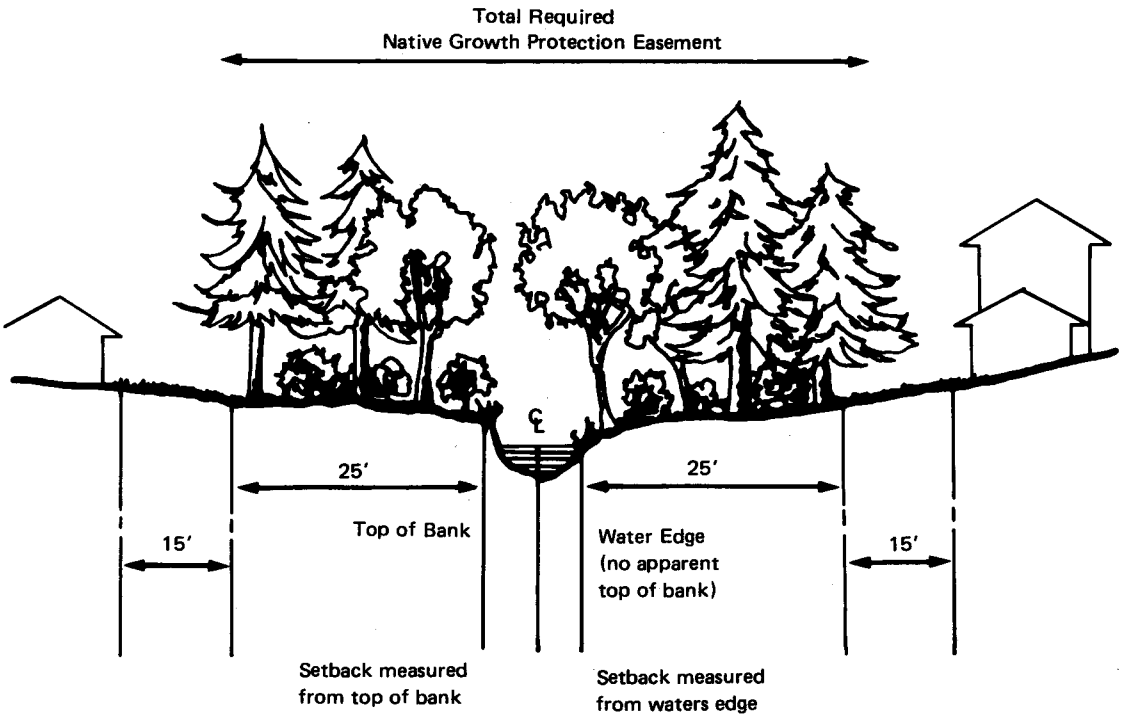
UNCONSTRAINED STREAM CORRIDORS



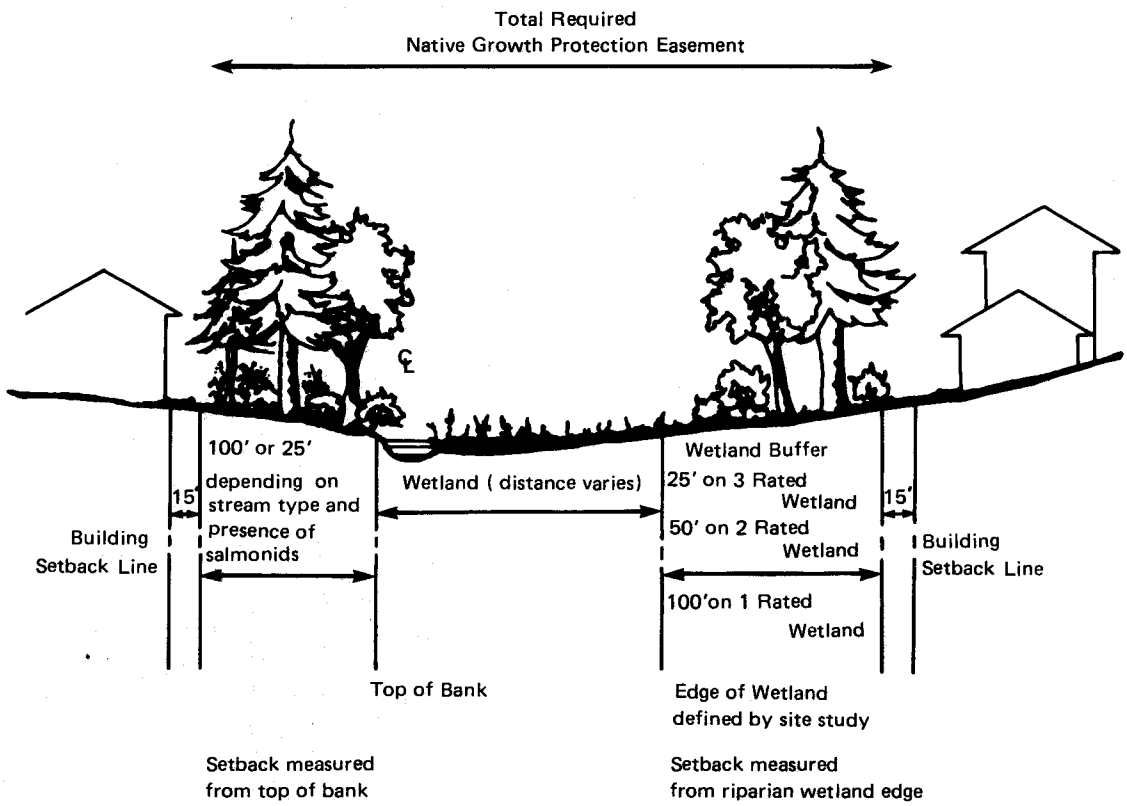
All year-round streams (DNR Types I-IV) and all intermittent streams (DNR Type V) with salmonid habitat

UNCONSTRAINED STREAM CORRIDORS

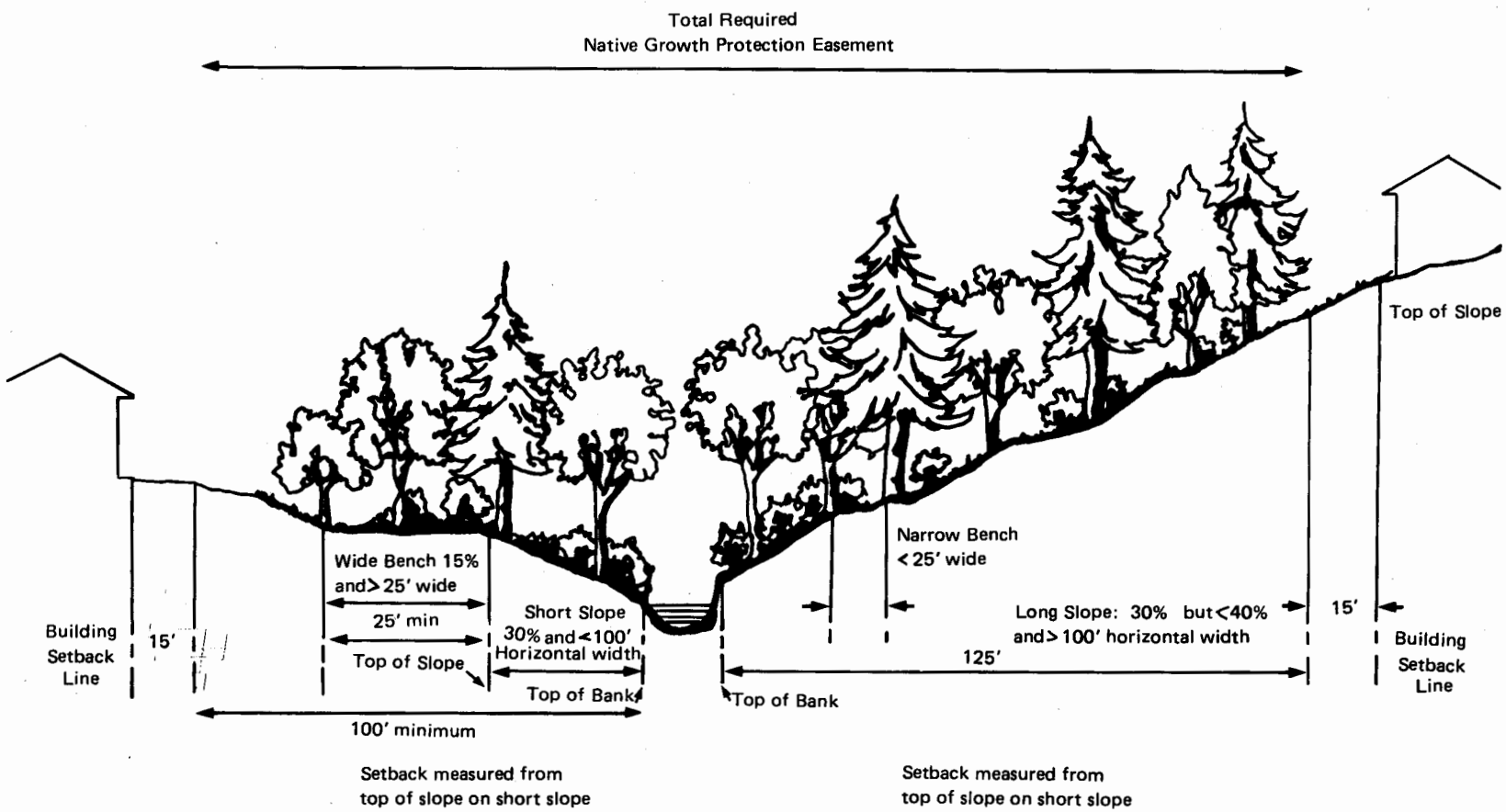


Intermittent Streams (DNR Type V) without salmonid (salmon,trout) habitat

WETLAND CONSTRAINED STREAM CORRIDORS



SLOPE CONSTRAINED STREAM CORRIDORS



P - 9 P-SUFFIX CONDITIONS FOR BEAR CREEK VALLEY

That portion of the Bear Creek Valley zoned AR-2.5 (see **Bear Creek Area Zoning** map) must comply with the following conditions:

1. A buffer of 100 feet on both sides of all DNR Type I and II streams shall be placed in a separate tract and designated a Native Growth Protection Easement (NGPE).

2. The NGPE tract shall be fenced parallel to the stream to exclude livestock, except for one livestock access per property as shown on the **Livestock Access Pad** figure.

3. No structure shall be within 15 feet of the Native Growth Protection Easement.

4. No on-site sewer disposal system or drainfield shall be located between the Building Setback line and the buffer/NGPE.

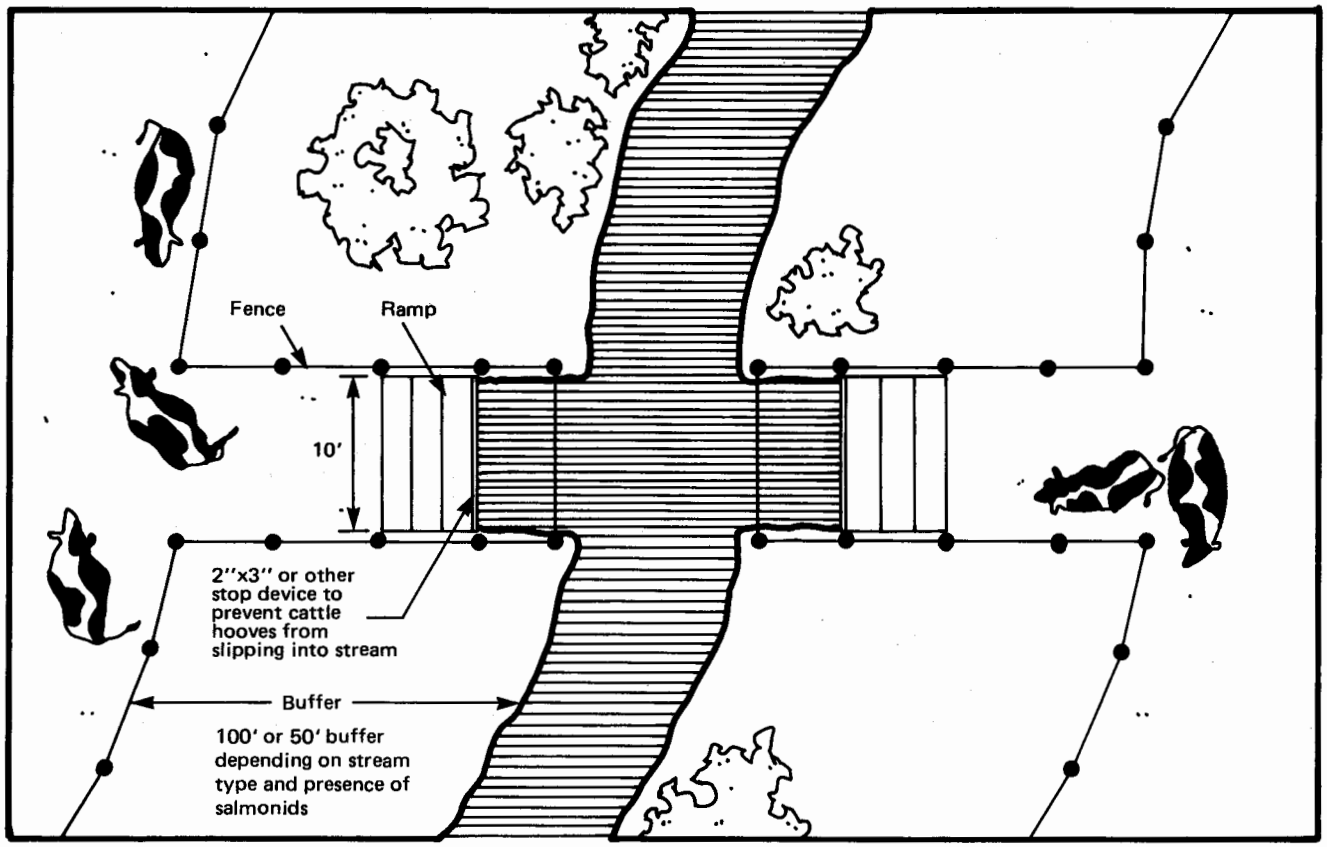
P - 3 P-SUFFIX CONDITION FOR KEEPING ANIMALS WHEN A STREAM IS ON SITE
(to be applied to streams shown on the **Washington Department of Natural Resources Stream Types** map)

Barbed wire fencing or better shall be installed outside the required stream corridor (see P-suffix for stream corridors) on both sides of the stream as a condition of development when animals are to be kept on the site. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties (see **Livestock Access Pad** figure).

P-SUFFIX FOR ENVIRONMENTALLY SENSITIVE AREAS

King County regulates some sensitive areas through Sensitive Areas Ordinance #4365. This ordinance establishes a process for reviewing development applications on sites containing landslide, seismic and erosion hazard areas, wetlands, anadromous fish bearing waters, and 100 year floodplains (**Environmentally Sensitive Areas** figure). The process involves a preliminary review of the project site and the Sensitive Areas Map Folio from which a determination of impact is made. If the impact is considered serious, a special study may be required to gather further information. The results of the study are then used in the permit decision.

Livestock Access Pad



ENVIRONMENTALLY SENSITIVE AREAS

Includes landslide, seismic and erosion hazard areas, wetlands, anadromous fish bearing waters and 100 year floodplains.

1 1/2 0 1 2 Miles

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Bear Creek

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P-4 P-SUFFIX CONDITIONS FOR BEAR/EVANS CREEK BASIN

Construction Controls: In the Bear/Evans Creek basins (see **Steep Slope Areas/Basin Boundaries** map) the best drainage controls feasible in light of size and circumstances of development as determined and approved by BALD, during its consideration of necessary grading permits, building permits or site design, subdivision or short subdivision review, shall be required in order to minimize construction damage to the sub-basin's drainage flows and quality. The controls shall be in place prior to the commencement of grading, utility location, site preparation or construction.

P-5 P-SUFFIX CONDITIONS FOR VEGETATIVE COVERAGE AND IMPERVIOUS SURFACES

These conditions apply to all properties in the Bear Creek planning area.

The following conditions are interim regulations subject to modification by ordinance.

1. Impervious Surface Controls: All roofs, roof tops and covers to permanent structures greater than 250 square feet in area shall be attached to a drainage system terminating in splash blocks, french drains, dry wells, or some alternative stormwater infiltration control device approved by BALD. This requirement may be waived on lots of one acre or less where the applicant can demonstrate that its application would prohibit the siting of required on-site treatment systems, provided that in such instance the roof drainage is connected to an approved storm water management system where available.

2. Native Vegetative Coverage: Until repealed, the following conditions shall apply:

   All property is exempt from the following clearing limitations where the applicant can demonstrate compliance with the performance standard that for a storm of at least the 10-year frequency, post-development surface water flow release rates and durations will not substantially increase above pre-development conditions measured at the property edge or at any defined discharge to wetlands or streams. An applicant may satisfy this performance standard by providing detention or infiltration facilities designed and sized to be appropriate for the proposed development or clearing of native vegetation and that are demonstrated in an approved drainage plan, as defined by King County, to satisfy this standard.

   In addition to requirements and limitations set forth in other ordinances and regulations and provisions of the Bear Creek Community Plan and Area Zoning, no clearing, grading or alteration of the native vegetative cover will be allowed on a parcel of property except within a maximum of 3 separate areas covering in total no more than twenty five percent of the lot where the lot is up to one acre in size; not more then 9,000 square feet or twenty percent of the lot, which ever is greater, where the lot is greater than one acre but less than 2.5 acres in size; not more than 21,000 square feet or fifteen percent of the lot, whichever is greater, where the lot is greater than 2.5 acres but less than 5 acres in size; and not more than 26,250 square feet or ten percent of the lot, whichever is greater, where the lot is greater than 5 acres. This regulation shall not preclude the incidental removal of native vegetation necessary for protection of property or public health and safety, or the removal of native vegetation to be used in the celebration of recognized holidays.

   Any property that has been developed or contains an established and recognized use that existed prior to the effective date of the Bear Creek Community Plan

and Area Zoning will be exempt from the clearing limitations herein except that any new removal of native vegetation which covers more than 10% of the lot area and which is in excess of these limitations will be allowed only where an equal area of native vegetation is re-established at some other location on the property.

P-6 P-SUFFIX CONDITIONS FOR HERITAGE SITES

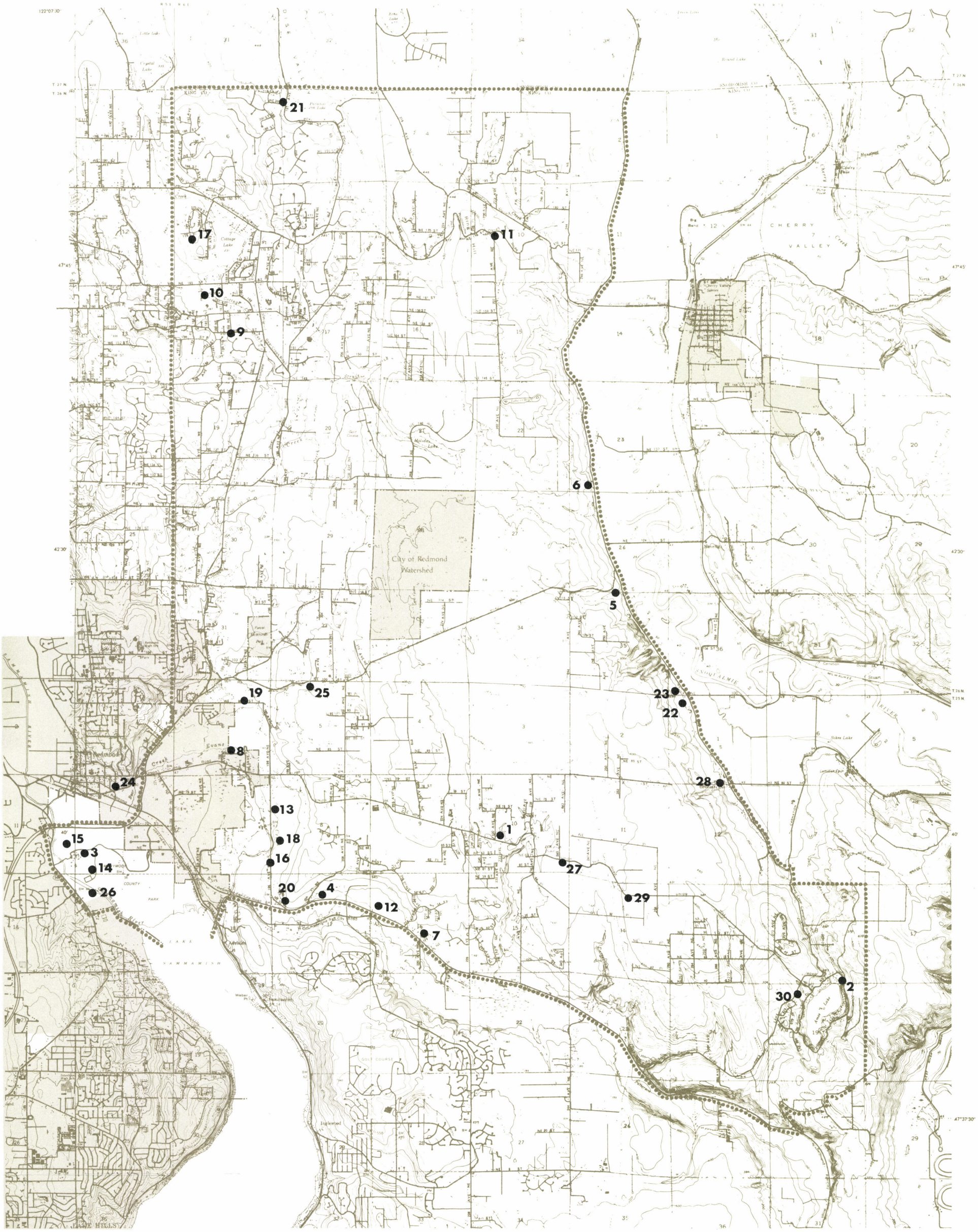
The Bear Creek Plan identifies 30 historic sites (see **Inventory of Heritage Sites** figures). To implement plan policies calling for preservation of these sites, the following P-Suffix conditions of site plan approval are applied:

1. An environmental checklist should be prepared for all historic properties identified by a P-suffix. (Historic resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determinations and environmental impact statement requirements of the State Environmental Policy Act.)

2. All permit applications and site plans shall be circulated to the King County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.

3. The Historic Preservation Officer may recommend approval, approval with conditions, or denial to the Manager of the Building and Land Development Division.

4. The Historic Preservation Officer may also propose that a site be considered for King County landmark designation according to procedures established in the Landmarks Ordinance (#4828). The ordinance provides that, based upon a preliminary evaluation, sites which appear to meet the criteria for designation shall be, for a period of up to six months, provided the same protection as if designated as a King County Landmark. A Certificate of Appropriateness would be required before making significant changes to the site. If the site is later designated as a King County Landmark, the Certificate of Appropriateness becomes a permanent requirement.



INVENTORY OF HERITAGE SITES

Bear Creek

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Community Development Division

INVENTORY OF HISTORIC SITES

County		King
Historic Name (Common Name)	**Date**	**Survey File No.**
1. Adams Residence (Trippett House)	1912	0736
2. Ames Lake Wooden Pilings (Grace Pray Property)	Unknown	0734
3. Clise, James W. Residence (Marymoor Park & Museum)	1904	0404
4. Cooper, Walter Barn (Calvin Shults Barn)	1926	0769
5. Finken, Frederick Residence (James Wallace Residence)	1896	0719
6. Herzog, Theodore Farm (Nathan Dosier Farm)	1911	0711
7. Isackson, Charles House (A.E. Cooper Residence)	1921	0511
8. Johnson, Arthur and Rubie S. REsidence	1920	0842
9. Jurey, Ezra Homestead (McCain Home)	1891	0537
10. Log Cabin; Cottage Lake[1]	1890s	0198
11. Log House (Nancy Reynolds House)	1908	0710
12. Magnuson, George House and Barn	1911	0508
13. Martin/Nimmo Farm (Gibson Residence)	1898	0723
14. Marymoor Farm Dutch Windmill	1905	0026
15. Marymoor Prehistoric Indian Site[2]	Unknown	0859
16. Mattson, James House and Barn	1907	0407
17. Nelson Homestead (Thomas Home)	1895	0538
18. Old Yellowstone Rd. (Red Brick/James Mattson Road)[2,3]	1901, 1913	0025
19. Olson, Conrad Farm (Tollefson Residence)	1908	0721
20. Olson, Erik E. House	1930	0426
21. Paradise Lake Cemetery	1895	0183
22. Quaale Barn	1907	0529
23. Quaale Log House	1907	0530
24. Redmond Methodist Church (First Church of Christ Scientist)	1914	0525
25. Stensland, Kristian Farm (Salmi Residence)	1905, 1925	0720
26. Tosh Barn[1]	1890	0285
27. Trippett Residence	1922	0722
28. Vincent School (Vincent Community Club)[3]	1905	0531
29. Woo, You H. Residence	1942	0735
30. Wood, M.R. Real Estate Office (Eleanor Gove Residence)	1941	0718

1 Demolished since survey was completed.
2 Listed on National Register of Historic Places
3 Listed on King County Register of Historic Places

P-7 - P-SUFFIX CONDITION FOR EQUESTRIAN TRAIL SYSTEM

Bear Creek policy BC #62 calls for dedication of trail right-of-way in conjunction with development. To implement this policy, a P-suffix condition requiring trail right-of-way dedication as a condition of subdivision and building permit approval is applied to properties where existing trails have historically been used by the public.

The **Bear Creek Trail System** map included in the **Parks and Recreation** chapter of the plan map depicts the backbone of the trail system in the Bear Creek area. This P-suffix condition applies to all historically used trails in the Bear Creek planning area.

P-8 P-SUFFIX CONDITIONS FOR TRANSPORTATION IMPROVEMENTS

Areawide Transportation Conditions

The Bear Creek Planning Area is within an area identified for new development funding of a portion of improvements to the SR-520 intersection with Redmond Way (SR-202). The agreement among King County, the Washington State Department of Transportation, and the City of Redmond sets an amount of developer participation for the improvement project. The new development share will be based on fees proportional to traffic generation. King County Building and Land Development Division has record of specific requirements in unincorporated King County. Local funding collected for this project is in addition to other "fair share" mitigation required by the King County Road Adequacy Standards.

The King County Road Adequacy Standards (Ordinance No. 7544 as amended by King County Ordinance No. 8052) require new development mitigation of off-site traffic impacts resulting from the development and prohibit construction until impacts are mitigated. The amount of impact and required mitigation are determined in the King County development review process.

Road Corridors

Northeast Woodinville-Duvall Road corridor, 180th Avenue Northeast to West Snoqualmie Valley Road.

Woodinville-Duvall Road is classified as a principal arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works.

Avondale Road Northeast, Redmond City Limits to Northeast Woodinville-Duvall Road.

Avondale Road is classified as a principal arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works.

Northeast Novelty Hill Road, Avondale Road to West Snoqualmie Valley Road.

Novelty Hill Road is classified as a minor arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by this corridor. Requirements will be determined by application of the County's Road Adequacy Standard ordinance. See the Novelty Hill Master Plan Development criteria for transportation conditions specific to this area.

Northeast 128th Way/Northeast 133rd Street (Seidel Road), 180th Avenue Northeast to 238th Avenue Northeast (new north-south arterial).

238th Avenue Northeast, Northeast 80th Street to Northeast 133rd Street.

These routes are classified as principal arterials. New development along these routes shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirement may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by these corridors. Requirements will be determined by application of the County's Road Adequacy

Standard ordinance. See the Novelty Hill Master Plan Development criteria for transportation conditions specific to the area.

Northeast Union Hill Road, Redmond City Limits to 208th Avenue Northeast

Northeast Union Hill Road is classified as a minor arterial. New development along this route shall dedicate right-of-way sufficient to provide 42 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by this corridor. Requirements will be determined by application of the County's Road Adequacy Standard ordinances.

216th Avenue Northeast/Northeast 140th Street, Northeast 150th Street to 218th Avenue Northeast.

New development shall be required to provide a public road to connect the 216th Avenue Northeast collector arterial to 218th Avenue Northeast south of the Tolt Pipeline right-of-way.

Commercial Areas

Avondale Road Northeast at Northeast 116th Street

New commercial development in this area shall locate site driveway access to Northeast 116th Street where possible. Where possible, adjacent commercial properties shall provide a single driveway. Property access and internal circulation shall be approved by the King County Department of Public Works. See the Avondale Road Northeast conditions above for right-of-way requirements.

Northeast Woodinville-Duvall Road at Avondale Road Northeast.

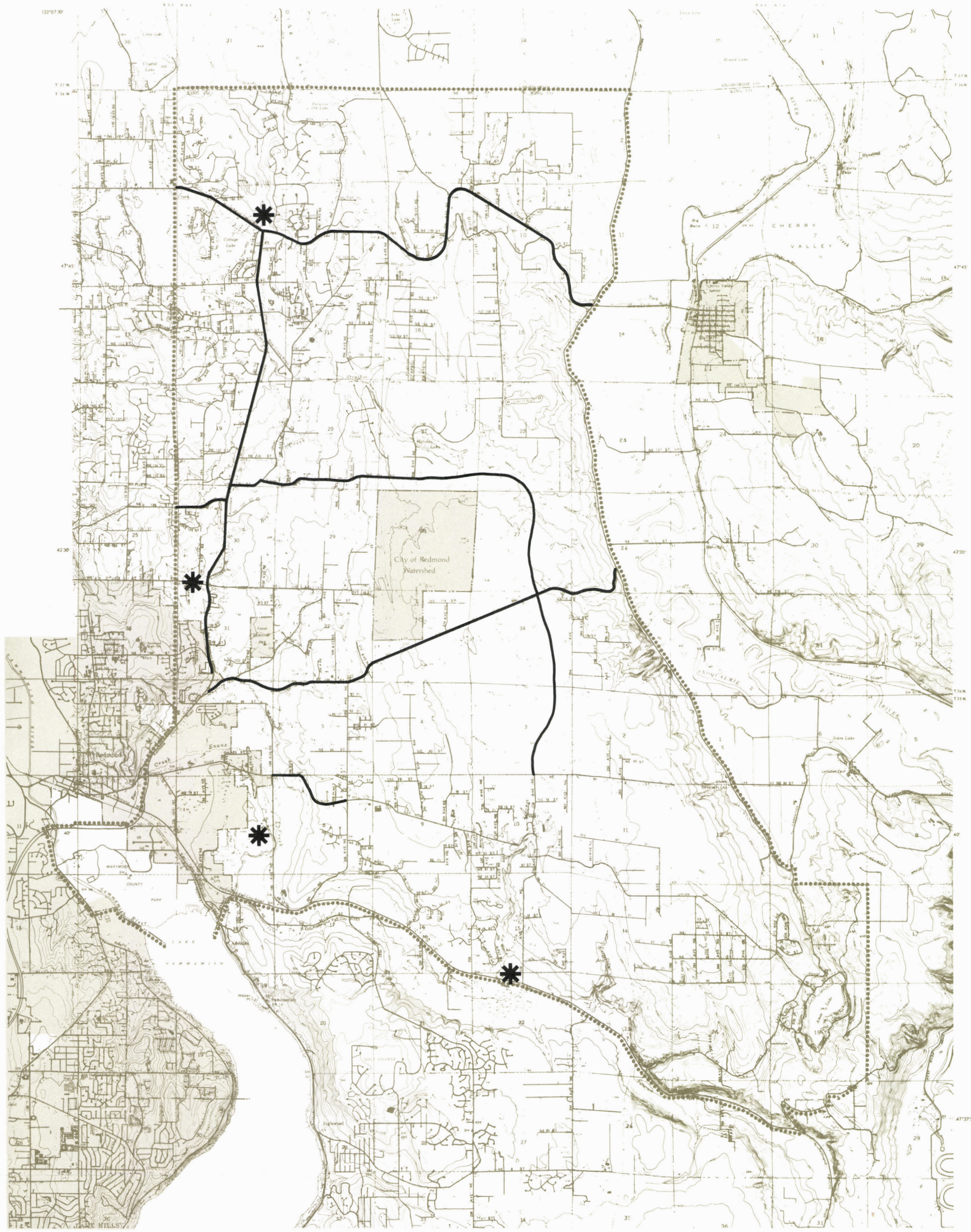
Commercial development north of Woodinville-Duvall Road shall locate driveway access on a new public road extending north from the Avondale Road intersection with Woodinville-Duvall road. Where possible, no direct driveway access shall be allowed to Woodinville-Duvall Road or to Avondale Road Northeast south of Woodinville-Duvall Road. Contact the King County Department of Public Works Roads Division for right-of-way requirements and road design standards.

236th Avenue Northeast at Redmond-Fall City Road (SR-202)

New commercial development at this area shall coordinate driveway access to adjacent arterials with the Washington State Department of Transportation (SR-202) and the King County Department of Public Works Roads Division. See the 236th/238th Avenues Northeast conditions above for right-of-way requirements.

Manufacturing Park (MP) zone west of 196th Avenue Northeast.

No driveway access will be permitted to 196th Avenue Northeast. Development shall provide a new north-south public road to connect between Northeast Union Hill Road and to 187th/188th Avenues Northeast in the City of Redmond.



DEVELOPMENT RELATED TRANSPORTATION IMPROVEMENTS

Bear Creek

Community Plan

King County Planning and
Community Development Division

NEIGHBORHOOD CENTERS

The 1985 King County Comprehensive Plan (KCCP) and the Bear Creek Community Plan call for neighborhood-scale retail facilities to be located in concentrated centers to support safe pedestrian and transit access. The KCCP establishes size and improvement standards for neighborhood centers:

CI-402 NEIGHBORHOOD CENTERS SHOULD BE THREE TO SIX ACRES, AND SHOULD BE DESIGNED TO PROVIDE SHOPPING FOR A NEARBY POPULATION OF 8,000 TO 15,000.

CI-411 NEEDED RIGHT-OF-WAY, ROAD IMPROVEMENTS, AND UTILITIES SHOULD BE ASSURED BEFORE DEVELOPMENT PROCEEDS WITHIN NEIGHBORHOOD CENTERS.

CI-412 DEVELOPMENTS WITHIN NEIGHBORHOOD CENTERS SHOULD PROVIDE THE FOLLOWING IMPROVEMENTS:

A. PAVED STREETS AND SIDEWALKS:

B. OFF STREET PARKING FOR EMPLOYEES AND SHOPPERS;

C. LANDSCAPING FOR STREETS, SIDEWALKS AND PARKING AREAS, TO PRESENT AN ATTRACTIVE APPEARANCE;

D. ADEQUATE STORM DRAINAGE CONTROL, INCLUDING CURBS, GUTTERS AND STORMWATER RETENTION FACILITIES;

E. PUBLIC WATER SUPPLY;

F. SANITARY SEWERS; AND

G. CONTROLLED TRAFFIC ACCESS TO ARTERIALS AND INTERSECTIONS

The Bear Creek Community Plan designates three Neighborhood Centers: Avondale Road Northeast at Northeast Woodinville-Duvall Road (Cottage Lake); Avondale Road Northeast at Northeast 116th Street (Avondale Corner); and Northeast Redmond-Fall City/Road at 236th Northeast.

COTTAGE LAKE

The northwest and southwest quadrants of the intersection of Avondale Road Northeast and Northeast Woodinville-Duvall Road are designated a Neighborhood Center through the following Bear Creek Community Plan policy:

BC #18 THE FOLLOWING LOCATIONS ARE DESIGNATED NEIGHBORHOOD CENTERS:

- AVONDALE CORNER
- COTTAGE LAKE
- NORTHWEST CORNER OF THE INTERSECTION OF REDMOND-FALL CITY ROAD AND 236TH AVENUE NE

RM-900-P (Maximum Density Multiple-Dwelling/Restricted Service) with special conditions

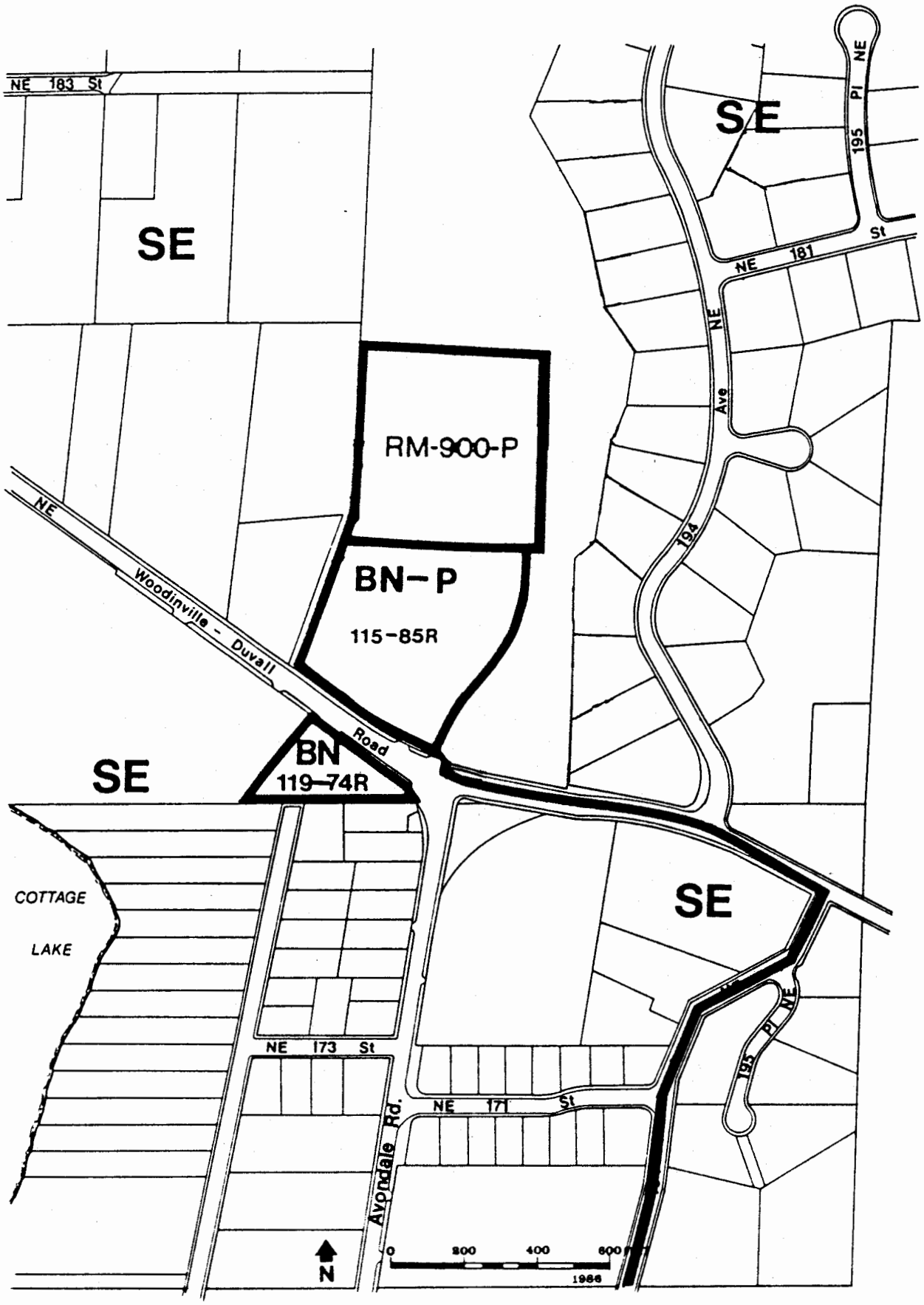
This zone designation was approved by specific King County Couincil action. In addition to applicable areawide P-suffix conditions, the following specific P-suffix conditions apply:

1. Uses shall be limited to those specified in KCC 21.12.020.C (as permitted by operation of KCC 21.16.020.A and KCC 21.14.020.A), KCC 21.16.020.H and KCC 21.16.020.P; and

2. Until other means of sewage disposal are available, only those uses that can be supported by a Health Department-approved on-site sewage disposal system or holding tank systems shall be permitted.

BN and BN-P (Neighborhood Business)

King County approved individual zone reclassifications for these two parcels. All conditions established for each rezone (BALD File Numbers 119-74R and 115-85R) continue in effect through the Bear Creek Community Plan and Area Zoning.



COTTAGE LAKE
ZONING

AVONDALE CORNER

The northwest, southwest and southeast quadrants of the intersection of Avondale Road Northeast and Northeast 116th Street are designated a Neighborhood Center through the following Bear Creek Community Plan policy:

BC #18 THE FOLLOWING LOCATIONS ARE DESIGNATED NEIGHBORHOOD CENTERS:

- AVONDALE CORNER
- COTTAGE LAKE
- NORTHWEST CORNER OF THE INTERSECTION OF REDMOND-FALL CITY ROAD AND 236TH AVENUE NE

Expansion of established uses at this location is subject to the following Bear Creek Community Plan policy:

BC #19 EXPANSION OF NEIGHBORHOOD BUSINESS AREAS SHOULD BE SCALED TO SERVE POPULATION GROWTH FORECAST TO OCCUR IN BEAR CREEK IN THE NEXT 6-10 YEARS. AN ADEQUATE LEVEL OF PUBLIC SERVICES WILL BE NECESSARY BEFORE SUCH EXPANSION CAN OCCUR.

RM-1800-P (High Density Multiple Dwelling)

For consistency with King County Comprehensive Plan CI-412, the following P-suffix conditions apply in addition to the applicable areawide P-suffix conditions:

1. Residential density is limited to 18 homes per acre

2. The development standards for Neighborhood Business Centers called for by the King County Comprehensive Plan, including sewer service, shall be met.

SR (Suburban Residential) potential BN (Neighborhood Business) and SR, potential RM-2400 (Medium Density Multiple Dwelling)

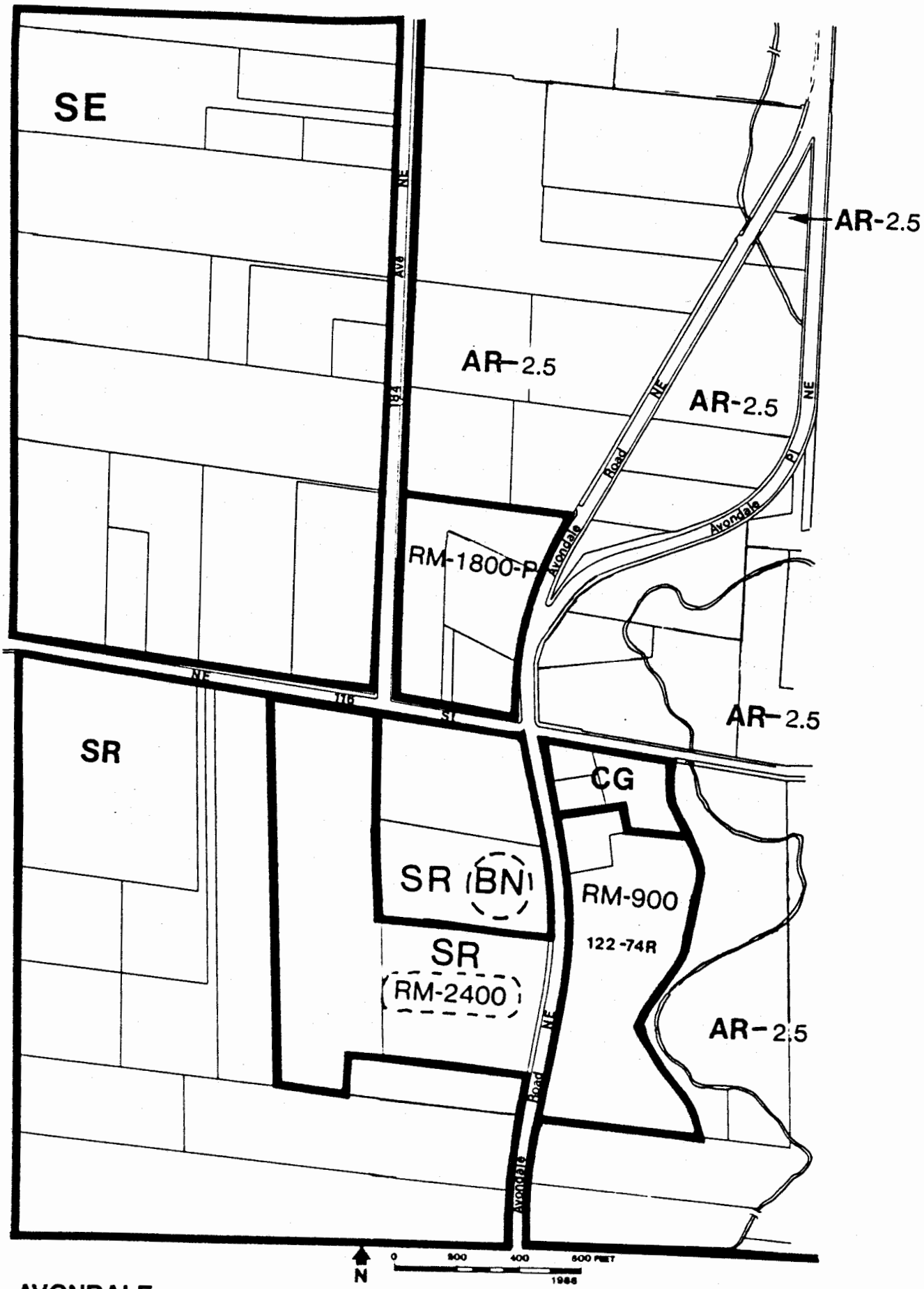
Individual rezones to activate these potential zones are subject to Bear Creek Community Plan policy BC #19 (above), and are consistent with the intent of the plan when the development standards of King County Comprehensive Plan policies CI-411 and CI-412, including the availability of sewers, can be met.

CG (General Commercial)

This zone designation recognizes existing uses at this location.

RM-900 (Maximum Density Multiple-Dwelling/Restricted Service)

King County approved an individual zone reclassification for this site. All conditions established for the rezone (BALD File Number 122-74R) continue in effect through the Bear Creek Community Plan and Area Zoning.



AVONDALE
CORNER ZONING

REDMOND FALL CITY ROAD/236TH AVENUE NORTHEAST

The northwest quadrant of the intersection of Redmond-Fall City Road with 236th Avenue Northeast has been designated a Neighborhood Center through the following Bear Creek Community Plan policy:

BC #18A THE INTERSECTION OF THE REDMOND-FALL CITY ROAD AND 236TH AVENUE NE IS DESIGNATED A NEIGHBORHOOD CENTER. COMMERCIAL AND OFFICE PROPERTY AT THIS INTERSECTION SHOULD BE INCLUDED IN THE SEWER LOCAL SERVICE AREA.

Sewer lines are now located near NE 50th Street and Redmond-Fall City Road. The East Sammamish Community Plan designated properties to the south, across Redmond-Fall City Road, to be included within the sewer Local Service Area. For these reasons, and because the King County Comprehensive Plan calls for sewer service for Neighborhood Centers, properties zoned BN-P and RM-900-P are included in the sewer Local Service Area.

BN-P (Neighborhood Business)

This zoning implements King County Comprehensive Plan (KCCP) policy CI-402 which establishes six acres as the maximum size of the Neighborhood Center commercial component. Development standards are established for Neighborhood Centers through KCCP policies CI-411 and CI-412, calling for sewer service at such locations. In addition to applicable areawide P-suffix conditions the following specific P-suffix condition applies:

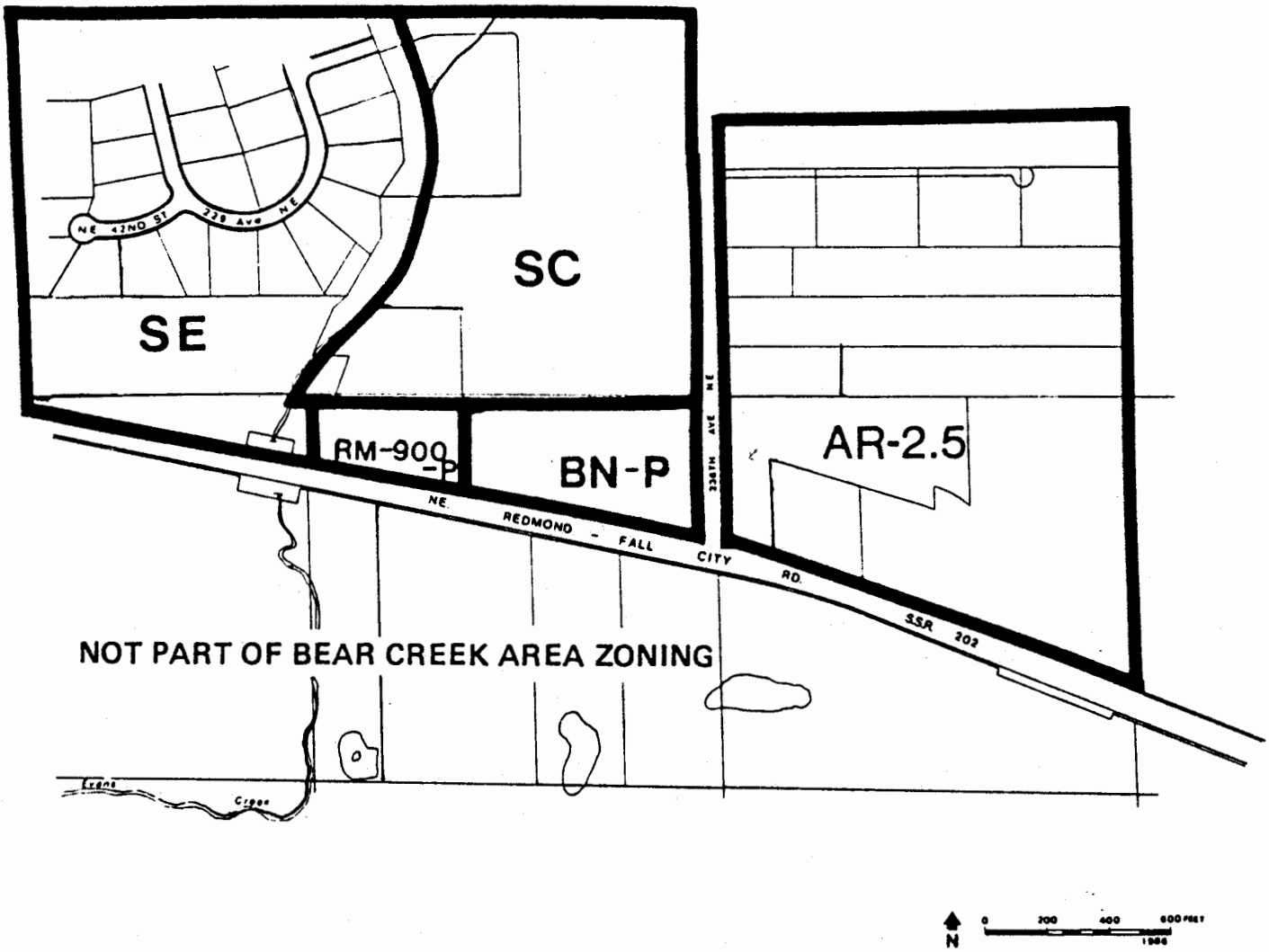
> The development standards for Neighborhood Centers called for by the King County Comprehensive Plan (excluding sewers) shall be met. (On October 13, 1988, the Bear Creek Council Panel recommended approval of their staff's recommendation to delete the requirement of sewer service to this site.)

RM-900-P (Maximum Density Multiple Dwelling/Restricted Use)

Consistent with the uses envisioned by the King County Comprehensive Plan (KCCP) for Neighborhood Centers, the Bear Creek Community Plan calls for professional office or multifamily residential development at this location once sewer service is available and other KCCP policy guidelines can be met. In addition to applicable areawide P-suffix conditions, the following specific P-suffix conditions applies:

1. Residential density is limited to 18 homes per acre.

2. The development standards for Neighborhood Centers called for by the King County Comprehensive Plan (excluding sewers) shall be met. (On October 13, 1988, the Bear Creek Council Panel recommended approval of their staff's recommendation to delete the requirement of sewer service to this site.)



REDMOND-FALL CITY ROAD/
236th NE ZONING

NOVELTY HILL MASTER PLAN DEVELOPMENT (MPD) AREA

Master Plan Development is a process by which large properties under single ownership are developed for urban activities consistent with strict conditions. The Bear Creek MPD is an area, which, because of two large ownerships, can be designed as a total new urban activity center with medium to high density residential areas, related commercial development and office parks which can all serve the new residents.

The goal of the Bear Creek MPD conditions is to provide urban densities and the necessary public services in an orderly manner with sufficient environmental protections. In consideration for authorizing an MPD with such substantial urban development, the MPD conditions require greater protection of wetlands to assure that the Bear Creek head-waters which begin throughout the MPD sites maintain their excellent quality for fish habitat; provision of substantial new urban services and infrastructure including public sewers and transportation improvements; and dedication of considerable public open space and sites for community services such as schools and fire stations.

The zoning for Novelty Hill is shown following the development conditions (below), and is consistent with Bear Creek policies BC #3 through BC #6. About one-third of Novelty Hill is designated for Open Space or has been identified as wetlands. These lands are zoned SR-P and are subject to strict controls for natural resource protection. About two thirds of Novelty Hill is potentially zoned. Activation of the potential zones are guided by policy BC #6 and the Bear Creek MPD conditions.

Bear Creek Master Plan Development Conditions

The adoption of the Bear Creek Community Plan and Novelty Hill Subarea zoning constitutes the approval of two adjoining master plans, setting forth major use locations and potential zoning, establishing an employment and retail activity center and defining future processing requirements. Also established are wetland areas to be protected, future school sites, parks, open space, and major road circulation elements.

The following MPD P-suffix conditions apply to all property within the Novelty Hill Subarea. These MPD P-suffix conditions shall apply to the two approved MPD properties only and not to any other properties within the Bear Creek Community Plan area.

SECTION 1. MPD Implementation Process

Master Plan Development approval shall be achieved in three stages. The first stage is the zoning of the two Master Plan Development sites subject to conditions in the Bear Creek Area Zoning. The second stage is the Pre-Development Application review and approval for each of the two MPD sites as a whole, as described further below. The third stage is development application review and approval of individual sites within each MPD, such as rezones, subdivisions, conditional use permits, and building permits, etc. Stages 2 and 3 may be combined by the applicant, but no development approvals for individual sites will be granted until the Pre-Development Application is approved. Additionally, an MPD team will be established to assure compliance with a Pre-Development Application and subsequent permit approvals.

Affected citizens, jurisdictions, and public agencies shall be invited to play an important role in the review of phased MPD development.

A. MPD Approval - Stage 1

Two Master Plan Development sites have been established with the adoption of the Bear Creek Community Plan. The area zoning for the Bear Creek Plan sets out the process for implementation of the master plan developments, as described in Stages 2 and 3 below.

B. Pre-Development Approval- Stage 2

Stage 2 shall consist of a Pre-Development Application review and approval process for each of the two MPD properties. The Pre-Development Application process described herein is a required condition of approval to granting of the area zoning for the MPD. No development approvals for individual sites will be granted until the Pre-Development Application is approved.

The purposes of the Pre-Development Application process are as follows:

1. to insure that each MPD in its entirety meets the policies, criteria, and regulatory actions of the adopted Bear Creek Community Plan and Area Zoning document, and all other applicable Comprehensive Plan Policies, statutes, codes and regulations.

2. to provide project-level review and documentation of environmental impacts for the entire MPD sites prior to authorizing development of individual sites within the MPD's.

3. to assure that adequate mitigation of impacts identified in project-level environmental documents, as well as the mitigation elements identified in this Area Zoning document, is achieved.

4. to assure that the conditions set out in Sections 2 through 10 of this Area Zoning of the MPD sites are met.

5. to assure that water and sewer comprehensive plans are approved prior to commencement of development.

6. to assure that mitigation of off-site transportation impacts of the MPD's is provided before development commences.

The Pre-Development Application and any accompanying site-specific applications shall be subject to a public hearing before the Zoning and Subdivision Examiner as provided for in KCC-20.24.070. Notice of the public hearing shall comply with the requirements for reclassifications or plats as the case may be, and shall also comply with the notice requirements set out in KCC 1.24.110.

The MPD Coordinator and Team will review and process each Pre-Development Application. The two Pre-Development Applications may be processed concurrently or separately.

Comprehensive Plan approval for water and sewer service pursuant to KCC 13.24 shall be processed prior to or concurrently with an MPD Pre-Development Application. The water and sewer comprehensive plans shall address the service needs and facilities of the entire MPD area. King County Council action on the water and sewer service shall occur prior to or simultaneously with King County action on a Pre-Development

Application for MPD. Sewer and water purveyors are authorized to prepare comprehensive utility plans or amendments to serve the MPD uses identified in the community plan in a timely manner. Such plans may be prepared for land zoned potential or with P-suffix conditions. King County Council action on a utilities Comprehensive Water and Sewer Plan must occur prior to or simultaneously with preliminary approval for the first subdivision of Phase I.

If the Comprehensive Water and Sewer Plan has been approved by King County Council, the Pre-Development Application may be combined with submittal of the first subdivision of Phase I for road establishment purposes.

The submittal requirements for a Pre-Development Application are outlined in Section 2 below.

Department Report: Pursuant to KCC 20.24.150, the Department shall prepare a report to the Zoning and Subdivision Examiner on the Pre-Development Application(s). This report shall be accompanied by a completed project level environmental impact statement (EIS) and based on input from affected cities, public agencies, and County departments; the adopted Bear Creek Community Plan and Area Zoning and other County plans and policies.

Hearing Examiner/Council Action: The Zoning and Subdivision Hearing Examiner and County Council shall act upon an application for a Pre-Development pursuant to the procedures for reclassification or subdivision of property contained in KCC 20.24, other applicable ordinances, and the adopted Bear Creek Community and Area Zoning.

C. Development Approval - Stage 3

The third stage will consist of site-specific development applications and permits which will be processed under KCC 20.24 and 21.46 by the MPD Coordinator and Team. Development applications include rezones, subdivisions, building permits, etc. Stage 3 review and approvals may be combined with Stage 2 as described under the Stage 2 process.

The MPD Property owners may file rezone requests, concurrent with the filing of the Pre-Development Application, to activate some or all of the potential Phase I MPD zoning. The County shall not approve any Phase I rezone request until the Pre-Development Application is approved and the following conditions are met:

1. a project level EIS has been completed,

2. compliance with conditions of approval identified in Sections 3-10 of the MPD conditions can be demonstrated,

3. water and sewer comprehensive plans for the MPD properties have been approved,

4. a determination has been made as to the off-site road improvements that the MPD developers will provide to mitigate the impacts of the MPD's, and for which off-site road improvements the developers will pay fees in lieu of improvements,

5. contracts are signed for both the construction of additional lanes for the existing bridge or a new bridge over the Sammamish River and the SR 520/SR202 interchange.

The MPD property owners may file other development applications requiring Council approval (such as preliminary plat applications) for some or all of the Phase I MPD site, concurrent with the Pre-Development Application and necessary rezone requests. The County shall not approve any such development application until the Pre-Development Application and necessary rezones are approved.

Phasing: Full development of each MPD is anticipated over several years and phases. Policy BC# 6 calls for a minimum of two phases with the second phase occurring only after 75% buildout of the residential portions of Phase I. The term "phase" means any portion less than the entire Master Plan Development which is the subject of the application for approval of one or more site plans pursuant to KCC 21.46.150-.200. The pre-development application process shall specify the order of development phases or divisions, based on considerations of the factors set out in Policy BC #6. The request shall be based on compliance with the Bear Creek Community Plan and Area Zoning, approved MPD, and approved Pre-Development Application.

Phased environmental and permit review of this project is appropriate to insure adequate mitigation of impacts that may arise at later stages or that may be cumulative. Permit approval by BALD for development phases may contain additional supplemental environmental reports and mitigation measures.

D. Master Plan Development Amendments

An approved master plan development, including any of the required elements thereof, or any conditions of approval, may be amended or modified by the King County Council at the request of the King County Executive, the applicant, or the applicant's successor in interest. To amend an MPD, the Council must find after notice and hearing undertaken in accordance with procedures for reclassification of property pursuant to KCC 20.24 and other applicable ordinances, that conditions in the area would be infeasible, or that the proposed amendment or modification would better promote the health, safety, or welfare of King County residents, and proposed modification is consistent with the King County Comprehensive Plan and the Bear Creek Plan.

E. Monitoring and Subsequent Approval

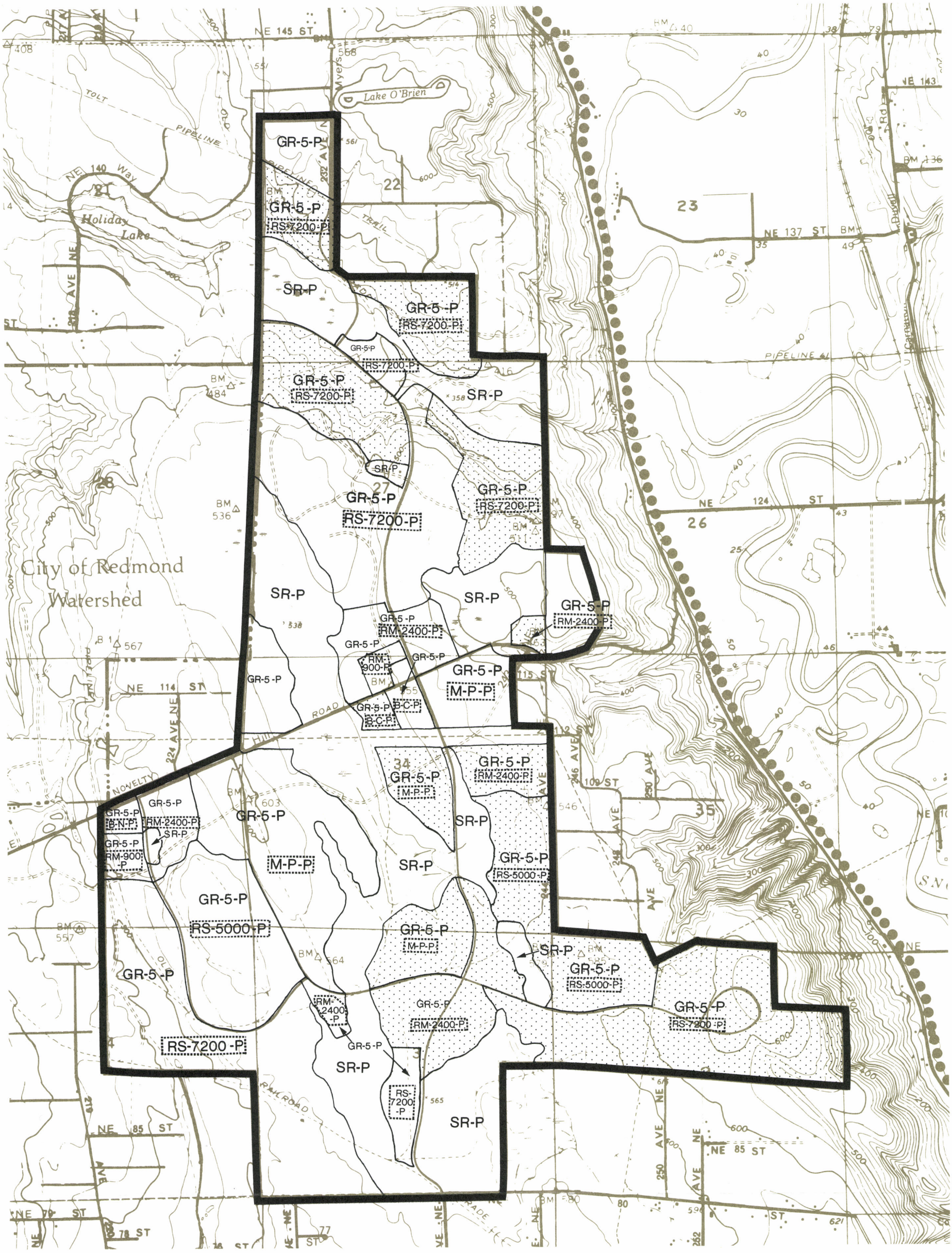
While the County recognizes the advantages of large scale master plan development on the MPD properties, it also recognizes the Bear Creek ecosystem and MPD properties are tied together in a very complex, fragile and not completely understood manner. Approval for the MPD at any stage is dependent on its ability to be built in a manner consistent with the long-range preservation of the functions of the Bear/Evans Creek ecosystem. While all development has some impacts upon the environment, the Council finds that certain crucial aspects of the environment including drainage, protection of wetlands, riparian habitat, fisheries, and steep slopes are so fragile as to require extraordinary efforts to eliminate adverse impacts. Master plan developments are being proposed as the best means to avoid such adverse impacts. Performance standards requiring the prevention of adverse impacts to the environment are being set. Specific conditions to achieve these standards will also be established. The purpose of the monitoring is to assure the permit conditions achieve the performance standards and to collect such information as may be needed to enhance the protection of this ecosystem through increasing the effectiveness of permit conditions in future approvals.

Therefore, mitigation required for MPD development shall include a monitoring program paid for by the applicant and supervised and staffed by the County. "Monitoring" shall be a term used to describe long term (through complete MPD buildout) scientific data gathering and reporting requirements. In some areas there is tremendous uncertainty. Decisions must be made on the best available information now with the expectations that the conditions will achieve results which will meet the performance standards. The monitoring will provide the MPD environmental feedback. A compliance schedule will be submitted with the Pre-Development Application by the applicant reflecting monitoring protocols, sampling methods and frequencies as required by the County. While the best decisions on conditions are made with current information, no condition relieves the applicant of the duty to meet the performance standards. Upon submittal of the Pre-Development Application or the Drainage Master Plan, whichever is submitted first, BALD shall establish the Interagency Review Team (IRT) and the IRT shall review the monitoring proposal and establish the schedule for initiation of the activities. The developer accepts this risk and his continuing responsibility to meet the performance standards and the evolving permit conditions necessary to meet the performance standards.

Phased environmental and permit review of MPD development is necessary to assure adequate mitigation of environmental impacts which may arise at any stage or may be cumulative. Approvals for any phase or any subsequent development permit will, therefore, be contingent on having the applicant demonstrate that prior development has met and is continuing to satisfactorily meet the performance standards for protection of the environment, as well as demonstrate that the proposed action for which approval is sought will meet such standards. The performance standards shall include those set by the Bear Creek Community Plan, MPD conditions and the Area Zoning as well as those set by subsequent approval processes and County requirements. New and modified specific conditions shall be developed by the IRT when necessary to protect the environment and meet the performance standards based on monitoring data, all available environmental data, technical modeling and judgments, and best available technology. These conditions shall be incorporated into subsequent development approvals or, if deemed necessary to achieve performance standards by the Manager of BALD, incorporated into existing permits by giving the applicant and the public reasonable notice and an opportunity to comment. Conditions imposed by the Manager of BALD onto existing permits shall be appealable pursuant to KCC 20.24.080. The appeal shall be granted if the applicant establishes the existing permit conditions were accomplishing the required performance standards. All actions necessary to implement the MPD conditions and other applicable state, federal and local water quality, drainage and environmental standards shall be strictly enforced. The IRT shall indicate in a public report to the Council at any time the monitoring data indicates a performance standard is not being met.

If performance standards have not been met on existing development, BALD shall require the developer to take corrective action to bring them into compliance, and to correct damage that may have been caused by such non-compliance.

Development shall be halted and no further approval given until it can be shown that compliance can be assured and that correction actions for damage shall be accomplished within a reasonable time.



NOVELTY HILL PHASING

- Phase I
- Phase II

Feet: 1000 0 1000 2000 3000 4000

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Bear Creek

Community Plan
Proposed

King County Planning and
Community Development Division
1987

F. MPD Coordinator/Team

The Manager of BALD will appoint the MPD Coordinator who shall have overall responsibility for processing applications within the MPD area. The MPD Coordinator shall convene an Interagency Review Team of technical staff from King County Departments and the agencies that have environmental expertise or jurisdiction under SEPA (WA 197-11-714). These may include but are not limited to Washington Department of Game (WDG), Washington Department of Fisheries (WDF), Metro, Army Corps of Engineers, Department of Ecology (DOE), and the City of Redmond. The purpose of the team shall be to provide integrated review of the MPD's for their compliance with the Area Zoning P-suffix conditions, and to assure appropriate additional mitigation is provided as identified through SEPA. The team will assist the King County MPD Coordinator in identifying specific development conditions of approval in the Pre-Development Application review and subsequent development review. The team will also assist in monitoring development of the MPD to assure compliance with conditions.

King County and the Department will work with the City of Redmond to develop an interlocal agreement. Such an agreement will establish the responsibilities of each jurisdiction and the process for achieving compliance with conditions of development. Lack of an interlocal agreement will not preclude King County from processing of applications in the MPD area.

G. Pre-submittal Meetings

Prior to submittal of any application to King County the applicant shall have the option of requesting an informal conference with the representatives from the Department, other County departments, and affected cities. The Department shall be responsible for organizing such a conference. The purpose of the conference shall be to identify:

1. Permits or approvals which may be required,

2. Applicable regulations and standards,

3. Alternatives regarding size, layout, phasing, and other aspects of the proposal,

4. Additional information which may be required,

5. Available information sources for environmental data,

6. Potential problems.

No binding commitments, either formal or informal, may be required of or given by any public agency or County Department at such a conference.

H. Fees

Fees shall be paid by the applicant(s) for scheduling and attendance of pre-application meetings; processing of application(s); and monitoring of development within the MPD Area. BALD shall establish a fee schedule for payment of such fees. Affected County agencies shall be consulted by BALD in order to establish a budget setting forth the estimated cost of review and monitoring. The applicant(s) shall pay the budgeted amount. At the applicant(s) option, payment may be made in regular installments during the application review.

Fees required under this section shall equal the estimated cost for MPD Coordinator and Team review, processing of the application, and monitoring by all affected Executive County agencies.

All County departments involved in the application approval and monitoring process shall keep accurate records of their actual time and cost expended in these activities. The budgeted amount shall be adjusted to equal the actual cost of processing monthly, unless otherwise agree to by BALD and the MPD owner(s)/applicant(s). At the termination of development application approvals, the owner(s)/applicant(s) shall thereupon pay any remaining deficit to King County, or the County shall thereupon refund any remaining surplus to the owner(s)/applicant(s).

SECTION 2. Criteria for Pre-Development Application Submittal

Owners of MPD properties shall submit a Pre-Development Application to Building and Land Development (BALD). The application shall contain the following elements:

A. Ownership/Agent Agreement:

All property ownership interests within each MPD area must execute an agreement which either creates a single legal ownership entity or results in an operating agreement binding separate property ownership interests. In the event of disputes between owners regarding any phase of development, King County shall have no responsibility to resolve such disputes and shall have the discretion to refuse to process a disputed application until agreement among the ownership is restored. Essential elements of the signed agreement shall be as follows:

1. The property owners associated or legal entity and all successors in interest thereto, are bound by the agreement regarding any stipulated condition of approval under the Pre-Development Application or subsequent applications for development.

2. The agreement shall insure specific compliance with all existing and future conditions of approval.

3. The agreement shall designate an appropriate agent(s) who shall have authority to represent the association or owners and their successors in interest in obtaining Pre-Development Application and subsequent development request approvals. Any association or owners group has the right to replace existing agent(s) with new agent(s) after notice to King County.

4. The agreement shall stipulate that no applications will be submitted to King County for any land use, zoning or permit approval within the MPD area until a Pre-Development Application is either approved or denied, except that Phase I development application may accompany the Pre-Development Application.

B. A.L.T.A. Title Insurance Report:

The applicant will submit an A.L.T.A. owners title insurance report for the MPD/Pre-Development Application concurrent with the ownership/agent agreement described in Section A above.

C. Comprehensive Project Description:

The application shall include an MPD project description at buildout (map and narrative text) focusing on land use, infrastructure and operation elements as follows:

1. Housing units by phase - number, type, location and value.

2. Retail/Commercial uses by phase - major tenant types, square footage and location.

3. Office/Industrial uses by phase - square feet, building footprints and approximate employment.

4. Public Facilities by phase - type, approximate size or capacity, location, operational characteristics, relationship to existing facilities, and method of financing.

5. Open Space by phase - type, area size, improvements.

6. Project Monitoring Program by phase - type, responsibility, required facilities (if any) and reporting format/frequency.

D. Project EIS:

A project environmental impact statement (EIS) shall be prepared for all property within the MPD area. It will be paid for by the applicant, and the County shall select a consultant to prepare the project EIS from a list submitted by the applicant. If the County determines that the listed consultants are unqualified, then additional names shall be submitted.

E. Project Fees:

The Pre-Development Application package shall be accompanied by a filing fee separate from and additional to the usual subdivision or rezone fees normally charged by King County. The basis for the fee shall be compensation for processing of the Pre-Development Application calculated pursuant to Section 1.H. above.

F. Relationship to Applicable State Statutes, and County Plans, Policies and Regulations:

The application shall describe how the proposal will meet or be consistent the King County Comprehensive Plan, the Bear Creek Community Plan and Area Zoning and applicable Water/Sewer Comprehensive Plans. The application shall describe in particular how the proposal will meet the conditions set out in Sections 3-10 of the MPD Area Zoning.

G. Maps, Studies and Supporting Documents:

1. The following MPD maps shall be required:

   a. Existing and proposed topography, scale 1" = 400' with 5' contours. Field topography data shall be used within all designated sensitive areas.

   b. Sensitive areas as defined by KCC 21.04.775 and described in KCC 21.54.

c. Zoning maps (existing and potential) 1" - 400' scale.

d. Street and utility locations, existing and proposed, 1" = 400' scale.

e. Land use, open space, natural drainage systems and recreational facilities, 1" - 400' scale.

f. A vicinity map showing existing access points, zoning, recreational facilities, open space, historic sites of significance (King County, State, or National Register) pursuant to KCC 20.62. The map shall also show all adjacent properties to within five hundred (500') feet of the subject property.

g. Assessor maps of the MPD property and adjacent property within 500' of the MPD property.

2. The following supporting documents and studies shall be submitted with the Pre-Development Application:

a. A list of anticipated capital improvements estimated in whole or in part by the proposal, including off-site improvements, their approximate cost, an explanation of the proposed method of financing such projects and other information pursuant to Section 10 below.

b. A detailed explanation of the proposed methods of maintaining required recreational facilities, open space, drainage facilities, and other private or public facilities or services.

c. A preliminary Drainage Master Plan, as described in Section 8 below.

d. Either an approved or proposed water/sewer comprehensive plan or plan amendment, as the case may be, pursuant to Section 1.B. above. Sewer and water plan approval must exist either prior to or simultaneously with approval of the Pre-Development Application.

e. A circulation/access plan including an equestrian and pedestrian element.

SECTION 3. Criteria for Pre-Development Application Approval

Approval, denial or imposition of conditions on the MPD Pre-Development Application shall be based upon all applicable state and County statues, codes and regulations, including, but not limited to KCC 20.24.180, the King County Comprehensive Plan, and the Bear Creek Community Plan and Area Zoning.

The MPD criteria listed in Sections 4 through 10 below must be met for approval of a Pre-Development Application:

SECTION 4. Housing Criteria

A. Range of housing types and densities:

1. The development shall provide a range of housing types, including various lot sizes, both attached and detached single family houses, multifamily development, and housing units of various sizes.

2. A housing mix of at least 20-30% multifamily and 15-20% high density single family shall be provided. Multifamily development shall average 12 to 18 units per acre. High density single family development shall average at least five homes per acre and may include town houses, attached and detached units and the zero lot line subdivision technique. Moderate density single family development shall average at least three homes per acre. Single family detached housing shall not be included in the required percentage of multifamily housing.

B. Housing for low, moderate, and median income households:

1. At least ten percent (10%) of the total residential units shall be affordable to low income households. "Low income" is an income level below eighty percent (80%) of the median income for King County.

2. At least ten percent (10%) of the total residential units shall be affordable to moderate income households. "Moderate income" is an income level between eighty percent (80%) and one hundred percent (100%) of the median income for King County.

3. At least ten percent (10%) of the total residential units shall be affordable to median income households. "Median income" is an income level between one hundred percent (100%) and one hundred twenty percent (120%) of the median income for King County.

4. Median income for King County and affordable monthly housing payments based upon a percent of this income shall be determined annually by the Parks, Planning and Resources Department,

5. Housing required by this section shall:

   a. contain a reasonable mix of units designed for the elderly and families;

   b. contain a reasonable mix of units having special design and construction features to meet the needs of handicapped persons, and

   c. be sold or rented through an affirmative marketing program.

6. As a condition of final plat approval, the requirements of this Section shall be implemented through the recording of covenants, or by other means acceptable to the King County Housing and Economic Development section, specifying the number of affordable units to be included within each subdivision. Prior to activating any potential zoning in Phase II, the provision of affordable housing to that point shall be assessed. If the proportions called for (see Section 4.B #1-3 above) have not been attained, all subsequent affordable housing covenants, or other implementing means as noted above, shall specify the individual lots on which affordable housing shall be provided.

C. A preliminary schedule for the phasing of the construction of the housing called for above shall be included with each master plan development application. A mix of housing types shall be provided in each phase, however, the proportions called for (Section 4.A above) need not be met until full MPD development is achieved. In addition, a mix of affordability categories shall be included in each phase in the proportions called for (see Section 4.B #1-3 above).

D. No low income housing will be required in any phase unless publicly funded programs for such housing are available, provided that the developer sets aside sufficient land for a period of up to five years. That period shall begin with the approval of the final plat for each subdivision containing any land set aside for low income housing. If during that period, programs become available, the developer shall cooperate with the public agency for the development of such housing. If housing funds do not become available by the end of the five year period the land shall be released for other development consistent with the master plan development. The overall requirement for units affordable to low income households shall be reduced by the number for which the five year period has elapsed and the overall requirement for units affordable to moderate income households shall be increased by the same amount.

SECTION 5. Retail and Business Park Development Criteria

A. Land designated for business park use should be developed as one or more large parks, with a target of at least 40 acres for each park. Individual parks may be smaller, in some cases, due to required wetland buffers as indicated on the Natural Resource Protection Areas map.

B. Each of the two shopping areas should be planned and designed as single, comprehensively-planned shopping areas. Stores and other structures should be clustered in groups with no intervening parking lots, to provide an attractive environment for pedestrian travel between stores and structures.

C. Surface parking lots for all developments within the activity center should be landscaped and partially obscured from view from arterials and residential areas through use of berms and landscaping. Outside storage in both business park and retail areas should be screened from the view of adjacent buildings and the fronting right-of-way.

D. Each business park and retail area should include safe and attractive bicycle and pedestrian routes, to encourage non-motorized travel within the activity center and between the activity center and adjacent residential areas and arterials.

E. Access points from each business park or shopping center should be designed to minimize traffic congestion. Each business park and shopping area should include provisions for internal automobile circulation and truck travel to reduce the need for arterial access. An access and internal circulation plan for each area should be approved prior to development.

F. Each business park and shopping center should include extensive landscaping and open space with amenities for employees, shoppers, and visitors.

G. The MPD business park areas are to be developed according to the following guidelines:

1. MPD business park areas are to be classified manufacturing park with conditions of site plan approval (MP-P).

2. The MPD business park permitted uses are as follows:

a. clean, light industrial; and

b. warehousing; and

c. offices;

d. combinations of the above;

e. hotels, motels and automotive service stations provided such uses are limited to a maximum of 10% of the business park area; and

f. service retail, for the purpose of providing support services or facilities to the business park user or the employees of the business park, provided such uses are contained within the business park structures and not free standing, except as specifically listed above; and limited to not more than 10% of the gross floor area of business park buildings.

3. A minimum of 15% of the business park area is to be landscaped or maintained in a native setting.

4. All land area not covered by approved structures, walkways, parking areas or driveways are to be landscaped or left in a native setting.

5. Outdoor storage is permitted provided no such storage is visible from any public street or adjacent property.

6. There will be no outdoor manufacturing uses or outdoor displays thereof.

7. All sites within the business park will have:

a. a minimum 25' front setback area,

b. no parking in front 25' setback area.

SECTION 6. Utilities, Energy and Public Services Criteria

A. The master plan development sites must be served with public sewer and water systems. No use of on-site sewage disposal is permitted. The developers of the MPD sites shall be responsible for the construction of all improvements and additions to water and sewer facilities required as a result of the development, including off-site facilities and improvements. If other properties are benefited by the off-site facilities, the MPD developers may collect latecomers fees as provided for by the respective water and sewer purveyors, or may participate in the construction of the facilities on a fair-share basis.

B. The master plan development shall provide for adequate fire protection to development. In the event adequate facilities are not available the developer shall have the option of dedicating sites, paying fees or using other means capable of providing for fire protection according to a fair share formula. Provision for adequate fire protection may require construction of water storage facilities, dedication of fire station sites, construction of fire stations, and purchase of new equipment. A one acre fire station site and an additional acre for other community facilities such as a water or sewer district offices will be provided north of the 18 acre junior high school site located on the southern MPD property. This land shall be set aside prior to or concurrent with Stage 1 Pre-Development Approval and dedicated upon request to the public service purveyor.

C. The master plan development shall include energy efficient building types and efficient energy consuming systems. The master plan development shall make use of renewable energy resources and the provision of a choice of alternative fuel sources wherever possible and economically feasible.

D. The master plan development shall provide for adequate school sites consistent with Lake Washington and Riverview School District standards and requirements. Such sites shall be provided with utility connections and shall be dedicated to the appropriate school district. The junior high school site located on the southern MPD property shall be accommodated to the full 18 acre standard without compromising the 200' wetland buffer to the west. If additional sites beyond those shown on the Bear Creek Land Use Map are required, they will be dedicated on a fair-share basis. The need for additional school sites will be evaluated at the time of application for Phase II rezones.

E. Methods for financing and phasing public and private improvements referred to in this section shall be identified through the EIS and approved by King County pursuant to Section 10.

SECTION 7. Transportation Criteria

A. The master plan development shall provide:

1. External access streets, internal arterials and streets meeting current King County road planning and improvement standards or as otherwise provided pursuant to KCC Chapter 19.20,

2. Facilities or design considerations which encourage the use of alternative modes of transportation, including but not limited to, transit, carpool, bicycle, pedestrian and equestrian trail facilities,

3. All on-site and off-site road improvements identified herein or in the project EIS process as necessary to mitigate the impacts of traffic on existing public roads caused as a result of the development. Credit may be granted for improvements which benefit non-project new traffic. This credit shall not apply to fair share payments required for the SR 520/SR 202 interchange under the King County, City of Redmond and Washington State Department of Transportation interlocal agreement.

B. A phasing plan for the MPD must be developed to coordinate public and private construction of required off-site road improvements.

C. A transportation plan shall be prepared by the applicant as part of the Pre-Development Application for the master plan development and shall be reviewed by the Department of Public Works and approved by King County prior to issuance of any development or building permit for the first phase of an approved master plan development. A detailed on-site and off-site transportation facilities plan for each phase of development shall be reviewed and approved before development of that phase begins, to assure compatibility with the master transportation plan and adequacy of facilities, and compliance with King County standards. Care will be given to ensure the plans are compatible with standards of the adjacent jurisdictions.

D. Methods for financing of on-site and off-site transportation improvements required pursuant to this section shall be identified through the EIS (SEPA Process) and may

be phased consistent with the Bear Creek MPD conditions and applicable King County Ordinances.

E. The following list describes specific transportation system requirements which must be provided for by MPD development. The construction and operation of road facilities must also comply with adopted King County design and environmental standards, and other special MPD development conditions set out in this plan.

As development and development phasing plans are prepared, detailed on-site and off-site transportation facility and transportation systems management plans must be prepared and approved to ensure adequate areawide road operations are maintained.

1. Provide a north-south principal arterial from 238th Avenue Northeast at Northeast 80th Street to Northeast 133rd Street. Right-of-way for this facility shall be 100 feet. Access to this facility shall be minimized to facilitate through traffic. Alignment of this facility to accommodate higher speeds will not intrude into wetland buffers or wildlife areas. A connection to 232nd Avenue Northeast shall also be provided from the extension of Northeast 133rd Street. Road alignment, lane configuration and construction phasing shall be determined during the subdivision review process.

2. Provide an internal collector arterial and local access system. This system shall provide access to MPD schools, employment, shopping areas and emergency services serving the Bear Creek community as shown on the Bear Creek Land Use Map. Additional access roads along the south property line must minimize wetland/buffer impacts. Location of MPD street tie-ins to the external road system shall be an element of a circulation plan to be approved by the King County Department of Public Works. The MPD and developers of adjacent property shall coordinate street connections.

3. Prepare an MPD phasing plan to identify the necessary public and private construction of required off-site road improvements for each construction phase. This plan shall set maximum residential and commercial development levels (in dwelling units and gross leasable square feet, respectively) for the initial construction phase of full development based on adequate capacity of transportation facilities affected by MPD traffic. MPD developer(s) fair-share contribution to off-site improvements shall be stated in the plan and approved by the King County Department of Public Works. The King County Capital Improvement Program should coordinate publicly funded projects with private developer funded projects.

4. A professional traffic engineer/planner shall conduct a traffic study for the initial development phase and update this study for subsequent phases. This study shall provide data necessary for the application of the County's Road Adequacy Standards Ordinance (Ordinance No. 7544), any revisions or updates to the Road Adequacy Standards Ordinance, and other applicable regulations. Study methodology shall be approved by the King County Department of Public Works.

5. Northeast Novelty Hill Road - Avondale Road Northeast to 238th Avenue Northeast (MPD east entrance), approximately 3.7 miles.

   - Widen to four lanes with turn lanes in a 100-foot wide right-of-way.
   - Provide traffic signals at 238th Avenue Northeast, MPD entrance roads, and other locations where warranted.

- Reconstruct signalized intersection with Avondale Road Northeast.
- The MPD will fund this improvement. Credit may be granted at the Pre-Development Application stage for the share of this improvement that is not MPD-related.

6. Northeast Novelty Hill Road, 238th Avenue Northeast (MPD east entrance) to West Snoqualmie Valley Road.

   - Coordinate with the property owner to the east to locate a minor arterial alignment to provide a new connection to Northeast 124th Street at West Snoqualmie Valley Road.
   - Dedicate a minor arterial right-of-way on the new alignment.

7. Participation in other off-site projects as required by King County Road Adequacy Standards. These project may include, but are not limited to, the following:

   - SR 520/SR 202 Interchange, all phases (Washington State Department of Transportation lead)
   - Avondale Road Northeast improvements (City of Redmond and King County leads)
   - Northeast 132nd/133rd Street (Siedel Road) improvements
   - SR 202, SR 520 to 244th Avenue Northeast, improvements (Washington State Department of Transportation lead)
   - 236/238 Avenue Northeast - SR 202 to Northeast 80th Street, 2.18 miles. Reconstruct to rural minor arterial standards, and reconstruct Union Hill Road and SR 202 intersections.

F. Private developer participation in City of Redmond and state projects under the King County Road Adequacy Standards will require King County agreements with these jurisdictions. Private developer share will be determined through application of the County's adopted mitigation payment system and/or Road Adequacy Standards ordinance.

G. The improvements necessary to Novelty Hill Road, including additional right-of-way off-site, shall be the financial responsibility of the MPD properties. Phasing of the timing of these improvements, and the appropriate splits between the Port Blakely and Quadrant properties, should be determined at the pre-development phase (Stage II). Trails adjacent to Novelty Hill Road shall be grade separated when the road is expanded to four lanes. Credit for non-project new traffic benefiting from the improvements to Novelty Hill Road should be permitted against the other improvements the MPD's are obligated to participate in.

H. The MPD's shall be permitted to pay into the improvements for the other affected roads (including Seidel Road, Union Hill Road, 208th Avenue N.E., 236th/238th Avenues N.E.), on a pro-rata basis, as provided under the King County Road Adequacy Standards and/or the mitigation payment program when it is operational, with the credit provided for in A., above.

I. Novelty Hill Road, N.E. 133rd Street, 236th/238th Avenues N.E. shall be planned for eventual (post 2000) addition of HOV lanes. An alternate route for the 236th/238th Avenue NE arterial south of Union Hill Road may be established (see Project BT-16 and Section 7.J below).

J. The extension of 238th Avenue N.E. through the MPD shall be designed to serve as the Bear Creek portion of a new north-south arterial system from I-90 through the

East Sammamish plateau to the north part of King County, and the number of access points to 236th Avenue N.E. shall be substantially limited to facilitate the movement of through traffic. This facility will require 100 feet of right-of-way.

SECTION 8. Environmental Criteria

A. A natural resource protection area (NRPA) is established for the MPD area to protect wetlands, surface water quality, ground water recharge, ground water quality, wildlife, and aquatic resources. The NRPA includes all Unique/Outstanding and Significant wetlands, surface streams, a 200-foot undisturbed buffer around wetlands, streams and drainage-ways, and wildlife corridors linking major wetland areas. Buffers less than 200 feet, to a minimum of 100 feet on wetlands and 50 feet on natural drainage corridors, may be approved by the BALD wetlands planner under special conditions specified in Section 8.I below. The NRPA is located as shown on the **Natural Resource Protection Areas** map. This map presents the minimum configuration of the NRPA. Subsequent revisions or refinements may occur on the approval of the BALD wetlands planner to incorporate wetlands (and their buffers) identified by site specific wetland studies and boundary determinations. Where location and use of a trail will not be detrimental to habitat value, water quality, or hydrologic function of a wetland, pedestrian/equestrian trails may be allowed outside the first 150' of the required 200' buffers provided they are located outside of any dispersal and/or biofiltration swales. Utility corridors will not be allowed in the NRPA unless no feasible alternative exists. Utility corridors may be permitted in the outer 100 feet of 200-foot buffers only when such an exception will avoid burying lines over 25 feet deep. This exception allows crossing buffers only, and shall not be construed as authorization to locate sewer lines within wetland buffer areas unless specifically approved by the BALD wetlands planner and confirmed during the MPD Pre-Development Application review by the Council. Final location of transportation/utility corridors will be made during project planning through a cooperative process involving the Public Works Department, the Parks, Planning and Resources Department, and the proponent. Only best technology and construction practices will be allowed after review and approval by BALD in order to preclude adverse impacts to the buffer area or the resource. In areas of reduced buffers (see Section 8.I), no additional encroachment will be allowed for trails, retention/detention facilities, dispersion swales, recreational use, or utility corridors. Drainage and/or biofiltration swales will be allowed within buffers when dictated by drainage constraints, provided they are located outside the first 100' of the required 200' buffer and outside the buffer in any area of reduced buffer size (i.e., buffer less than 200 feet).

B. Vegetation removal is prohibited in the NRPA except for disturbances allowed in condition A. Dead trees (snags) that present an immediate danger to public safety can be cut down but not removed.

C. All roads, ditches, utility lines and easements, and other disturbances are prohibited within the NRPA, except within the transportation corridors shown on the **Natural Resource Protection Areas** map and where consistent with Section 8.A. Modifications to drainage ways may, on the approval of SWM and BALD, be allowed. Swales designed for the drainage system may be allowed across the buffers, subject to review and approval by SWM and BALD.

D. A drainage master plan (DMP) consistent with Surface Water Management Division (SWM) and BALD requirements shall be prepared and submitted for any MPD. The DMP shall be approved by SWM and BALD prior to approval of the MPD

Pre-Development Application. The DMP shall be evaluated for the ability of drainage control features to prevent unacceptable impacts. Additional drainage requirements specified for areas because of Sensitive Areas designation, Critical Basin designation, steep slope areas, or P-suffix conditions shall be reviewed in the context of the overall DMP requirements.

The DMP shall be prepared in two phases. Phase I shall be developed as part of the SEPA review process and shall define through appropriate analysis all surface water systems and the on-site and off-site drainage constraints. Information necessary during the first phase shall include but not be limited to existing hydrographs, discharge locations and limits, and channel conditions and capacities at key on-site sub-basin locations and at specified points downstream of the MPD. The DMP during Phase I shall indicate the system components necessary to mitigate significant environmental impacts.

Following the SEPA review process, Phase II of the DMP shall be prepared. The information necessary for Phase II shall be consistent with the requirements for drainage plan approval by BALD and SWM including, but not limited to, the size and location of facilities needed to reach performance levels developed during Phase I of the DMP.

E. The maximum allowable surface water flow that does not result in the impacts to the natural downstream drainage system identified in Section 8.N (below), will be determined at key downstream locations by the Drainage Master Plan. Once the maximum flow is determined, maximum allowable discharge from the MPD site shall be limited to the percentage contribution the MPD makes up of all sub-basins tributary to the downstream system, assuming future land use conditions established by PP&RD. The presence of existing problems in the drainage system prior to development of the MPD shall be considered in setting DMP requirements.

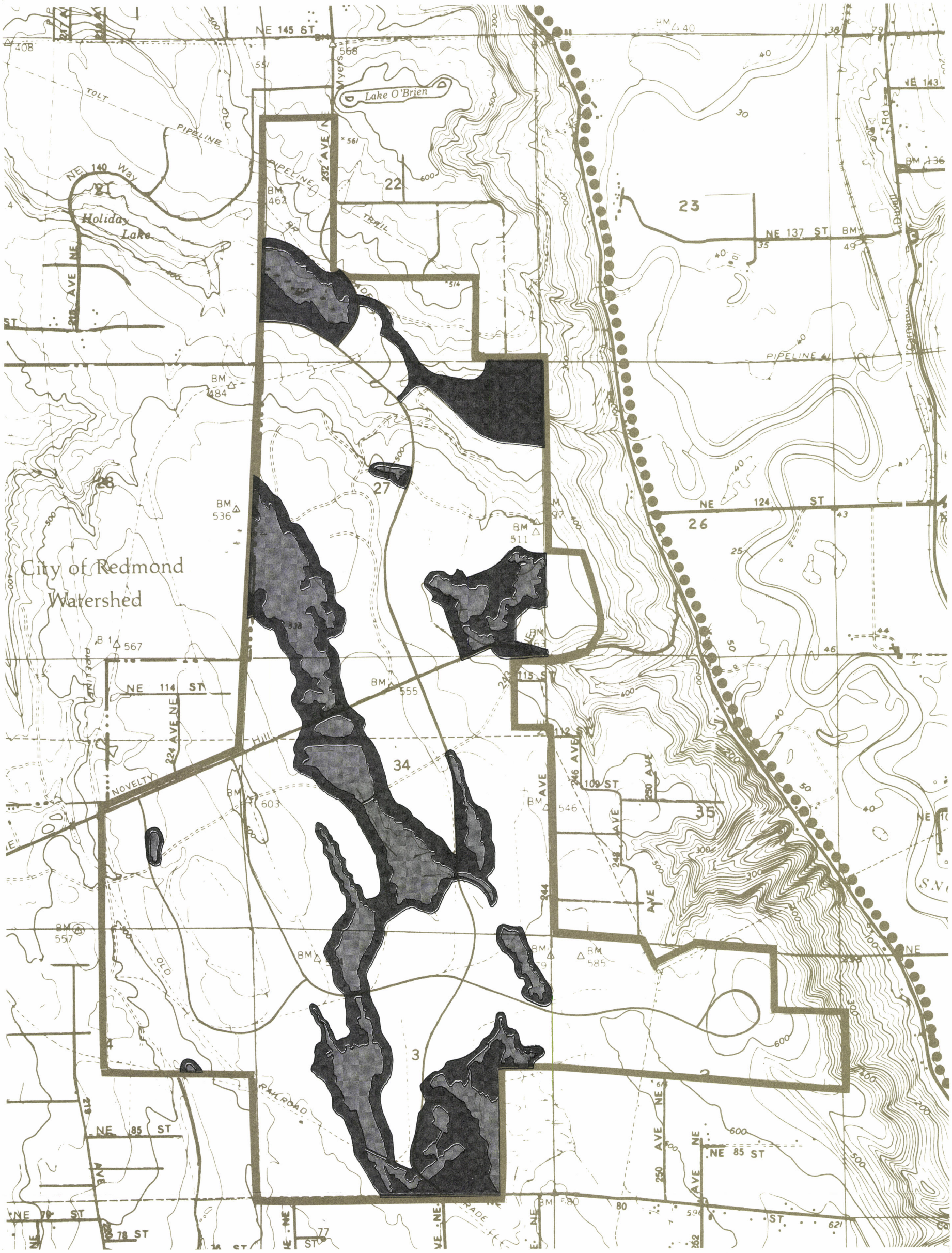
F. The DMP shall also adhere to the following requirements:

1. The proposed development shall retain and protect existing on-site drainage features including drainage courses and wetlands;

2. The drainage system shall be consistent with the Sensitive Areas requirements.

3. Infiltration and dispersion systems shall be used prior to discharge to wetlands and streams and must be located outside the zone of maximum seasonal saturation.

4. Detention and sedimentation systems shall be provided prior to the infiltration and dispersion systems. Detention facilities adequate to satisfy Sections 8.J and 8.N, following, and to safely accommodate a storm of at least the 10 year frequency shall be located outside of all wetlands approved for excess storm water detention and their corresponding buffers, in order to safeguard water quality and to control water level fluctuations to an acceptable level as defined by the SWM Division. For Class 1 wetlands, as defined by the County, detention adequate to safely accommodate all detention required by the SWM Division will be located outside the wetland and its buffer. Modifications of these requirements that satisfy all drainage or water quality standards set forth in the Bear Creek Community Plan and Area Zoning may be approved in the Bear Creek Basin Plan or by the SWM Division after review and consideration of information provided by the Wetland Research Program or the MPD



NATURAL RESOURCE PROTECTION AREAS

Note: For precise boundary locations, see maps on file with the King County Planning and Community Development Division

Bear Creek

Community Plan
Proposed

King County Planning and
Community Development Division
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Monitoring Program. Excess detention capacity, as required by the SWM Division for storms greater than the 10-year frequency, may be located only in #2 and #3 wetlands, as defined by King County, as long as the conditions set forth in Section 8.J, below, are satisfied. All necessary detention volumes shall be established according to performance standards identified by SWM Division through it preparation of the Bear Creek Basin Plan.

5. No diversions shall be proposed from one major sub-basin to another and, to the greatest extent possible, existing hydrographs shall be matched at key sub-basin locations by the Drainage Master Plan.

6. Outlet structures shall be constructed with adjustable orifices, and flow gauges shall be installed and monitored at key discharge points.

7. All storm water conveyance facilities shall be designed to provide for and safely accommodate the 100-year/24-hour storm. Final release rates and durations will be established according to a performance standard based on pre-development flow conditions identified by the SWM Division from its preparation of the Bear Creek Basin Plan.

8. To the maximum extent possible, all detention facilities will discharge into 200-foot long grass-lined swales, or equivalent bio-filtration, located outside of the NRPA except as allowed in Section 8.A. Where limited by site topography and on the approval of SWM and BALD, drainage swales will be allowed in the outer 100' of 200' buffers. In areas of reduced buffer width (see Sections 8.A and 8.I), no encroachment by detention facilities will be allowed. After passage through grass-lined swales, storm water will discharge only into drainage channels that convey surface water in the pre-developed state or into approved dispersal systems located outside the required minimum buffer width.

9. To minimize ground water impacts, all business, commercial and residential activities in the MPD area shall be serviced by sanitary sewer hookups. Activities with low-quality surface water runoff, such as gas stations, automobile repair facilities, fuel transfer stations, and car washes, will collect runoff from the pollutant source areas of their sites (but not their entire sites) and discharge it to sanitary sewers. Specific pre-treatment facilities may be required and specific activity areas may be exempted from this requirement by Metro.

   A detailed list of those activities and areas required to collect surface runoff will be developed through a cooperative process involving the Public Works Department, the Parks, Planning and Resources Department, Metro, and the proponent.

10. Surface water runoff from commercial areas not required to connect to sewers, and from road areas, will be collected and treated through detention ponds and biofiltration meeting the requirements for the MPD area.

11. At the initiation of the Drainage Master Plan development the applicant shall provide the following information for determination of the specific DMP requirements:

a. Topography map with existing drainage features, sub-basin areas and zones of maximum seasonal saturation identified. The map shall include identification of the perimeters of all wetlands as defined by County criteria, and surface flows and streams, based on an independent survey conducted during the early growing season following a normal or above-normal wet season of October through April, by the County at the applicant's expense. The study shall include review and participation by a committee of interested citizens.

b. Description of existing drainage conditions.

c. Conceptual site development plan.

G. Drainage control features within each drainage basin, as delineated in the approved Drainage Master Plan, shall be installed prior to any land clearing, vegetation removal, site grading, road construction or utility installation within that drainage basin. Only those activities associated with pre-development exploration, such as surveying and performance of soil tests, and clearing and grading required for construction of the drainage facilities, will be allowed prior to completion of the drainage control system.

H. A description of phased development shall be provided. Development shall be proposed in phases and shall be monitored to document the adequacy of mitigation measures. Approval of subsequent phases may include additional mitigation measures if existing measures are inadequately mitigating impacts to natural resources.

I. 200 feet of undisturbed buffer will be placed around all wetlands on the site consistent with Section 8.A above. Wetland buffers may, on approval by the BALD wetlands planner, be reduced to 100 feet providing that an area equivalent to a continuous 200 foot buffer is provided at another location contiguous to the wetland buffer system. A 200 foot buffer will be required in critical wetland and wildlife areas designated by the BALD wetlands planner, to include all wetlands that satisfy the King County definition of Class 1 wetlands and those Class 2 wetlands identified in the **Natural Resource Protection Areas** map, as well as specific corridors between habitat and buffer areas. At least a 100 foot buffer will be required around all other wetlands, as determined by King County. Stream and drainage way buffers may on the approval of SWM and BALD, be reduced to 50 feet from the top of bank, provided a minimum total width of 116 feet is maintained. Limited work may, on the approval of SWM and BALD, be performed in the drainage ways. Such work will not alter wetland size, vegetation or habitat value.

J. Modifications of wetland outlets for the purposes of providing flood control consistent with Section 8.F and as required by the SWM Division may be approved provided the modification does not alter the normal wetland water surface or the surrounding buffer and is not contrary to Washington law regarding surface water. Water level fluctuations in wetlands, due to development and development-related impacts, will adhere to the following requirements:

1. A total increase in water level of no more than one foot over the pre-project levels for a storm of the same frequency will be allowed in wetlands approved for excess detention during any storm event. The seasonal winter average water level in all wetlands will not be altered from pre-project levels. Modifications of this requirement that satisfy all drainage or water quality stan-

dards set forth in the Bear Creek Community Plan and Area Zoning may be approved in the Bear Creek Basin Plan or by the SWM Division after review and consideration of the information provided by the Wetlands Research Program or the MPD Monitoring Program.

2. The water level in wetlands, at the end of June each year, will be the same as the pre-project June level.

3. Between May 15 and August 1 of each year, there will be no increase in water level greater than 0.5 feet above that current season's lowest water level.

4. Dispersion trenches for stormwater release will be located more than 100 feet from the waters edge, measured at the time of post-project maximum water level (i.e., including the allowable foot increase over existing maximum level). In areas of reduced buffer width, dispersion trenches will be located outside the required buffer.

5. No pedestrian/equestrian trails or utility corridors will be established between the dispersion trench setback line and the wetland edge.

K. All underground storage facilities must provide Fire Marshal approved secondary containment capability and surface monitoring access.

L. Fire Marshal approved containment facilities must be provided for all areas where hazardous materials are stored or handled to prevent any accidental spills from entering the soil and surface or ground water system.

M. Special drainage conditions for steep slope areas included in the Bear Creek Area Zoning (see Area Wide P-suffix Conditions section) shall be reviewed in the context of the DMP.

N. No adverse impacts caused by the MPD shall be allowed to the ground water, surface water or stream system in the Bear/Evans Creeks drainage basin or the Snoqualmie drainage basin. Adverse impacts shall include, but not be limited to:

1. An increase of peak flows, flow duration or volumes from the site that would destabilize the existing geomorphologic balance of the natural downstream drainage systems. (Example: general streambank erosion resulting in bank failures and sedimentation in wetlands.)

2. An increase of flow rates or volumes from the site that would result in significant flooding along the natural downstream drainage system. (Significant flooding is defined as creation of new or aggravation of existing flooding problems, changes resulting in loss of life, property, or fisheries habitat, or increases to the floodway limits or flood elevations.)

3. A disruption of shallow ground water interflows through site development, including activities such as placement of utility lines, that would result in adverse alterations in the natural downstream drainage system baseflows or decrease in potential water supply to off-site properties. Prohibition of disruption of water supply may be waived by property owners, but stream baseflows must be maintained.

4. Exceeding acceptable water quality parameters (as established during the SEPA process, and responsive to the Washington State Department of Ecology stan-

dards for these waters). The existing background parameters will be established in a manner timely to the master drainage planning work.

5. An increase in flow rates, volumes or sedimentation which would adversely impact agricultural operations in the Snoqualmie Valley.

6. A decrease of flow rates or volumes that would result in significant reductions or adverse impacts on base flows along the natural downstream drainage system.

O. Initial construction of drainage control systems in any sub-basin shall be initiated after May 1 and be completed before September 30 of a single year.

P. Maintenance of the drainage, detention, and conveyance system to insure its adequate functioning shall be required. This condition includes, but is not limited to, regular removal and safe disposal of vegetation from bio-filtration swales and sediment collected in detention facilities.

Q. Any wetland discovered during the subsequent review or site exploration will be accorded protection and buffers consistent with Section 8 herein.

SECTION 9. Parks and Open Space Criteria

A. Twenty-five percent (25%) of the net area of the overall master plan (gross area minus all surveyed wetland area) shall be provided for community open space. "Community open space" means land in the Master Plan Development which is to be owned by the public or by an approved community or homeowners' organization at the option of the King County Parks, Planning and Resources Department, and preserved in perpetuity for the use of the public and/or residents of the Master Plan Development.

B. Open space requirements for residential developments contained in King County Code titles 19, 20, and 21 shall be waived within the Master Plan Development; except that the open space requirements of KCC 21.08.080 shall remain in effect for plats when using the lot averaging provisions. However, Comprehensive Plan policies E-103 and R-305 clearly state that unbuildable environmentally sensitive land such as floodways of 100 year flood plains, slopes of 40 percent or greater grade, Class III landslide hazard areas, wetlands rated as Unique/Outstanding or Significant and coal mine hazard areas should not be included in average density calculations unless the unbuildable land is dedicated to and accepted by King County as part of the Open Space system, and is open to the public.

C. The following will be credited as Community Open Space:

1. Private parks reasonably available for public use,

2. Public parks,

3. Wetland buffers,

4. Equestrian trails outside of wetland buffers,

5. Drainage facilities,

6. Open tracts within subdivisions created according to KCC 21.08.080 when using lot averaging provisions,

7. Designated passive or active recreation areas, buffers or any other areas defined as open space in King County ordinances,

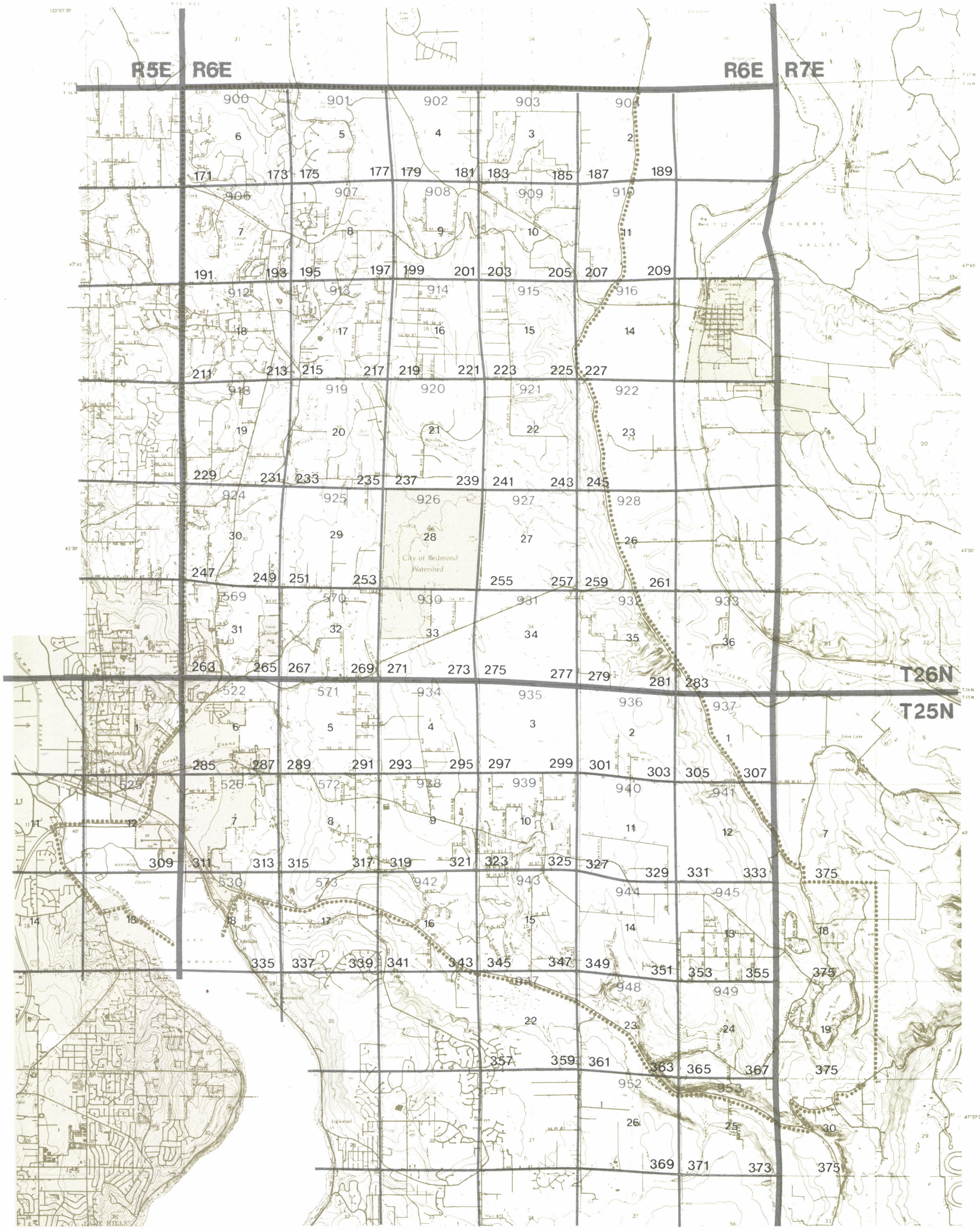
8. Areas preserved in a natural state to protect wildlife habitat and land unsuitable for building due to natural hazards.

D. For each subdivision, all equestrian trails shall be developed prior to final subdivision approval. Easements for public access shall be granted for all major trail corridors. All equestrian trails paralleling Novelty Hill Road and the north-south arterial shall be constructed outside the ditchline according to sections 3.09C and 4.01F of the 1987 King County Road Standards, and all crossings to these roads shall be grade separated.

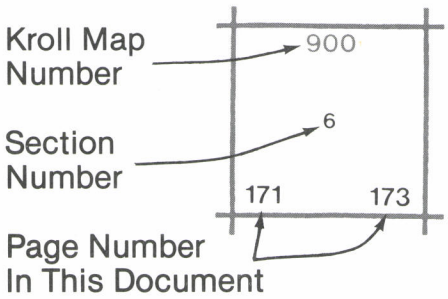
E. Bicycle and pedestrian trails shall provide circulation throughout the MPD area, and link schools and employment areas with residential areas.

F. Perimeter buffers shall be provided as follows. A 50' undisturbed buffer along Novelty Hill Road, except for access points and property zoned for retail commercial development, which shall be buffered according to the landscaping requirements of the King County Code. All other perimeter buffers shall be a minimum of 50' wide to provide sufficient screening for adjoining properties. In some areas up to 100' may be necessary. Enhanced natural plantings may be used to augment the 50' buffer. Whenever any portion of the MPD designated for any use other than single family residential development adjoins single family residential property outside the MPD, a 50' building setback (BSBL), which may include driveways but not parking or structures, is required in addition to the minimum 50' undisturbed buffer.

ZONING MAPS



INDEX TO ZONING MAPS



Bear Creek

Community Plan

King County Planning and
Community Development Division

ZONING MAPS

To determine the zoning for a specific parcel of land, open the **Index to Zoning Maps** on the preceeding page. Find the section-township-range within which the parcel is located. The page number of the detailed half-section map is located in the lower corner of the half-section. Turn to the half-section map and locate the parcel. The zone classification and applicable Bear Creek Community Plan policies are found on the facing page to the half-section map. The zone designation indicates the allowed use of the property and the permitted density. Apppenix F gives a brief description of each zone classification.

The P-suffix to the zone designation indicates that one or more special development conditions must be met if the property is to be subdivided or developed. The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

P-Suffix

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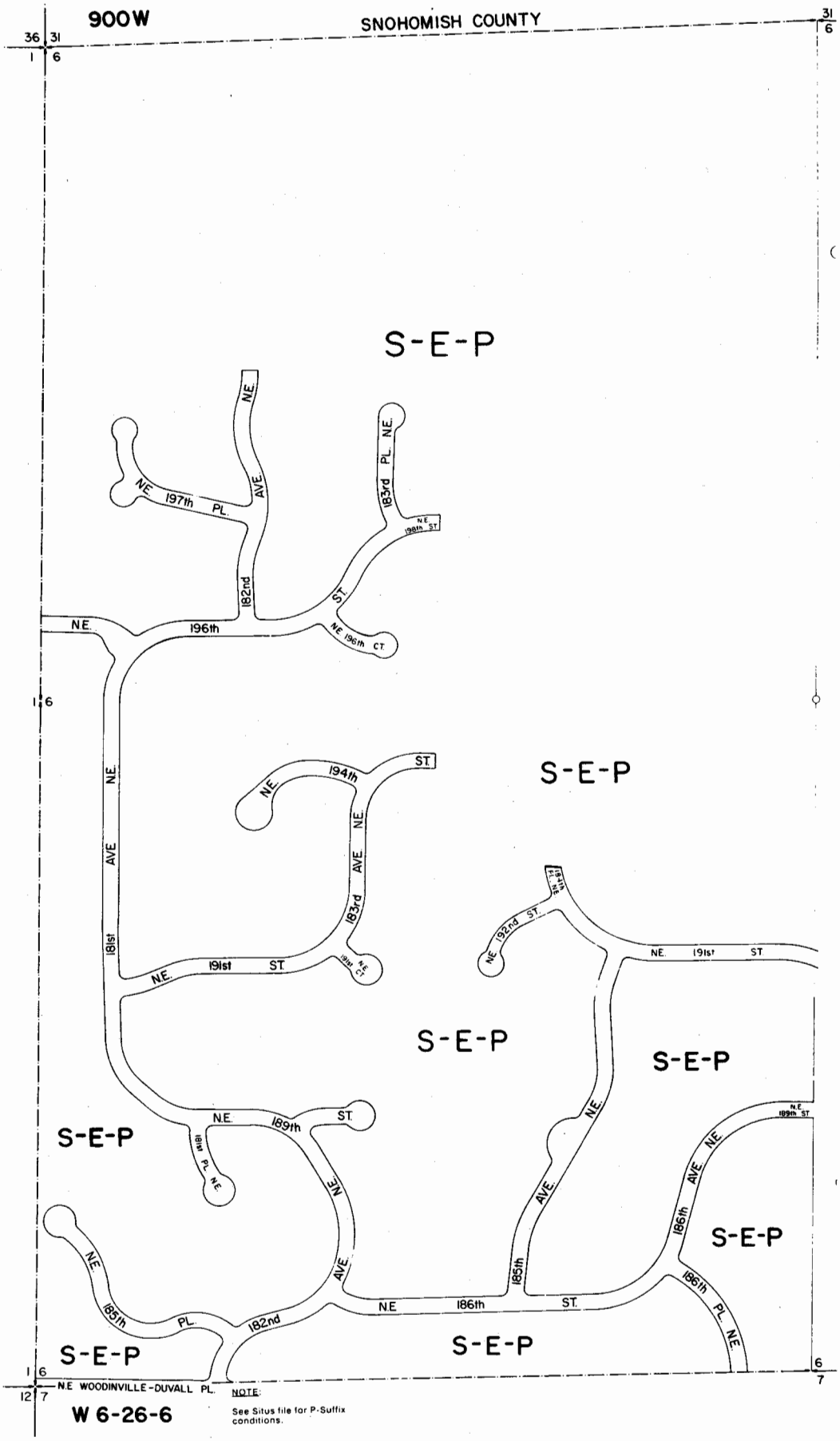
900W
SNOHOMISH COUNTY
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1 6
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N.E. WOODINVILLE-DUVALL PL.
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7
W 6-26-6
NOTE:
See Situs file for P-Suffix conditions.

SE-P

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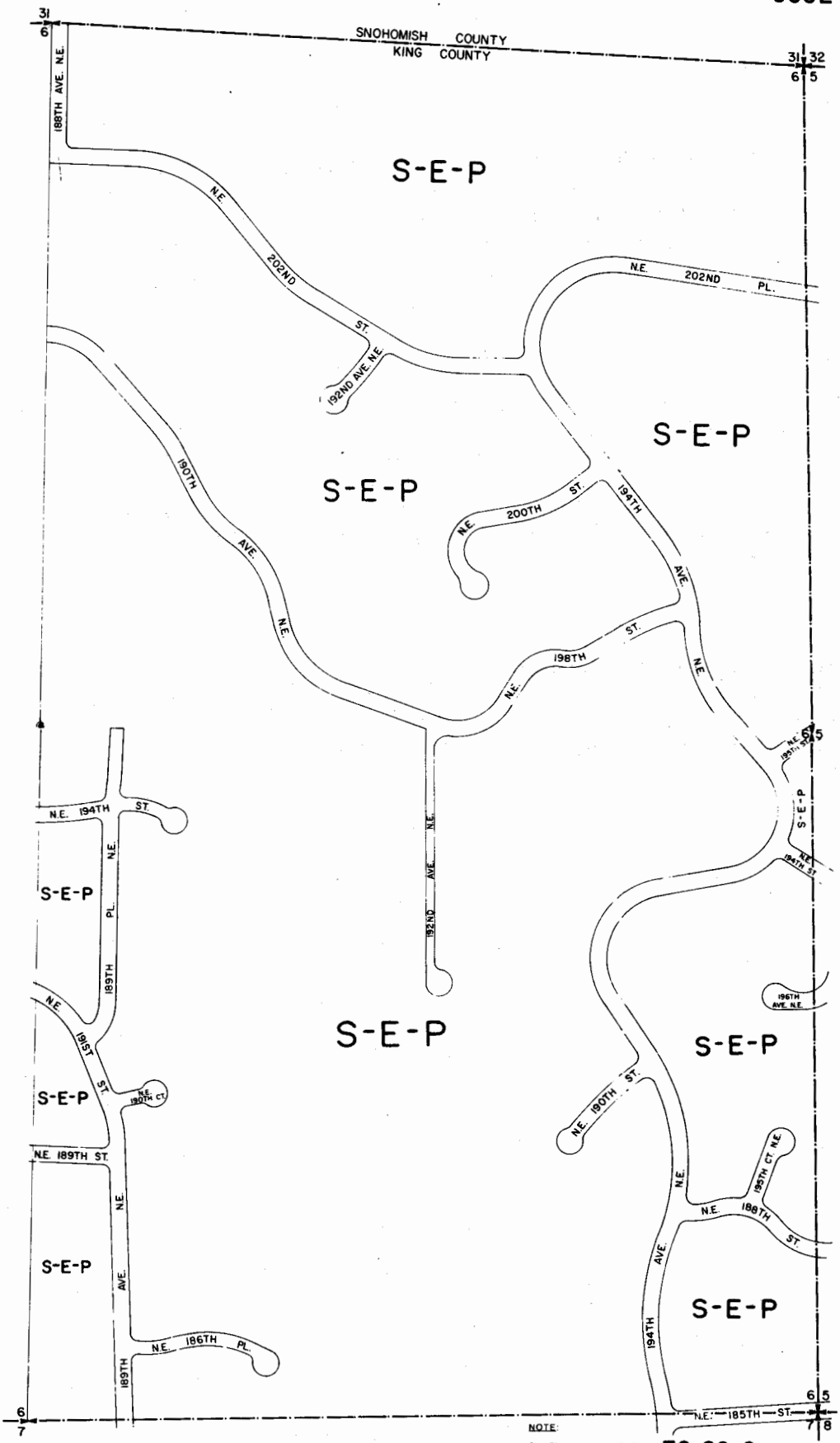


NOTE:
See Situs file for P-Suffix conditions.

E6-26-6

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

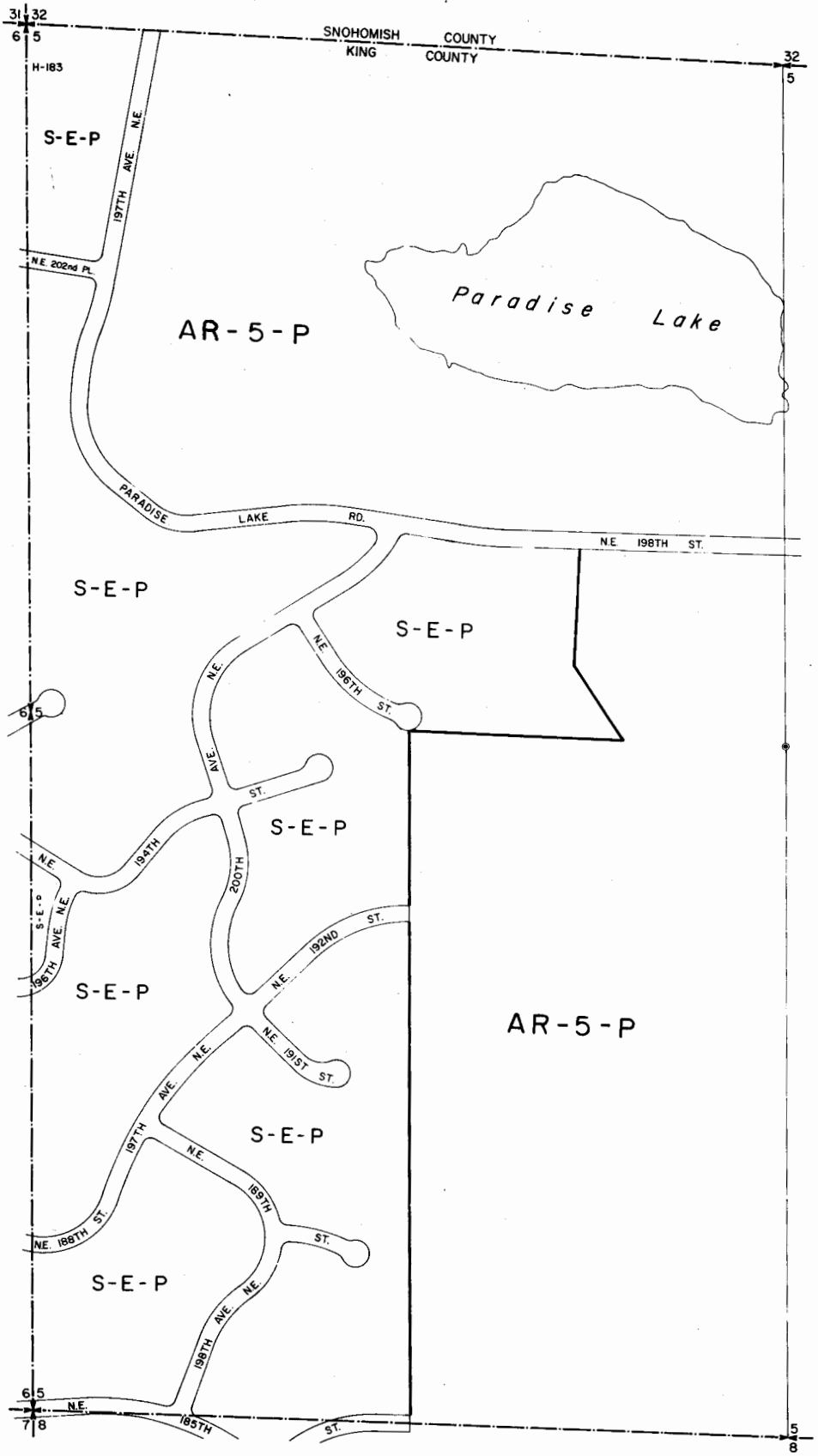
AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

901W



W5-26-6

NOTE:

See Situs file for P-Suffix conditions.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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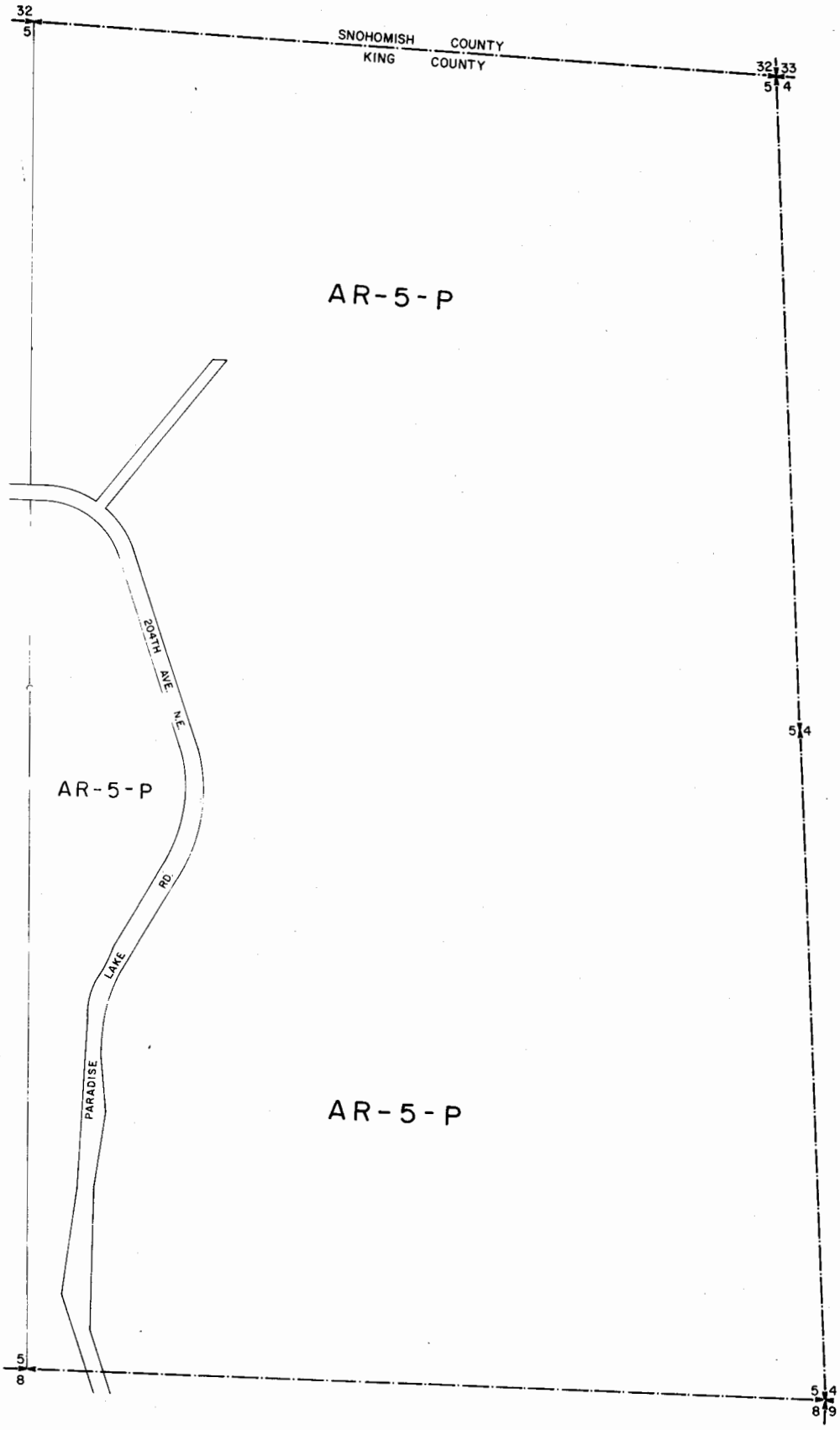

NOTE:

See Situs file for P-Suffix conditions.

E5-26-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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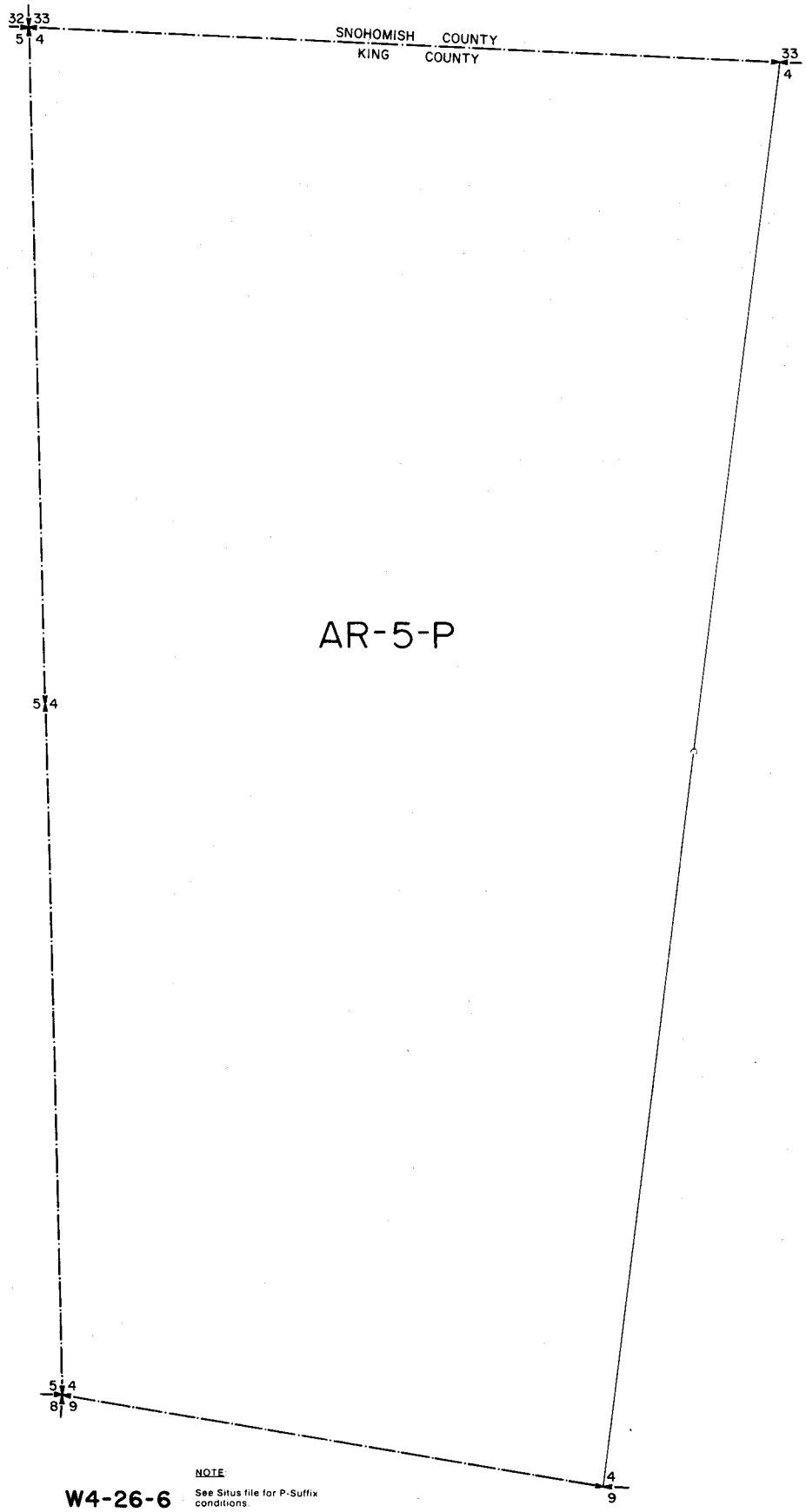
902 W



W4-26-6

NOTE:
See Situs file for P-Suffix conditions.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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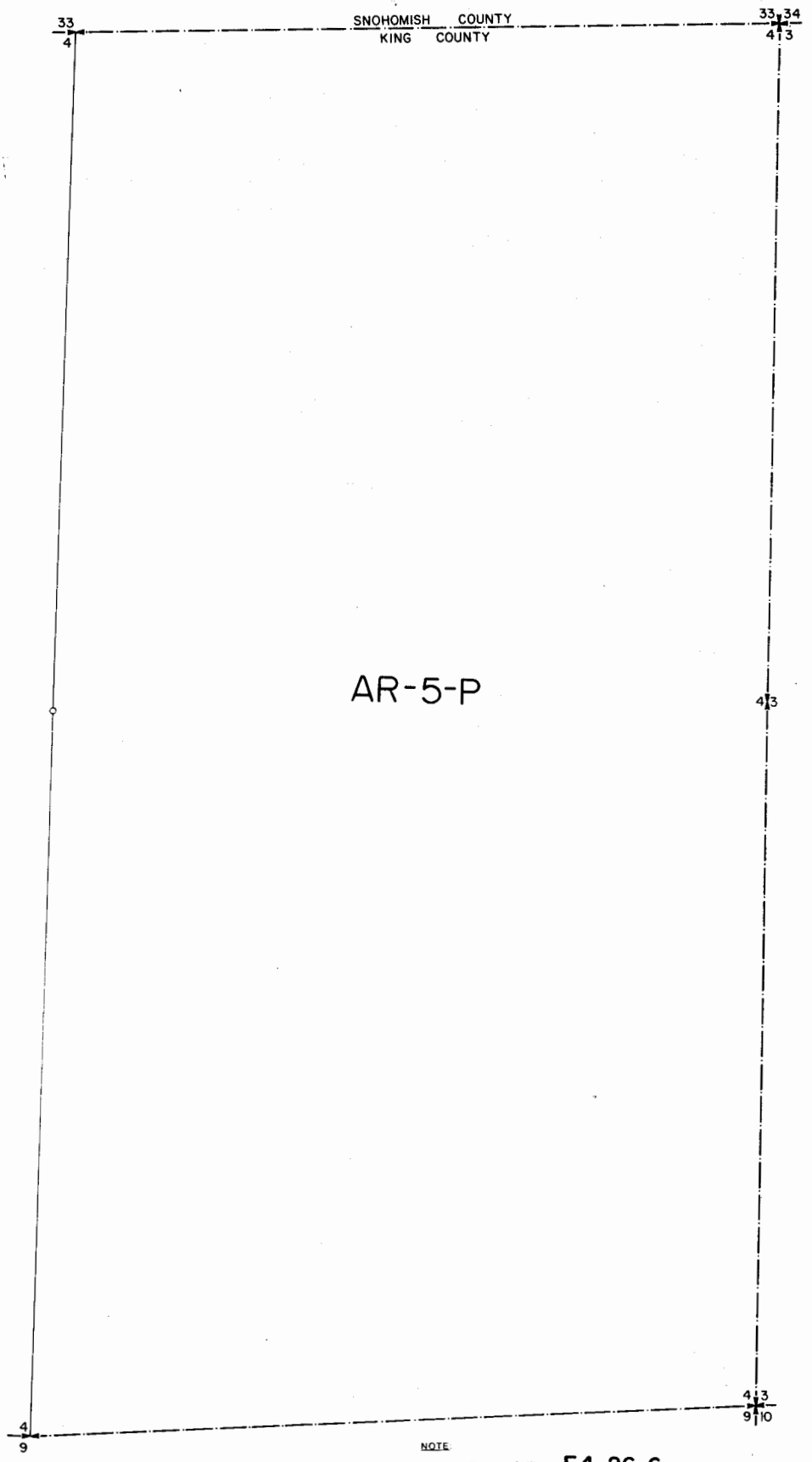

NOTE:

See Situs file for P-Suffix conditions.

E4-26-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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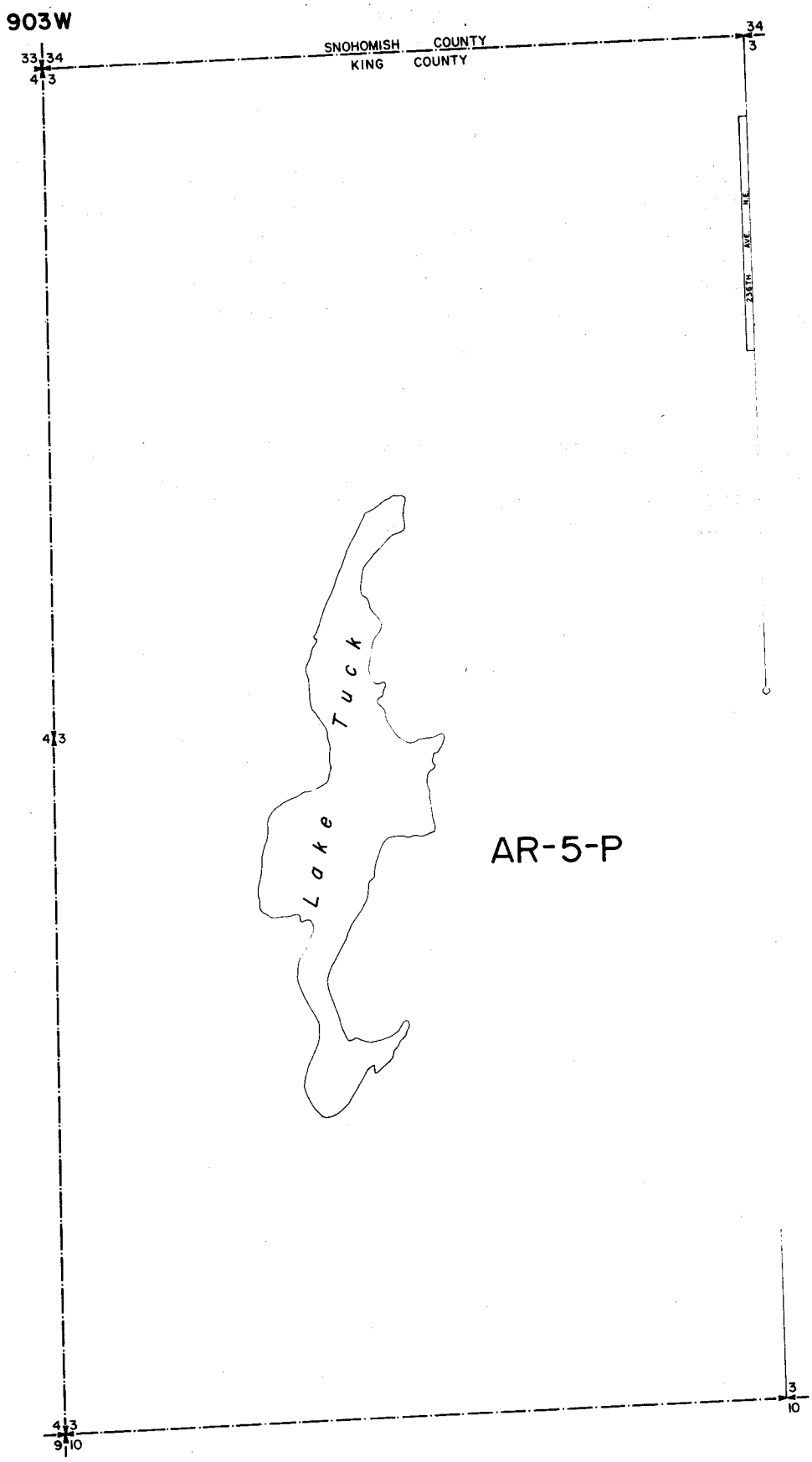

W3-26-6

NOTE:
See Situs file for P-Suffix conditions.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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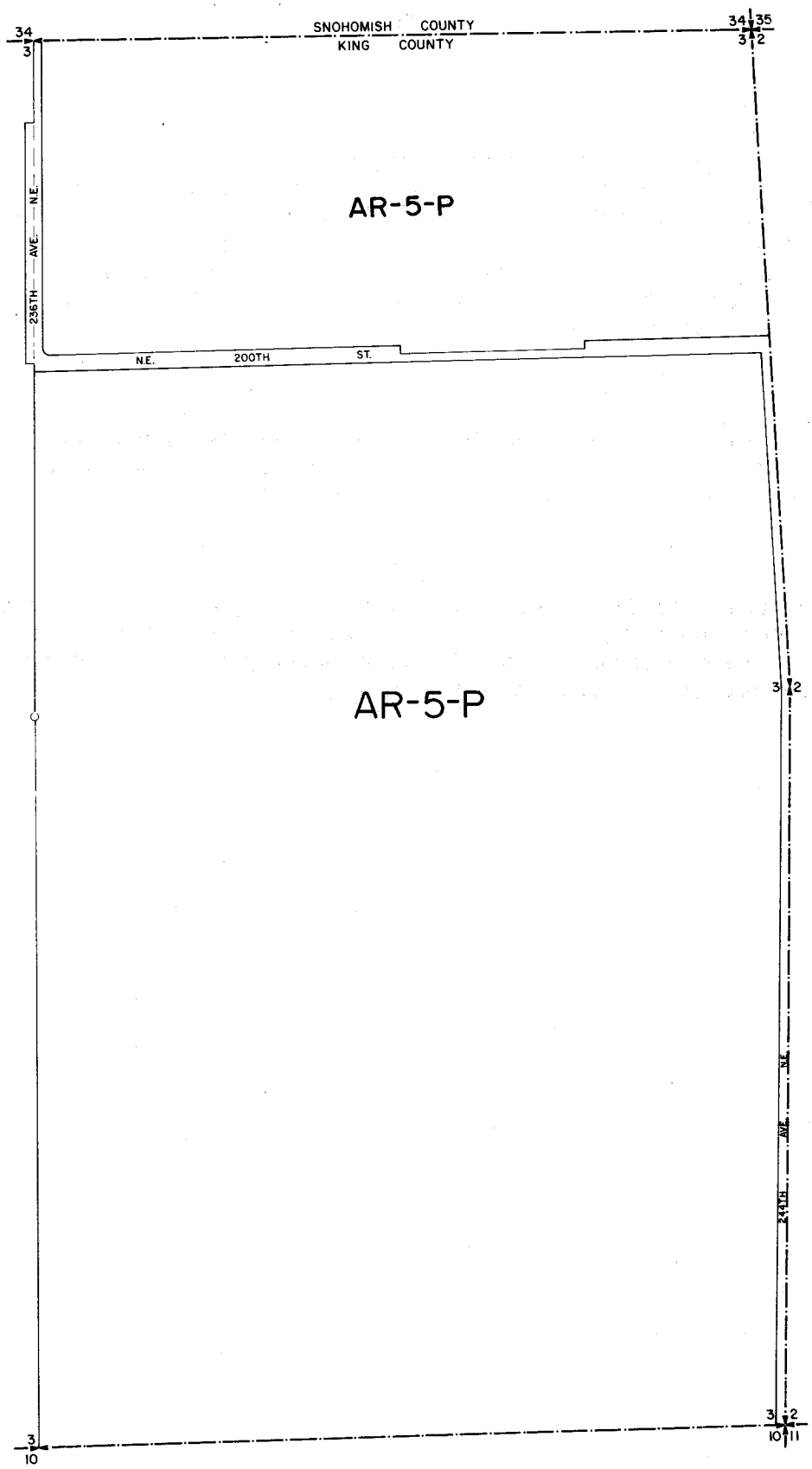


NOTE:

See Situs file for P-Suffix conditions.

E3-26-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

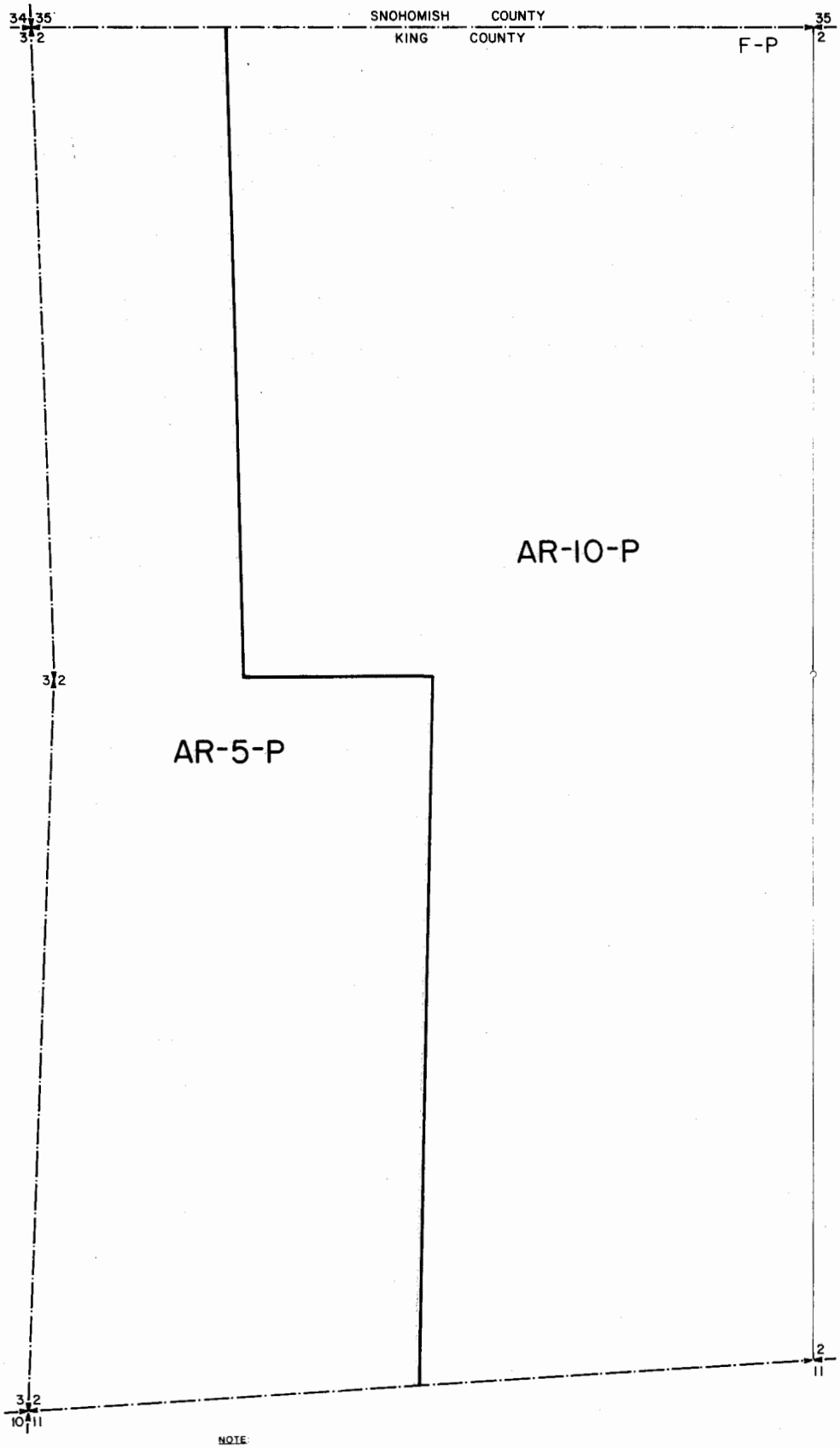
AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

904W



W2-26-6

NOTE:
See Situs file for P-Suffix conditions.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

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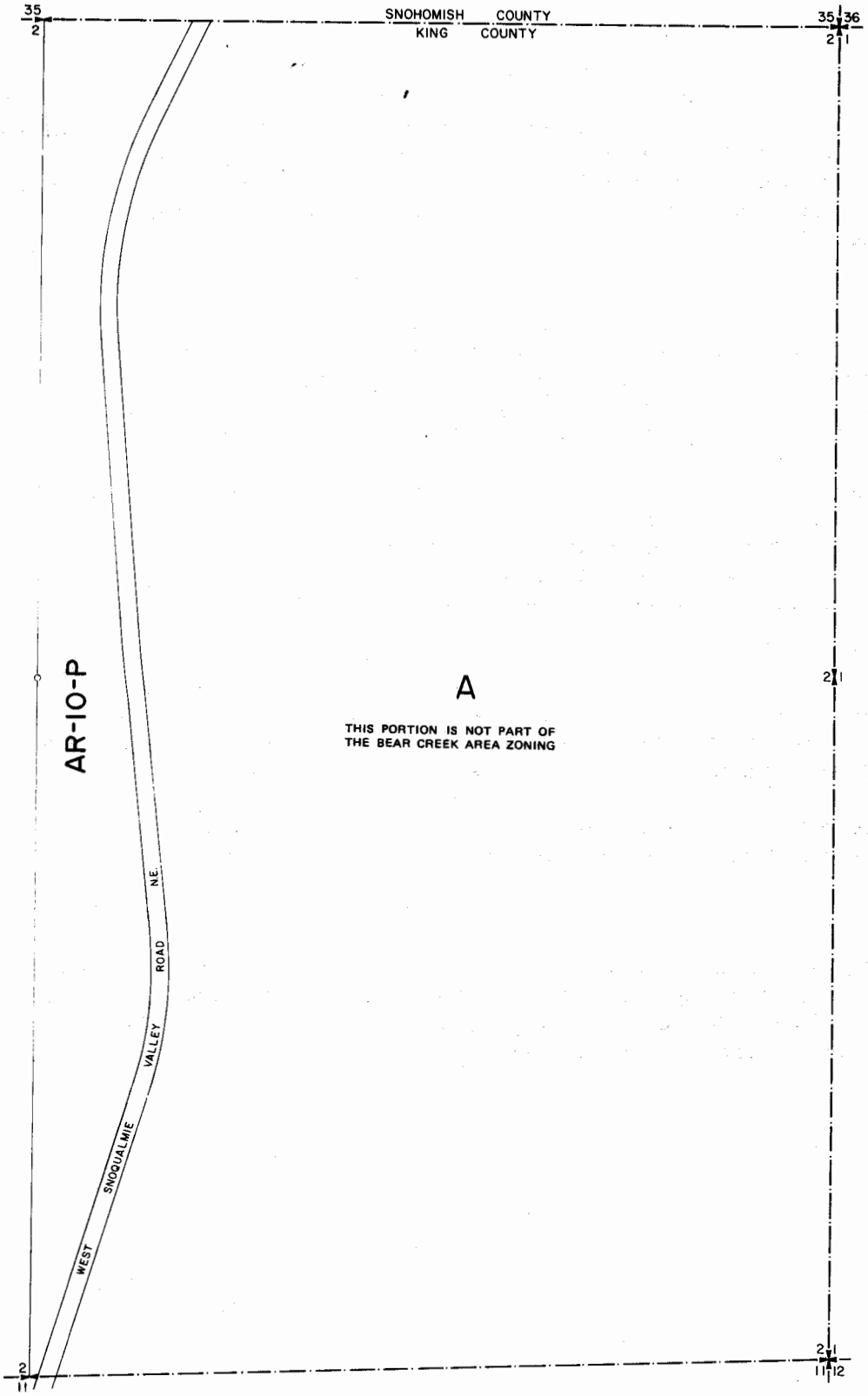


NOTE:

See Situs file for P-Suffix conditions.

E2-26-6

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

SC-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Suburban Cluster (SC) zoning permits lot clustering without increasing residential densities above one unit per acre. The number of homes allowed by zoning can be built on the least environmentally sensitive portion of the propery, with the remainder of the property set aside for either permanent open space or, if the physical characteristics of the property permits, reserved for future development. Bear Creek policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

RM-900-P

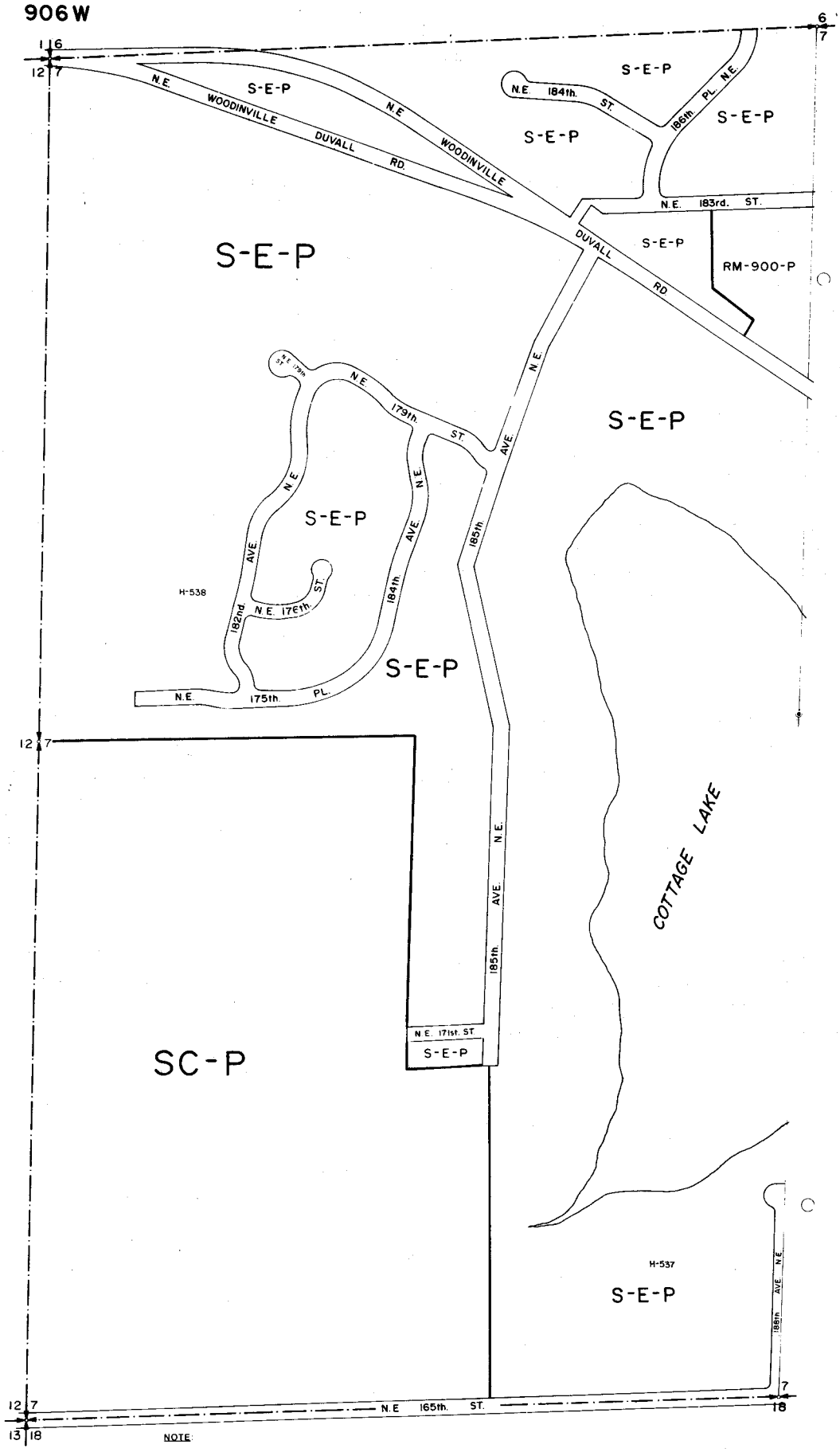
This zoning reflects the King County Council's decision to allow office use at this site. In addition to the applicable areawide P-suffix conditions, the following P-suffix conditions apply to this property:

- The site shall be limited to office use only
- The maximum lot coverage for the site shall be 6,000 square feet

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

906W



W7-26-6

NOTE:
See Situs file for P-Suffix conditions.

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

RM-900-P

This zoning reflects the King County Council's decision to allow office use at this site. In addition to the applicable areawide P-suffix conditions, the following P-suffix conditions apply to this property:

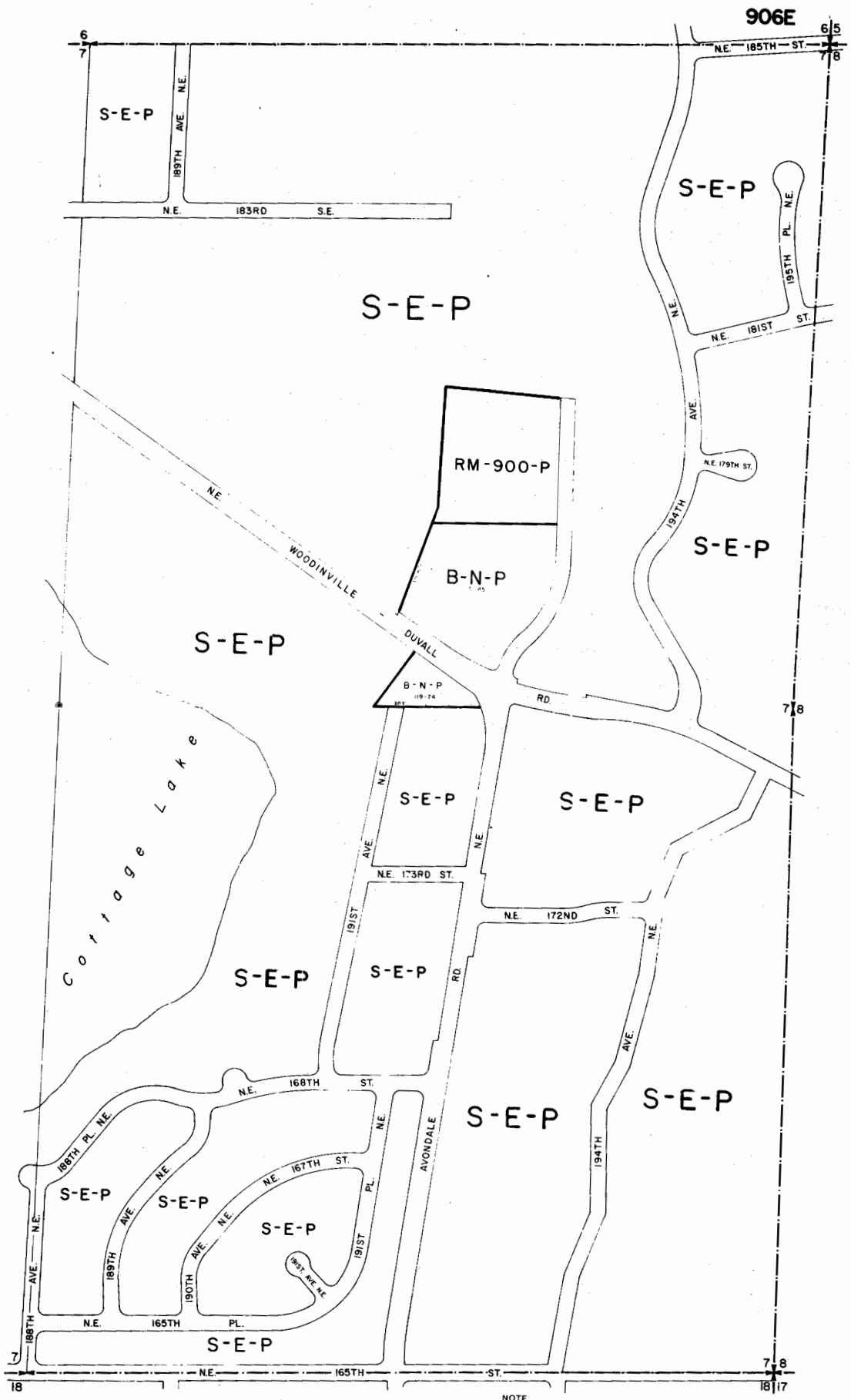
- Uses shall be limited to those specified in KCC 21.12.020.C (as permitted by operation of KCC 21.16.020.A and KCC 21.14.020.A), KCC 21.16.020.H and KCC 21.16.020.P.
- Until other means of sewage disposal are available, only those uses that can be supported by Health Department approved on-site sewage disposal systems or holding tank systems shall be permitted.

BN-P

This zoning reflects previous King County Council action, permitting the development of several neighborhood-scale businesses. Bear Creek Community Plan policy BC #18 recognizes the northwest and southwest quadrants of the intersection of Avondale Road Northeast and Northeast Woodinville-Duvall Road as a Neighborhood Business Center. In addition to the applicable areawide P-suffix conditions, all conditions established through the approval of BALD file numbers 115-85-R and 119-74-R continue in effect.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

E7-26-6

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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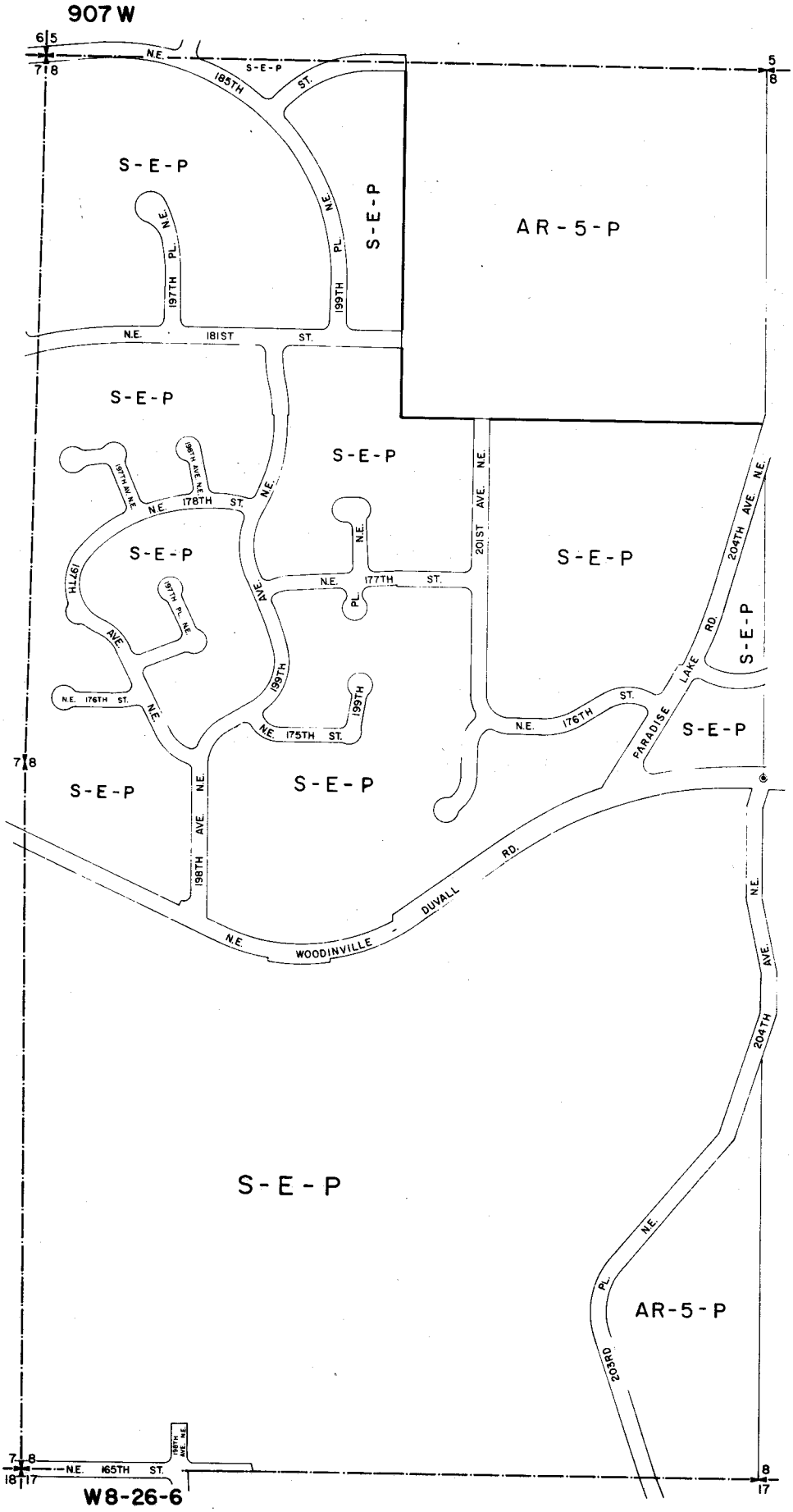
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AR-5-P
197TH PL. N.E.
199TH PL. N.E.
N.E. 181ST ST.
S-E-P
S-E-P
197TH AV. N.E.
198TH AVE. N.E.
N.E. 178TH ST.
N.E.
201ST AVE. N.E.
S-E-P
S-E-P
204TH AVE. N.E.
197TH
197TH PL. N.E.
AVE.
N.E. 177TH ST.
PL.
S-E-P
LAKE RD.
199TH
199TH
N.E. 176TH ST.
N.E.
N.E. 175TH ST.
N.E. 176TH ST.
PARADISE
S-E-P
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S-E-P
198TH AVE. N.E.
N.E. WOODINVILLE - DUVALL RD.
N.E.
AVE.
204TH
S-E-P
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PL.
AR-5-P
203RD
198TH AVE. N.E.
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N.E. 165TH ST.
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W8-26-6

SE-P

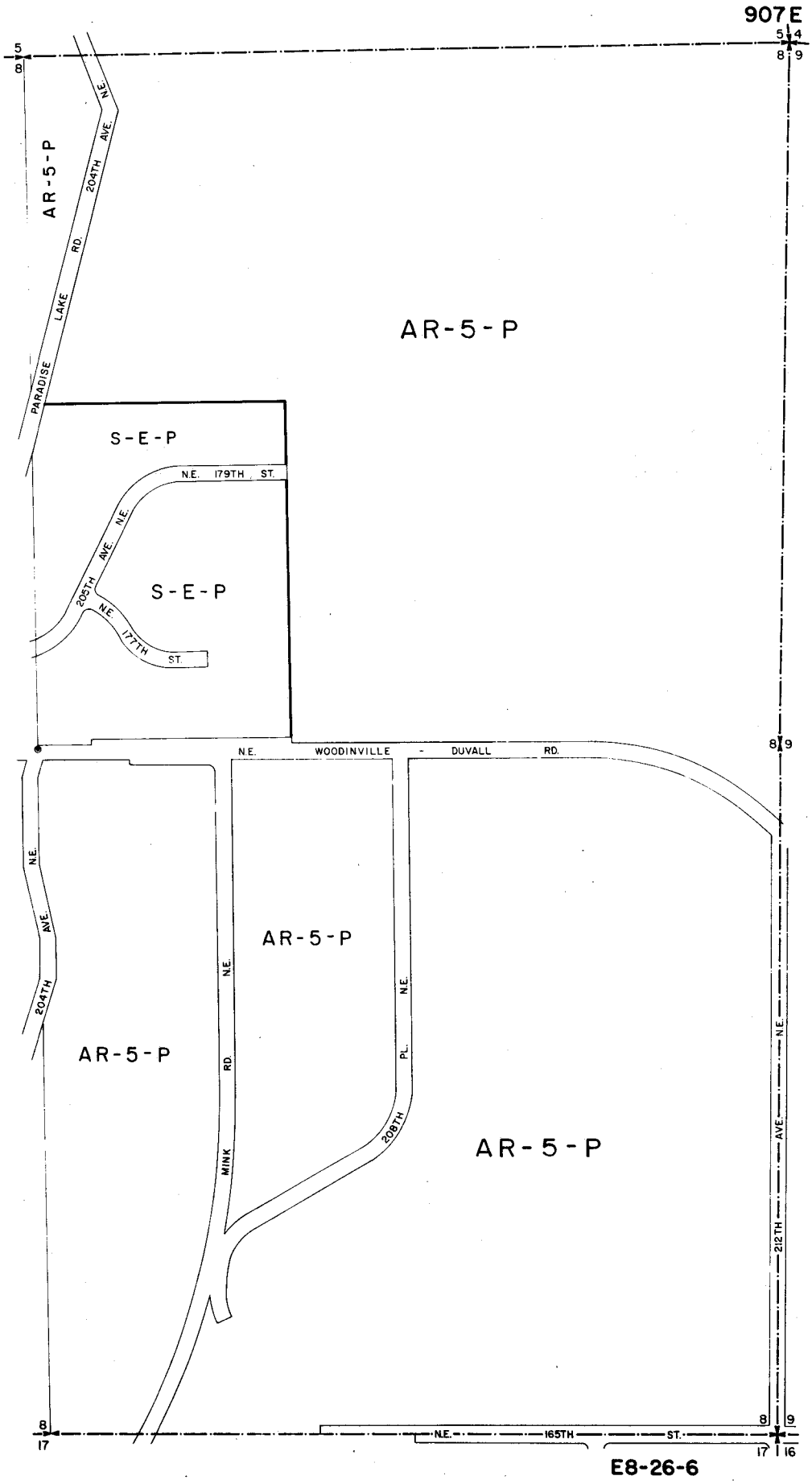
This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

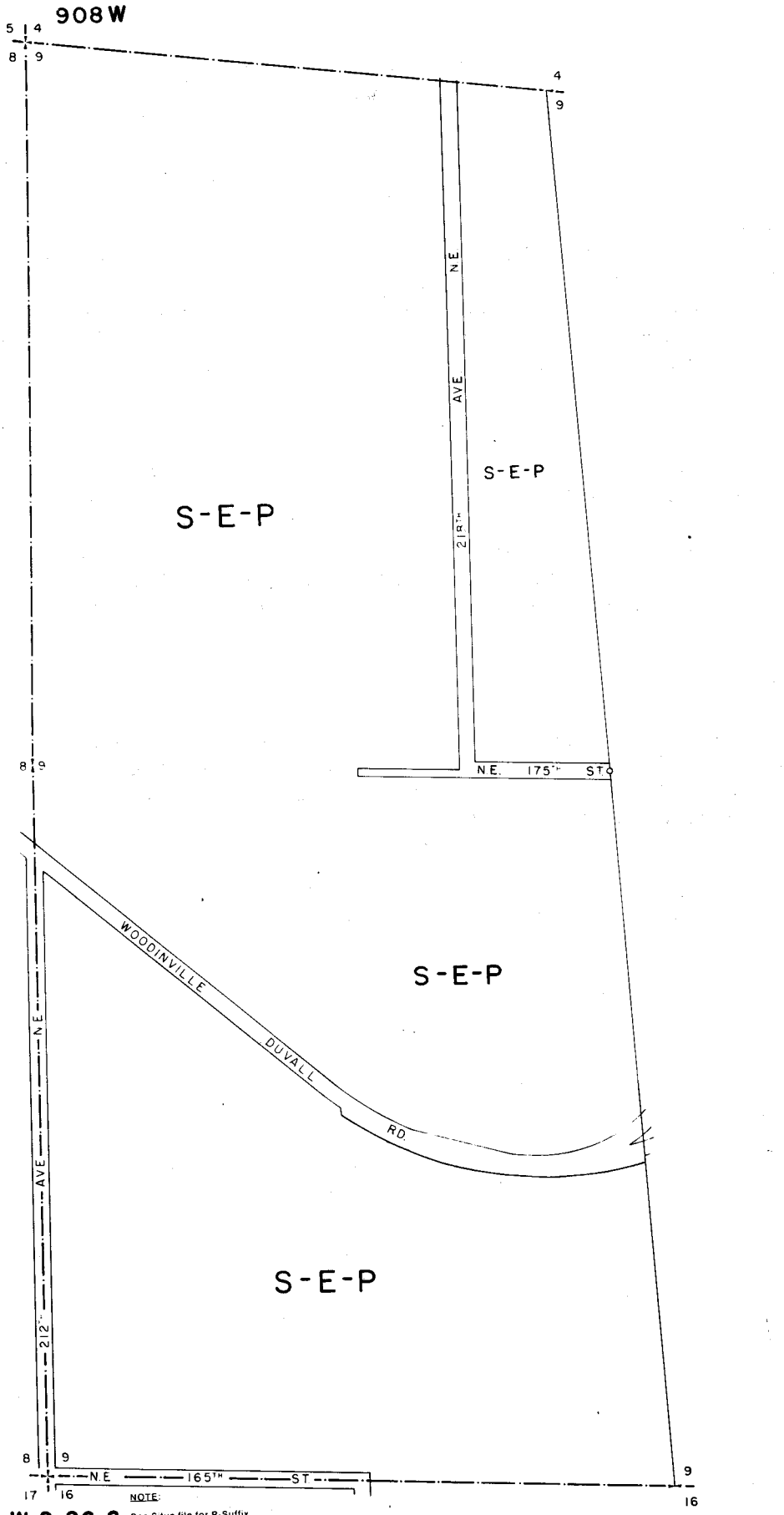

907E
5
8
5
4
8
9
AR-5-P
PARADISE LAKE RD.
204TH AVE. N.E.
AR-5-P
S-E-P
N.E. 179TH ST.
205TH AVE. N.E.
S-E-P
N.E. 177TH ST.
N.E. WOODINVILLE - DUVALL RD.
8
9
N.E. 204TH AVE.
AR-5-P
AR-5-P
MINK RD. N.E.
N.E. PL. 208TH
AR-5-P
N.E. 212TH AVE.
8
17
N.E. 165TH ST.
8
9
17
16
E8-26-6

SE-P

This zoning is consistent with the existing character of development in the Ring Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Ring Hill subarea, and recommends on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

W 9-26-6

SNOQUALMIE

SE-P

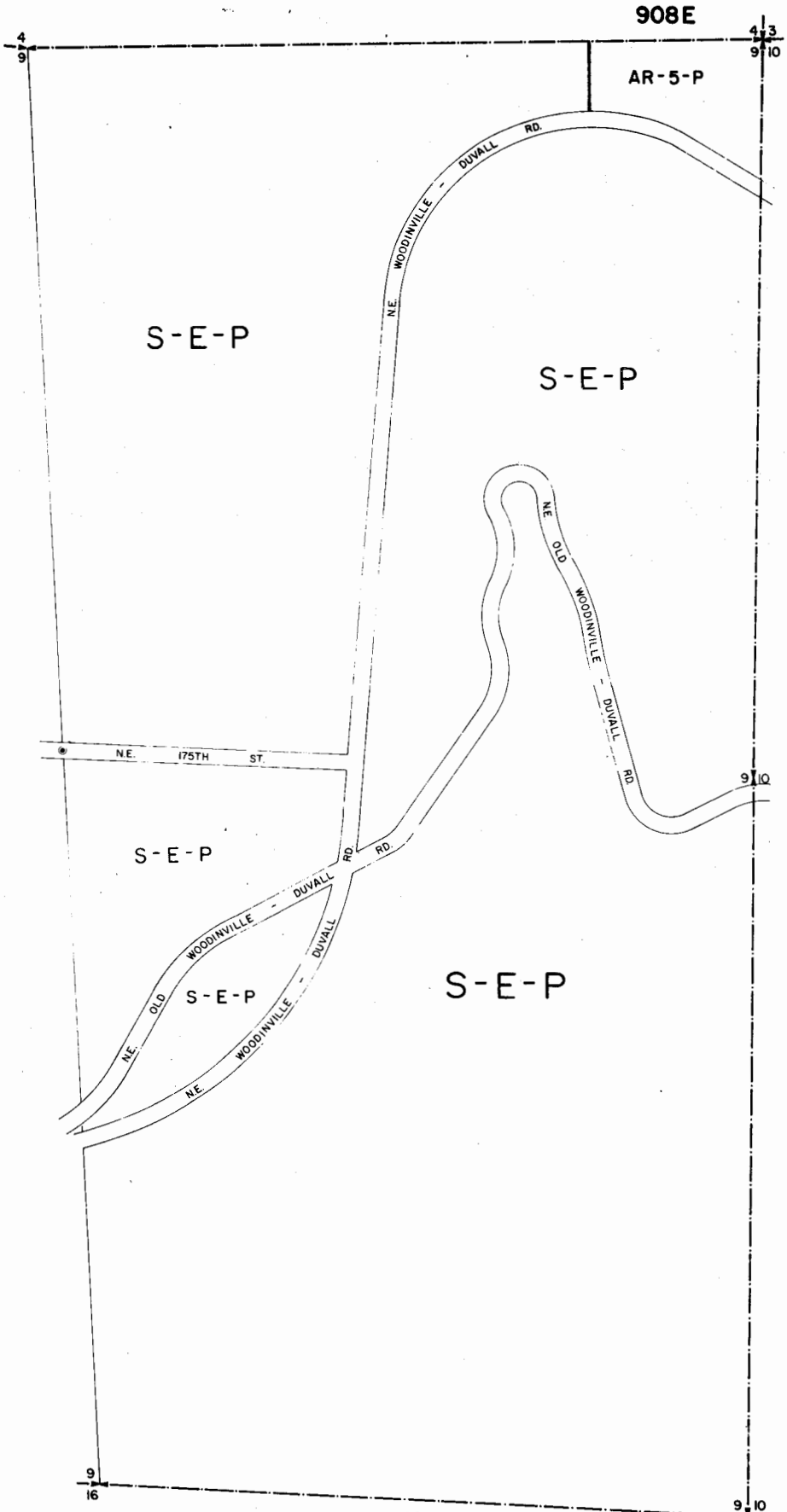
This zoning is consistent with the existing character of development in the Ring Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Ring Hill subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

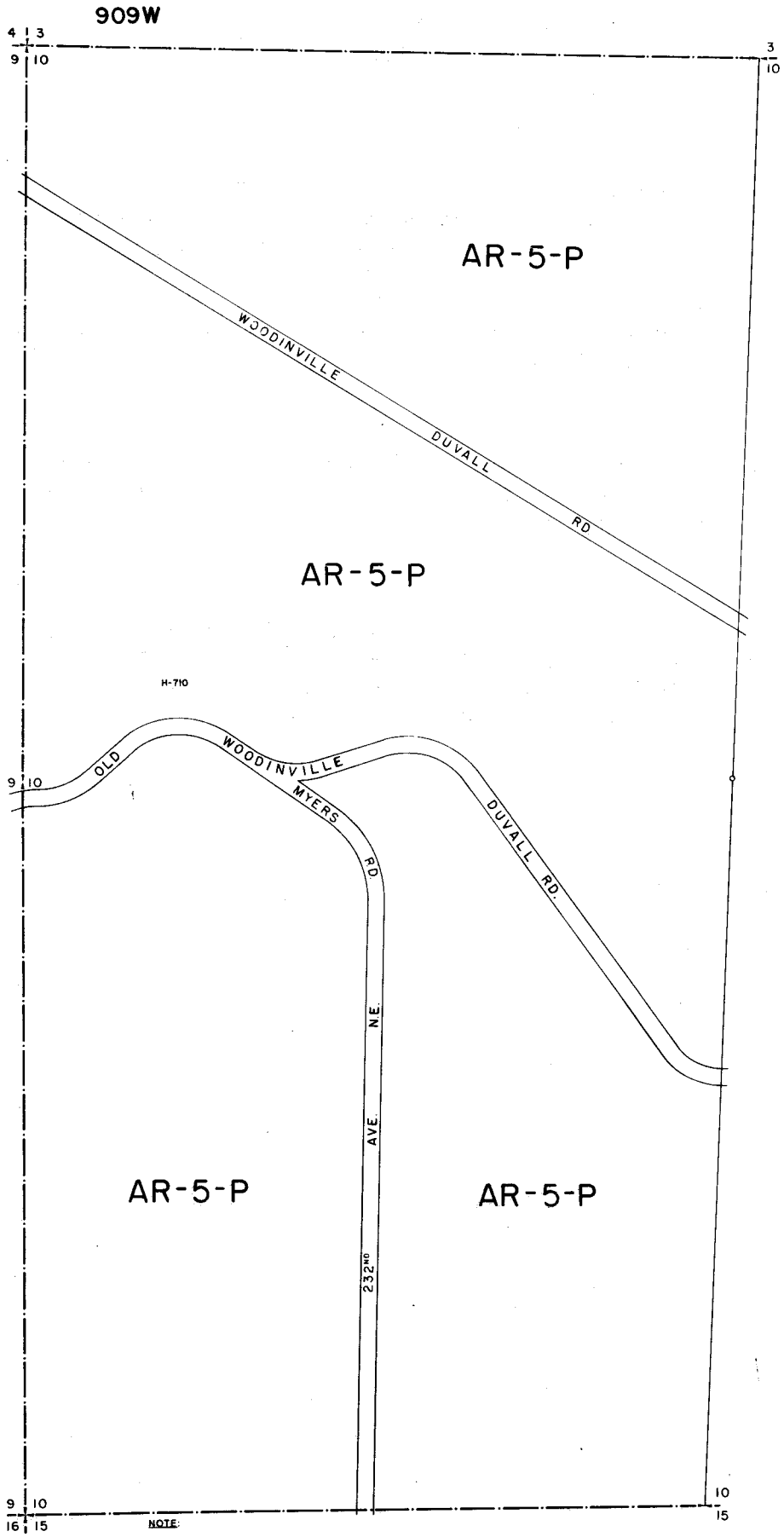
E9-26-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



W 10-26-6

NOTE:
See Situs file for P-Suffix conditions.

AR-5-P

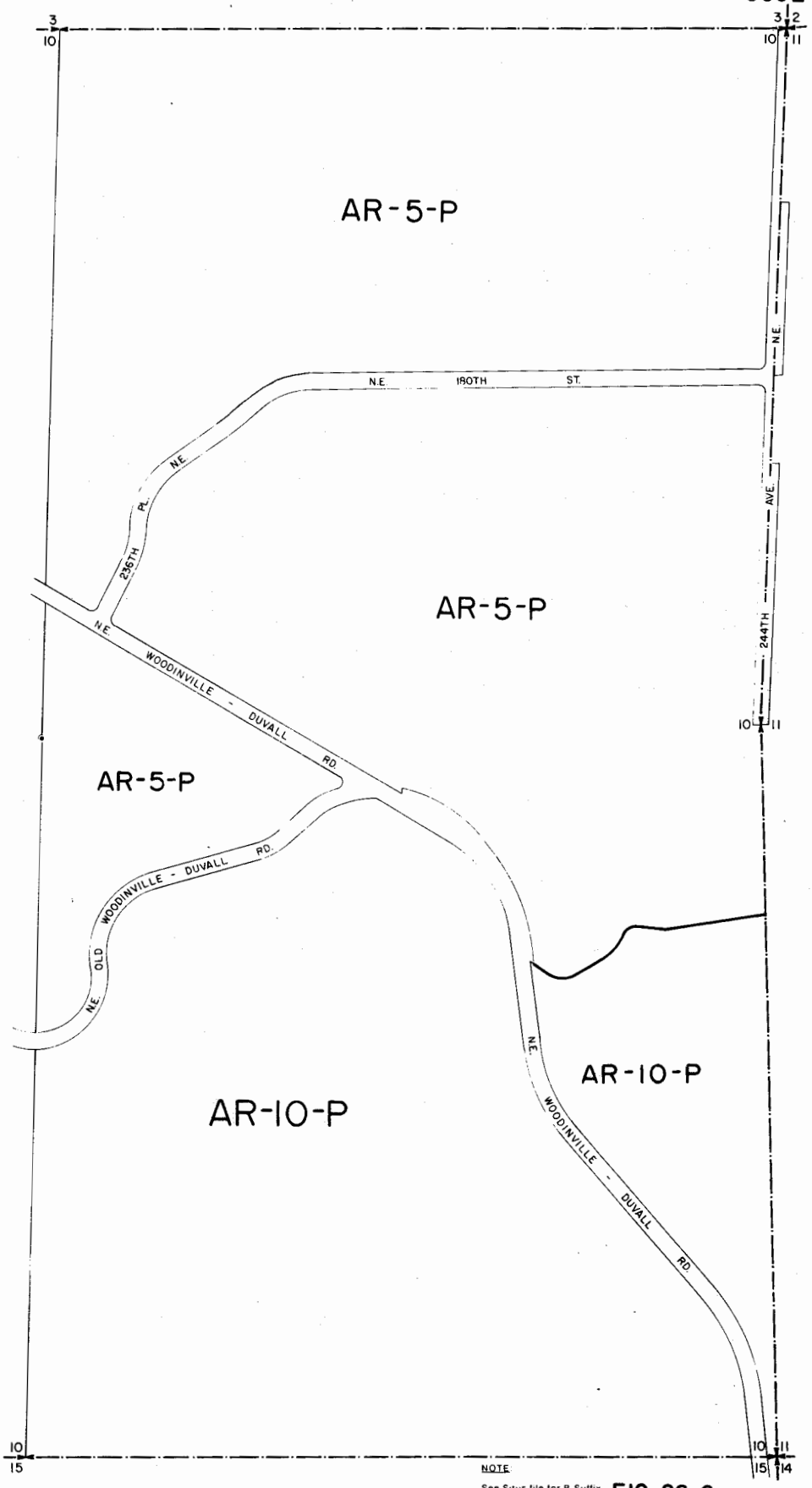
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE

See Situs file for P-Suffix conditions.

E10-26-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

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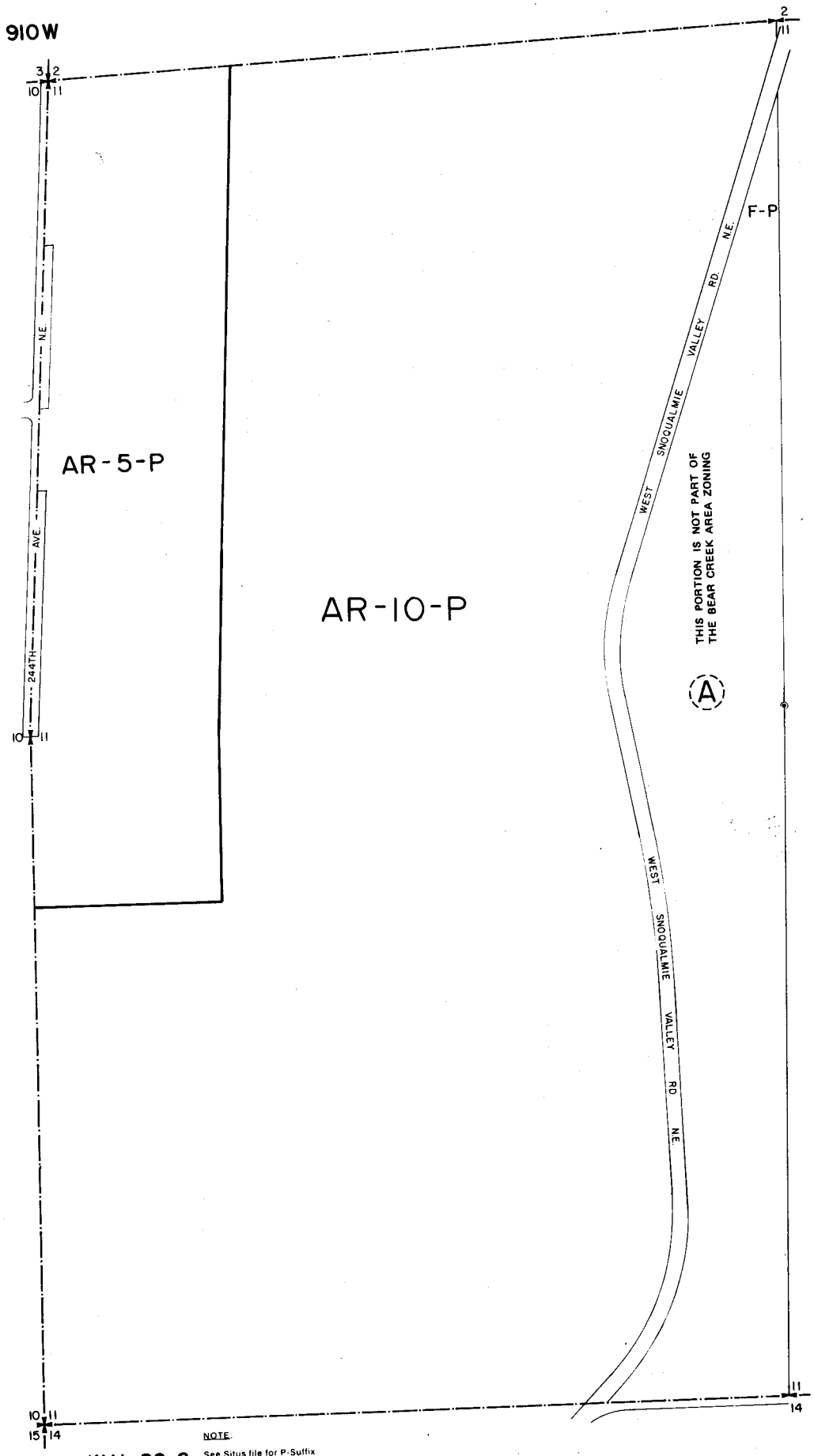


W11-26-6

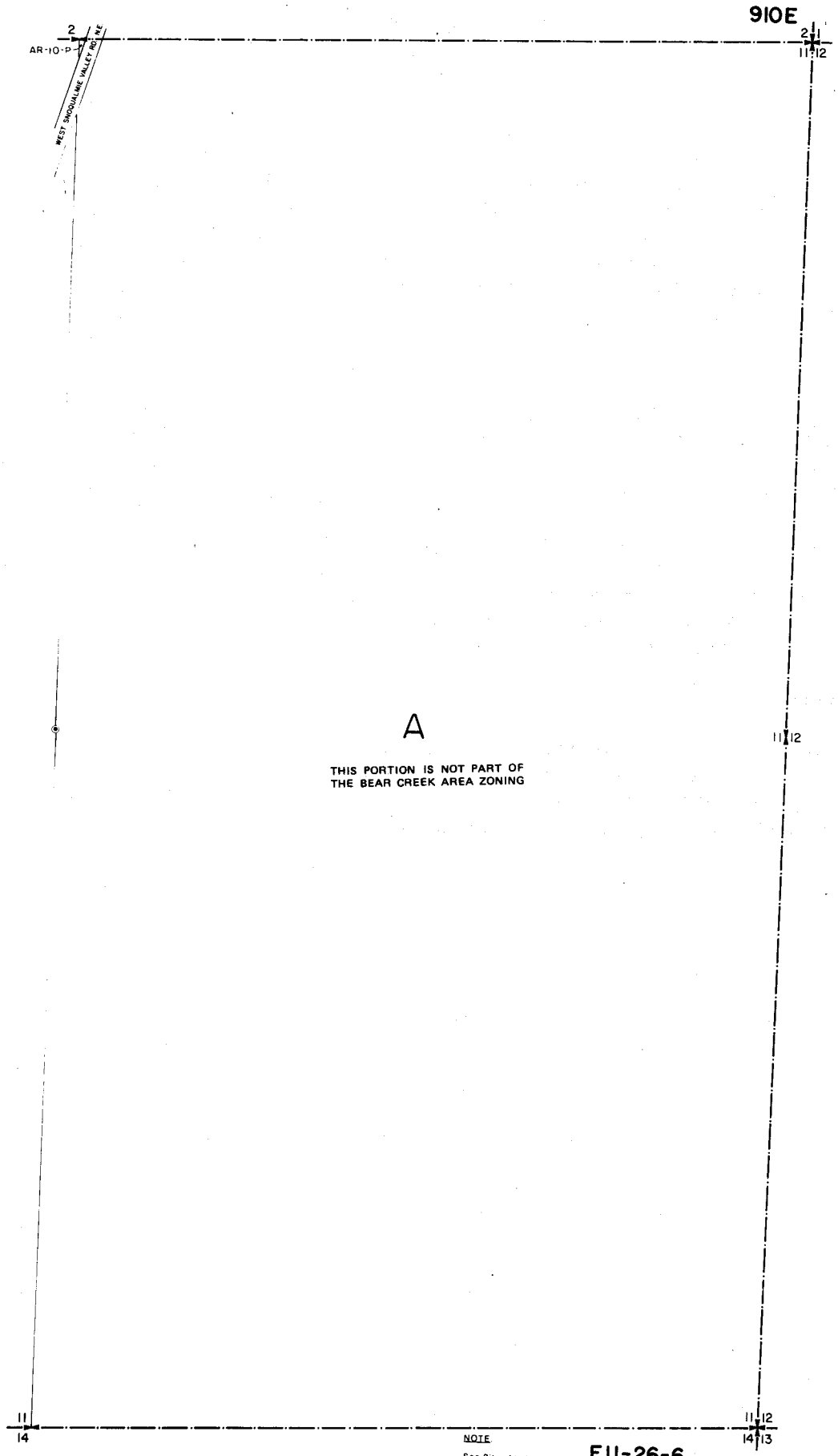
NOTE:
See Situs file for P-Suffix conditions.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE

See Situs file for P-Suffix conditions

E11-26-6

SE-P

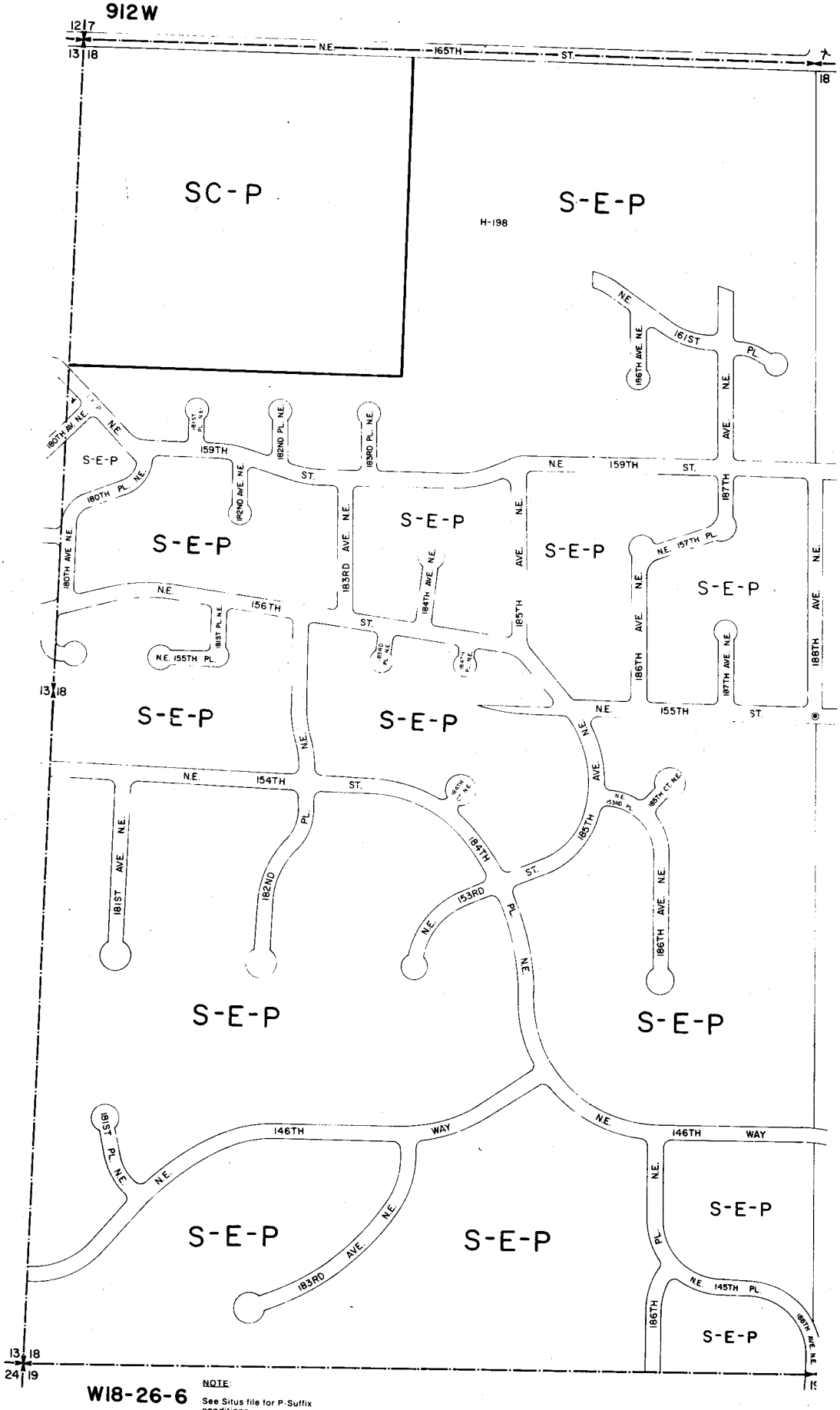
This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

SC-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Suburban Cluster (SC) zoning permits lot clustering without increasing residential densities above one unit per acre. The number of homes allowed by zoning can be built on the least environmentally sensitive portion of the propery, with the remainder of the property set aside for either permanent open space or, if the physical characteristics of the property permits, reserved for future development. Bear Creek policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



W18-26-6

NOTE:
See Situs file for P-Suffix conditions.

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

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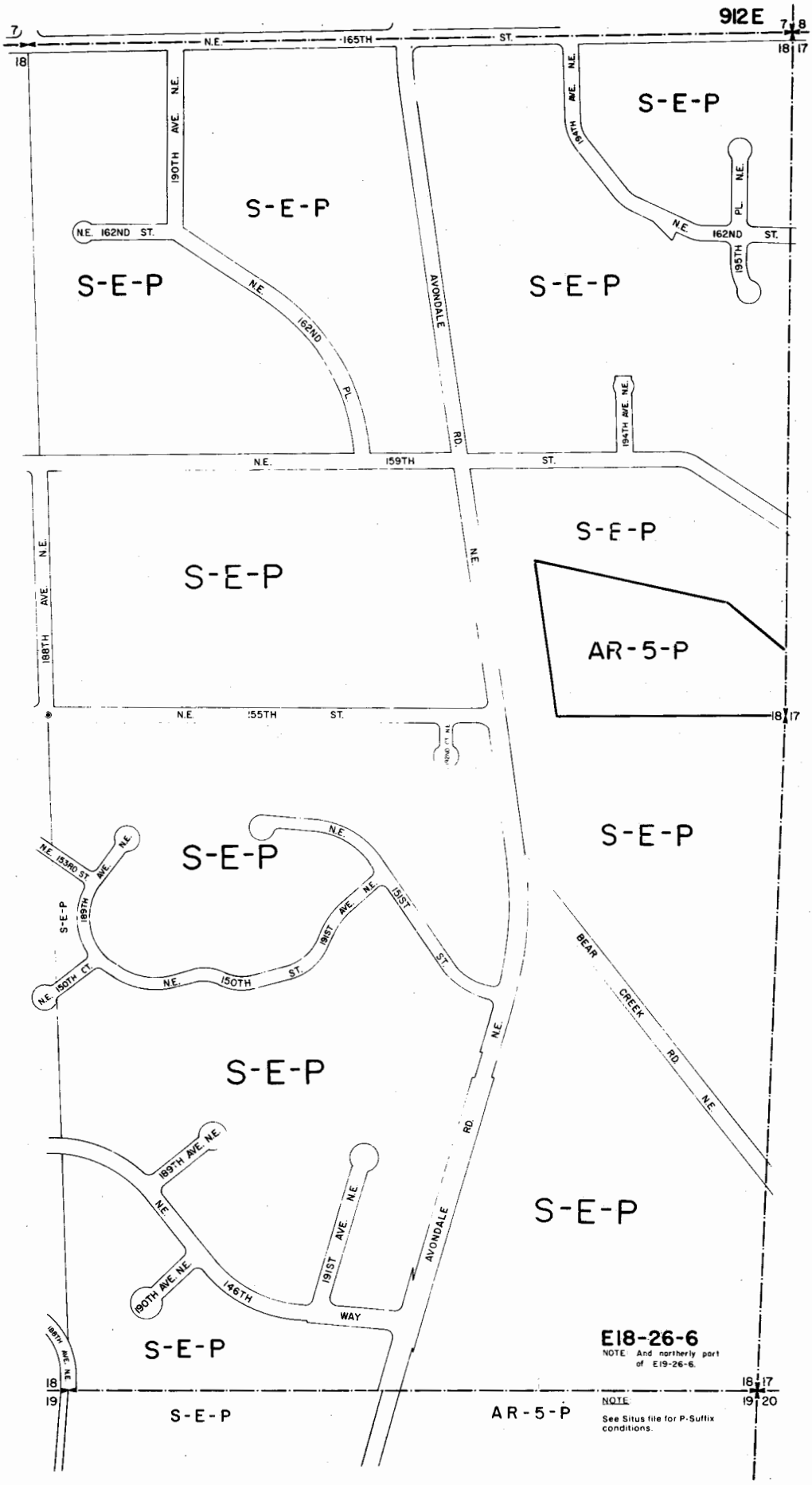
912E
7
8
18
17
N.E. 165TH ST.
190TH AVE. N.E.
N.E. 162ND ST.
N.E. 162ND PL.
S-E-P
AVONDALE RD. N.E.
194TH AVE. N.E.
N.E. 162ND PL.
195TH PL. N.E.
N.E. 159TH ST.
194TH AVE. N.E.
188TH AVE. N.E.
N.E. 155TH ST.
AR-5-P
N.E. 153RD ST.
189TH AVE. N.E.
N.E. 150TH CT.
N.E. 150TH ST.
191ST AVE. N.E.
N.E. 151ST ST.
BEAR CREEK RD. N.E.
189TH AVE. N.E.
190TH AVE. N.E.
N.E. 146TH WAY
188TH AVE. N.E.
19
20
E18-26-6
NOTE: And northerly part of E19-26-6.
NOTE
See Situs file for P-Suffix conditions.

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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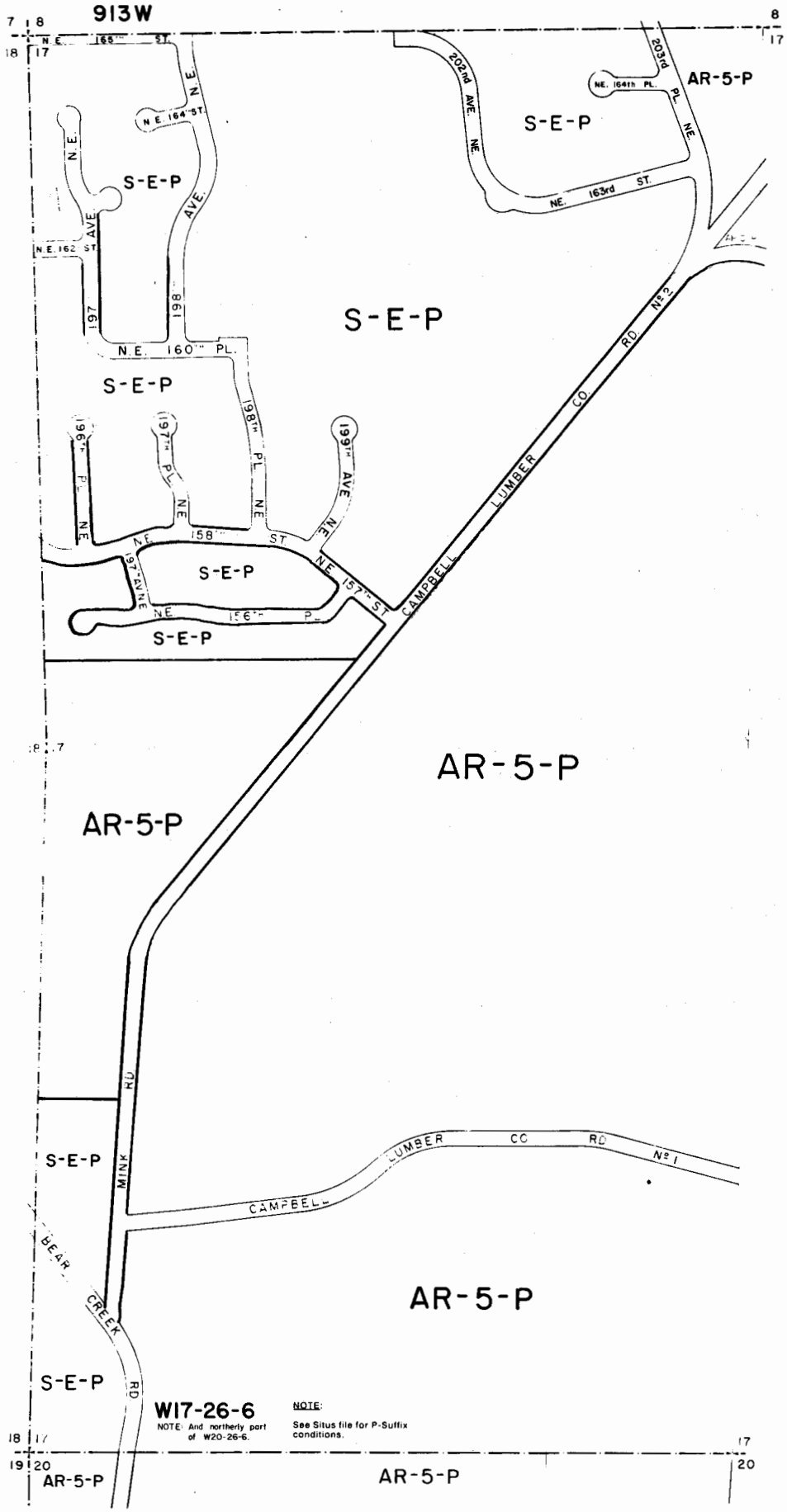
913W
N.E. 165th ST.
N.E. 164th ST.
N.E. 162 ST.
N.E. 160th PL.
N.E. 158th ST.
N.E. 157th ST.
N.E. 156th PL.
197 AVE.
198 AVE.
196th PL. NE
197th PL. NE
198th PL. NE
199th AVE. NE
197th AV NE
202nd AVE. NE.
203rd PL. NE.
NE. 164th PL.
NE. 163rd ST.
S-E-P
AR-5-P
CAMPBELL LUMBER CO. RD. No 2
CAMPBELL LUMBER CO RD No 1
MINK RD
BEAR CREEK RD
W17-26-6
NOTE: And northerly part of W20-26-6.
NOTE:
See Situs file for P-Suffix conditions.

SE-P

This zoning is consistent with the existing character of development in the Ring Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Ring Hill subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

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P-Suffix

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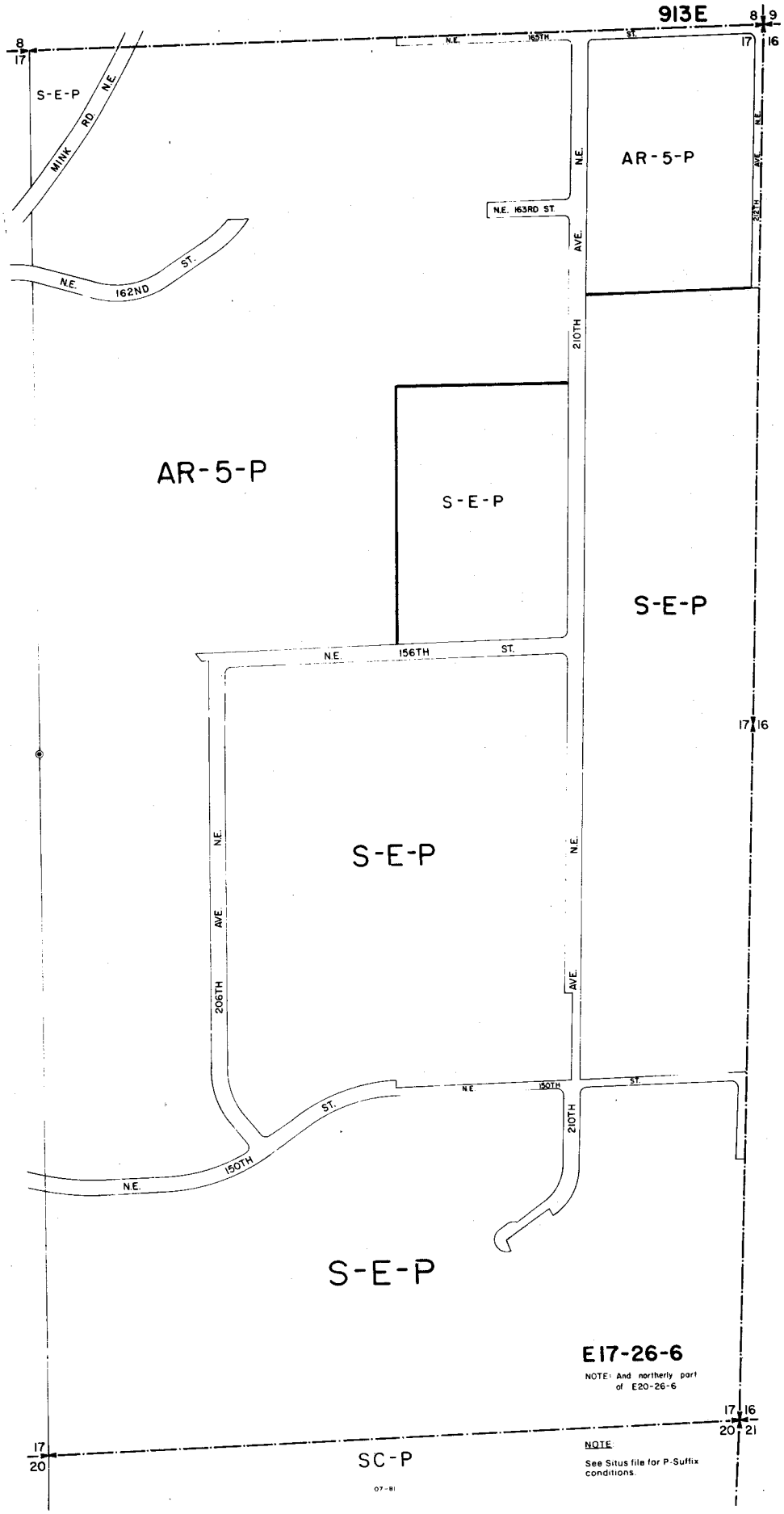
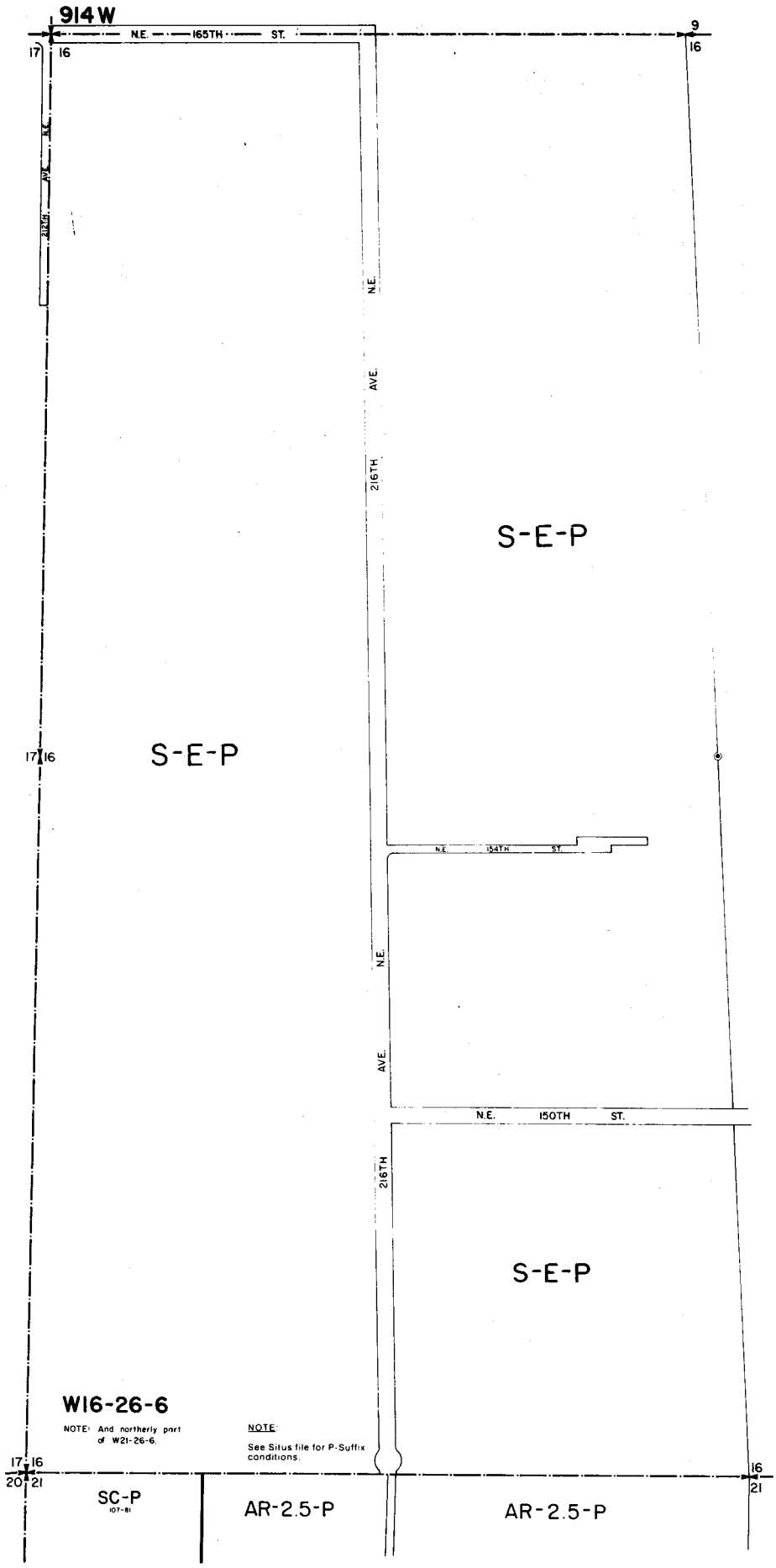

913E
8
9
17
16
N.E. 165TH ST.
S-E-P
MINK RD. N.E.
AR-5-P
N.E. 163RD ST.
N.E. AVE.
N.E. 212TH AVE.
N.E. 162ND ST.
210TH
AR-5-P
S-E-P
S-E-P
N.E. 156TH ST.
17
16
S-E-P
N.E. 206TH AVE.
N.E. AVE.
N.E. 150TH ST.
210TH
N.E. 150TH ST.
S-E-P
E17-26-6
NOTE: And northerly part of E20-26-6
17
16
20
21
17
20
SC-P
NOTE
See Situs file for P-Suffix conditions.
07-81

SE-P

This zoning is consistent with the existing character of development in the Ring Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Ring Hill subarea, and recommends on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


914W
N.E. 165TH ST.
17
16
9
16
N.E.
AVE.
216TH
S-E-P
17
16
S-E-P
N.E. 154TH ST.
N.E.
AVE.
N.E. 150TH ST.
216TH
S-E-P
W16-26-6
NOTE: And northerly part of W21-26-6.
NOTE:
See Situs file for P-Suffix conditions.
17
16
20
21
SC-P
107-81
AR-2.5-P
AR-2.5-P
16
21

SE-P

This zoning is consistent with the existing character of development in the Ring Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Ring Hill subarea, and recommends on-site sewage disposal systems for long-term use.

P-Suffix

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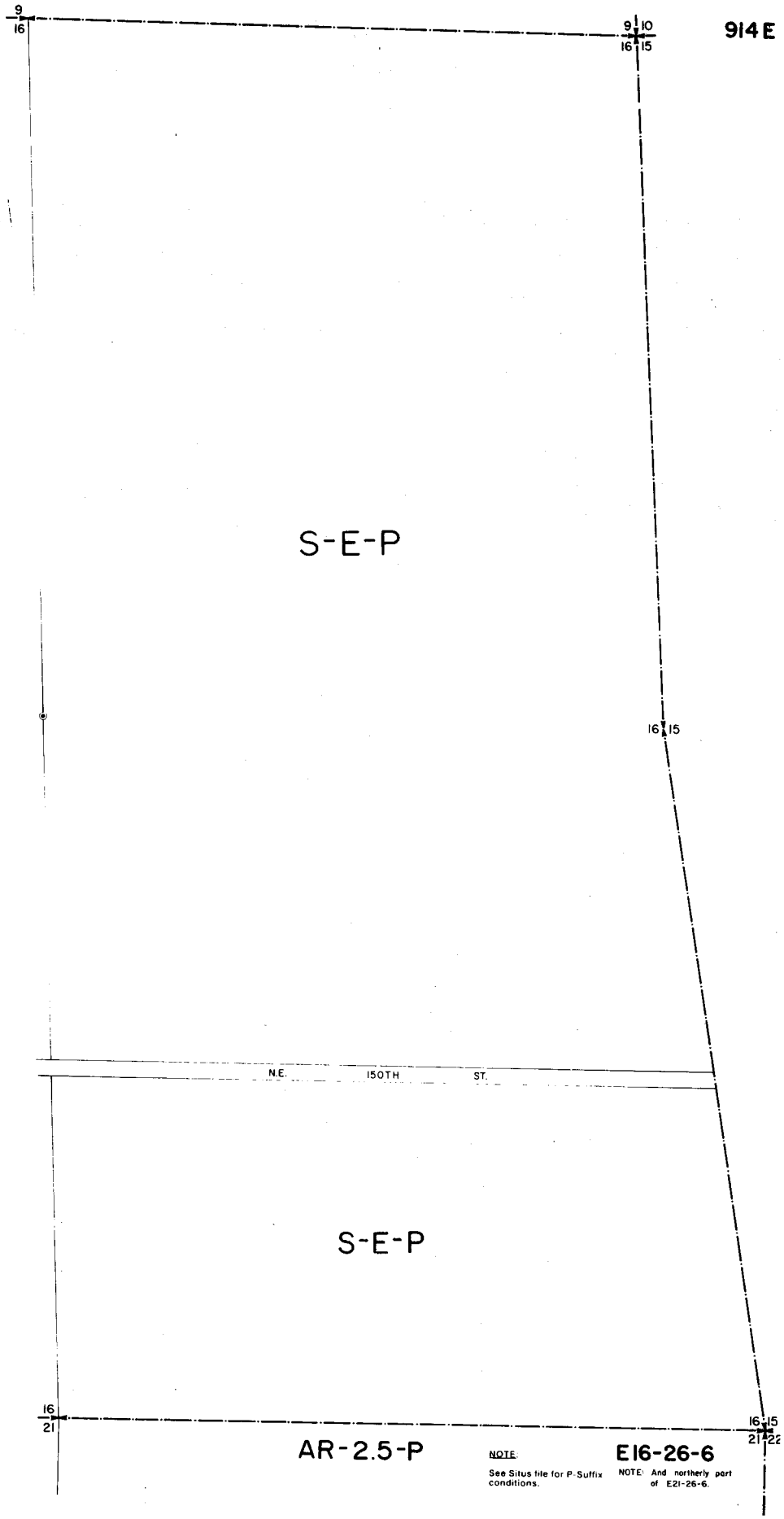
914 E
9
16
9 10
16 15
S-E-P
16 15
N.E. 150TH ST.
S-E-P
16
21
16 15
21 22
AR-2.5-P
NOTE:
See Situs file for P-Suffix conditions.
E16-26-6
NOTE: And northerly part of E21-26-6.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

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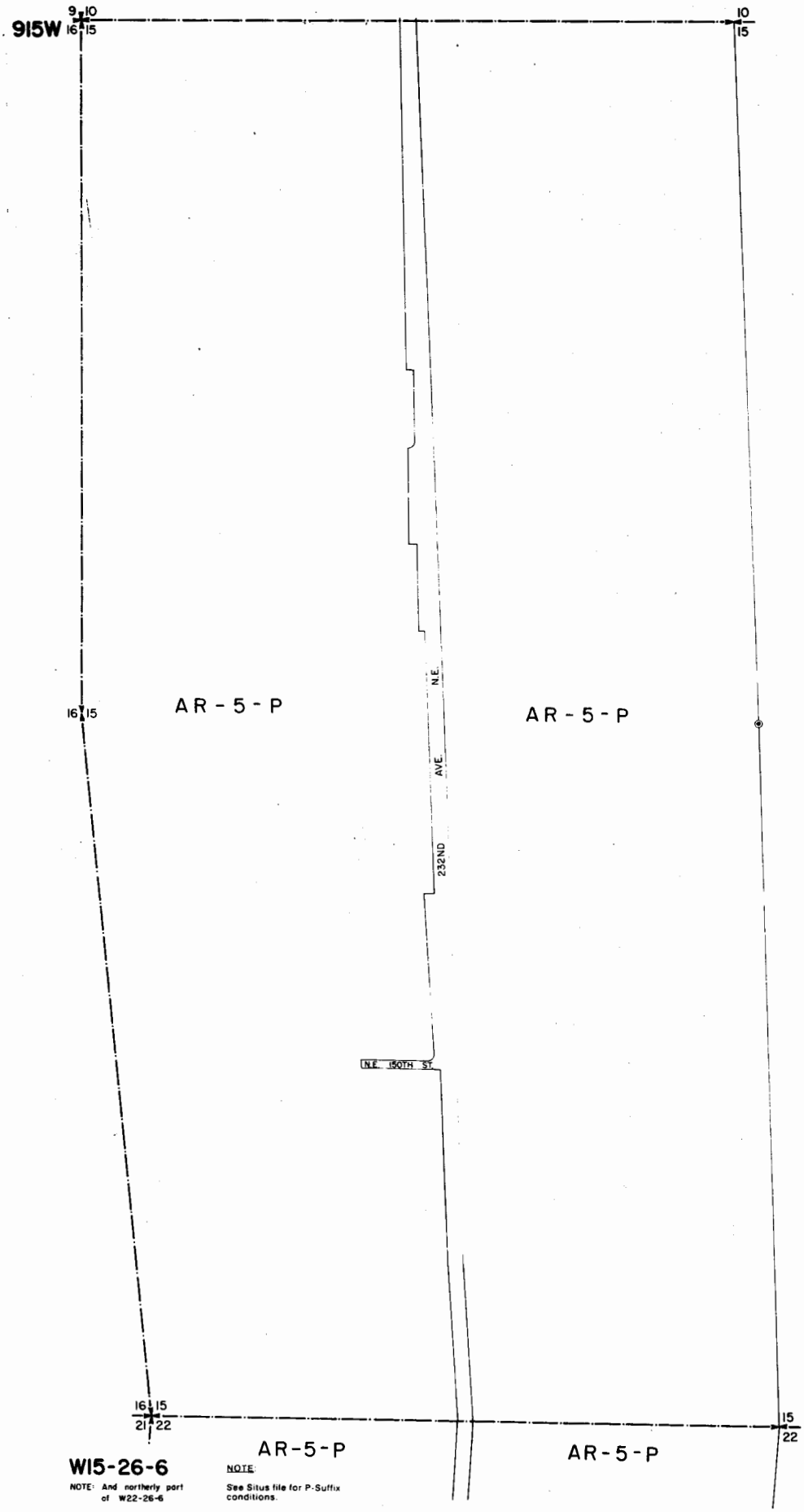


W15-26-6

NOTE: And northerly part of W22-26-6

NOTE:

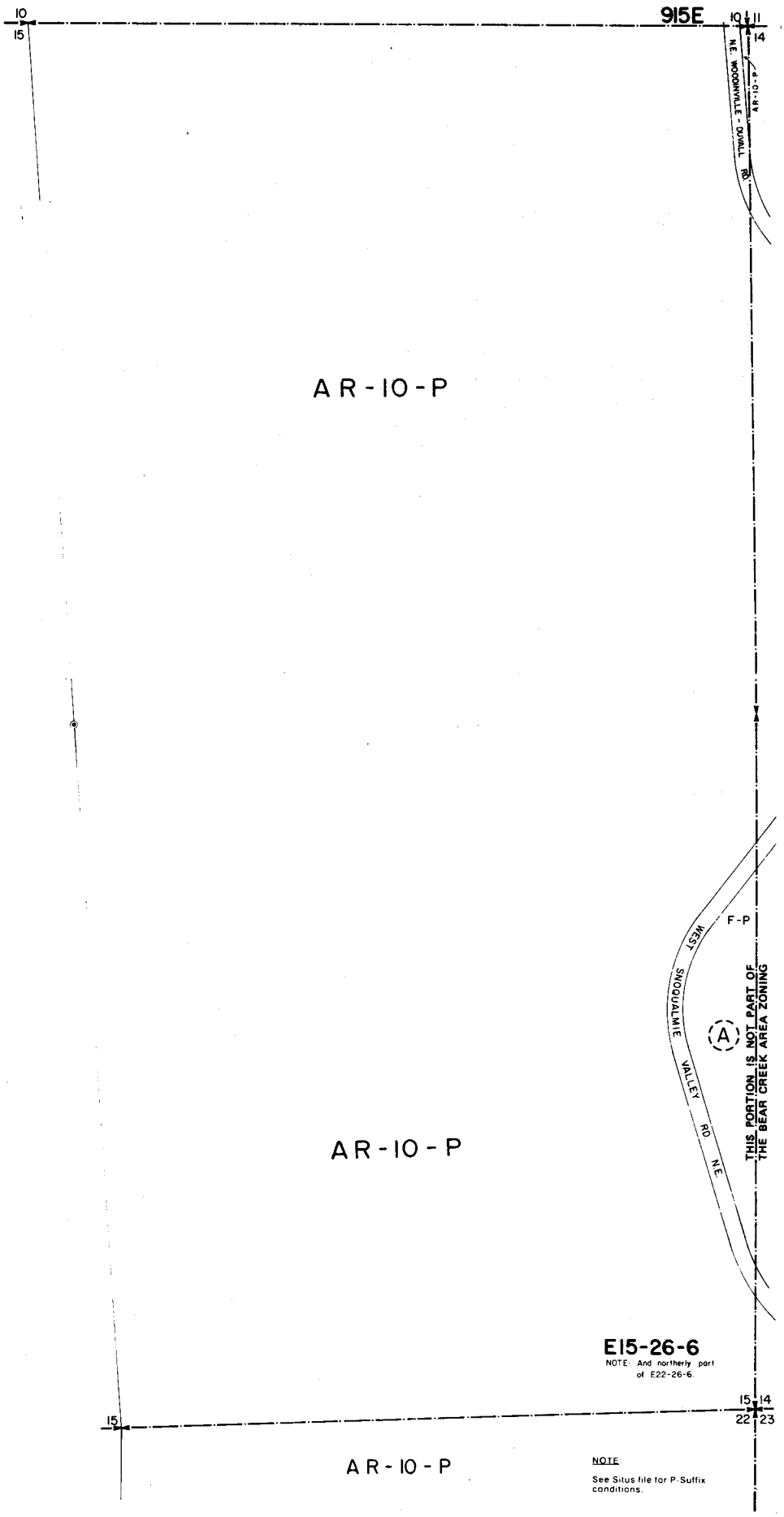
See Situs file for P-Suffix conditions.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

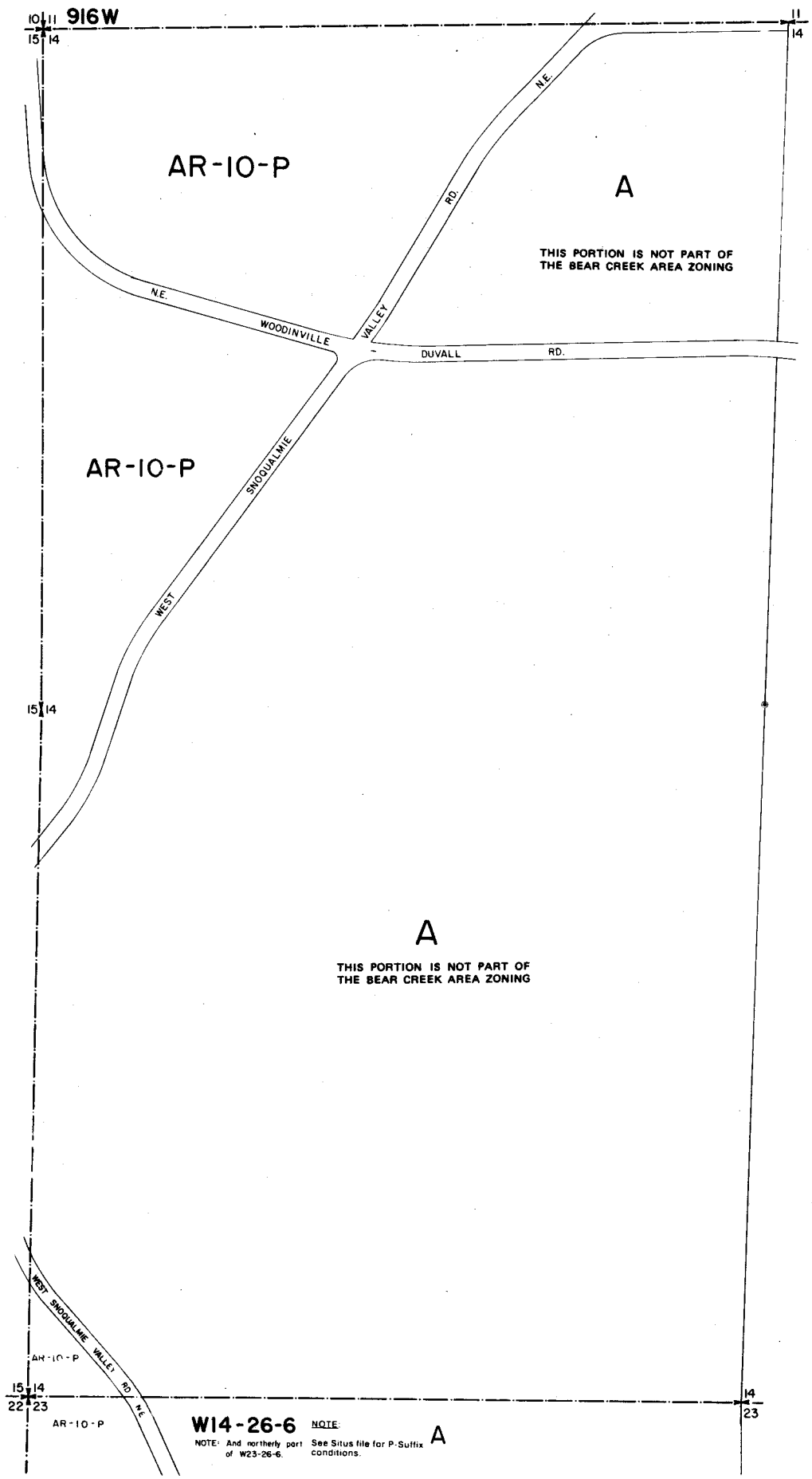

915E
10
15
10
11
14
N.E. WOODINVILLE - DUVALL RD.
AR-10-P
AR-10-P
F-P
WEST SNOQUALMIE VALLEY RD N.E.
A
THIS PORTION IS NOT PART OF THE BEAR CREEK AREA ZONING
AR-10-P
E15-26-6
NOTE: And northerly part of E22-26-6.
15
15
14
22
23
AR-10-P
NOTE:
See Situs file for P-Suffix conditions.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


916W
10 11
15 14
11
14
AR-10-P
A
THIS PORTION IS NOT PART OF
THE BEAR CREEK AREA ZONING
N.E.
RD.
N.E.
WOODINVILLE
VALLEY
DUVALL
RD.
AR-10-P
SNOQUALMIE
WEST
15 14
A
THIS PORTION IS NOT PART OF
THE BEAR CREEK AREA ZONING
WEST SNOQUALMIE VALLEY RD. N.E.
AR-10-P
15 14
22 23
AR-10-P
14
23
W14-26-6
NOTE: And northerly part of W23-26-6.
NOTE: See Situs file for P-Suffix conditions.
A

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning reflects the King County Council's decision to recognize the equestrian uses at this site.

P-Suffix

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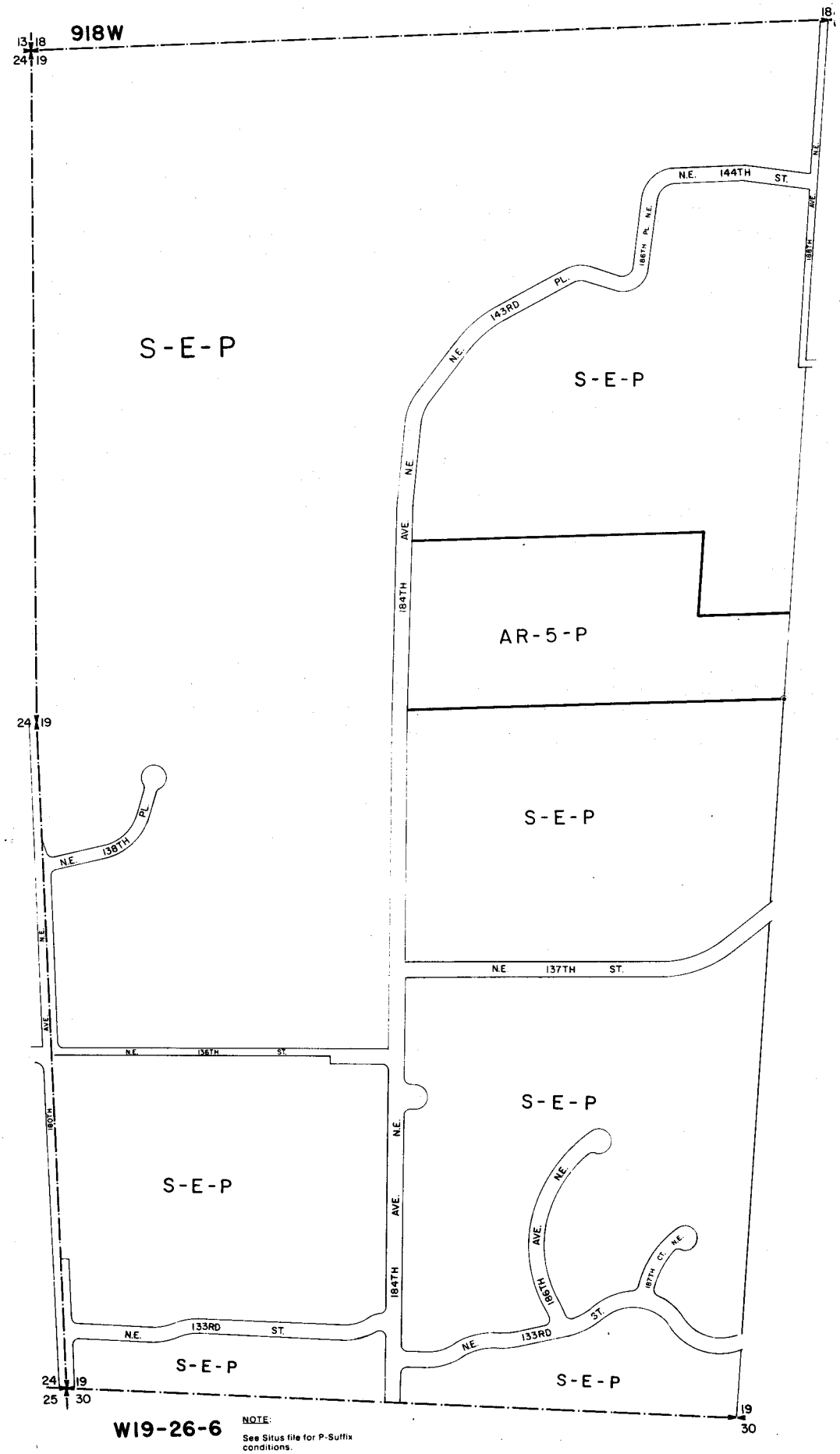

NOTE:
See Situs file for P-Suffix conditions.

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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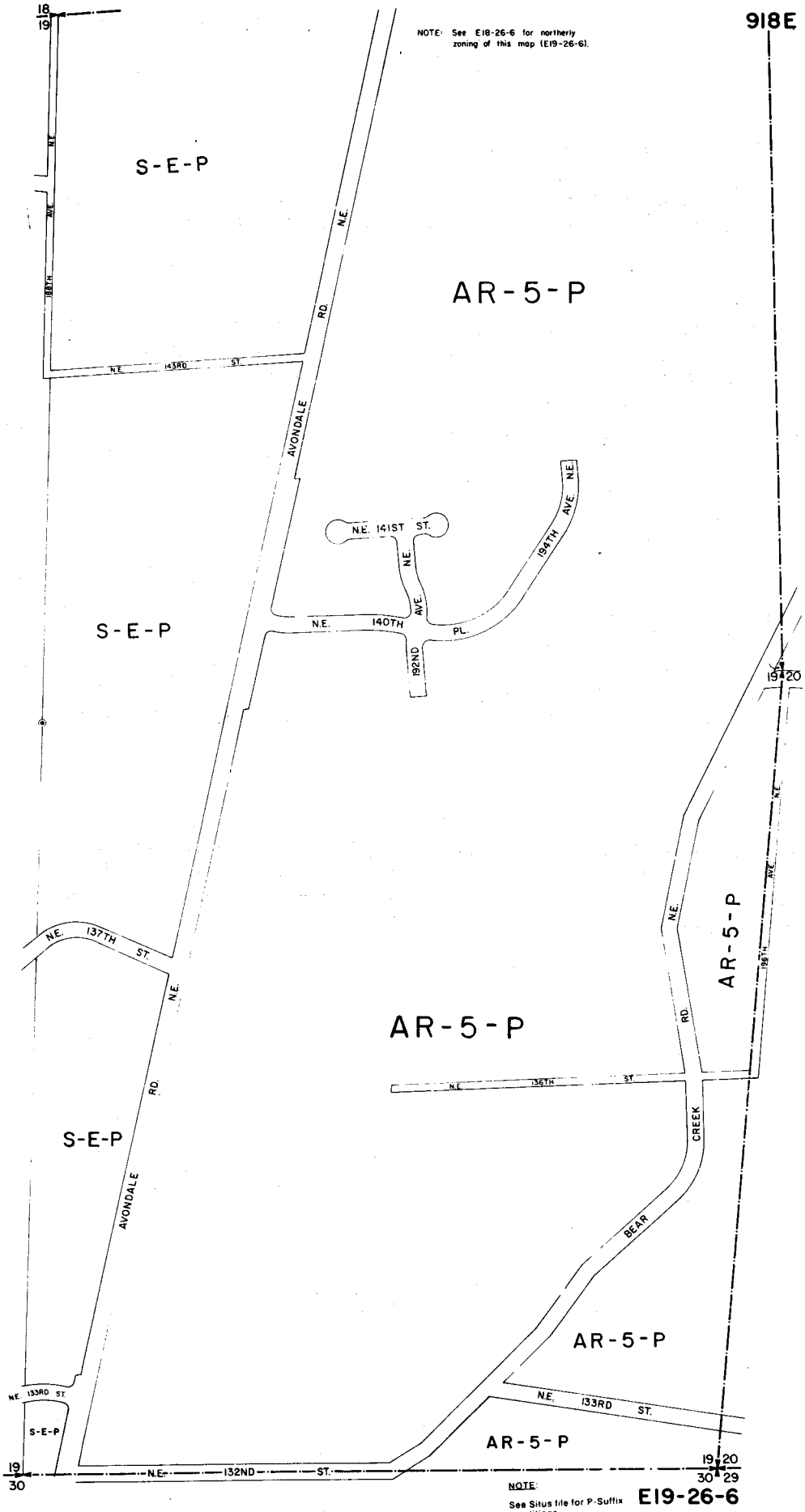


NOTE:
See Situs file for P-Suffix conditions.

E19-26-6

SC-P Bear Creek Country Club

This zoning recognizes specific Council action approving rezone 107-81-R for the Bear Creek Country Club. The conditions of the rezone remain in effect.

SC-P

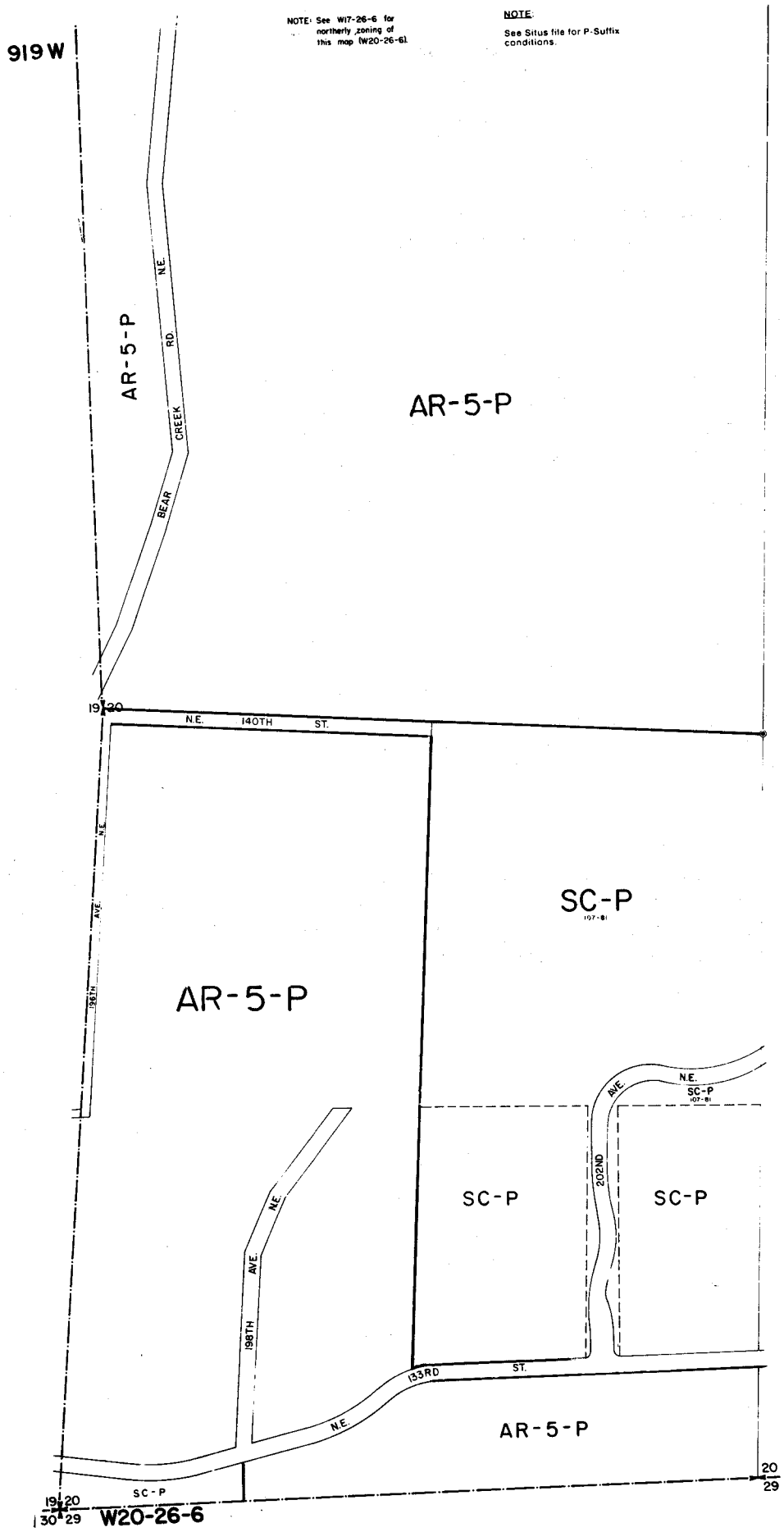
This zoning recognizes the existing character of development in the area and is consistent with the Low Density Urban designation of the Bear Creek Community Plan. The Suburban Cluster (SC) zone permits lot clustering without increasing residential densities above one unit per acre. The number of homes allowed by zoning can be built on the least sensitive portion of the property, with the remainder of the property set aside for either permanent open space or, if the physical characteristics of the property permits, reserved for future development.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


919 W
NOTE: See W17-26-6 for northerly zoning of this map (W20-26-6).
NOTE:
See Situs file for P-Suffix conditions.
AR-5-P
BEAR CREEK RD. N.E.
AR-5-P
19 20
N.E. 140TH ST.
N.E. 198TH AVE.
AR-5-P
SC-P
107-81
N.E. 198TH AVE.
SC-P
SC-P
N.E. 202ND AVE.
SC-P
107-81
133RD ST. N.E.
AR-5-P
SC-P
20
29
19 20
30 29
W20-26-6

SC-P Bear Creek Country Club

This zoning recognizes specific Council action approving rezone 107-81-R for the Bear Creek Country Club. The conditions of the rezone remain in effect.

SC-P

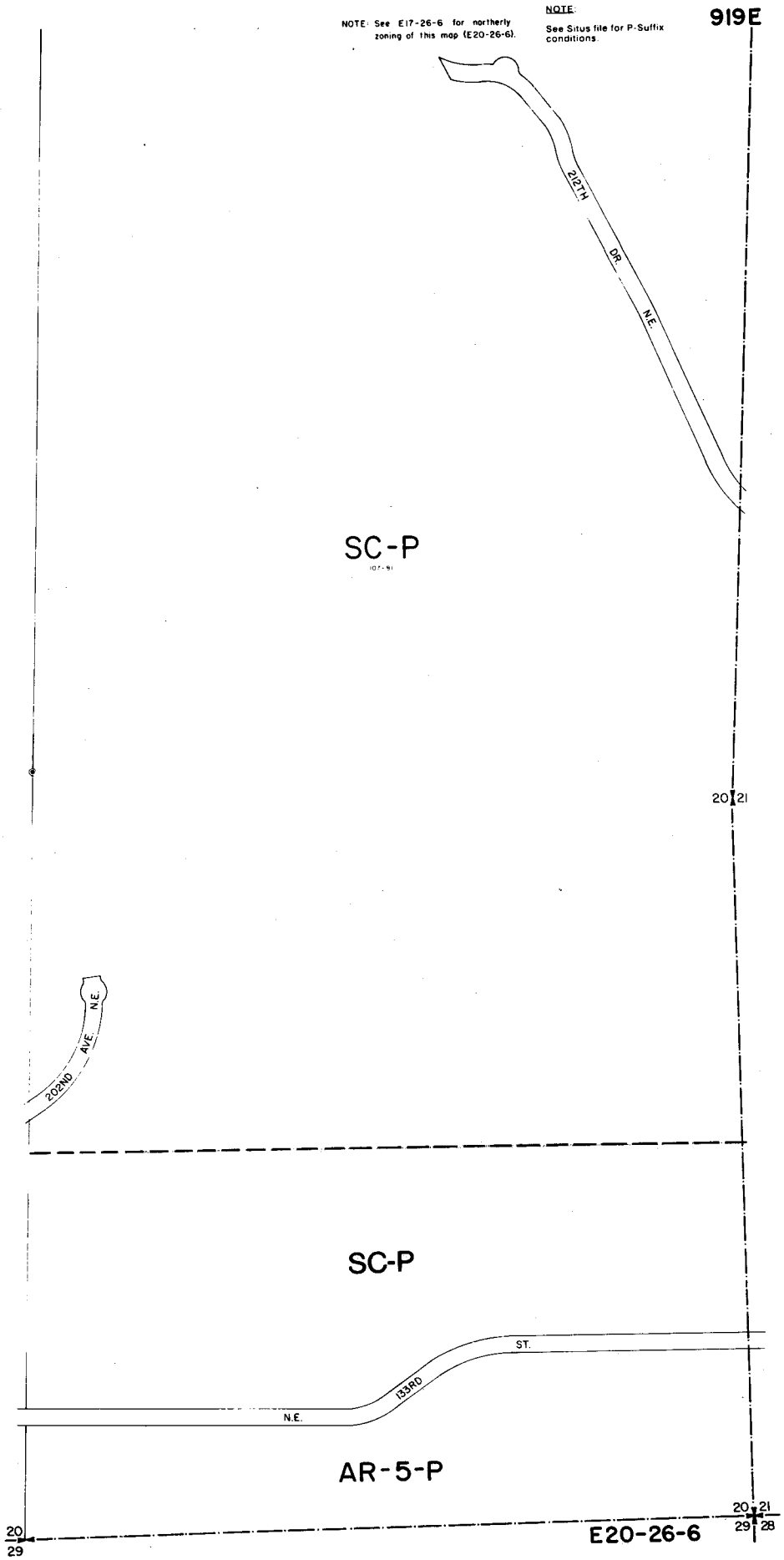
This zoning recognizes the existing character of development in the area and is consistent with the Low Density Urban designation of the Bear Creek Community Plan. The Suburban Cluster (SC) zone permits lot clustering without increasing residential densities above one unit per acre. The number of homes allowed by zoning can be built on the least sensitive portion of the property, with the remainder of the property set aside for either permanent open space or, if the physical characteristics of the property permits, reserved for future development.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


NOTE: See E17-26-6 for northerly zoning of this map (E20-26-6).
NOTE:
See Situs file for P-Suffix conditions.
919E
212TH
DR.
N.E.
SC-P
107-91
20
21
202ND
AVE.
N.E.
SC-P
ST.
133RD
N.E.
AR-5-P
20
29
20
21
29
28
E20-26-6

SC-P Bear Creek Country Club

This zoning recognizes specific Council action approving rezone 107-81-R for the Bear Creek Country Club. The conditions of the rezone remain in effect.

SC-P

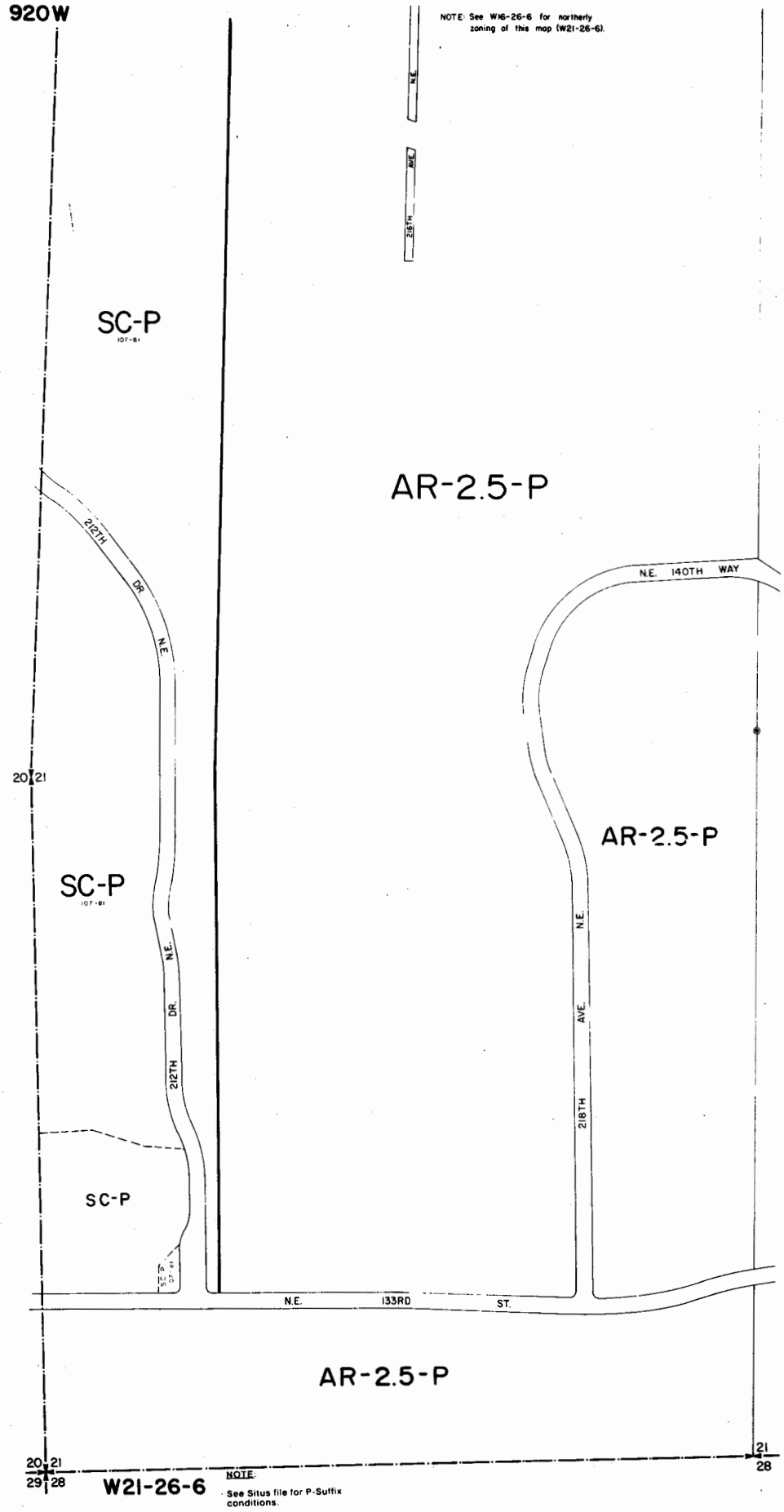
This zoning recognizes the existing character of development in the area and is consistent with the Low Density Urban designation of the Bear Creek Community Plan. The Suburban Cluster (SC) zone permits lot clustering without increasing residential densities above one unit per acre. The number of homes allowed by zoning can be built on the least sensitive portion of the property, with the remainder of the property set aside for either permanent open space or, if the physical characteristics of the property permits, reserved for future development.

AR-2.5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

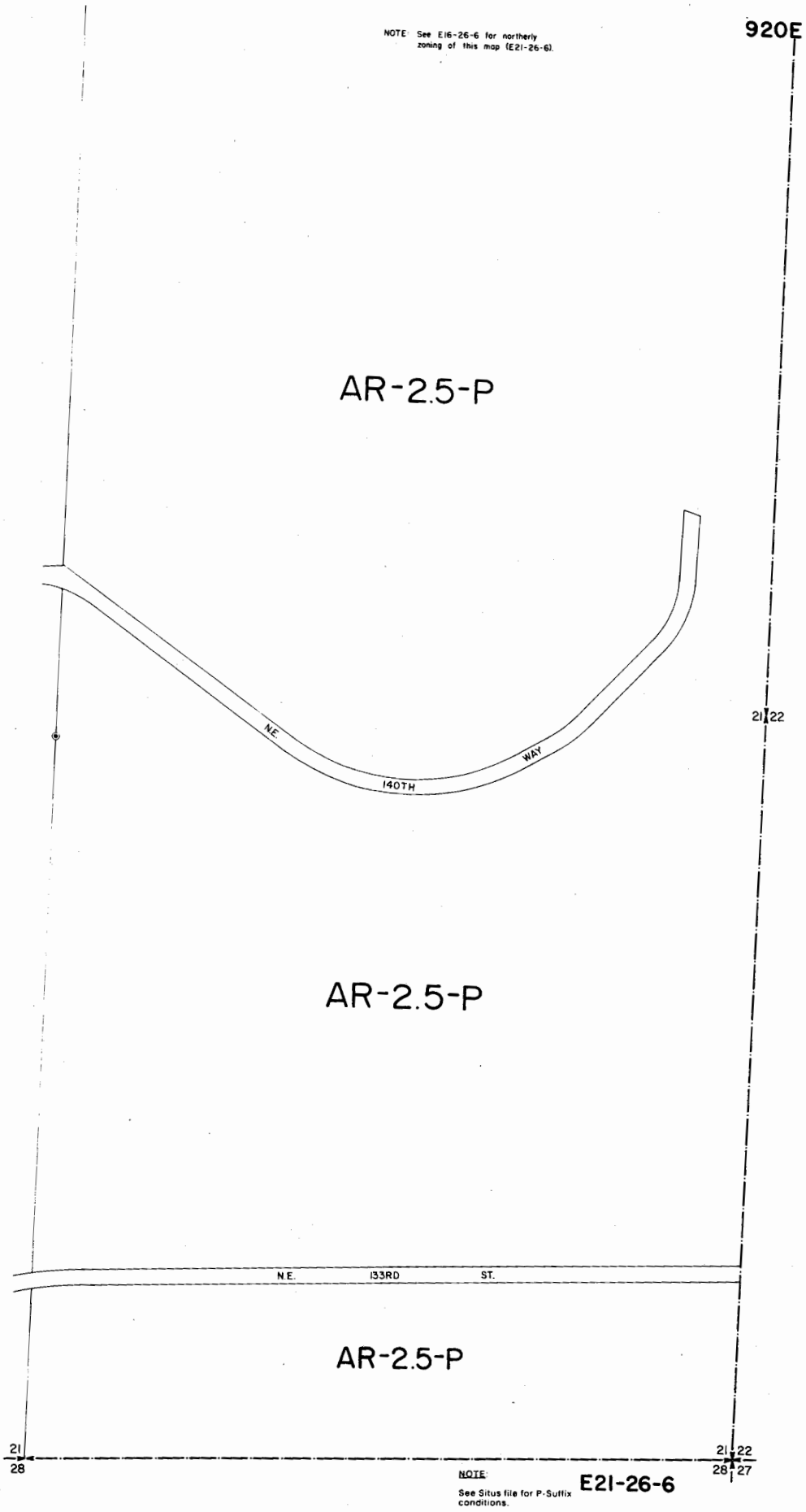

920W
NOTE: See W16-26-6 for northerly zoning of this map (W21-26-6).
N.E.
AVE.
216TH
SC-P
107-81
AR-2.5-P
212TH
DR.
N.E.
N.E. 140TH WAY
20 21
AR-2.5-P
SC-P
107-81
N.E.
DR.
212TH
N.E.
AVE.
218TH
SC-P
N.E. 133RD ST.
AR-2.5-P
20 21
29 28
21
28
W21-26-6
NOTE:
See Situs file for P-Suffix conditions.

AR-2.5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


NOTE: See E16-26-6 for northerly zoning of this map (E21-26-6).
920E
AR-2.5-P
NE.
140TH
WAY
21 22
AR-2.5-P
N.E.
133RD
ST.
AR-2.5-P
21
28
21 22
28 27
NOTE:
See Situs file for P-Suffix conditions.
E21-26-6

AR-5-P

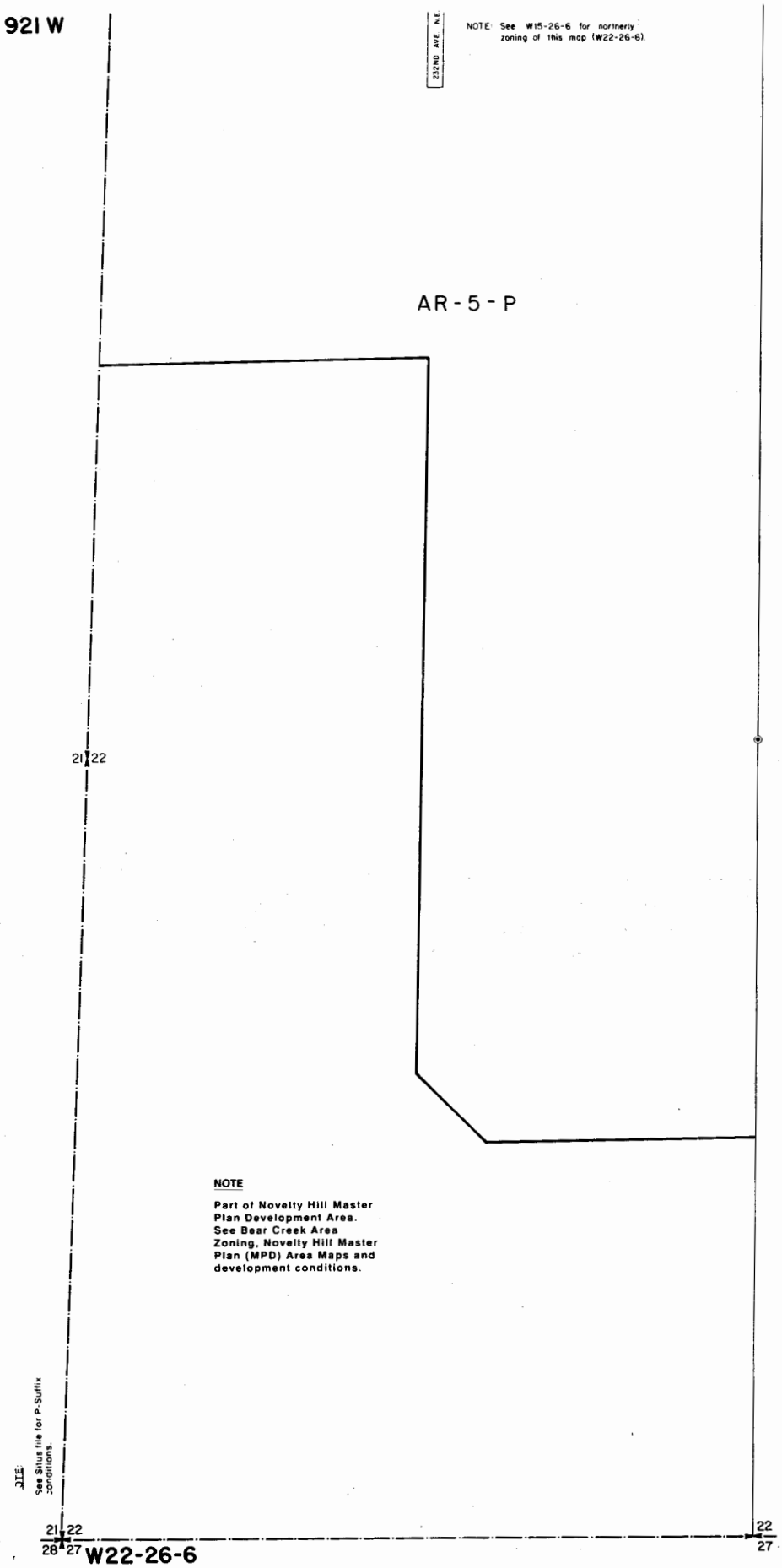
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


921 W
232ND AVE. N.E.
NOTE: See W15-26-6 for northerly zoning of this map (W22-26-6).
AR-5-P
21 22
NOTE
Part of Novelty Hill Master Plan Development Area. See Bear Creek Area Zoning, Novelty Hill Master Plan (MPD) Area Maps and development conditions.
NOTE
See Situs file for P-Suffix conditions.
21 22
28 27
W22-26-6
22
27

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

AR-10-P

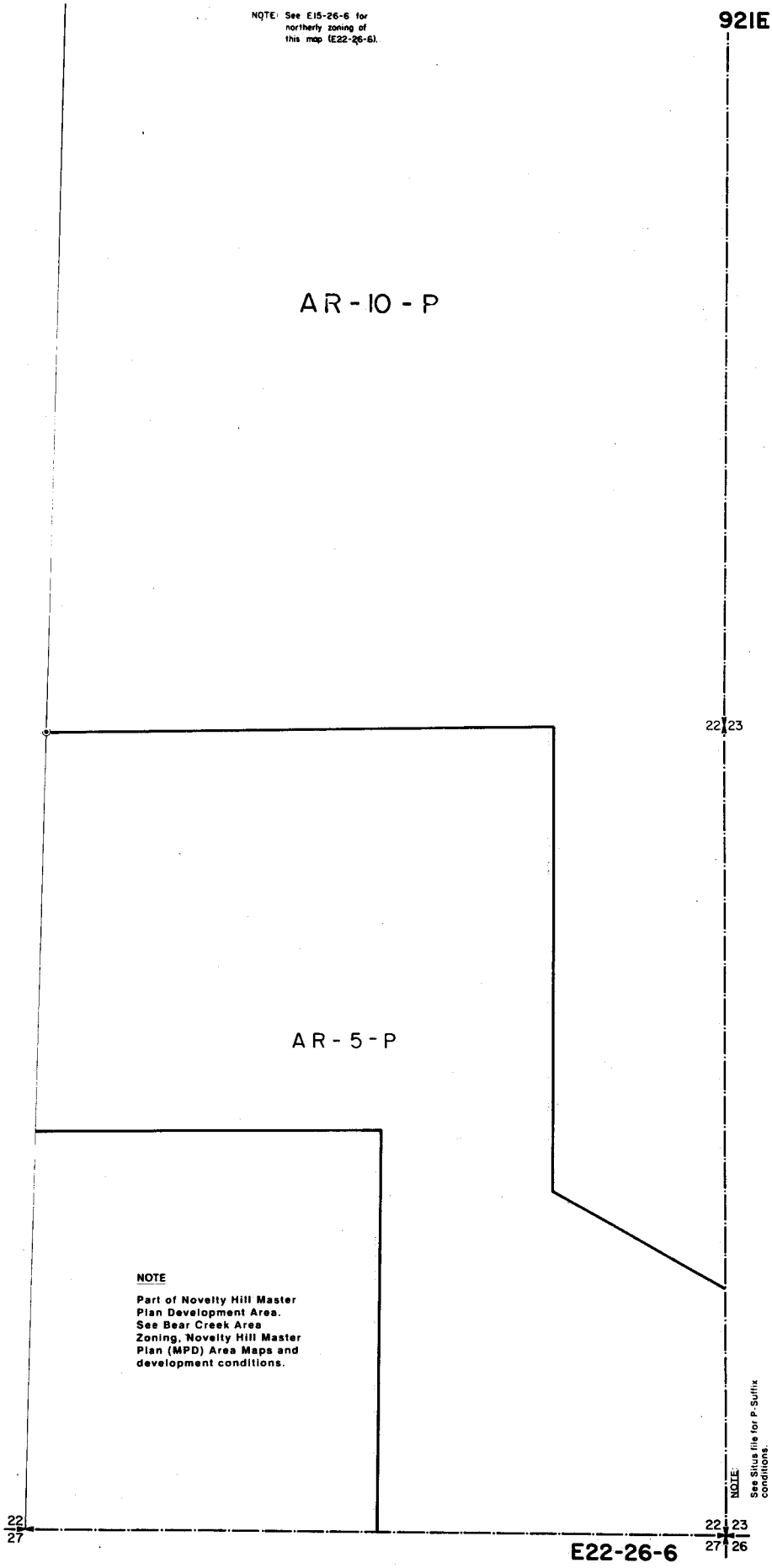
This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

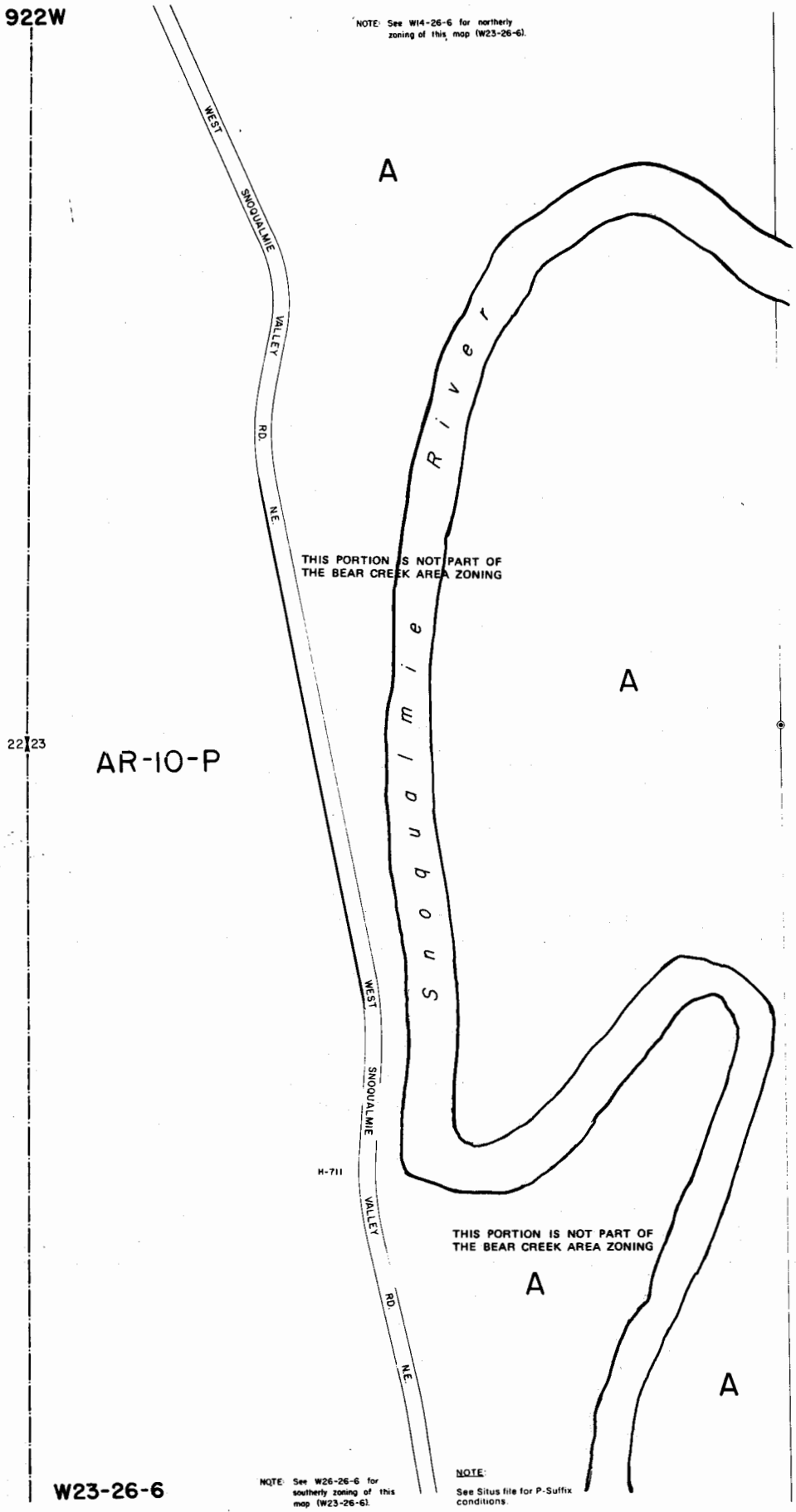

NOTE: See E15-26-6 for northerly zoning of this map (E22-26-6).
921E
AR-10-P
22 23
AR-5-P
NOTE
Part of Novelty Hill Master Plan Development Area. See Bear Creek Area Zoning, Novelty Hill Master Plan (MPD) Area Maps and development conditions.
NOTE
See Situs file for P-Suffix conditions.
22
27
22 23
27 26
E22-26-6

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


922W
NOTE: See W14-26-6 for northerly zoning of this map (W23-26-6).
WEST SNOQUALMIE VALLEY RD. N.E.
A
Snoqualmie River
THIS PORTION IS NOT PART OF THE BEAR CREEK AREA ZONING
A
22 23
AR-10-P
WEST SNOQUALMIE VALLEY RD. N.E.
H-711
THIS PORTION IS NOT PART OF THE BEAR CREEK AREA ZONING
A
A
W23-26-6
NOTE: See W26-26-6 for southerly zoning of this map (W23-26-6).
NOTE: See Situs file for P-Suffix conditions.

SE-P

This zoning is consistent with the existing character of development in the Cottage Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Cottage Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-2.5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11 and BC #12 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

RM-1800-P

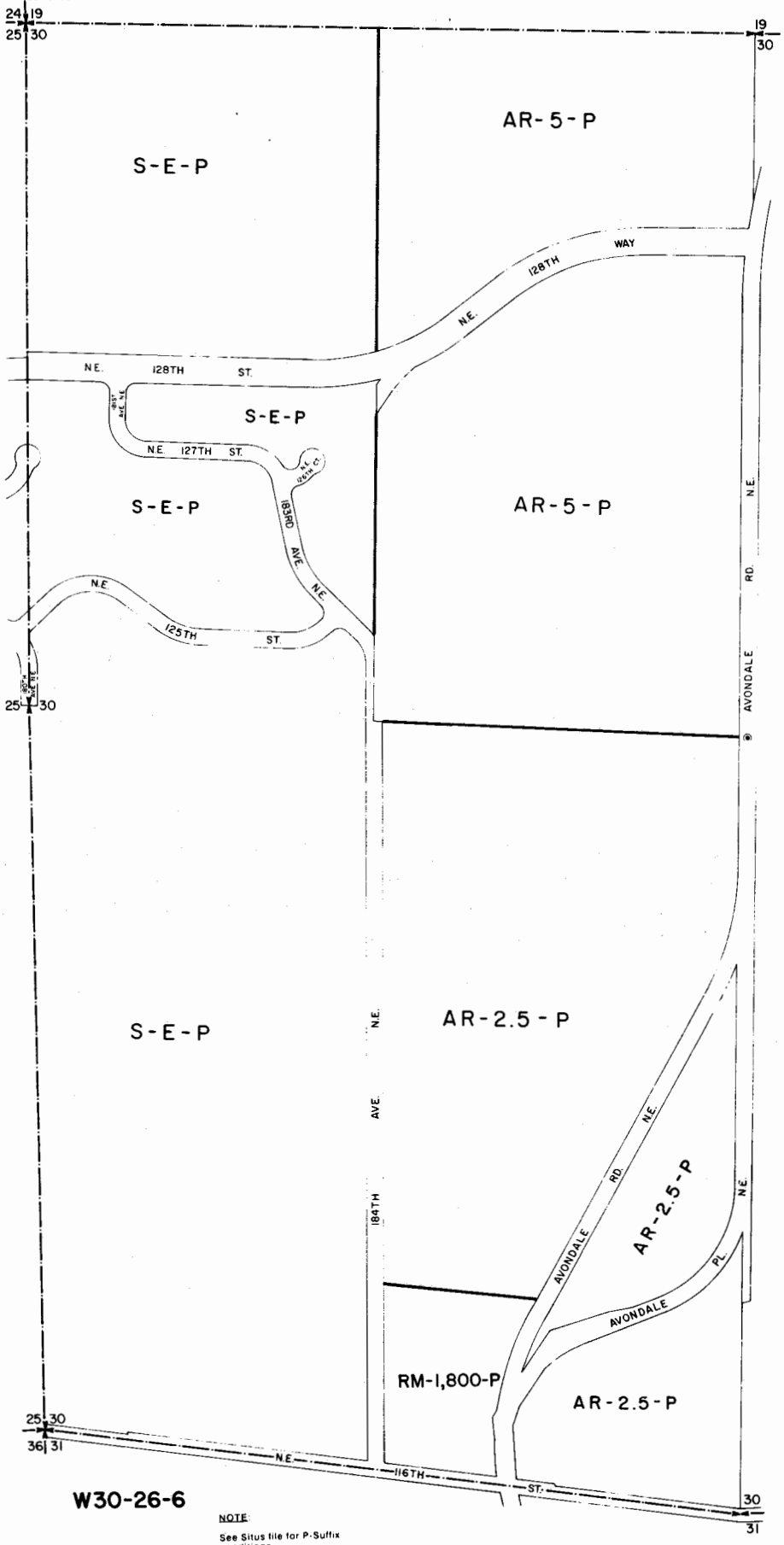
This zoning is consistent with the designation of Avondale Corner as a Neighborhood Business Center through Bear Creek Community Plan policy BC #18. In addition to the applicable areawide P-suffix conditions, the following P-suffix conditions apply to these properties:

- Residential density is limited to 18 homes per acre
- The development standards for Neighborhood Business Centers called for by the King County Comprehensive Plan, including sewer service, shall be met.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

924W



W30-26-6

NOTE:

See Situs file for P-Suffix conditions.

SC-P

This zoning recognizes specific Council action approving rezone 112-81-R for the Plat of Shadowbrook. The conditions of the rezone remain in effect.

AR-2.5-P

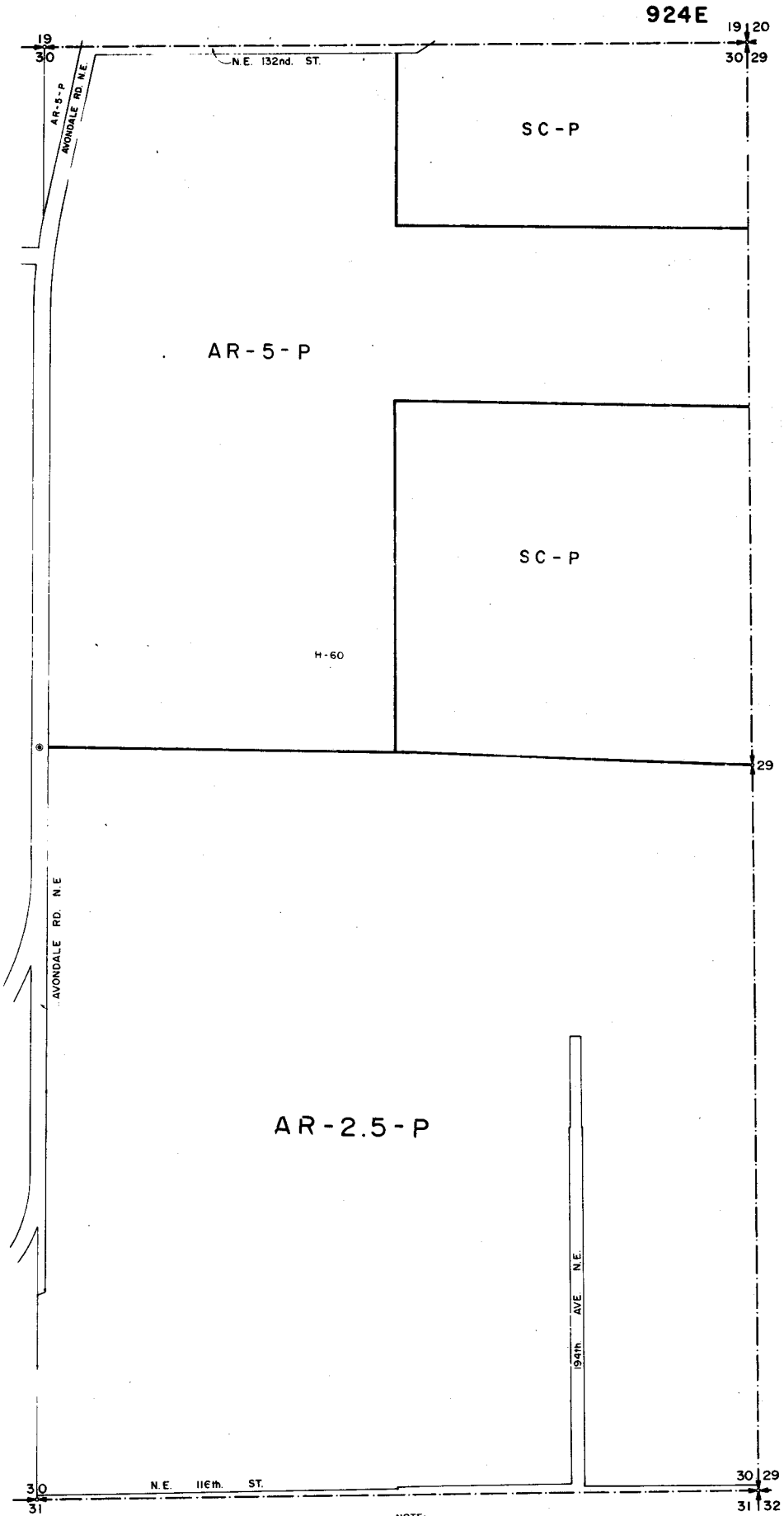
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11 and BC #12 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek ~~Rural Density~~ Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

E30-26-6

SC-P

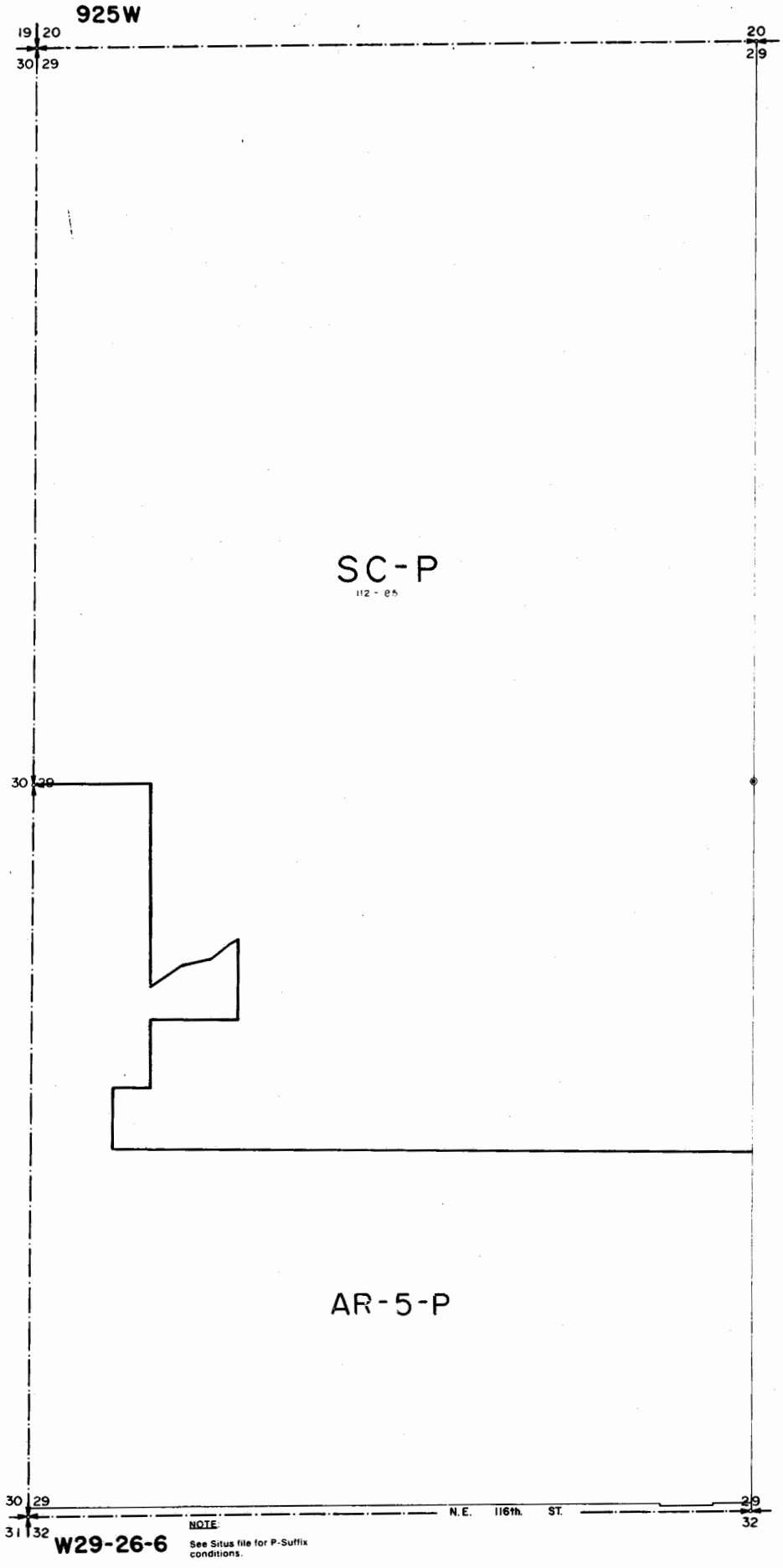
This zoning recognizes specific Council action approving rezone 112-81-R for the Plat of Shadowbrook. The conditions of the rezone remain in effect.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

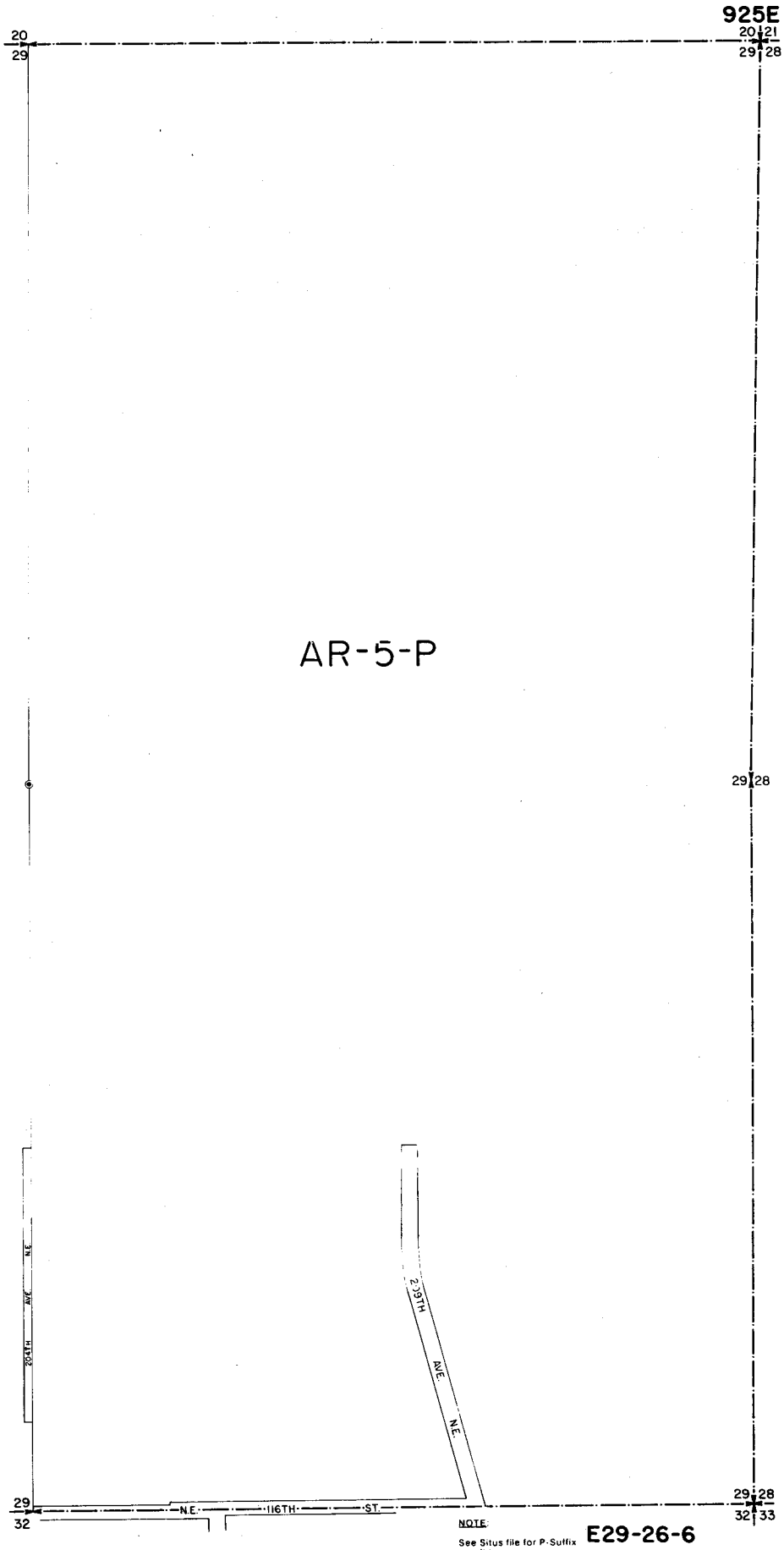

925W
19
20
30
29
20
29
SC-P
112 - 85
30
29
AR-5-P
30
29
31
32
N.E. 116th. ST.
29
32
W29-26-6
NOTE:
See Situs file for P-Suffix conditions.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

E29-26-6

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

927W

21 22
26 27

22
27

28 27

NOTE

Part of Novelty Hill Master Plan Development Area. See Bear Creek Area Zoning, Novelty Hill Master Plan (MPD) Area Maps and development conditions.

28 27
33 34

27
34

W27-26-6

NOTE

See Situs file for P-Suffix conditions.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

22
27

22 23
27 26

NOTE

Part of Novelty Hill Master Plan Development Area. See Bear Creek Area Zoning, Novelty Hill Master Plan (MPD) Area Maps and development conditions.

27 26

NOVELTY HILL RD

27
34

27 26
34 35

NOTE:

See Situs file for P-Suffix conditions.

E 27-26-6

AR-10-P

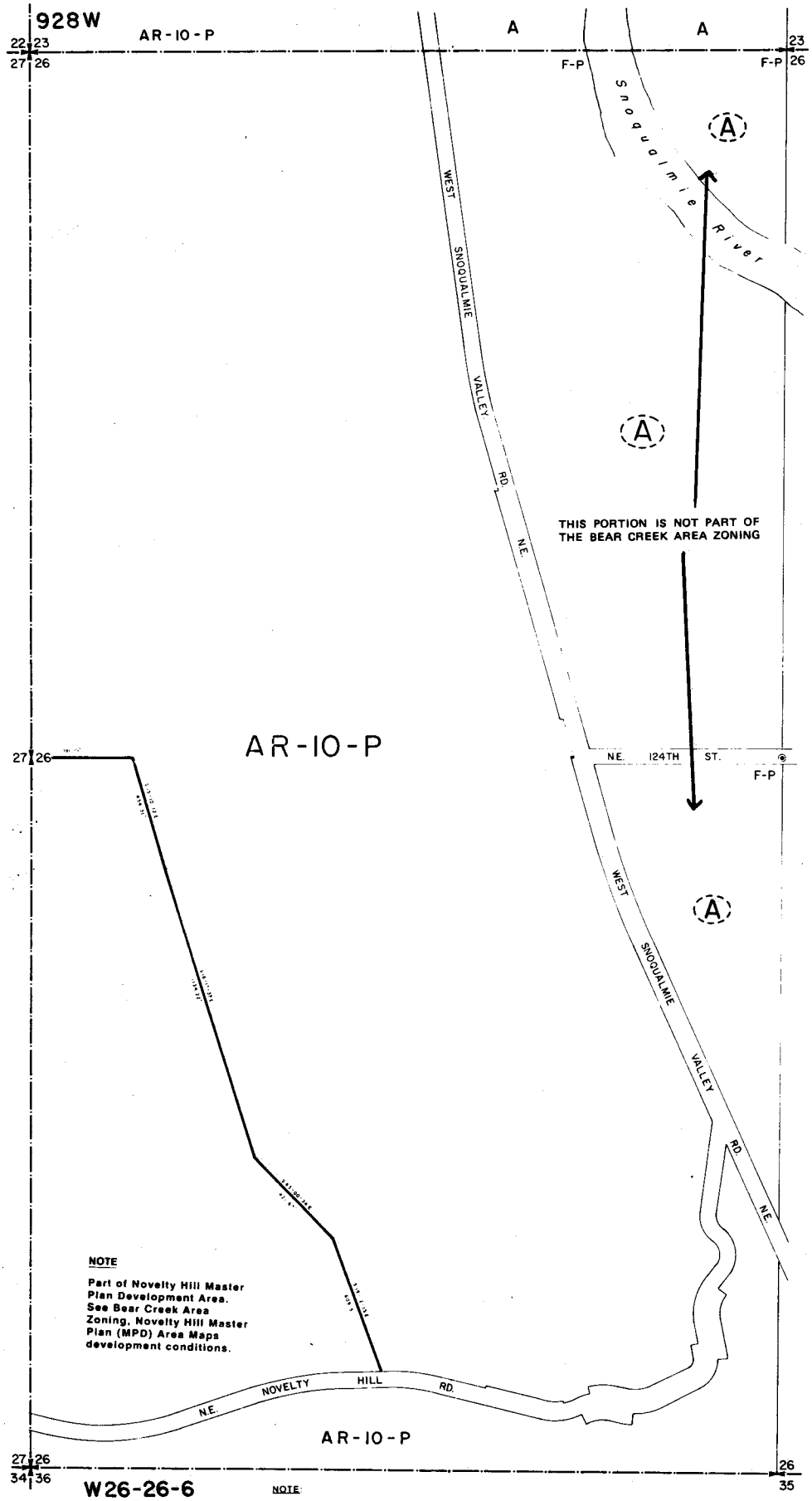
This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



W26-26-6

NOTE: And southerly part of W23-26-6.

NOTE:

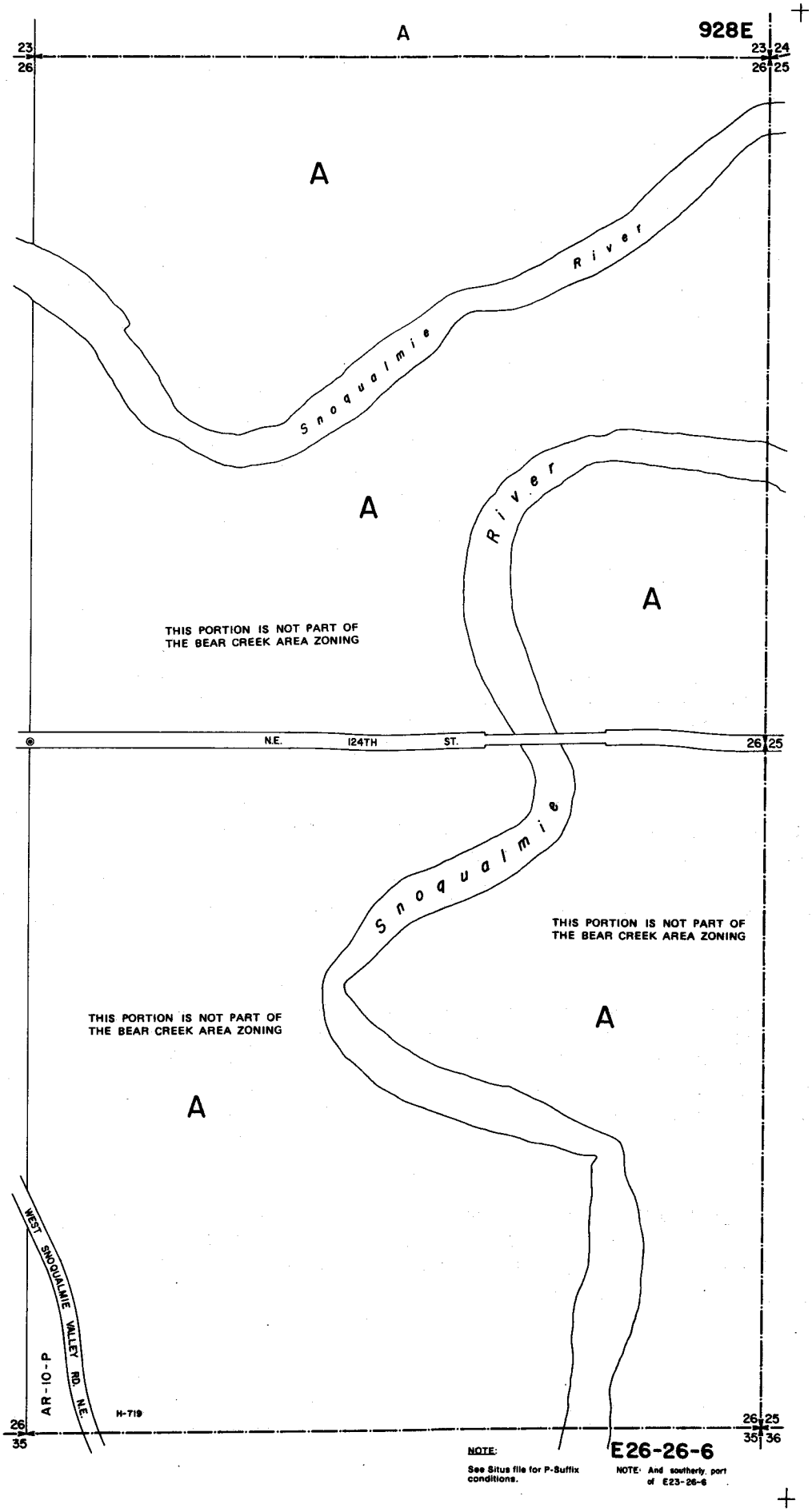
See Situs file for P-Suffix conditions.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

E26-26-6

NOTE: And southerly, part of E23-26-6

SR-P

This zoning is consistent with the inclusion of the Redmond subarea in the sewer Local Service Area and the Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policies BC #2 and BC #7 encourage higher density single family development as services become available. BC #2A encourages mobile home park development in this subarea to provide housing opportunities.

SR, Potential BN and SR, Potential RM-2400

This zoning is consistent with the designation of Avondale Corner as a Neighborhood Business Center through Bear Creek community Plan policy BC #18. Individual rezones to activate these potential zones are subject to Bear Creek Community Plan policy BC #19, which ties expansion of Neighborhood Business Centers to forecast growth and availability of public services. Rezones are consistent with the intent of the plan when the development standards of King County Comprehensive Plan policies CI-411 and CI-412, including the availability of sewers, can be met.

CG-P

This zoning recognizes existing uses at the site, and is consistent with the designation of Avondale Corner as a Neighborhood Business Center through Bear Creek Community Plan Policy BC #18.

RM-900-P

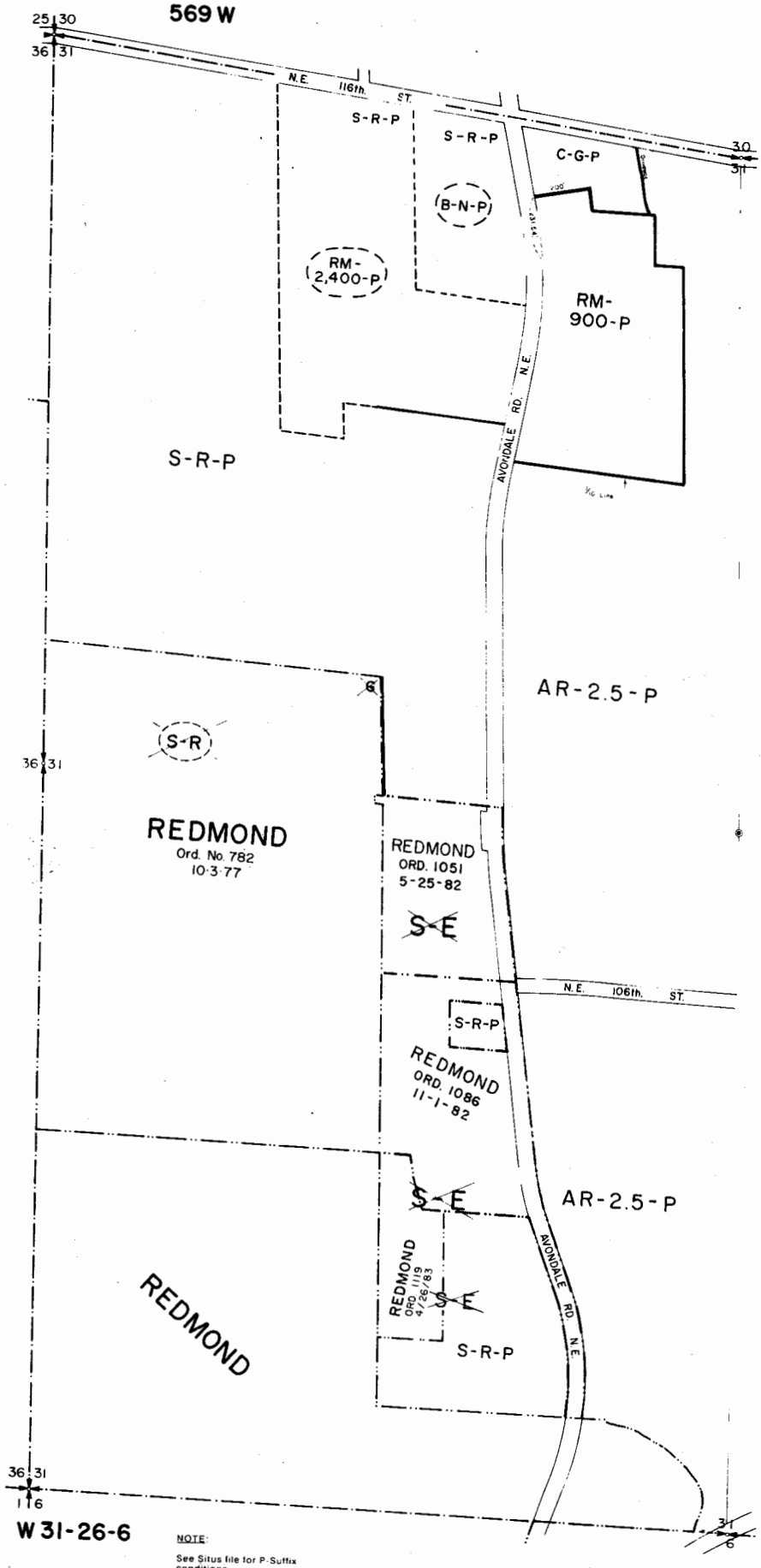
This zoning recognizes existing uses at the site, and is consistent with the designation of Avondale Corner as a Neighborhood Business Center through Bear Creek Community Plan Policy BC #18. In addition to the applicable areawide P-suffix conditions, all conditions established through the approval of BALD file number 122-74-R continue in effect.

AR-2.5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11 and BC #12 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

AR-2.5-P

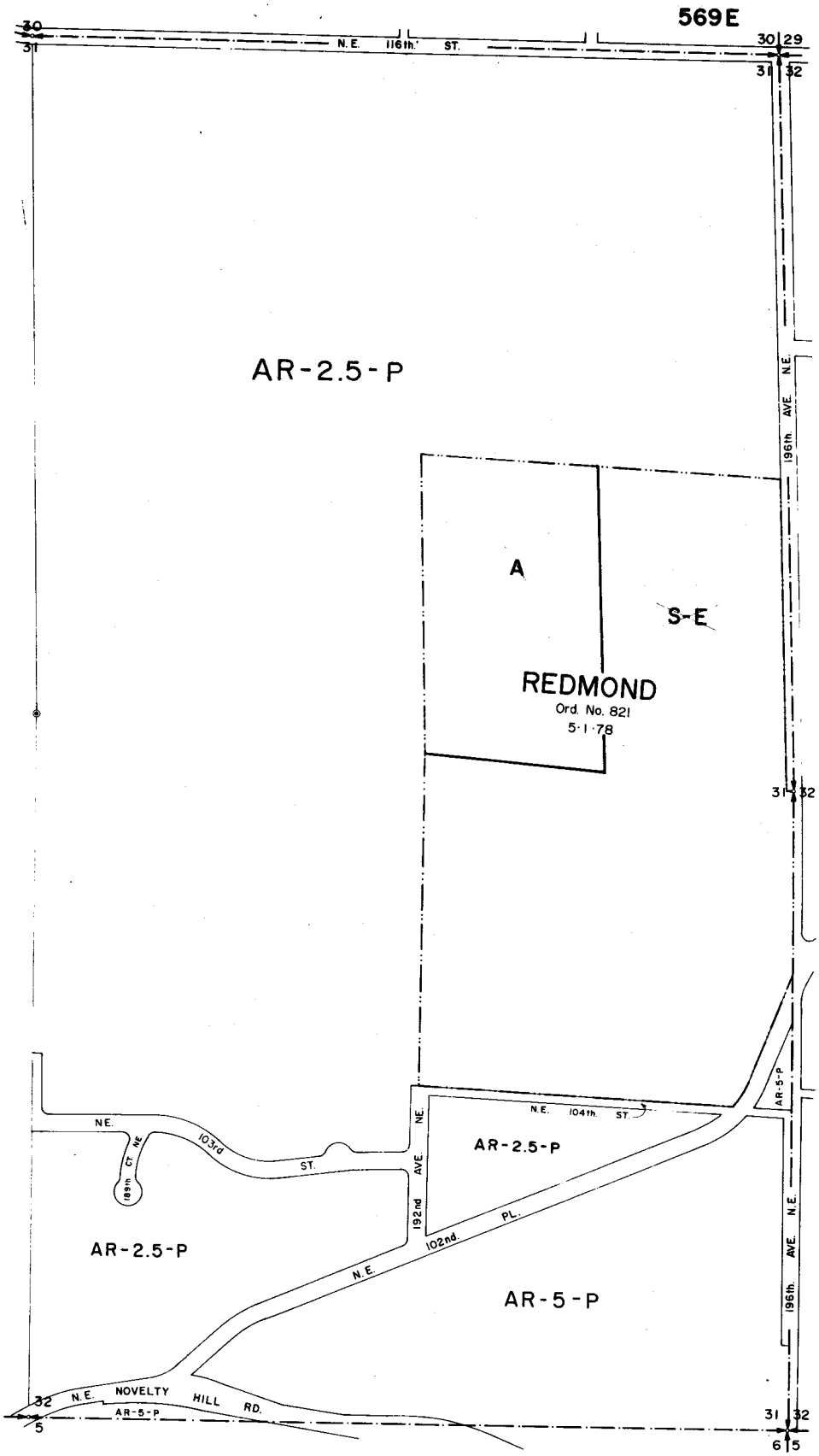
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11 and BC #12 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

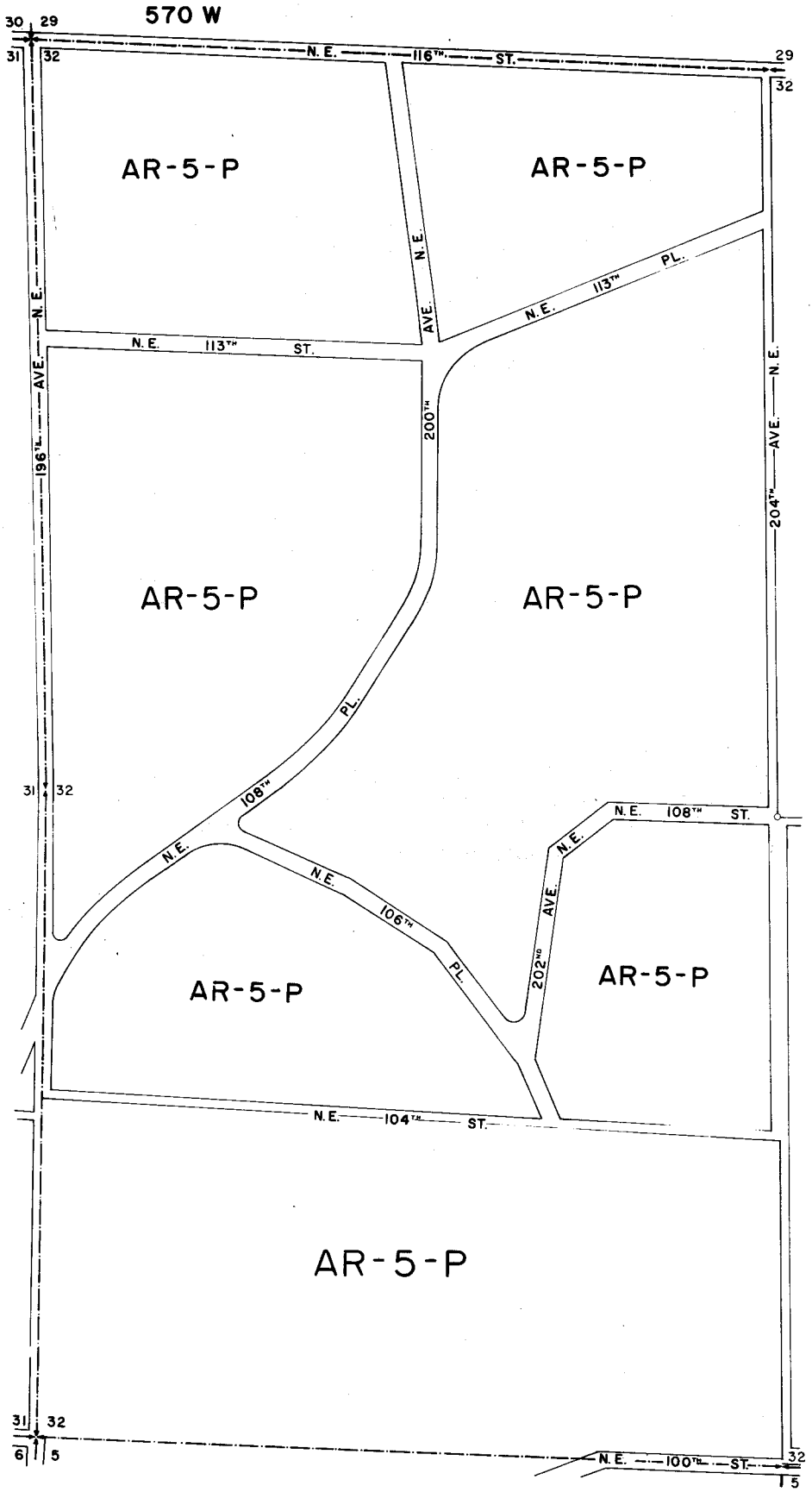
E31-26-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



W 32-26-6

NOTE:
See Situs file for P-Suffix conditions.

AR-5-P

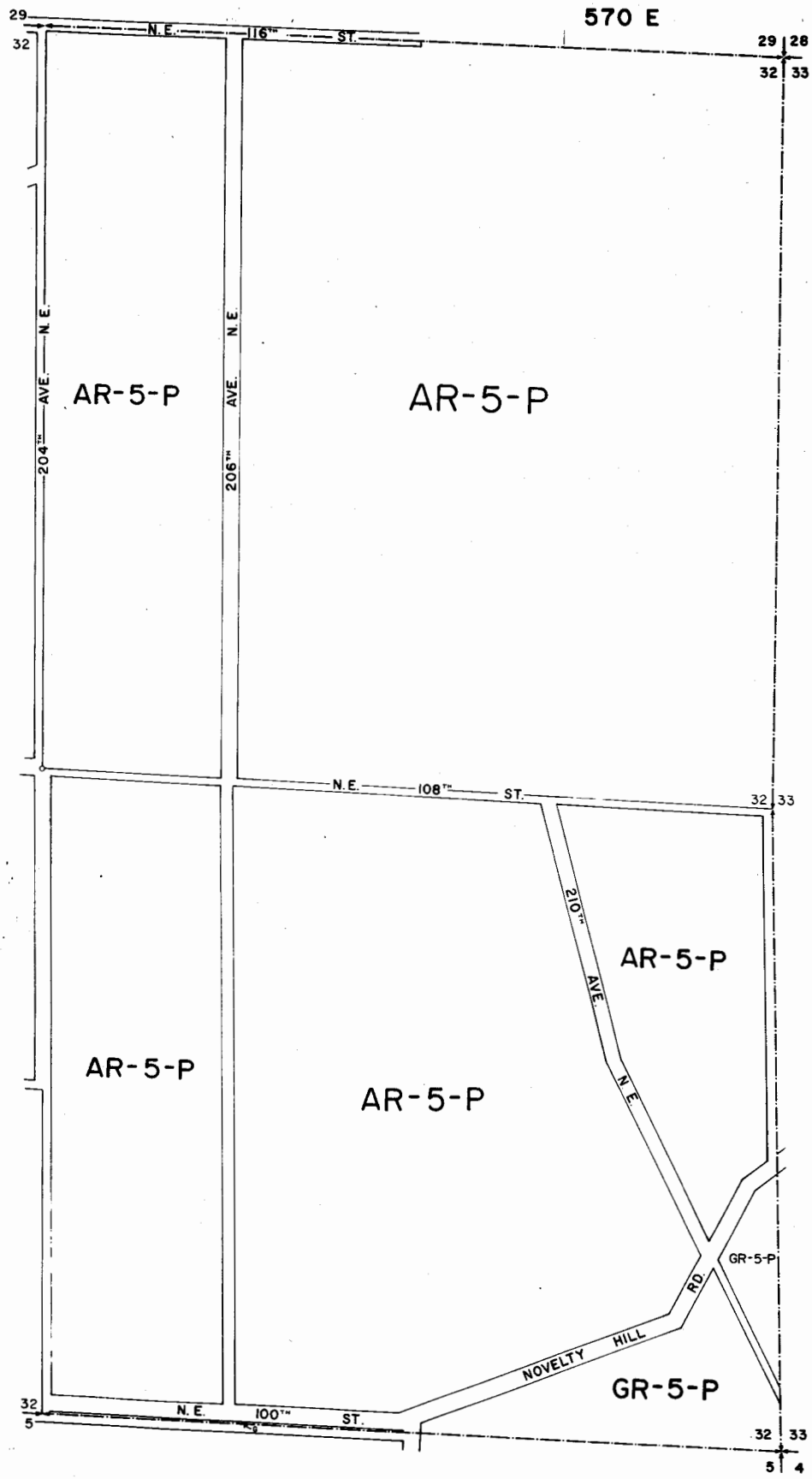
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

GR-5-P

This zoning applies the growth reserve concept to the West Union Hill subarea. Bear Creek Community Pan policy BC #5A designates West Union Hill as appropriate for sewered Urban development once a community plan amendment or an interlocal agreement with the City of Redmond demonstrates a need for conversion to higher densities. The GR-5 zone maintains low densities of one home per 5 acres, reserving the land for future development.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

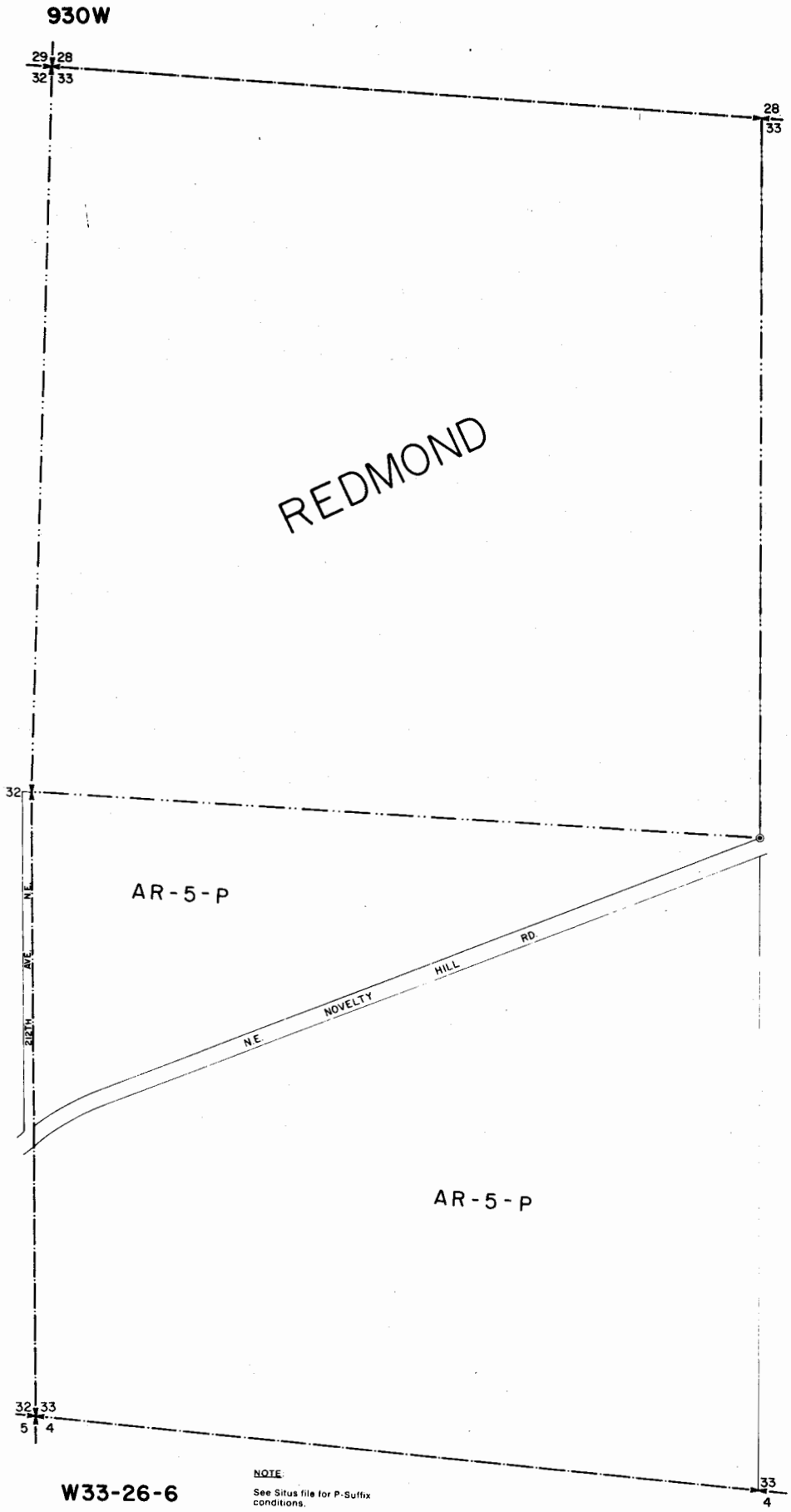
E 32-26-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of the Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


930W
29
28
32
33
28
33
REDMOND
32
AR-5-P
N.E.
212TH AVE.
NOVELTY HILL RD.
N.E.
AR-5-P
32
33
5
4
33
4
W33-26-6
NOTE:
See Situs file for P-Suffix conditions.

AR-5-P

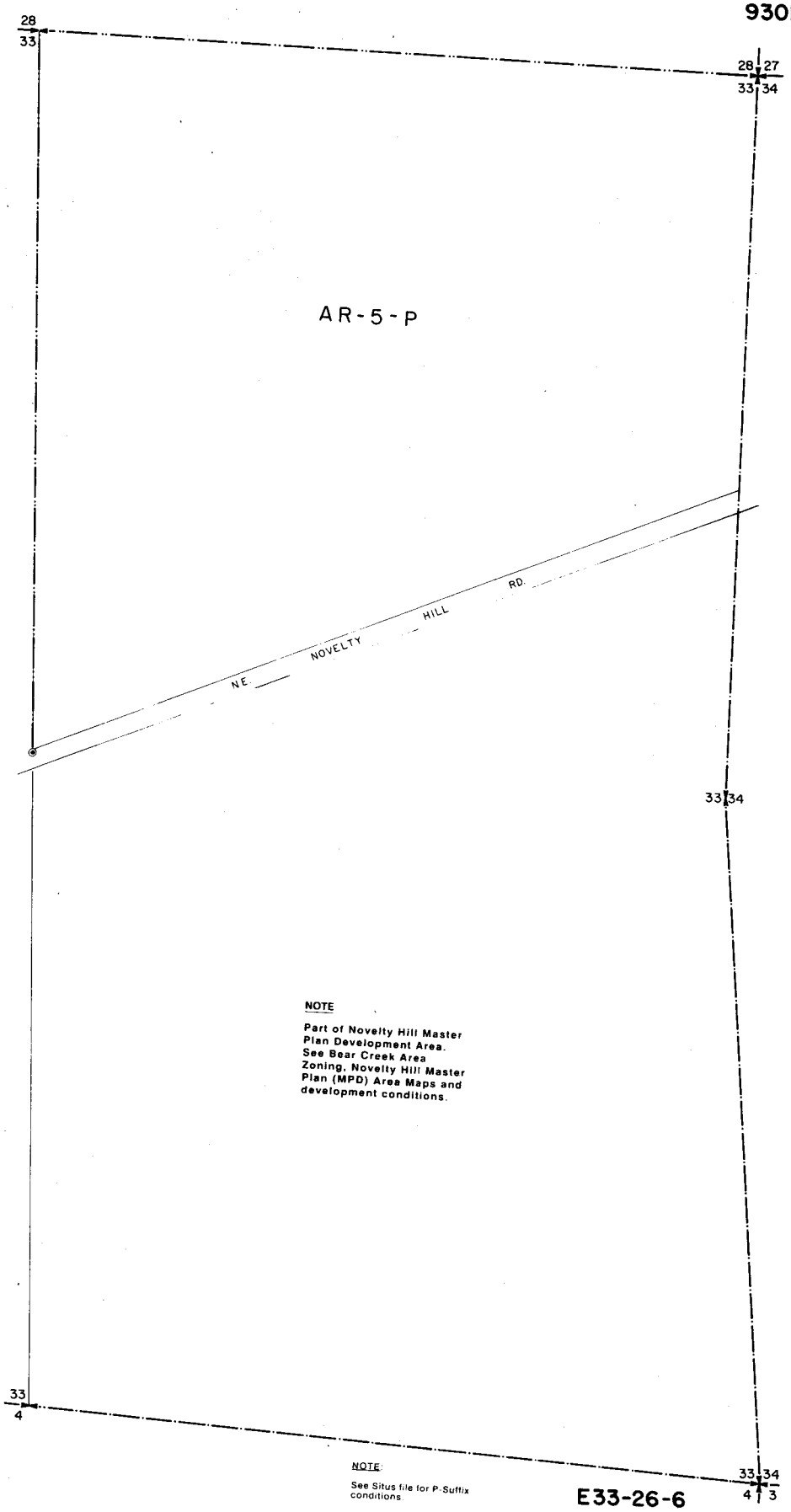
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE

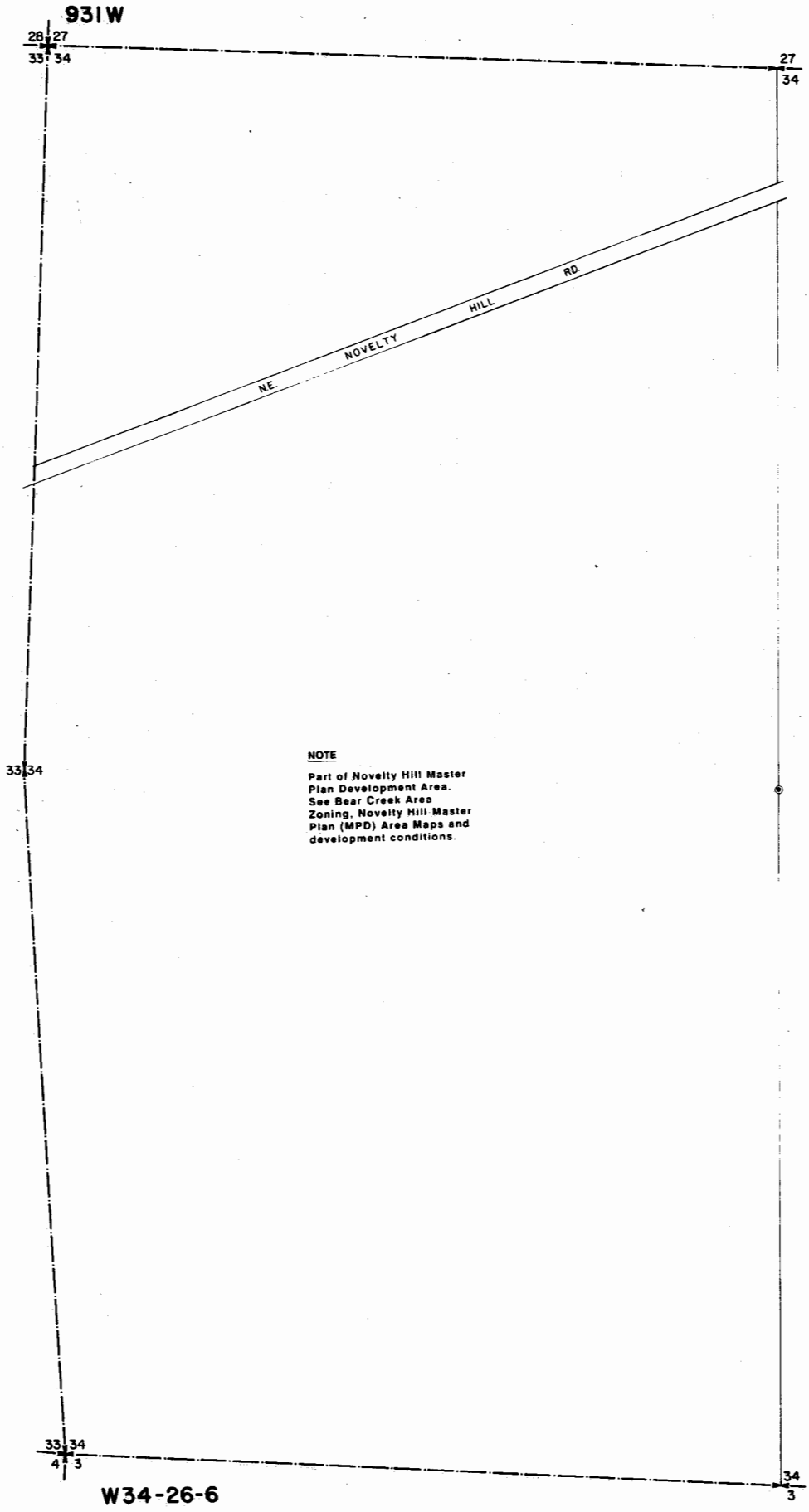
Part of Novelty Hill Master Plan Development Area. See Bear Creek Area Zoning, Novelty Hill Master Plan (MPD) Area Maps and development conditions.

NOTE:

See Situs file for P-Suffix conditions.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.


931W
28 27
33 34
27
34
NE. NOVELTY HILL RD.
33 34
NOTE
Part of Novelty Hill Master Plan Development Area. See Bear Creek Area Zoning, Novelty Hill Master Plan (MPD) Area Maps and development conditions.
33 34
4 3
34
3
W34-26-6

AR-5-P

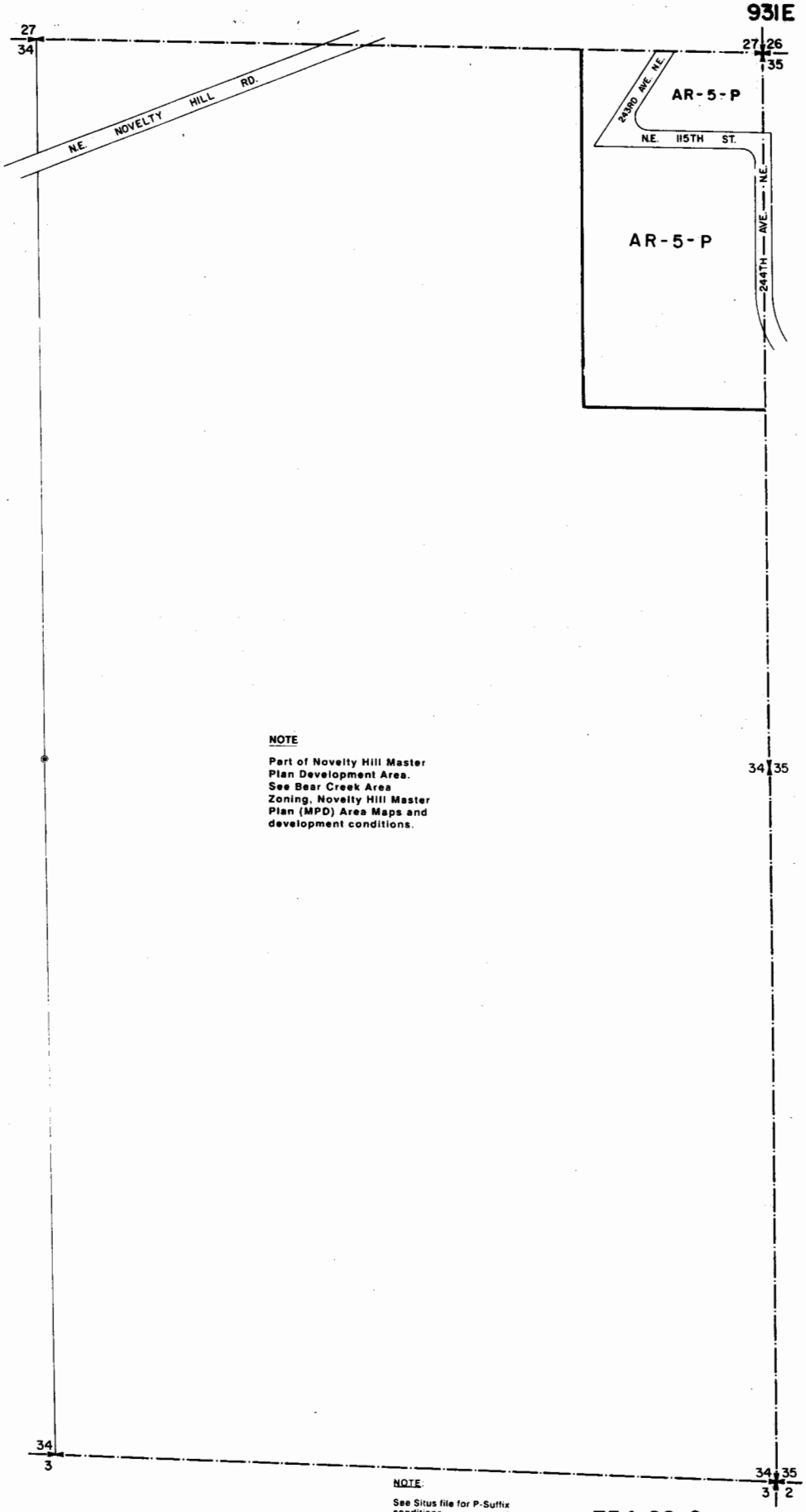
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

AR-5-P

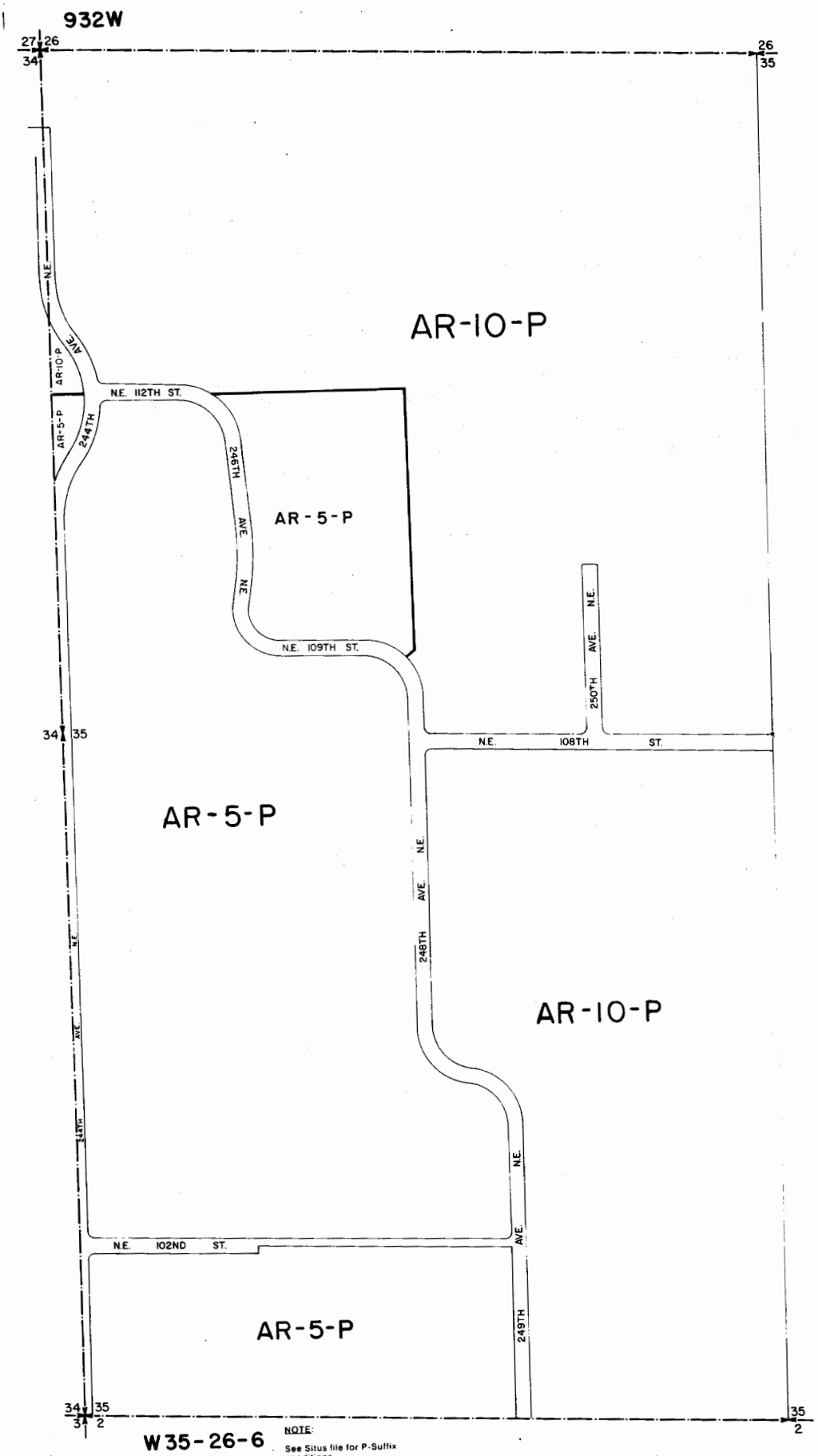
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the West Snoqualmie subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

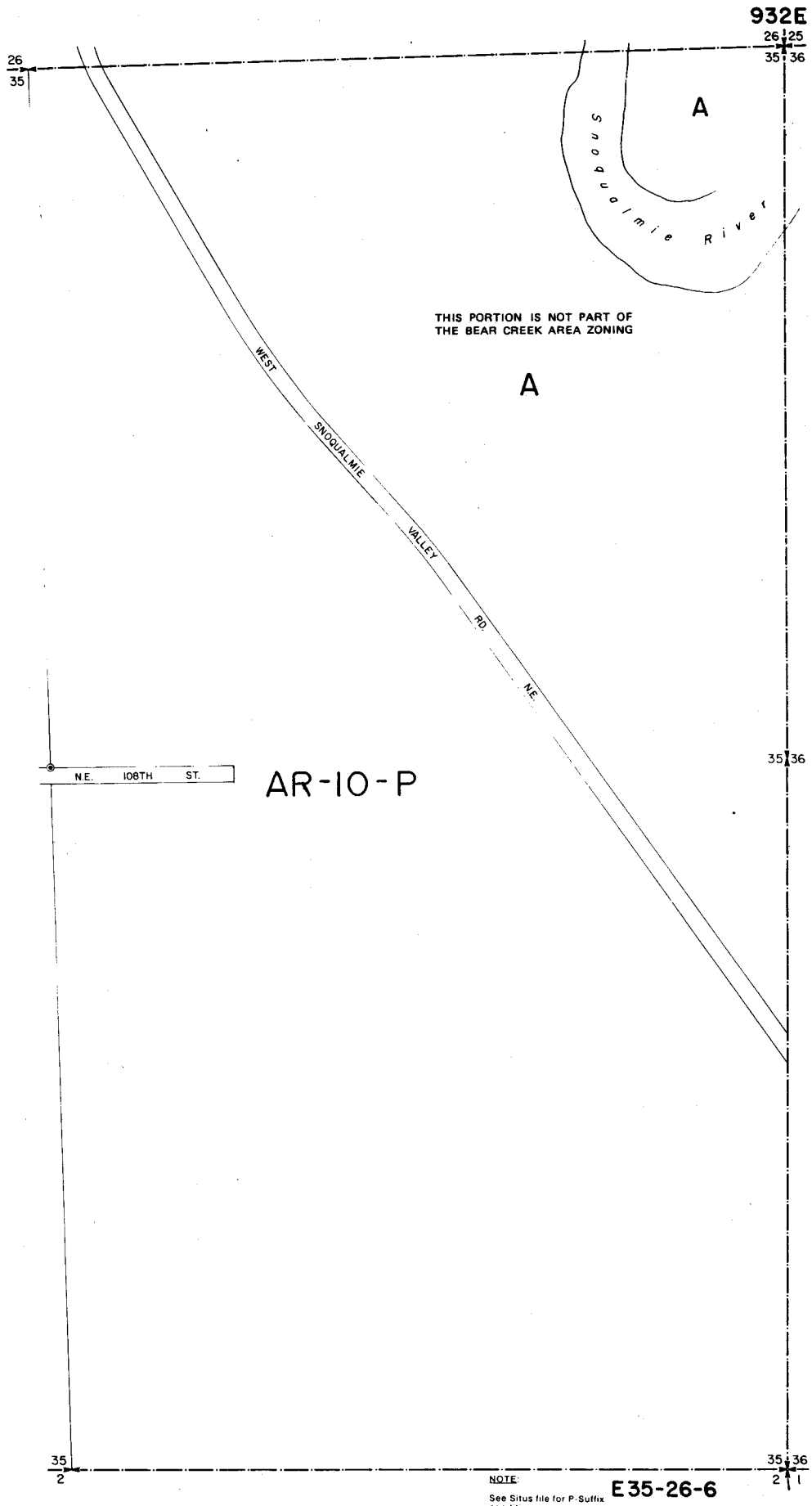
E 35-26-6
932 E

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

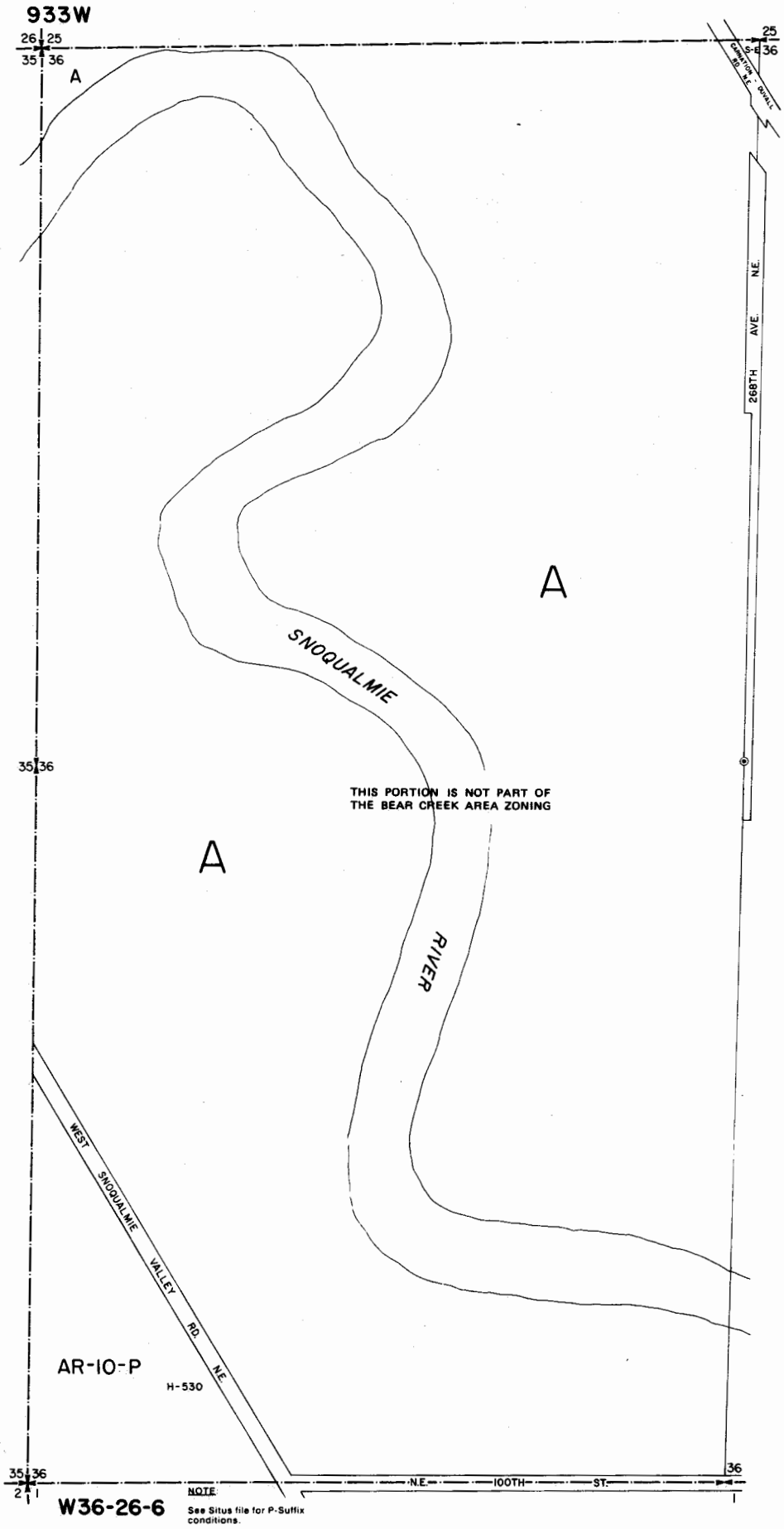
E35-26-6

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.


933W
26 25
35 36
A
25
S-E 36
CARNATION - DUVALL RD. N.E.
268TH AVE. N.E.
A
SNOQUALMIE
35 36
THIS PORTION IS NOT PART OF
THE BEAR CREEK AREA ZONING
A
RIVER
WEST SNOQUALMIE VALLEY RD. N.E.
AR-10-P
H-530
35 36
2 1
N.E. 100TH ST.
36
1
W36-26-6
NOTE
See Situs file for P-Suffix conditions.

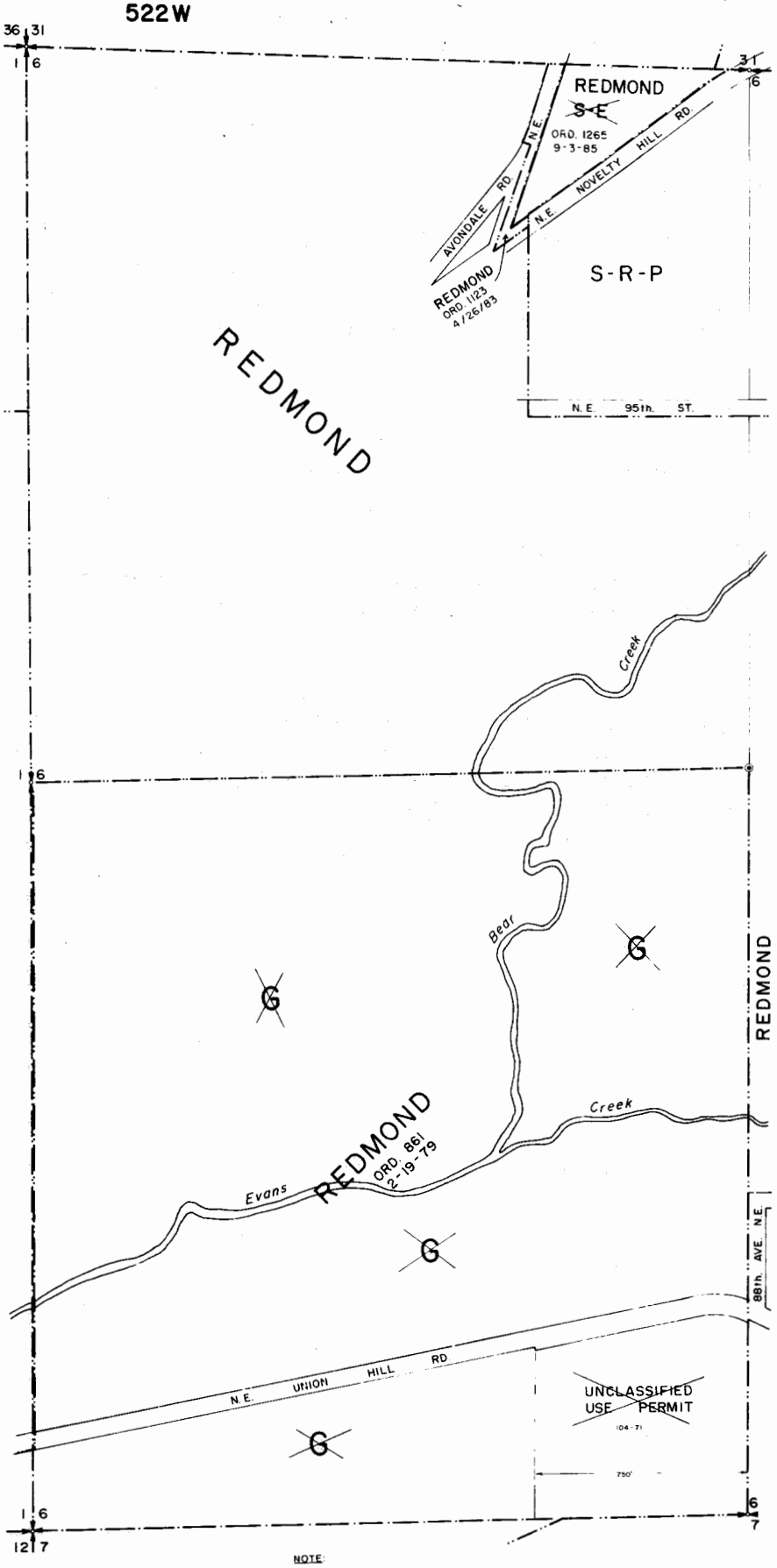
SR-P

This zoning is consistent with the inclusion of the Redmond subarea in the sewer Local Service Area and the Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policies BC #2 and BC #7 encourage higher density single family development as services become available. BC #2A encourages mobile home park development in this subarea to provide housing opportunities.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

522W



NOTE:

See Situs file for P-Suffix conditions.

W6-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

MH-P

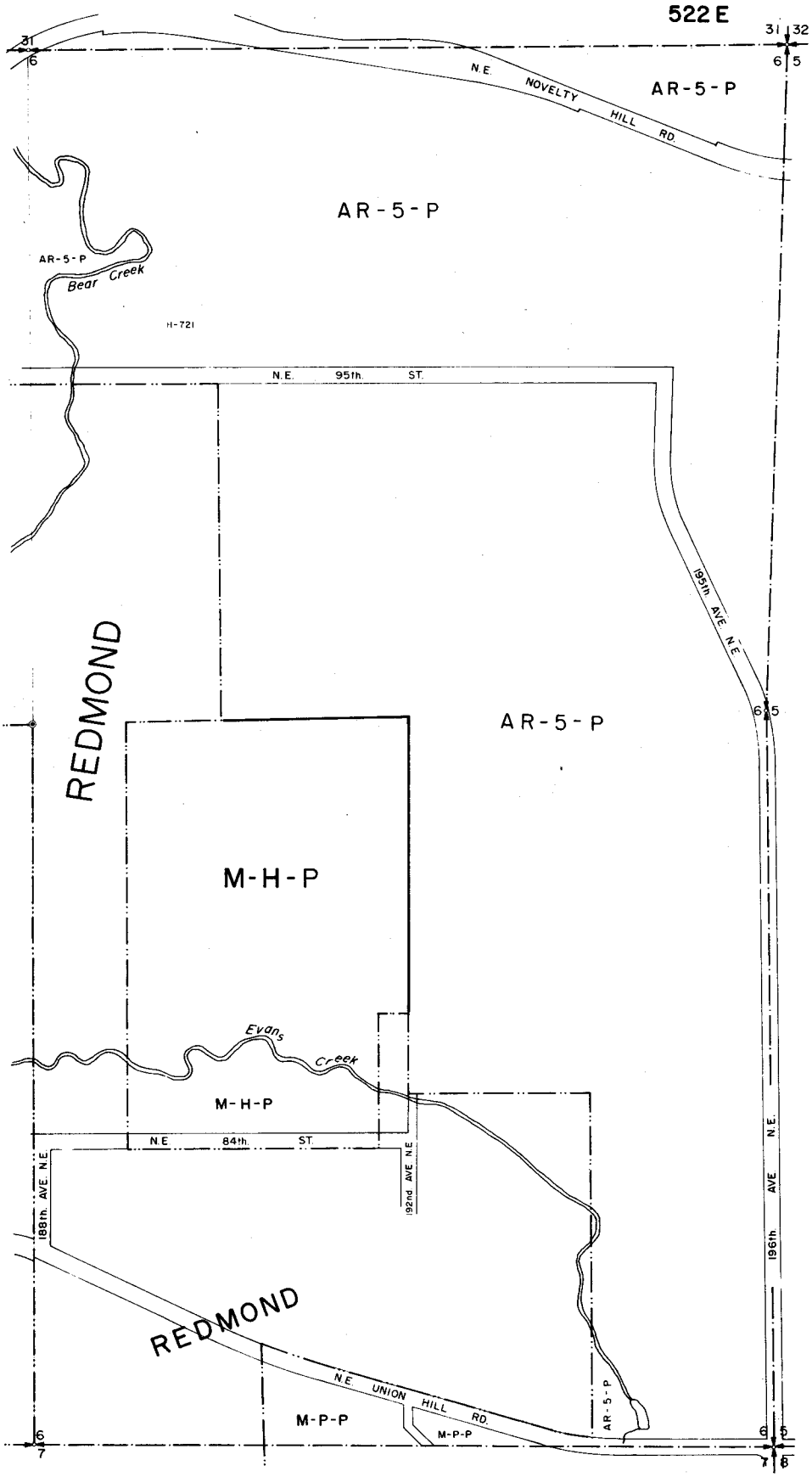
This zoning is consistent with the existing uses of the site.

MP-P

This zoning is consistent with Bear Creek Community Plan policy BC #16 which directs industrial and major commercial activities to locate in existing Urban Activities Centers.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

AR-5-P

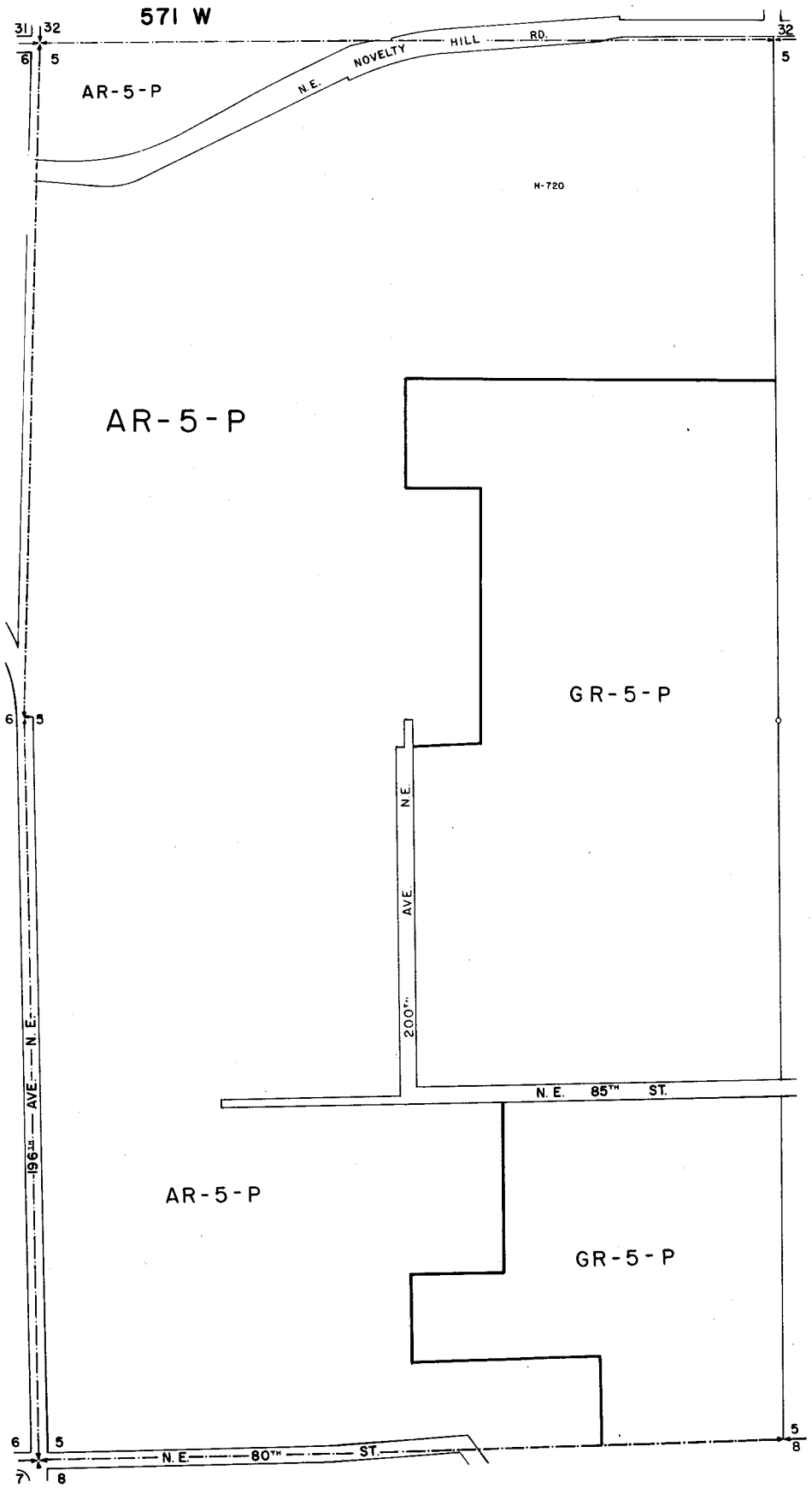
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

GR-5-P

This zoning applies the growth reserve concept to the West Union Hill subarea. Bear Creek Community Pan policy BC #5A designates West Union Hill as appropriate for sewered Urban development once a community plan amendment or an interlocal agreement with the City of Redmond demonstrates a need for conversion to higher densities. The GR-5 zone maintains low densities of one home per 5 acres, reserving the land for future development.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Sifus file for P-Suffix conditions.

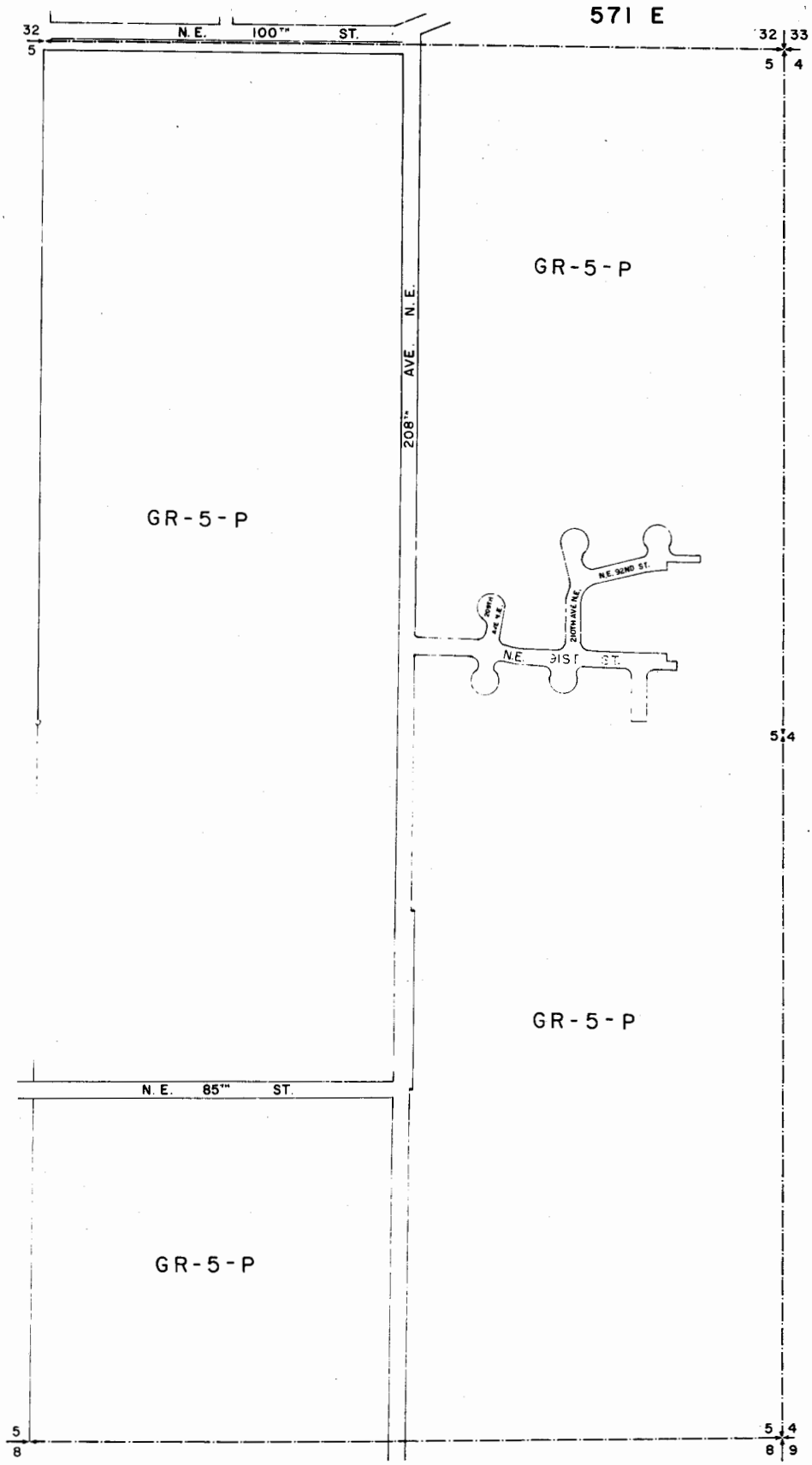
W 5-25-6

GR-5-P

This zoning applies the growth reserve concept to the West Union Hill subarea. Bear Creek Community Pan policy BC #5A designates West Union Hill as appropriate for sewered Urban development once a community plan amendment or an interlocal agreement with the City of Redmond demonstrates a need for conversion to higher densities. The GR-5 zone maintains low densities of one home per 5 acres, reserving the land for future development.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

E 5-25-6

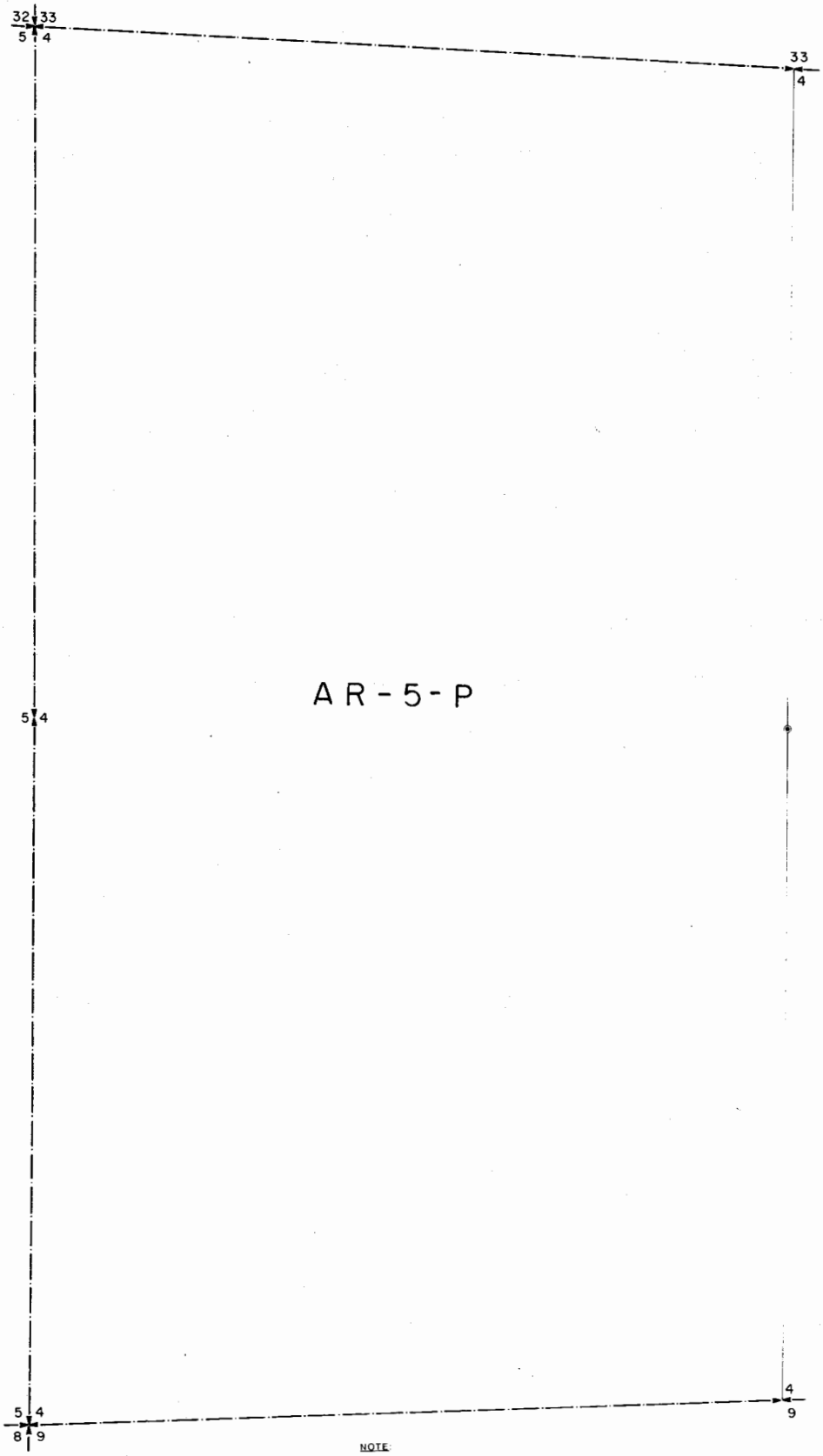
AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of the Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

934W



NOTE:

See Situs file for P-Suffix conditions.

W4-25-6

AR-5-P

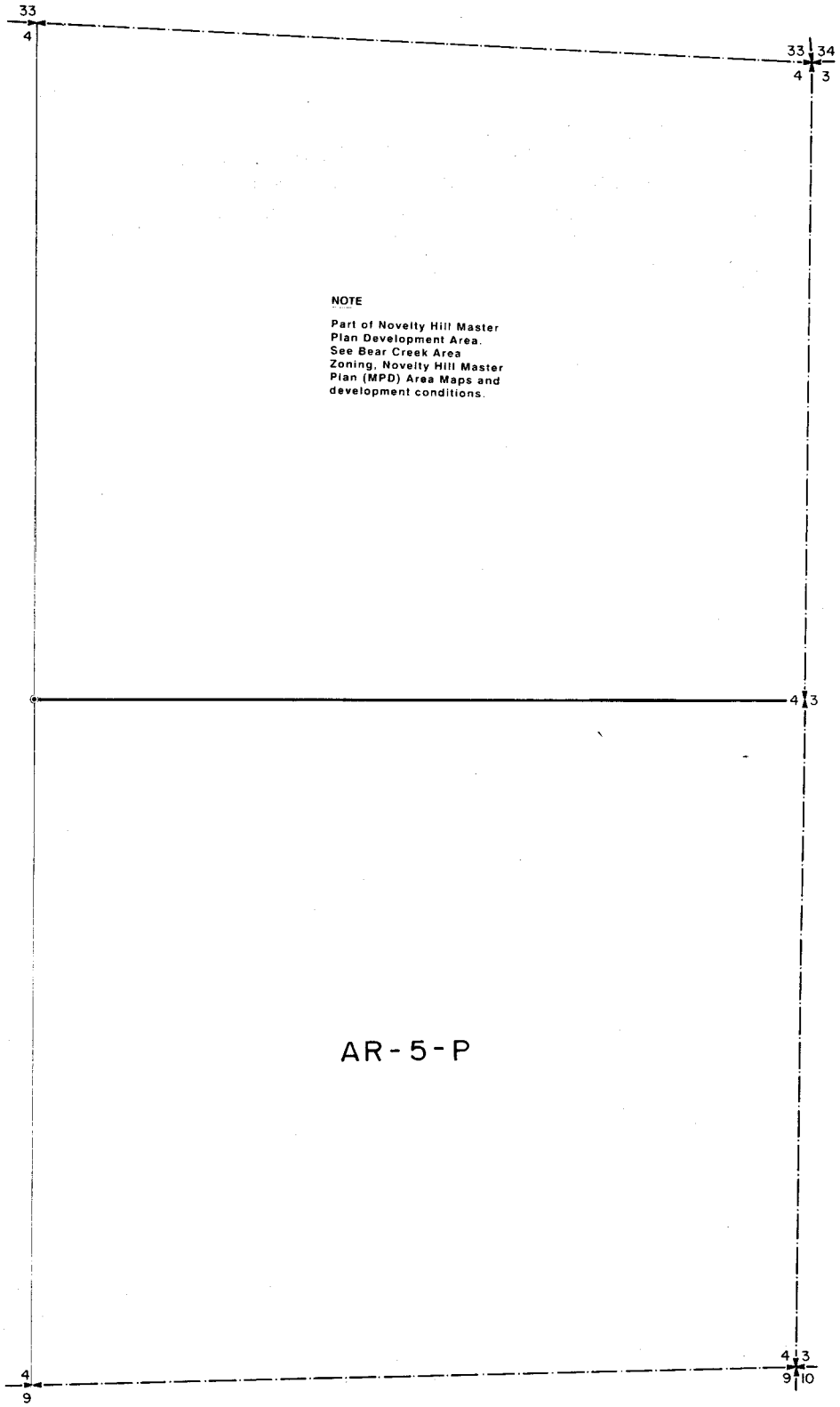
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of the Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

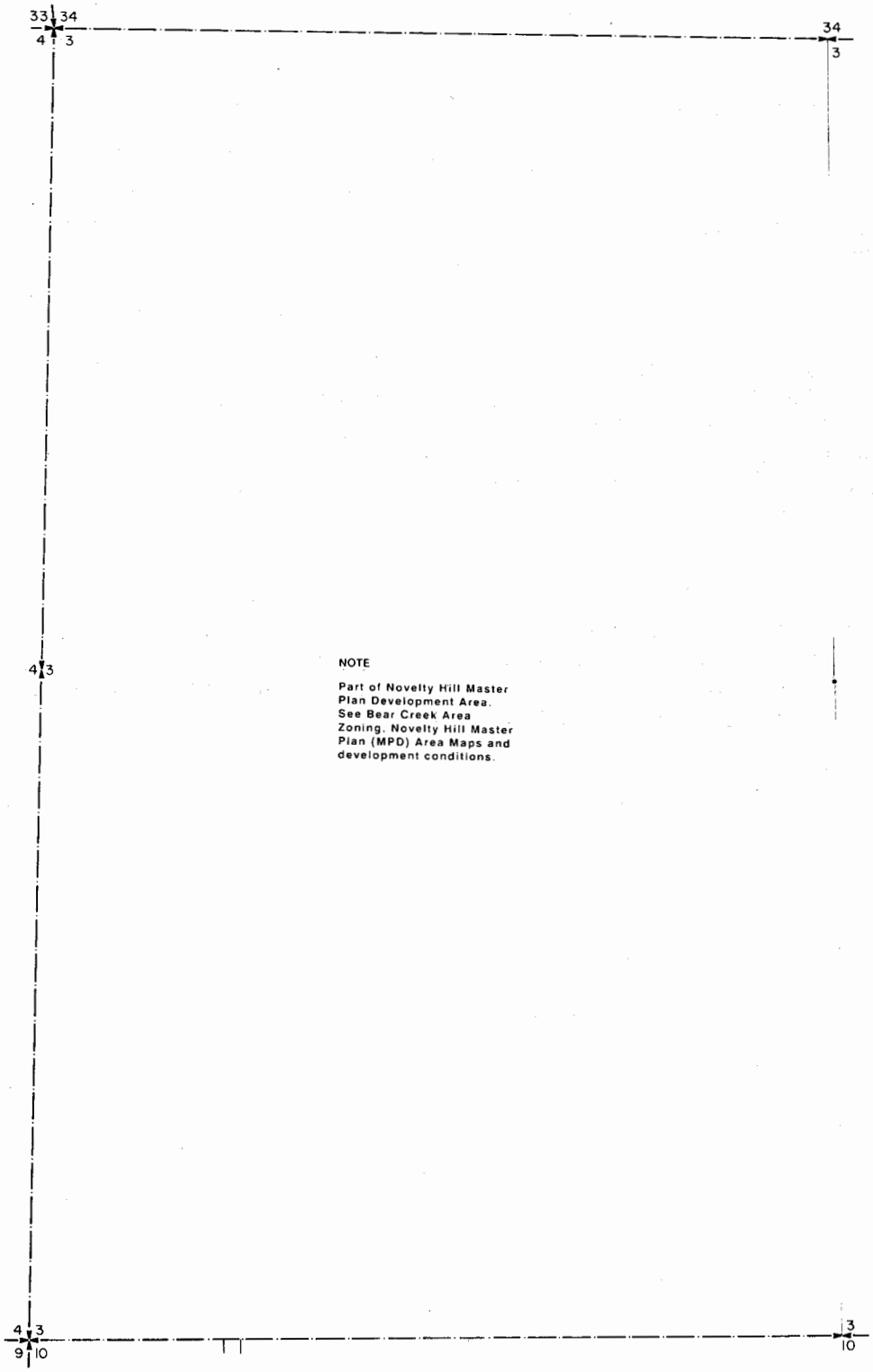
See Situs file for P-Suffix conditions.

E4-25-6

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

935W



NOTE

Part of Novelty Hill Master Plan Development Area. See Bear Creek Area Zoning. Novelty Hill Master Plan (MPD) Area Maps and development conditions.

W3-25-6

NOTE

See Situs file for P-Suffix conditions.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

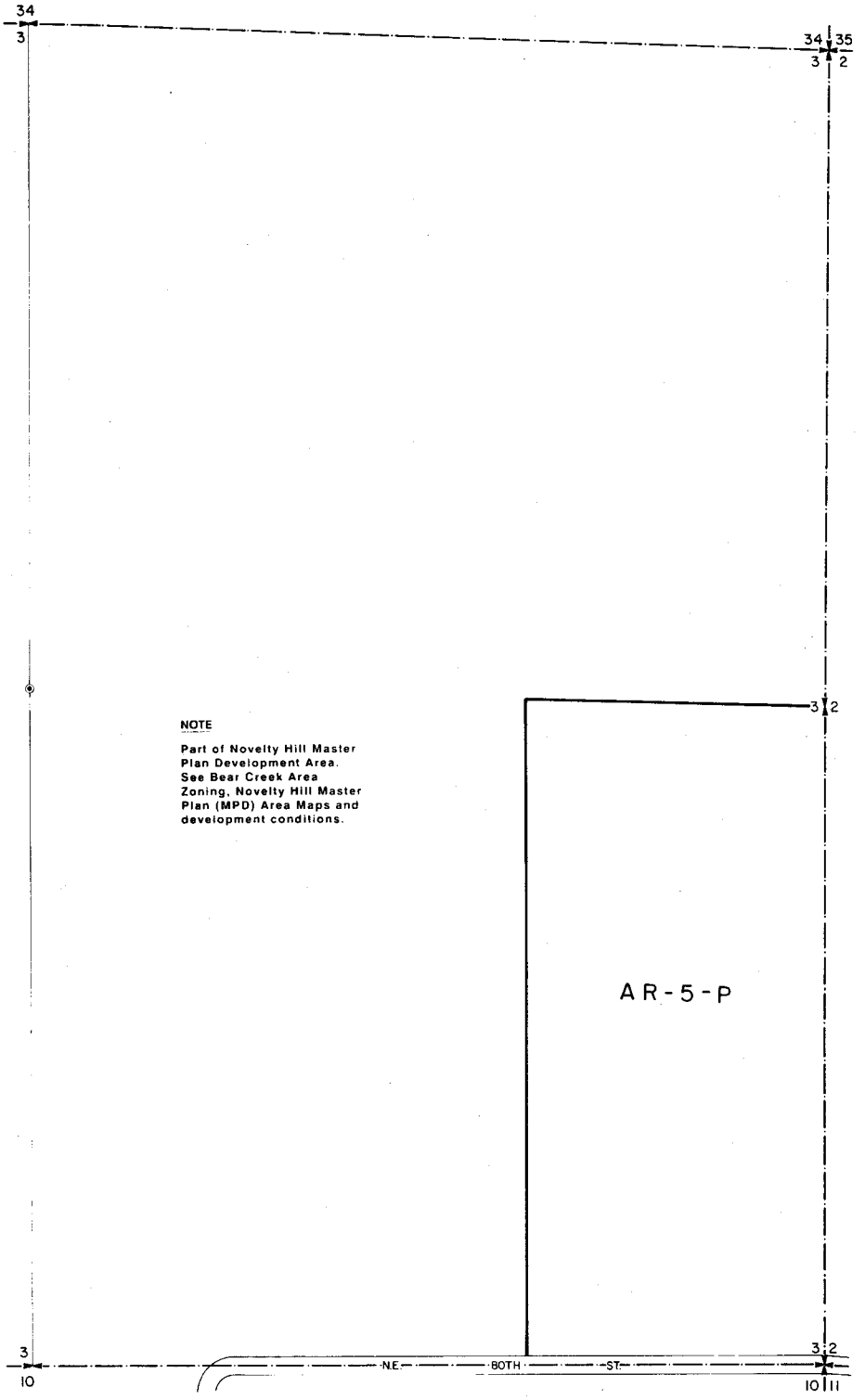
MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

935E



NOTE

See Situs file for P-Suffix conditions.

E3-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

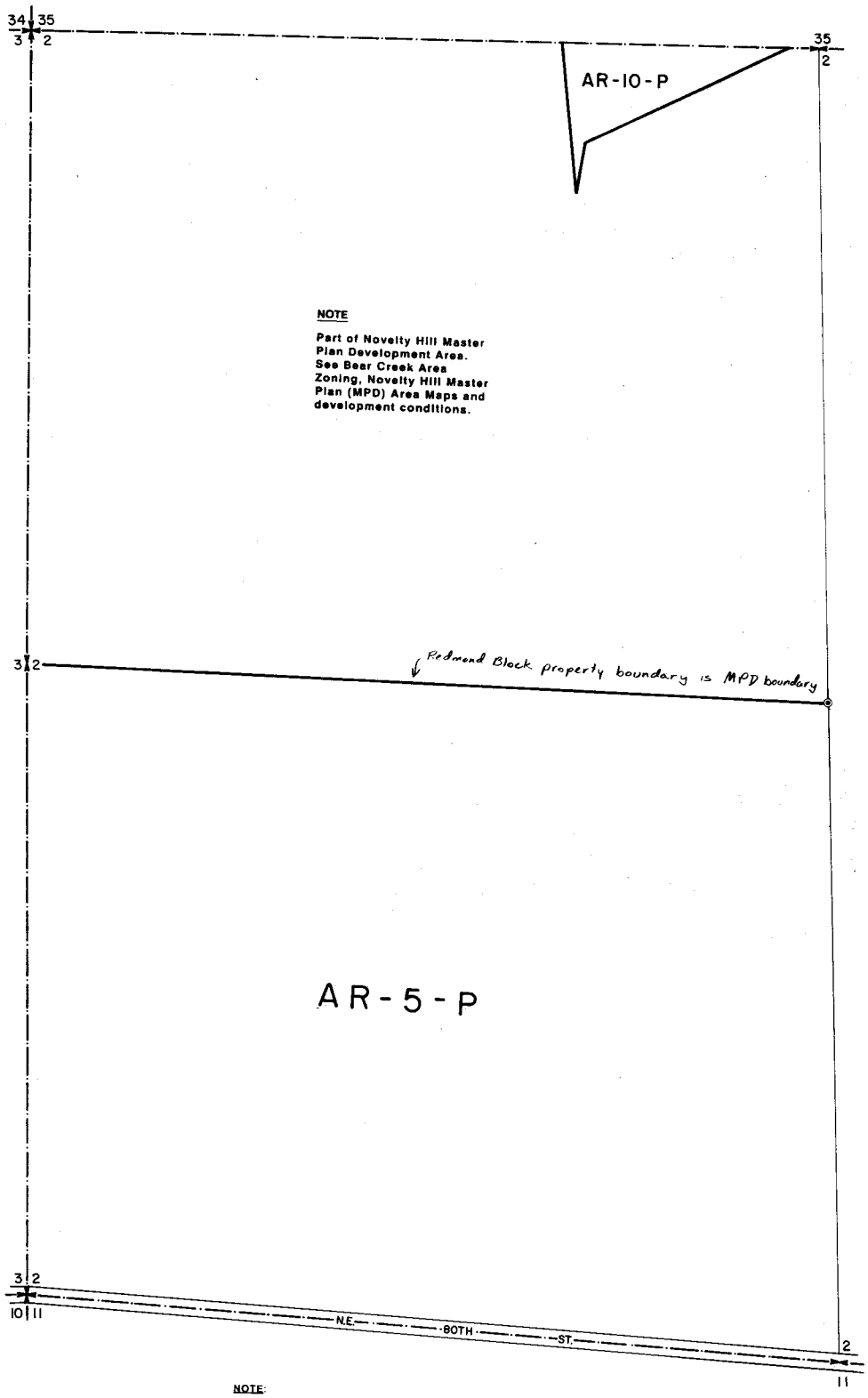
MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

936 W



NOTE:

See Situs file for P-Suffix conditions.

W2-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

AR-10-P

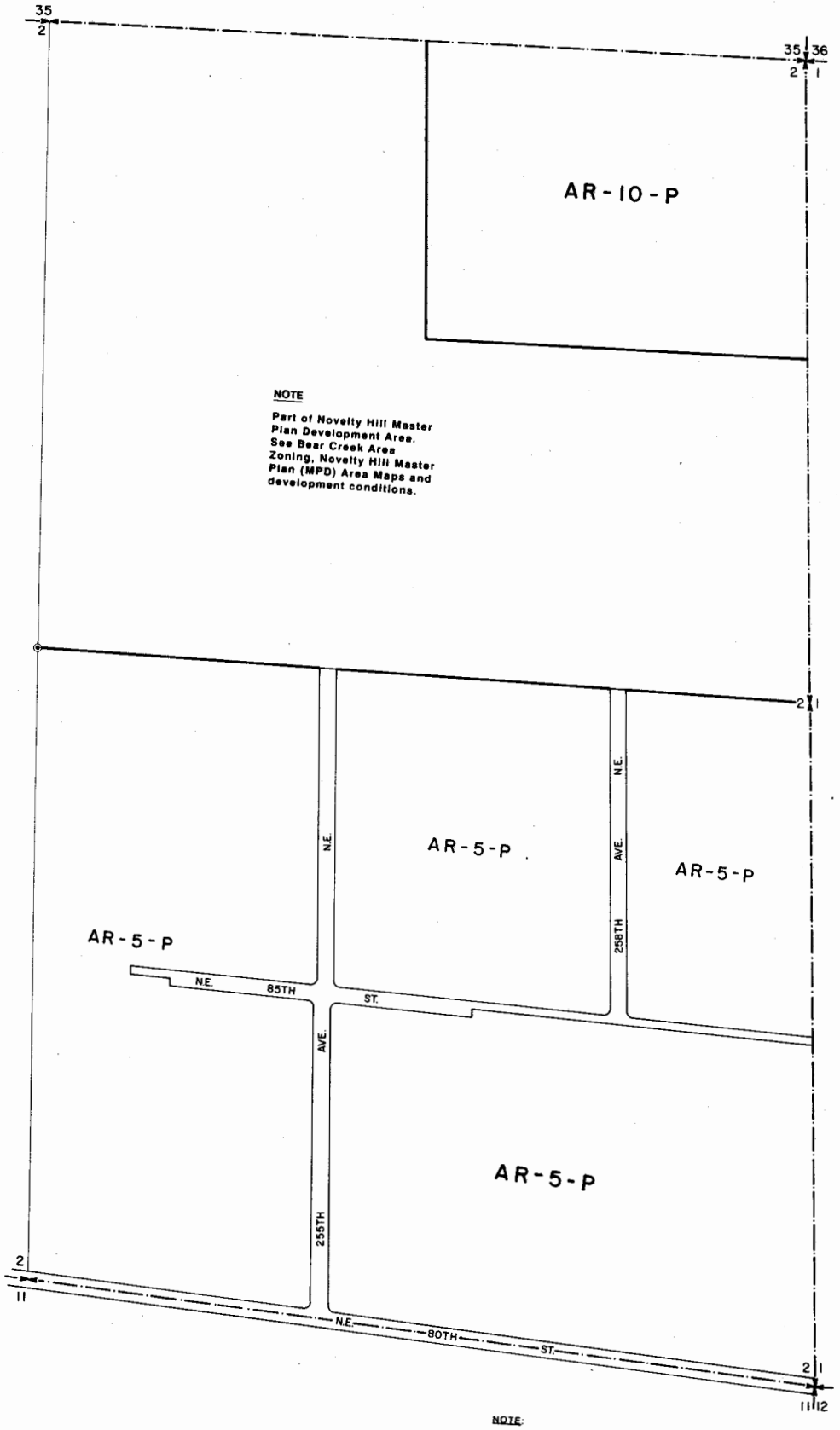
This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

MPD

This area has been designated for Master Plan Development subject to the conditions listed in the **Novelty Hill Master Plan Development (MPD) Area** section of this document. Bear Creek Community Plan policies BC #4, BC #5, BC #6, BC #6A through 6D, and BC #7 and the MPD conditions must be met before Master Plan Development can occur. According to BC #4, if MPD development is denied or not pursued, the area will be designated Rural.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

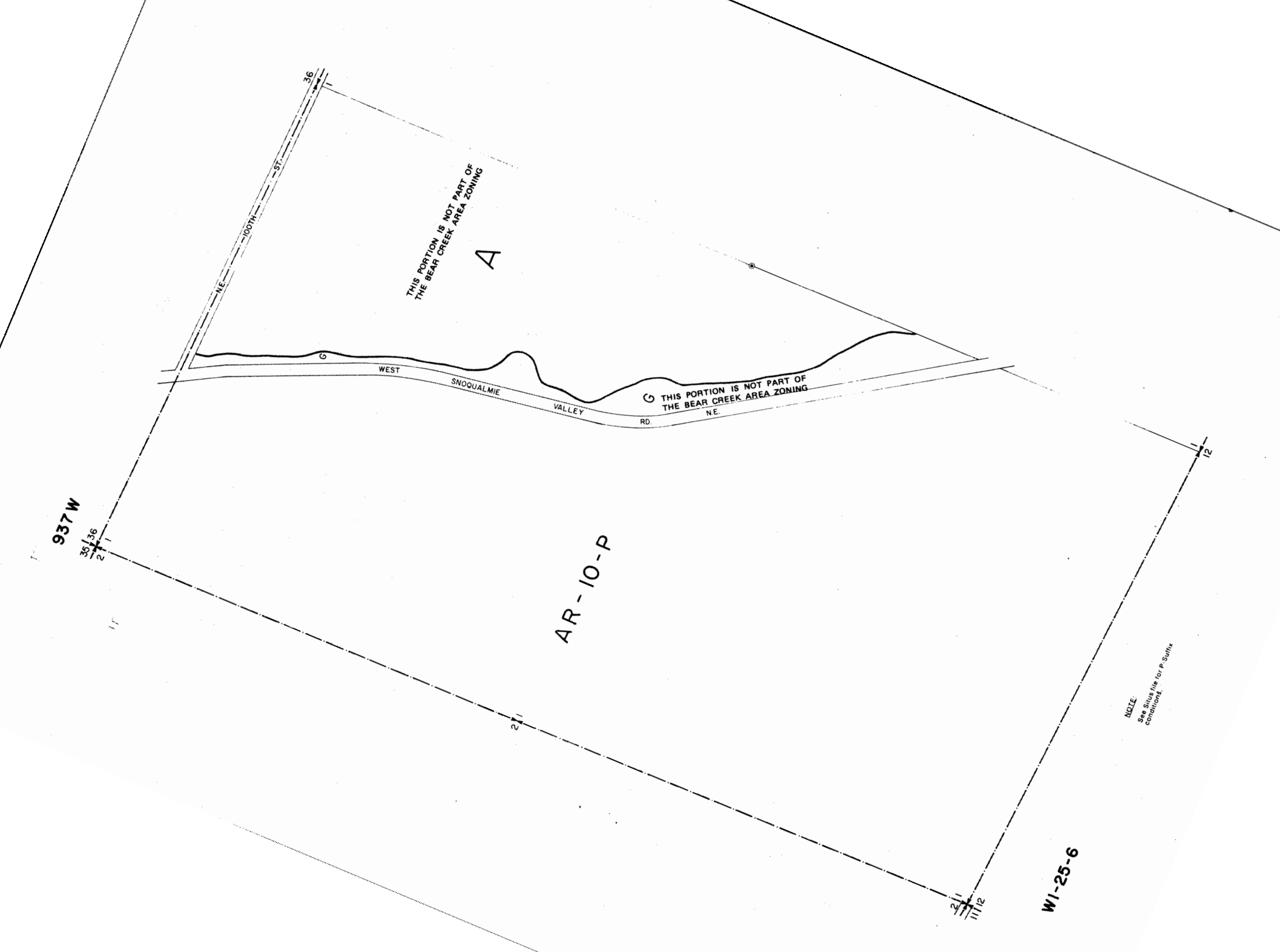
E2-25-6

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



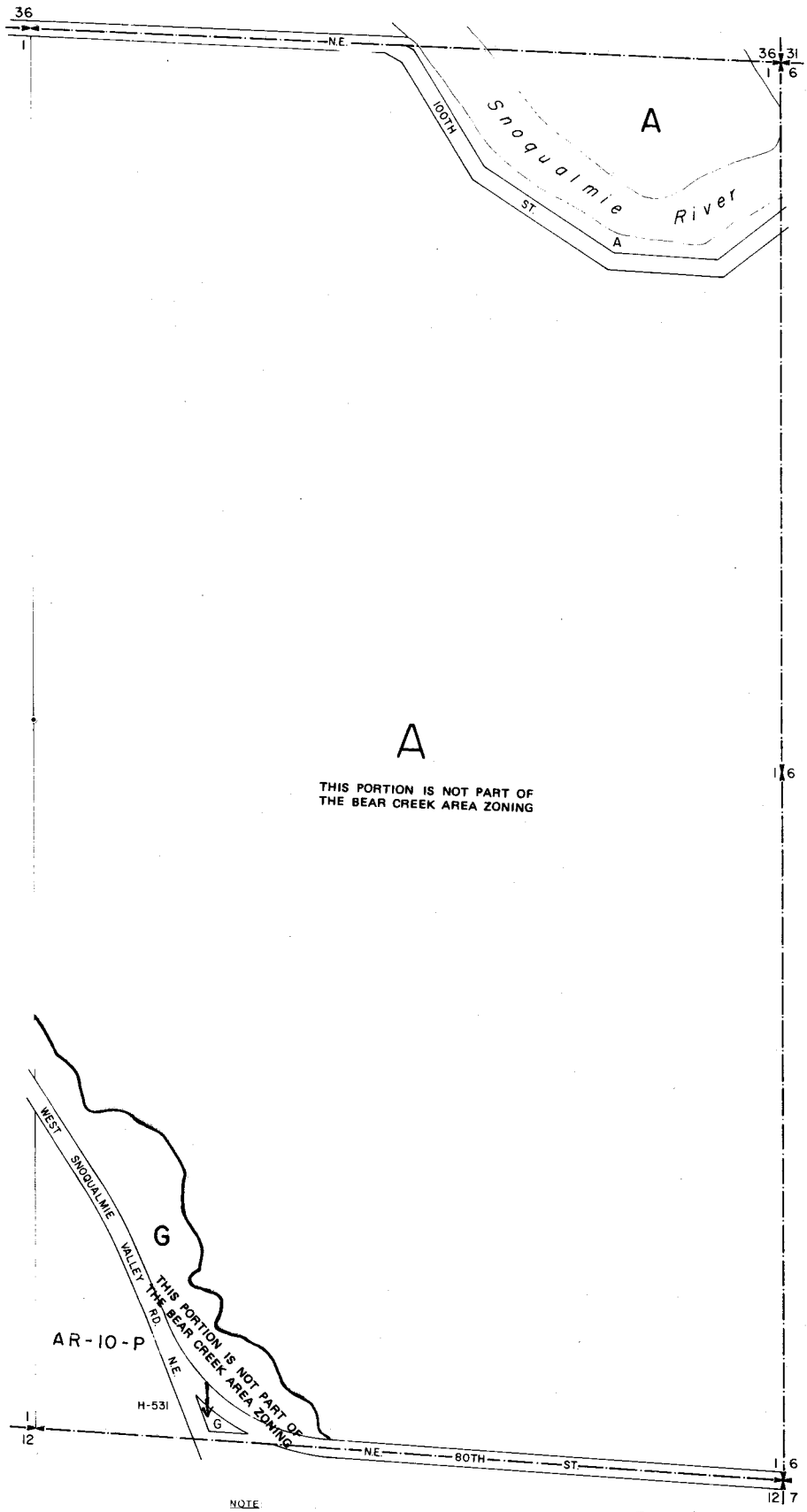
THIS PORTION IS NOT PART OF THE BEAR CREEK AREA ZONING
A
N.E. 100TH ST.
WEST SNOQUALMIE VALLEY RD. N.E.
G
THIS PORTION IS NOT PART OF THE BEAR CREEK AREA ZONING
937W
AR-10-P
W1-25-6
NOTE: See Situs file for P-Suffix conditions.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

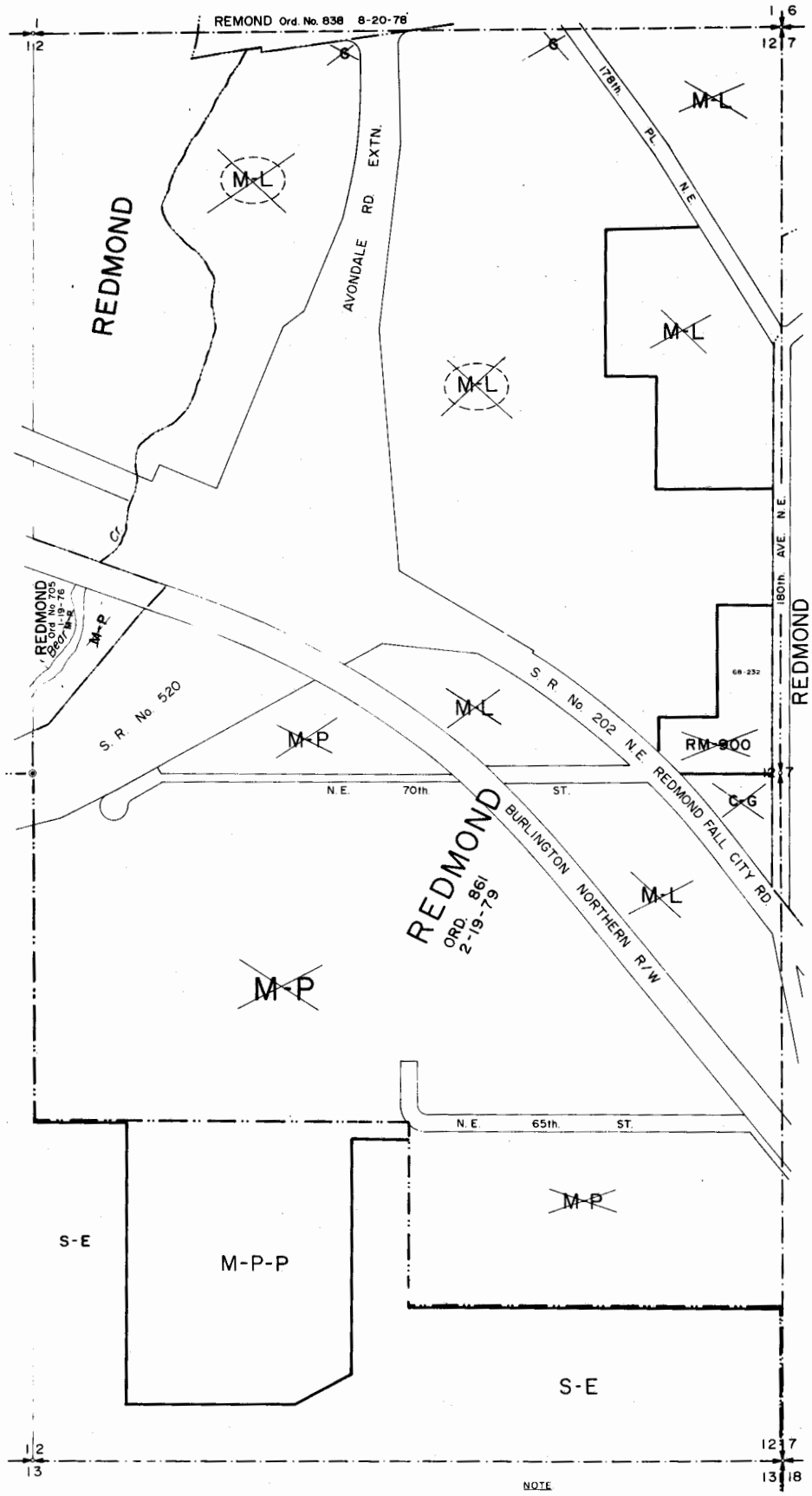
E1-25-6

MP-P

This zoning is consistent with Bear Creek Community Plan policy BC #16 which directs industrial and major commercial activities to locate in existing Urban Activities Centers.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE

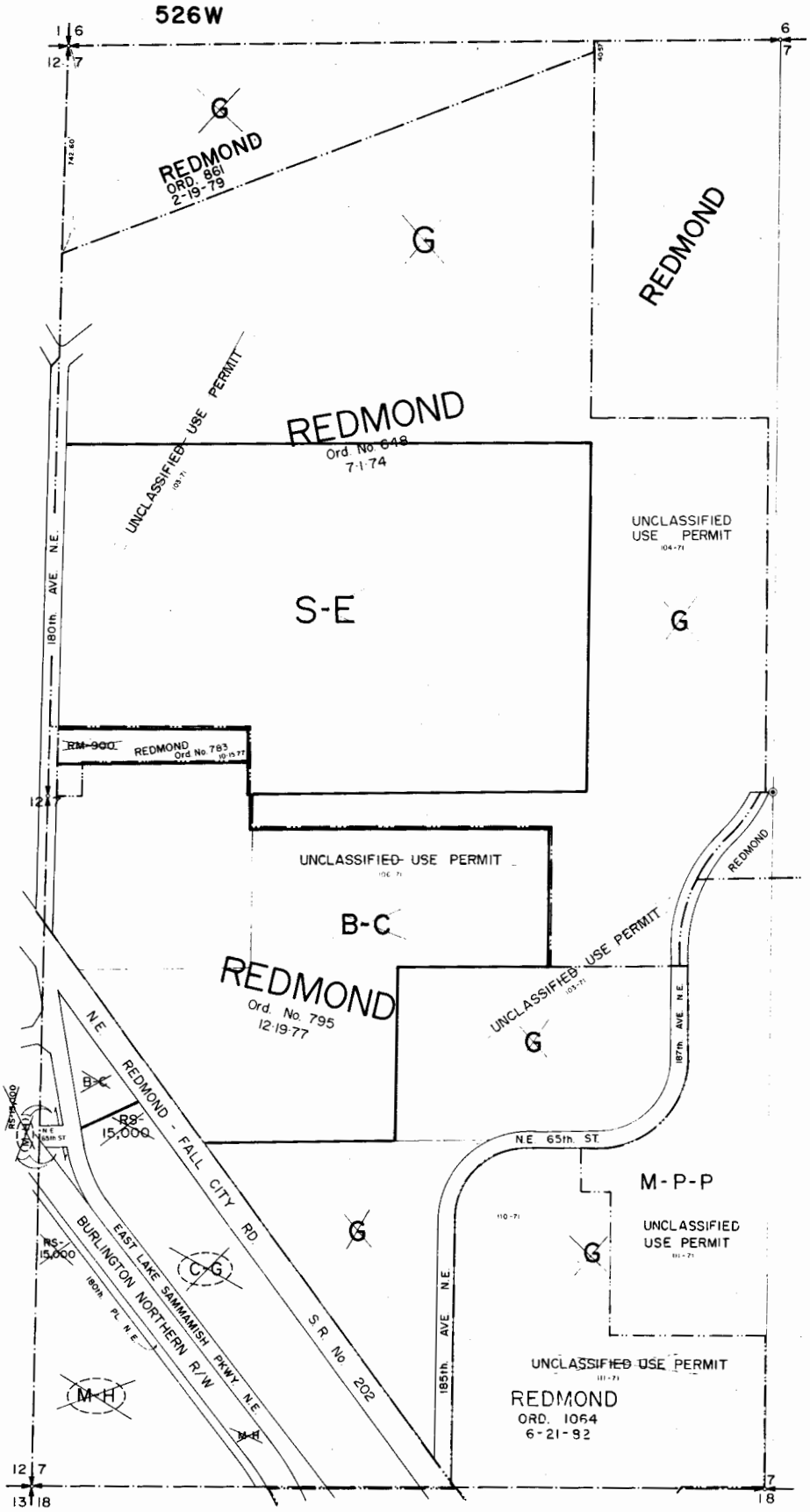
See Situs file for P-Suffix conditions

MP-P

This zoning is consistent with Bear Creek Community Plan policy BC #16 which directs industrial and major commercial activities to locate in existing Urban Activities Centers.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

W7-25-6

AR-5-P

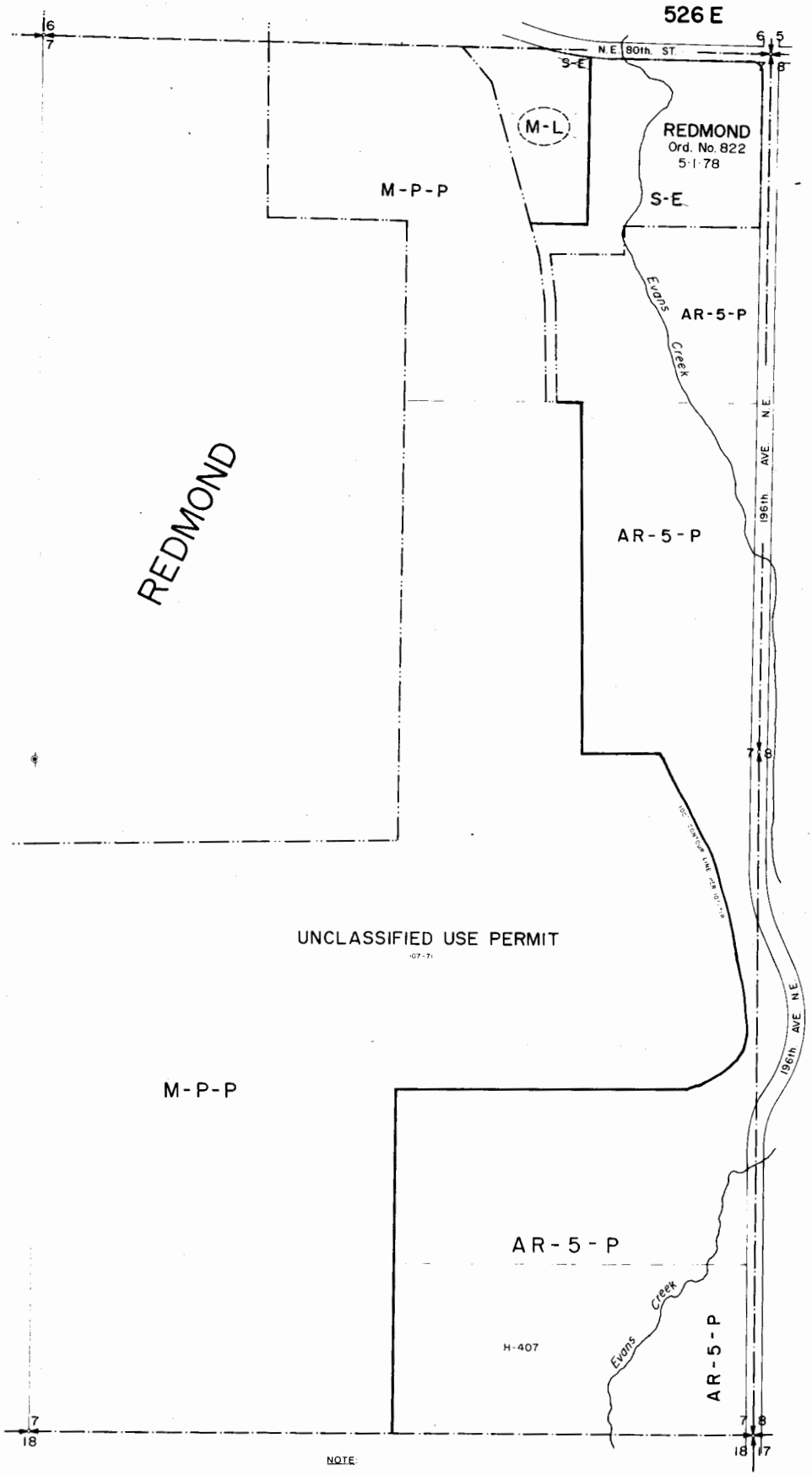
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

MP-P

This zoning is consistent with Bear Creek Community Plan policy BC #16 which directs industrial and major commercial activities to locate in existing Urban Activities Centers.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

E7-25-6

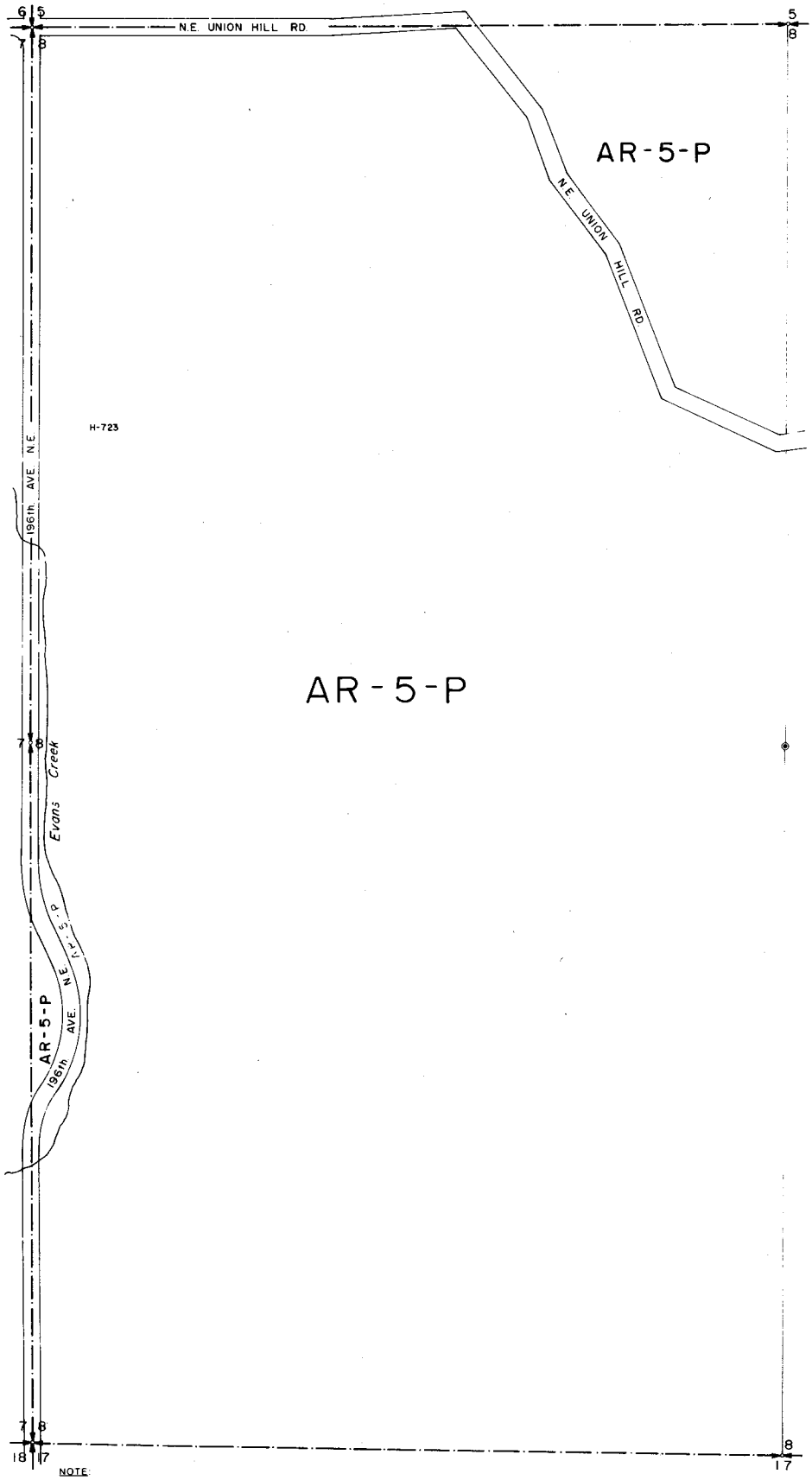
AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

572 W



NOTE:

See Situs file for P-Suffix conditions.

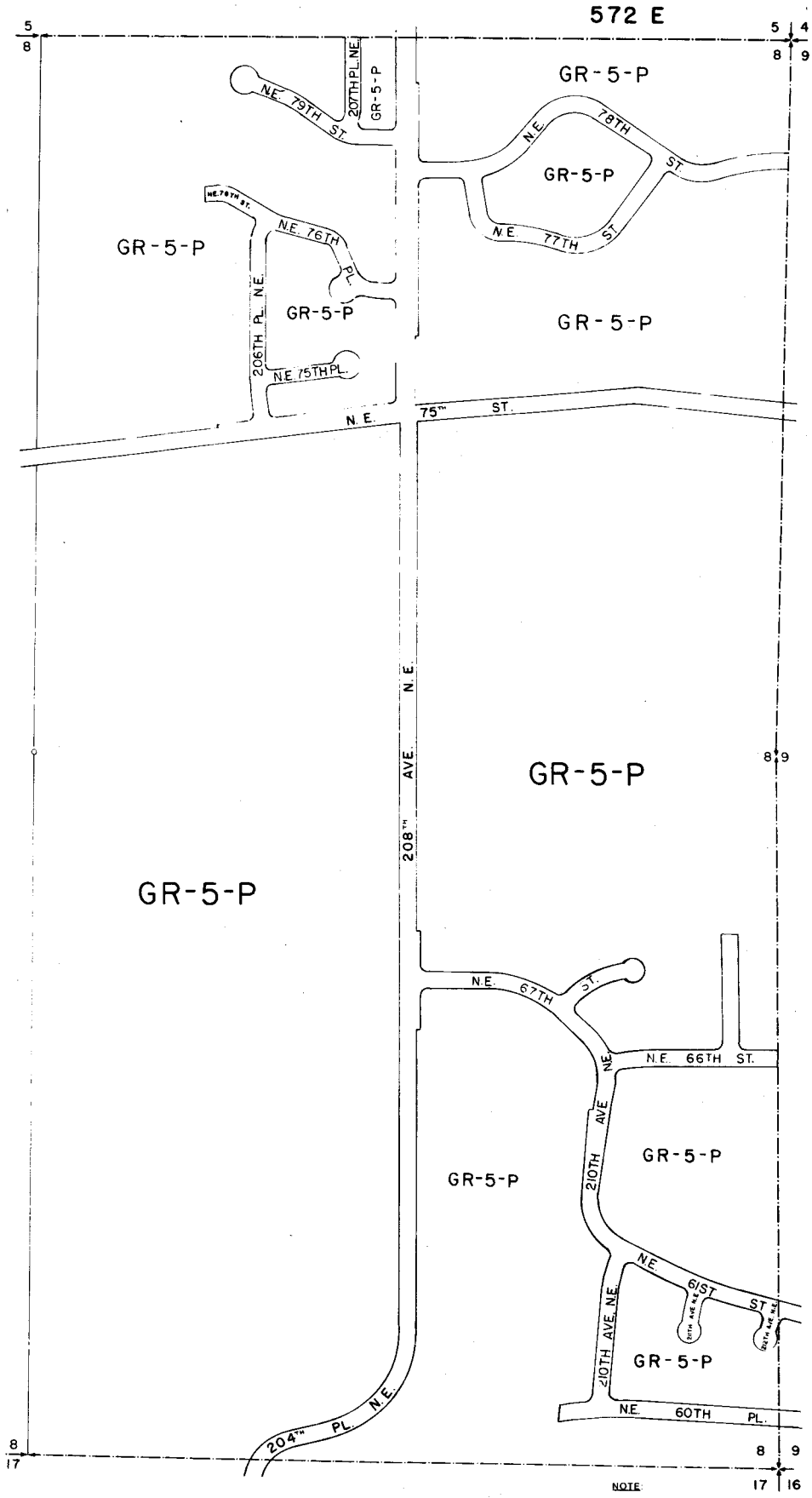
W8-25-6

GR-5-P

This zoning applies the growth reserve concept to the West Union Hill subarea. Bear Creek Community Pan policy BC #5A designates West Union Hill as appropriate for sewered Urban development once a community plan amendment or an interlocal agreement with the City of Redmond demonstrates a need for conversion to higher densities. The GR-5 zone maintains low densities of one home per 5 acres, reserving the land for future development.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

E 8-25-6

SE-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of the Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

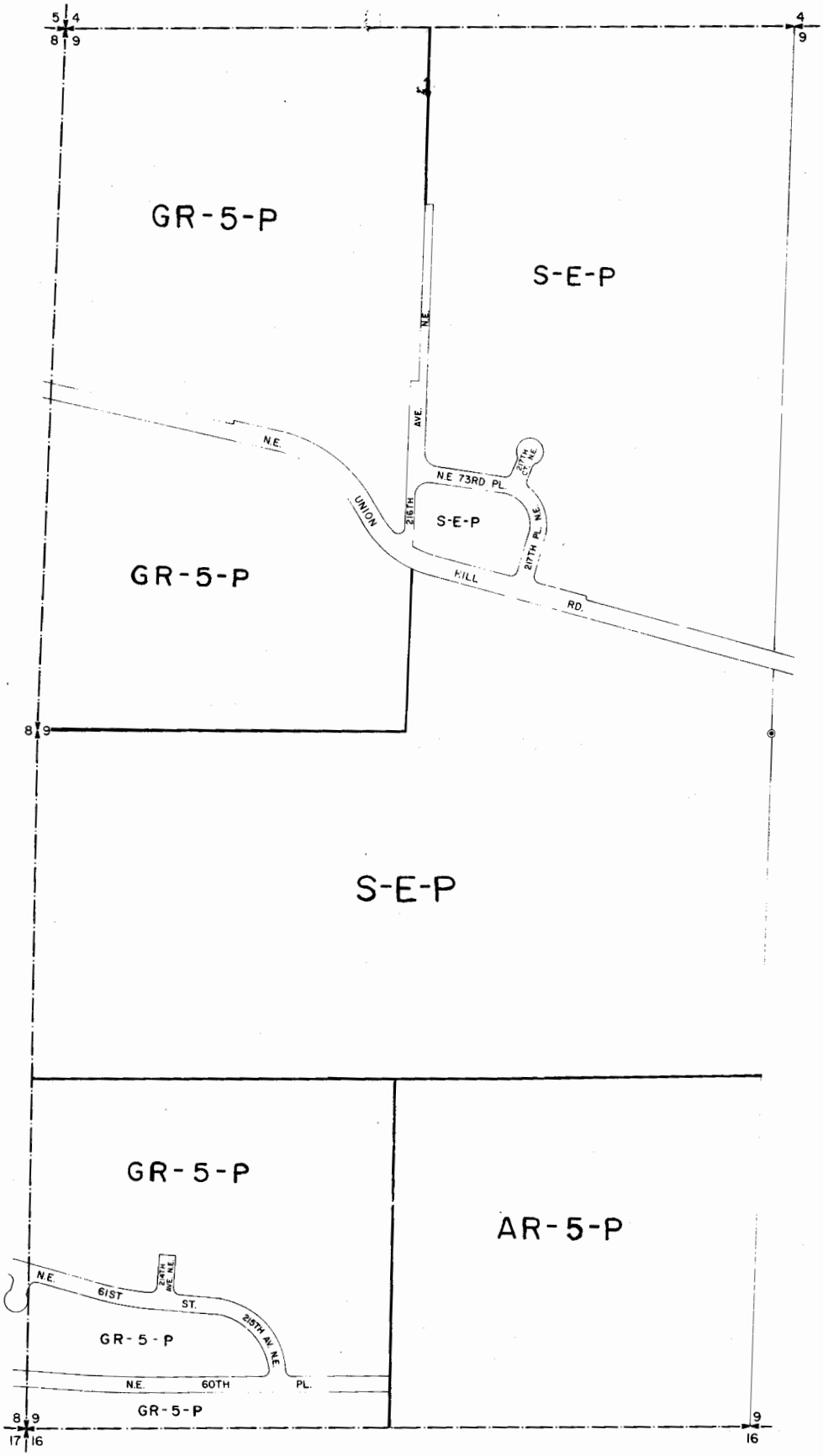
GR-5-P

This zoning applies the growth reserve concept to the West Union Hill subarea. Bear Creek Community Pan policy BC #5A designates West Union Hill as appropriate for sewered Urban development once a community plan amendment or an interlocal agreement with the City of Redmond demonstrates a need for conversion to higher densities. The GR-5 zone maintains low densities of one home per 5 acres, reserving the land for future development.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

938W



W9-25-6

NOTE:
See Situs file for P-Suffix conditions.

SE-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

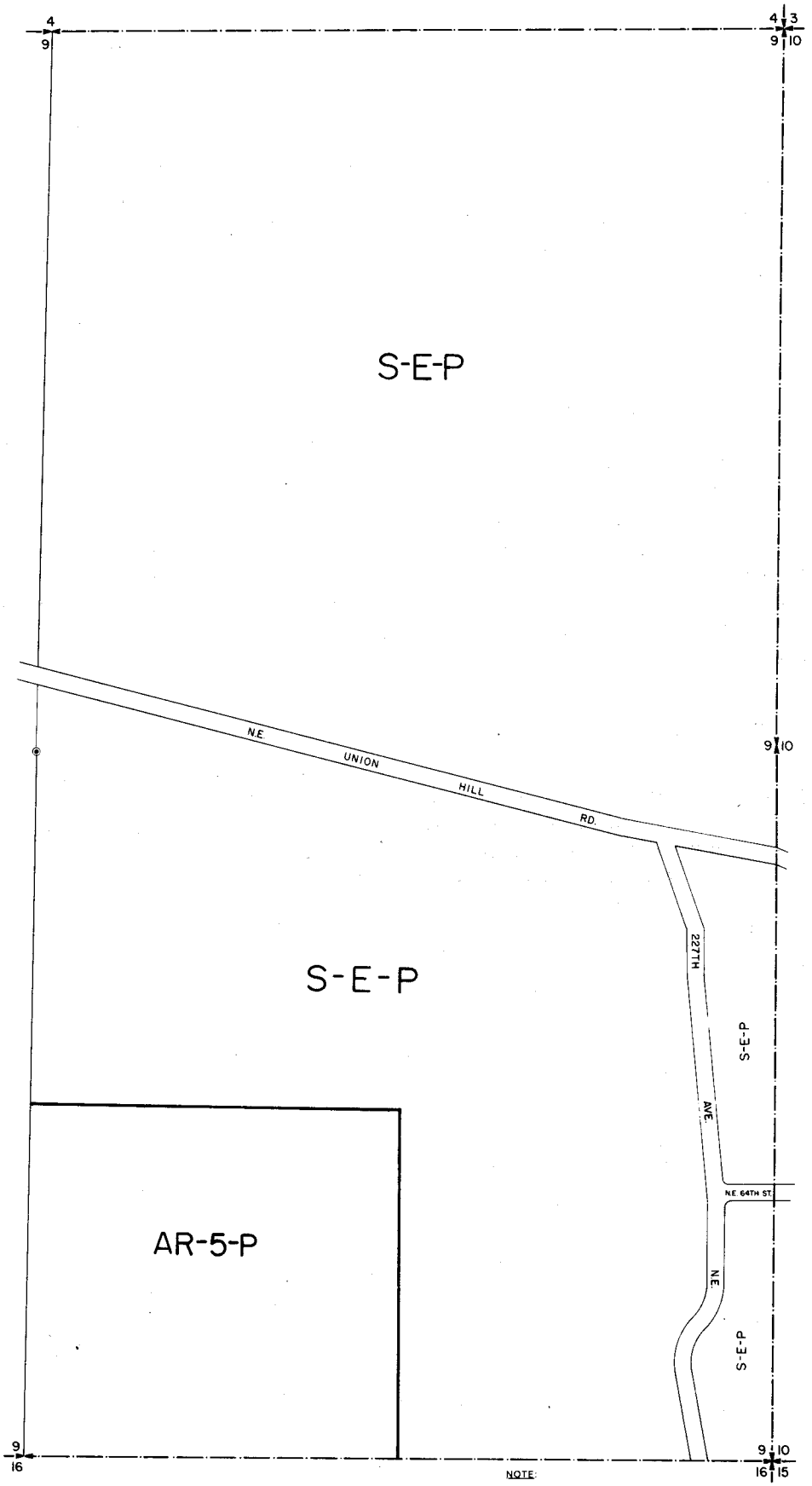
AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of the Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

938E



NOTE:

See Situs file for P-Suffix conditions.

E9-25-6

SE-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

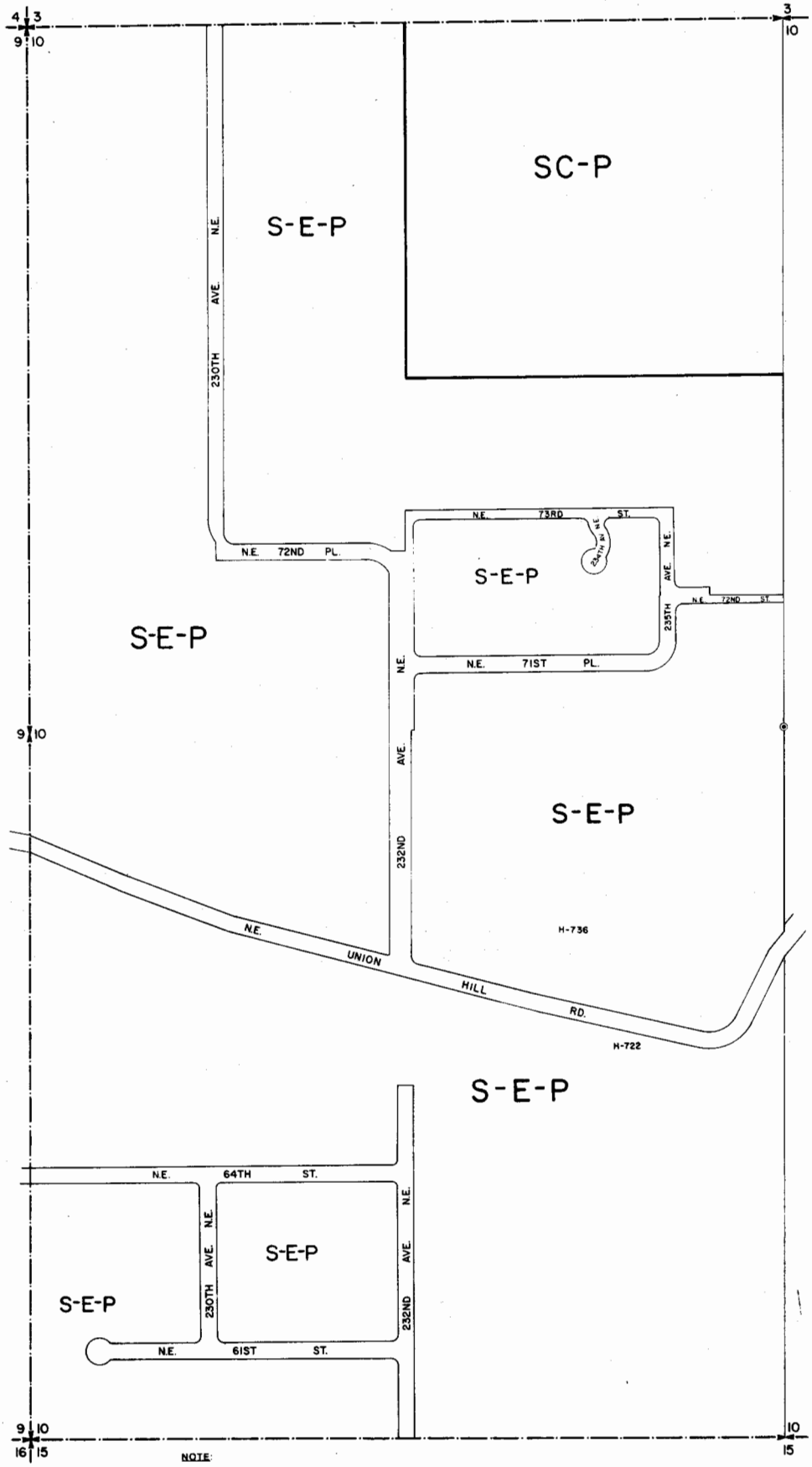
SC-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Suburban Cluster (SC) zoning permits lot clustering without increasing residential densities above one unit per acre. The number of homes allowed by zoning can be built on the least environmentally sensitive portion of the propery, with the remainder of the property set aside for either permanent open space or, if the physical characteristics of the property permits, reserved for future development. Bear Creek policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

939W



NOTE:
See Situs file for P-Suffix conditions.

W10-25-6

SE-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

AR-2.5-P

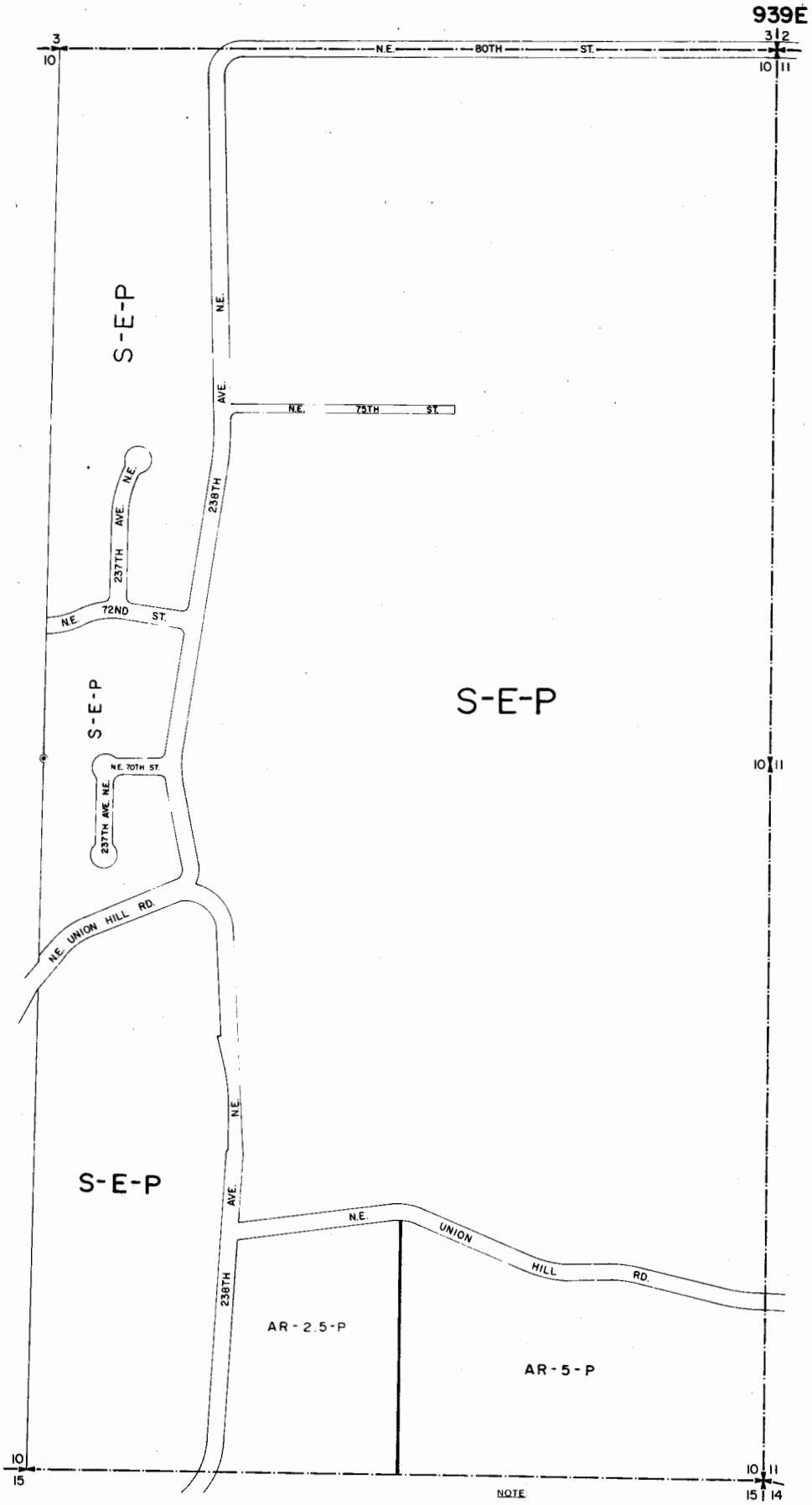
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of the Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

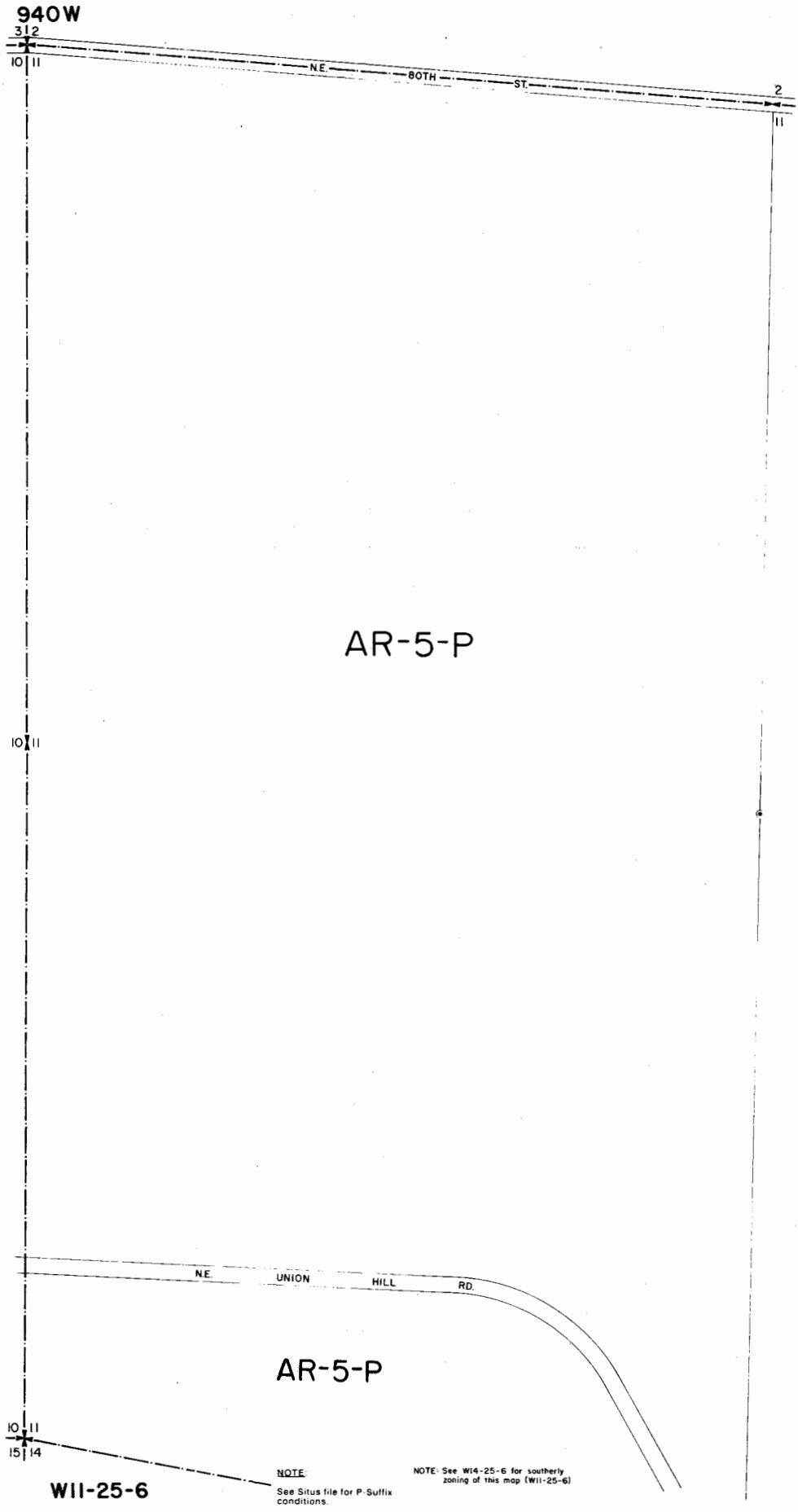
E10-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

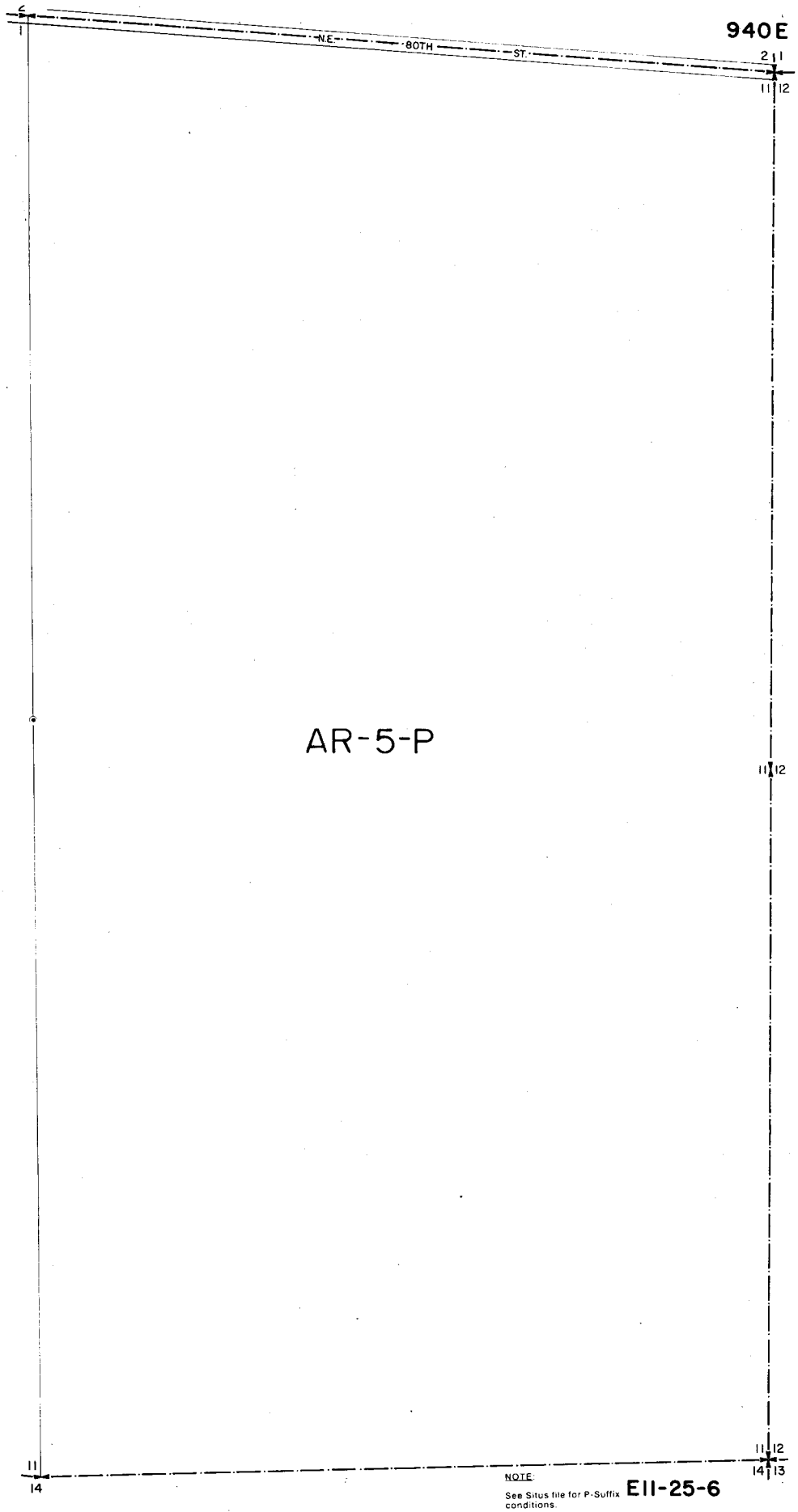

940W
3 2
10 11
N.E. 80TH ST.
2
11
AR-5-P
10 11
N.E. UNION HILL RD.
AR-5-P
10 11
15 14
W11-25-6
NOTE:
See Situs file for P-Suffix conditions.
NOTE: See W14-25-6 for southerly zoning of this map (W11-25-6)

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

E11-25-6

AR-5-P

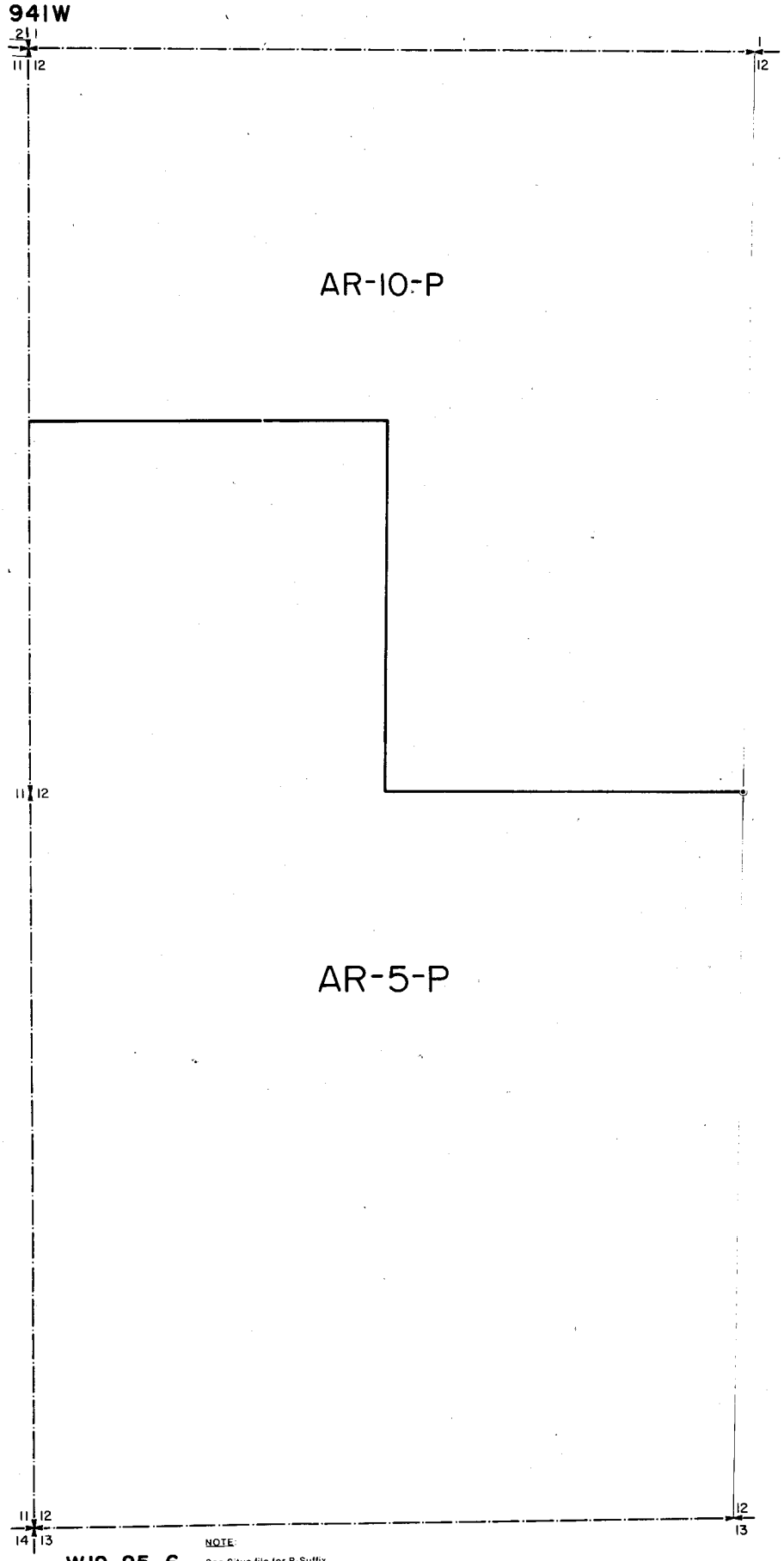
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



W12-25-6

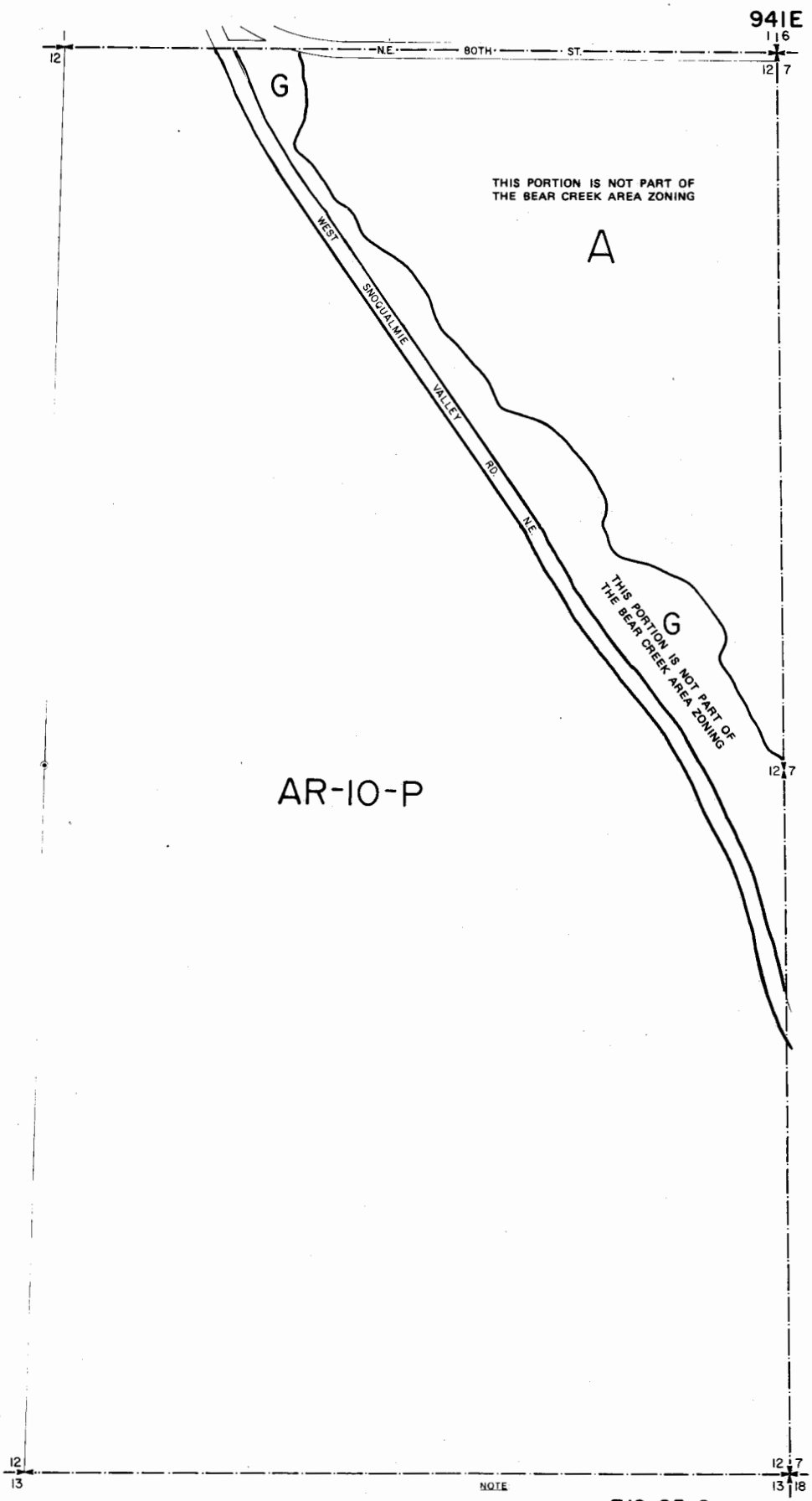
NOTE:
See Situs file for P-Suffix conditions.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE

See Situs file for P-Suffix conditions.

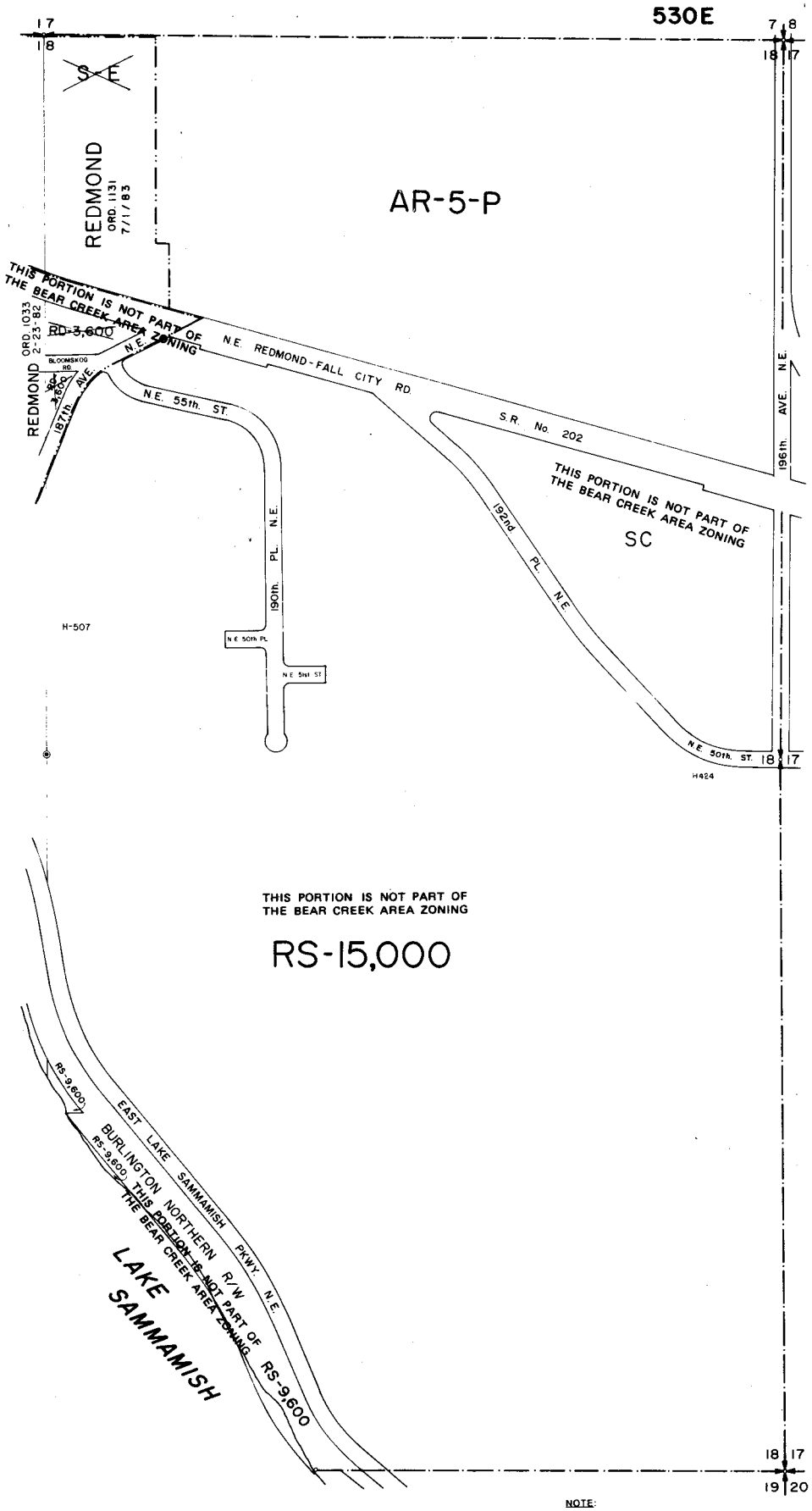
E12-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

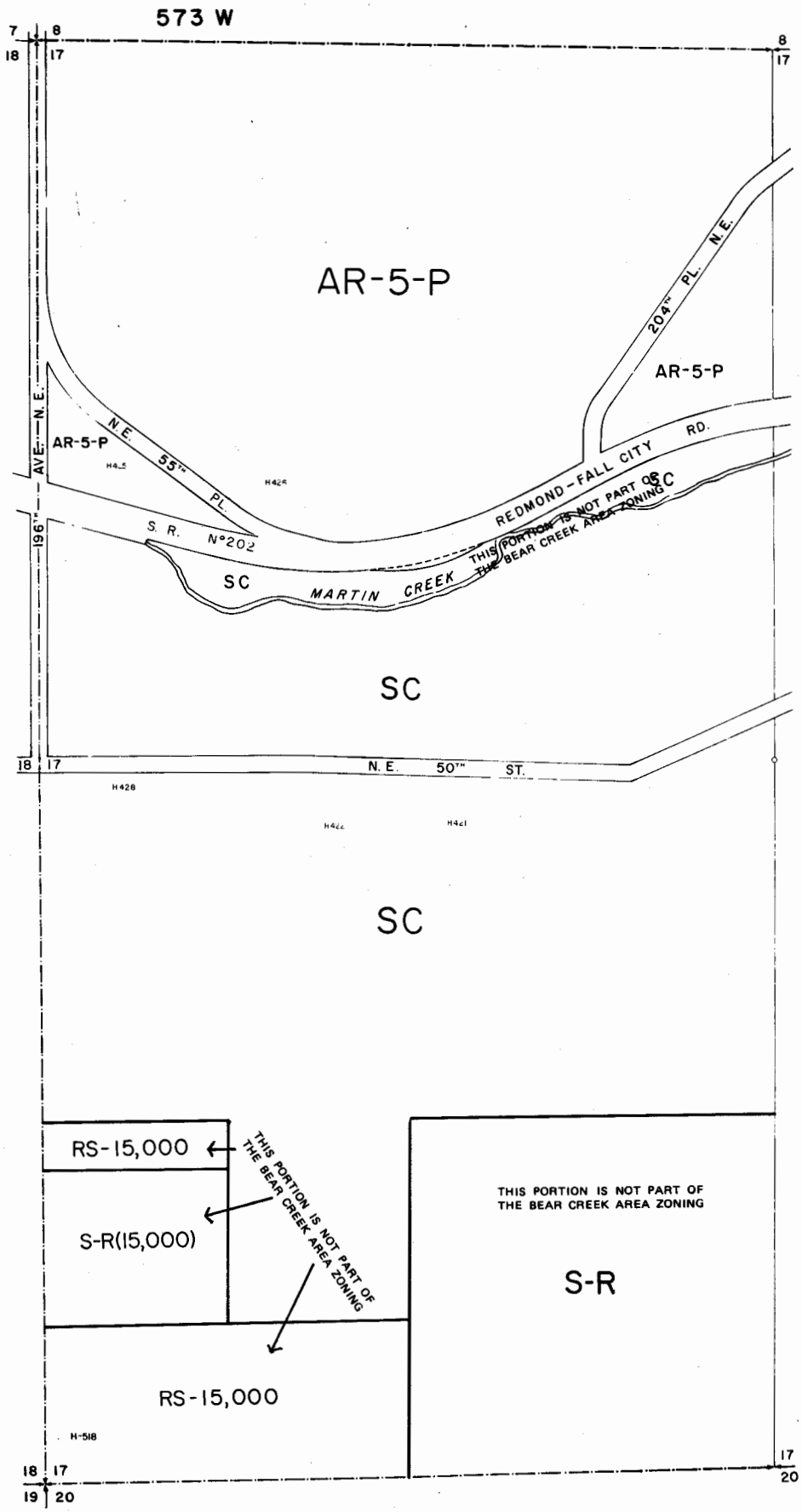
E18-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

W 17-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

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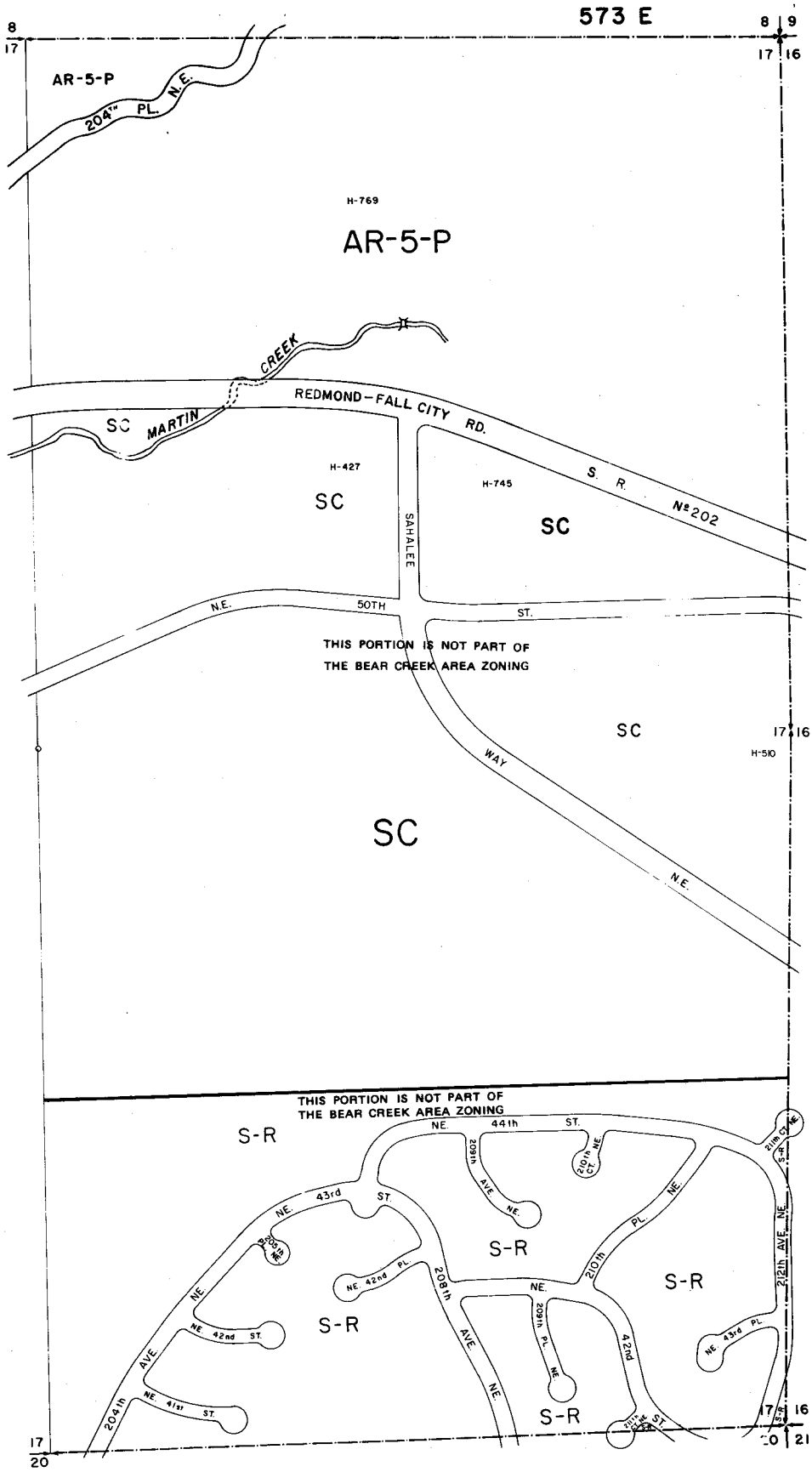


NOTE:

See Situs file for P-Suffix conditions.

E 17-25-6

SE-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

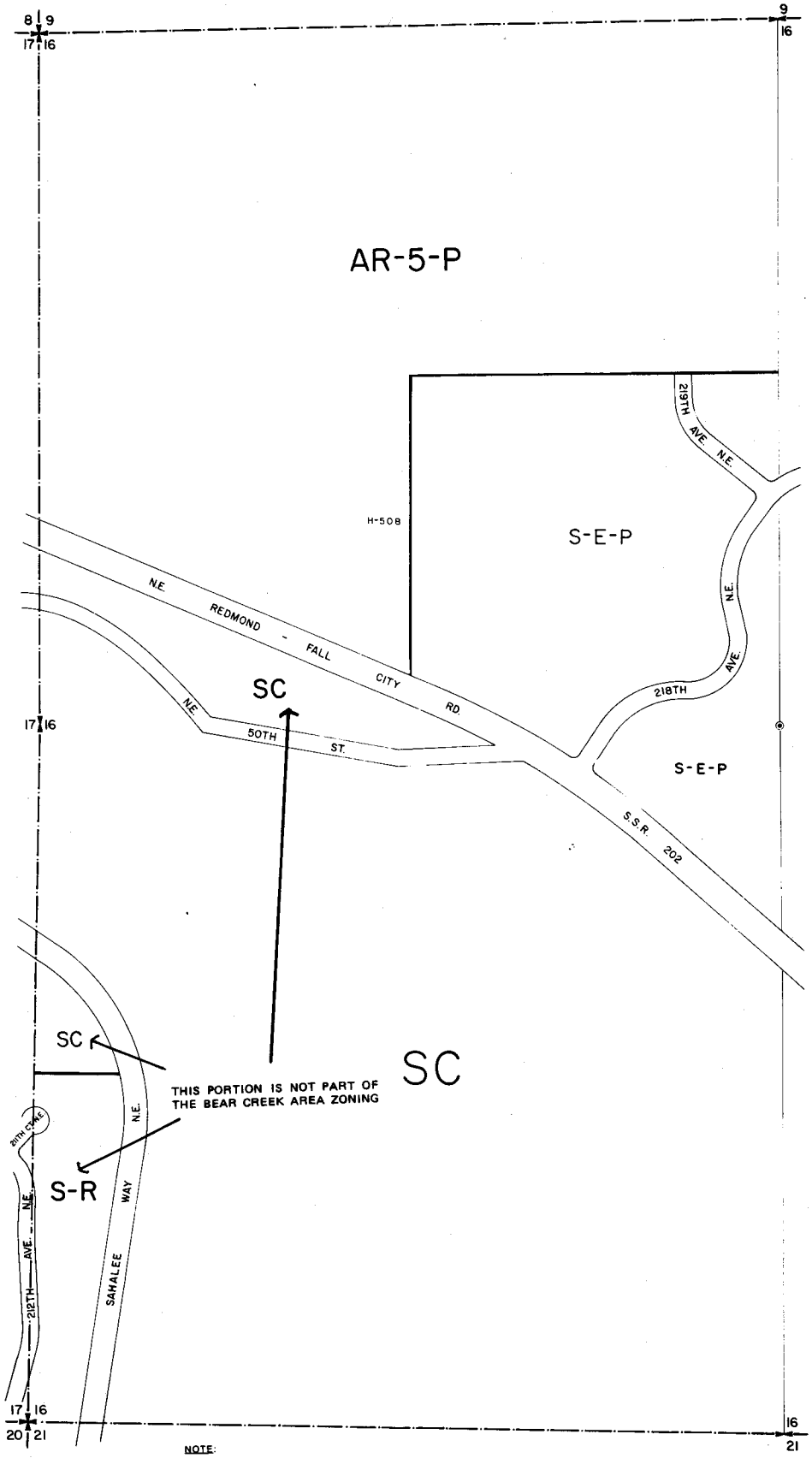
AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

942 W



NOTE:
See Situs file for P-Suffix conditions.

W16-25-6

SE-P

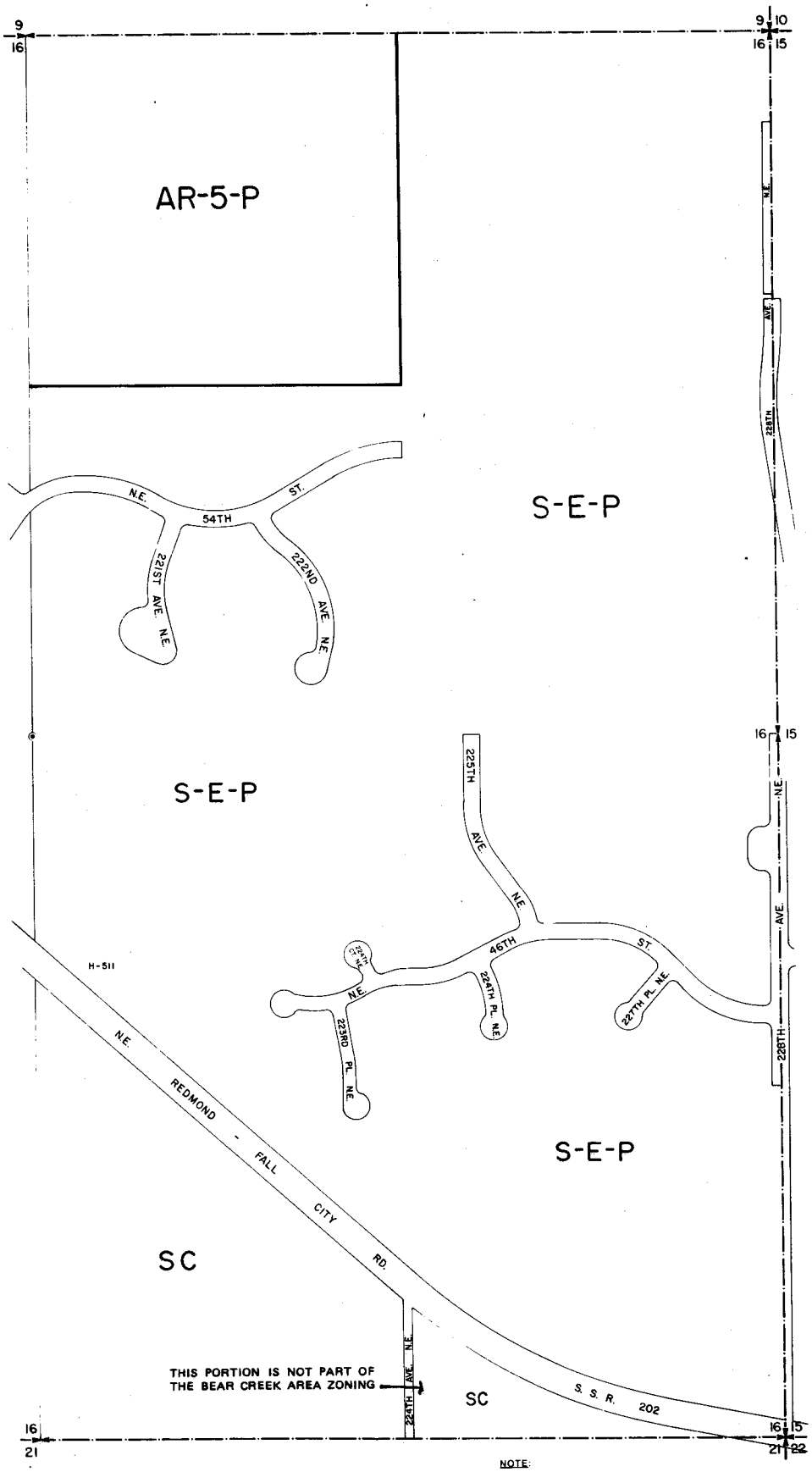
This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Bear/Evans subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

E16-25-6

SE-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

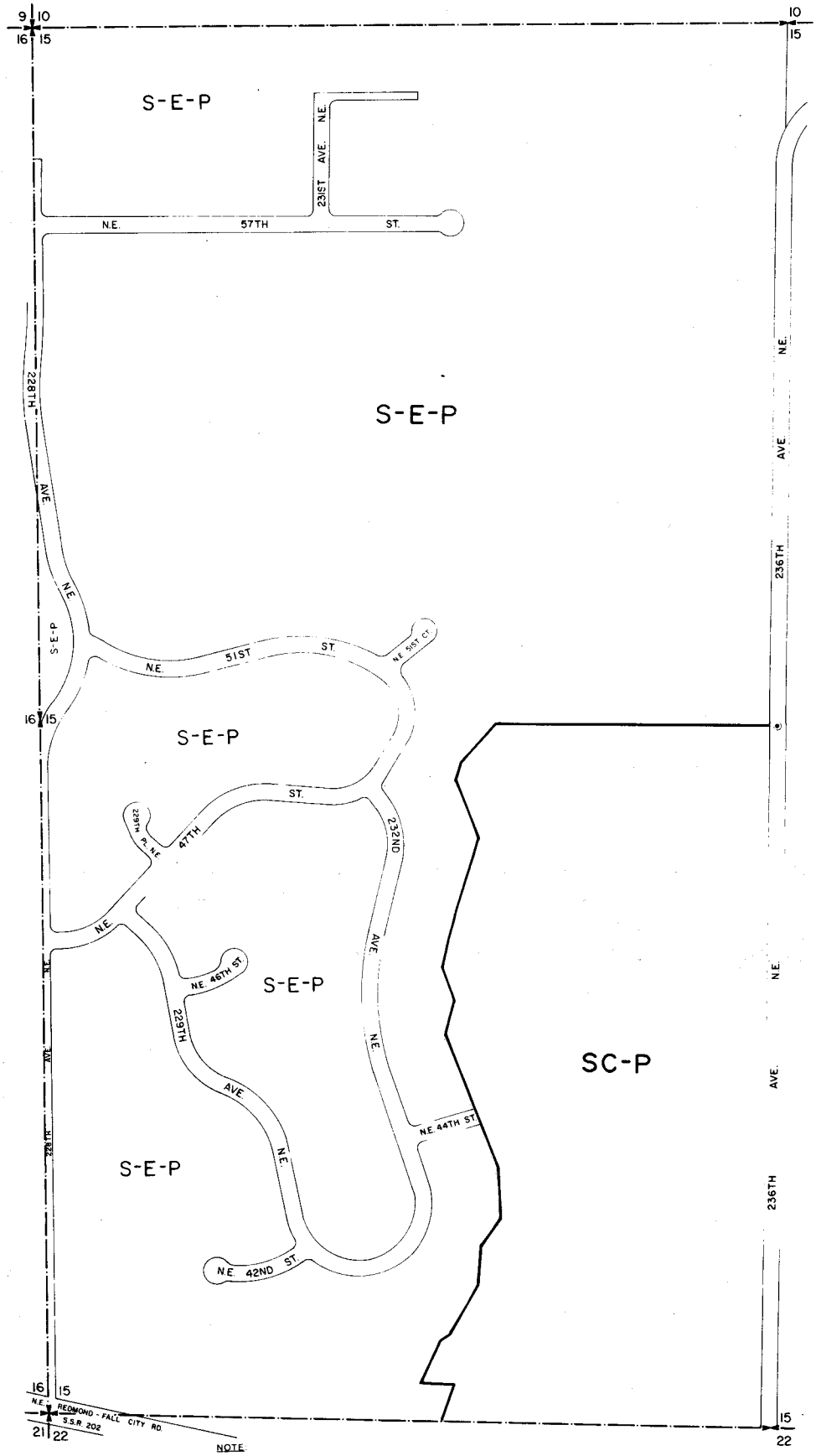
SC-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Suburban Cluster (SC) zoning permits lot clustering without increasing residential densities above one unit per acre. The number of homes allowed by zoning can be built on the least environmentally sensitive portion of the propery, with the remainder of the property set aside for either permanent open space or, if the physical characteristics of the property permits, reserved for future development. Bear Creek policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.

943W



NOTE:
See Situs file for P-Suffix conditions.

W 15-25-6

SE-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

AR-2.5-P

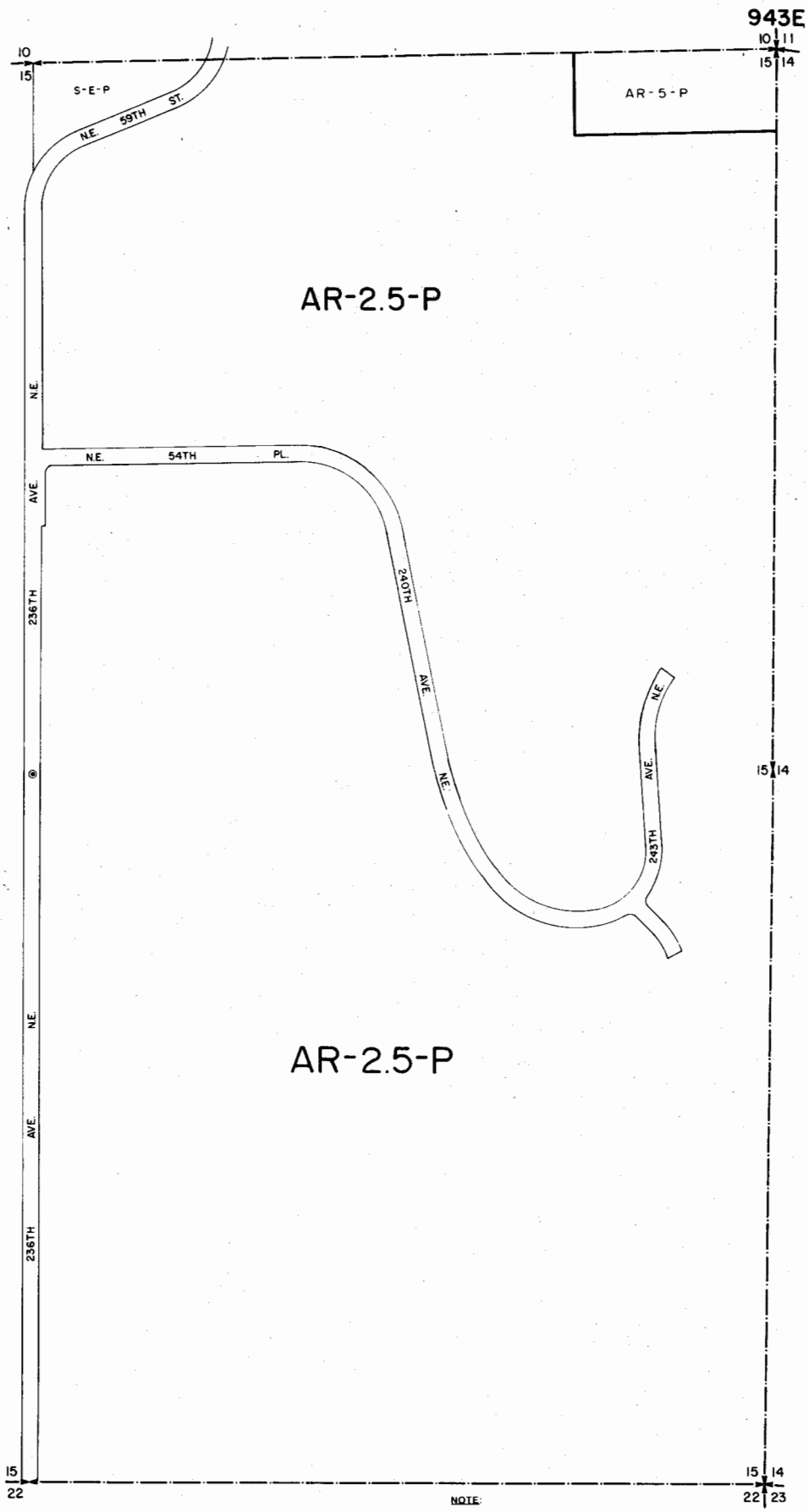
This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

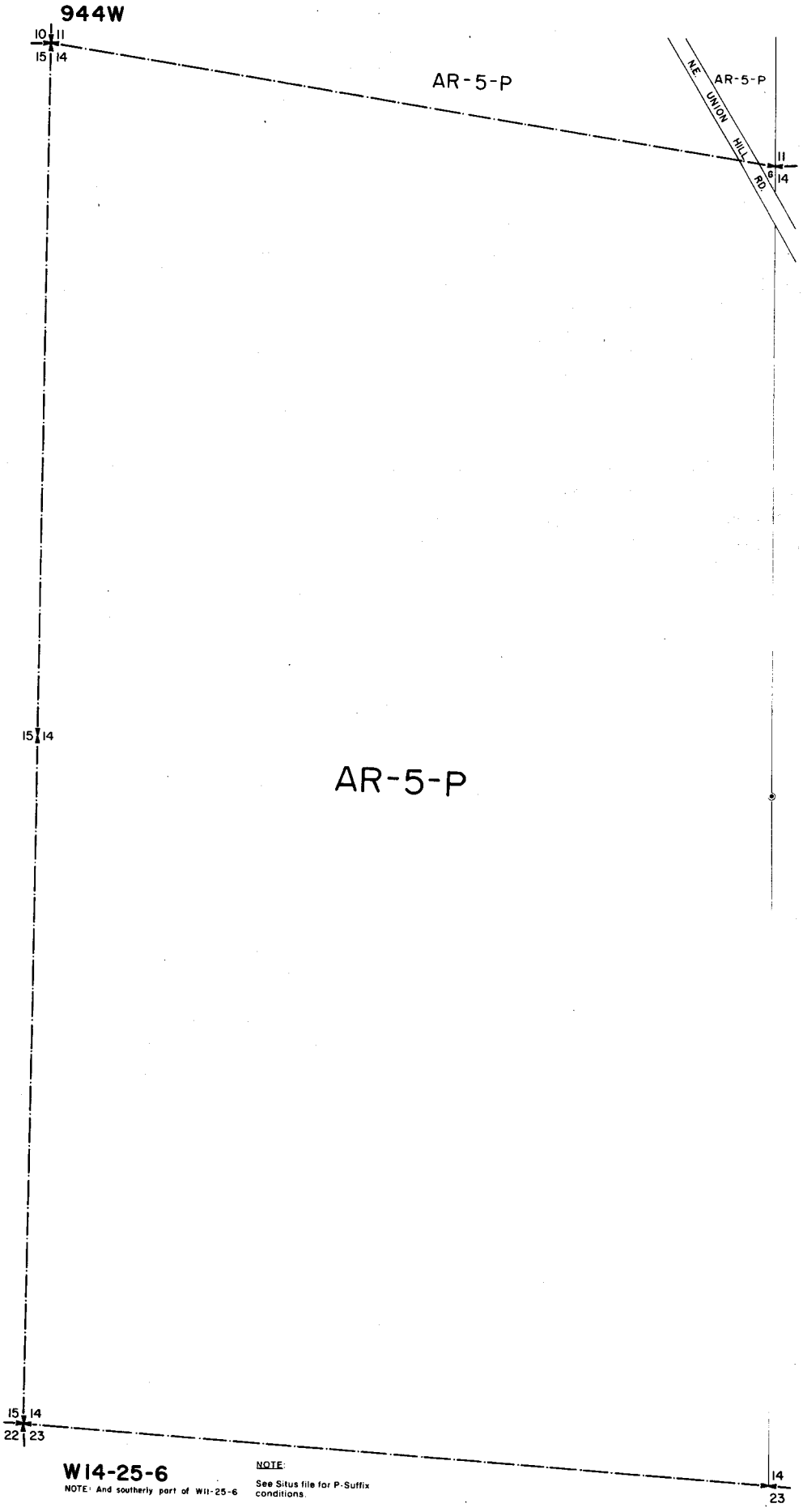
E15-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



W14-25-6

NOTE: And southerly part of W11-25-6

NOTE:

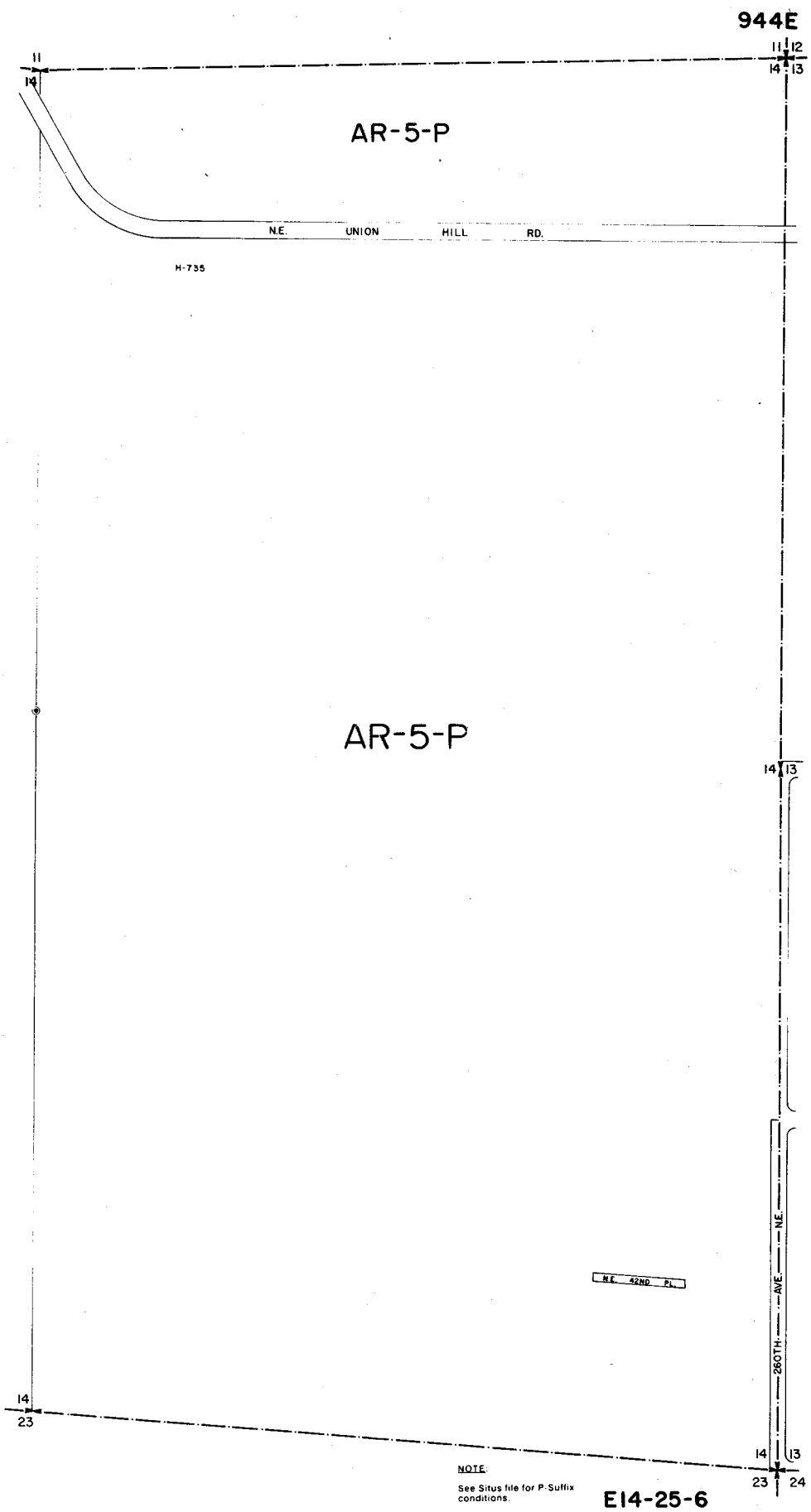
See Situs file for P-Suffix conditions.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

E14-25-6

SE-P

This zoning is consistent with the existing character of development in the Ames Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Ames Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

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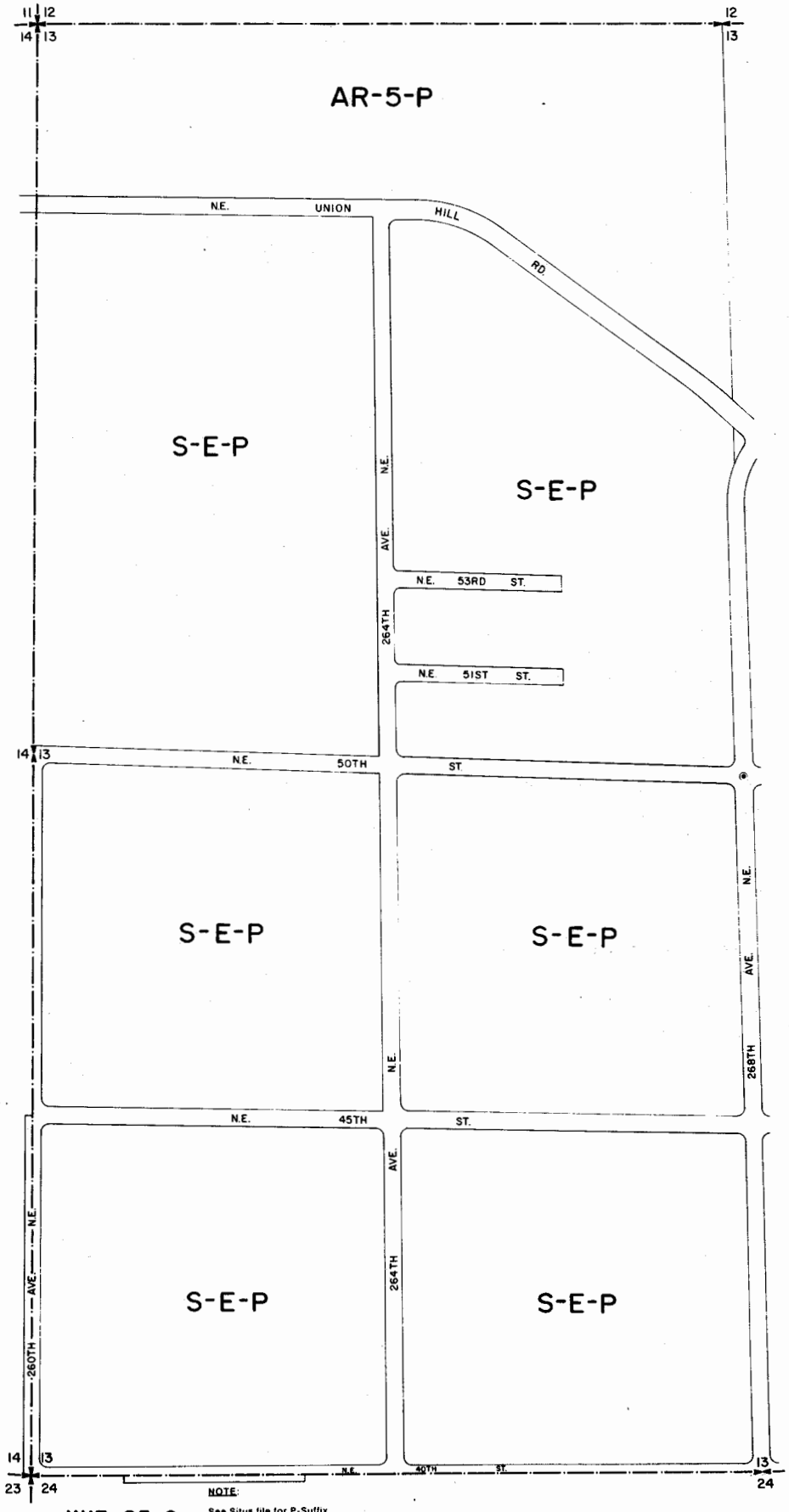
945W



NOTE:
See Situs file for P-Suffix conditions.

W13-25-6

SE-P

This zoning is consistent with the existing character of development in the Ames Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the Ames Lake subarea, and recommends on-site sewage disposal systems for long-term use.

SC-P

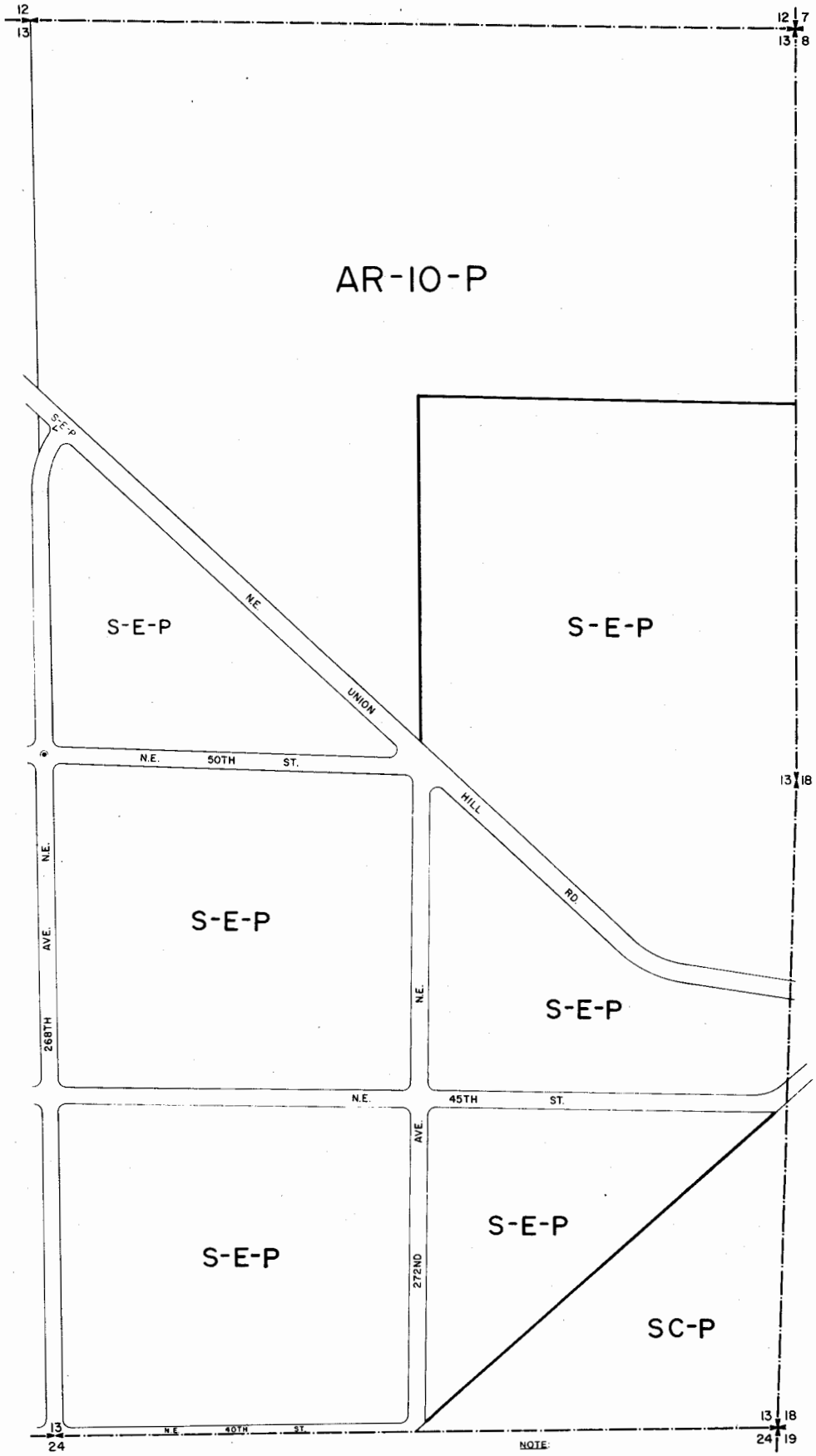
This zoning is consistent with the existing character of development in the Ames Lake subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #9 recommends a density of one unit per acre in this area. Suburban Cluster (SC) zoning permits lot clustering without increasing residential densities above one unit per acre. The number of homes allowed by zoning can be built on the least environmentally sensitive portion of the propery, with the remainder of the property set aside for either permanent open space or, if the physical characteristics of the property permits, reserved for future development. Bear Creek policy BC #29 recognizes the lack of sewer facilities in the Ames Lake subarea, and recommends on-site sewage disposal systems for long-term use.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions

E13-25-6

SE-P

This zoning is consistent with the existing character of development in the eastern portion of the Union Hill subarea and the Low Density Urban designation of the Bear Creek Community Plan. Bear Creek Community Plan policy BC #10 recommends a density of one unit per acre in this area. Bear Creek Community Plan policy BC #29 recognizes the lack of sewer facilities in the eastern portion of the Union Hill subarea, and recommends on-site sewage disposal systems for long-term use.

RM-900-P

This zoning is consistent with the designation of the northwest quadrant of the intersection of Redmond Fall City Road and 236th Avenue NE as a Neighborhood Business Center through Bear Creek Community Plan policies BC #18 and BC #18A. In addition to the applicable areawide P-suffix conditions, the following P-suffix conditions apply to this property:

- Residential density is limited to 18 homes per acre.
- The development standards for Neighborhood Business Centers called for by the King County Comprehensive Plan (excluding sewers) shall be met. (On October 13, 1988, the Bear Creek Council Panel recommended approval of their staff's recommendation to delete the requirement of sewer service to this site.)

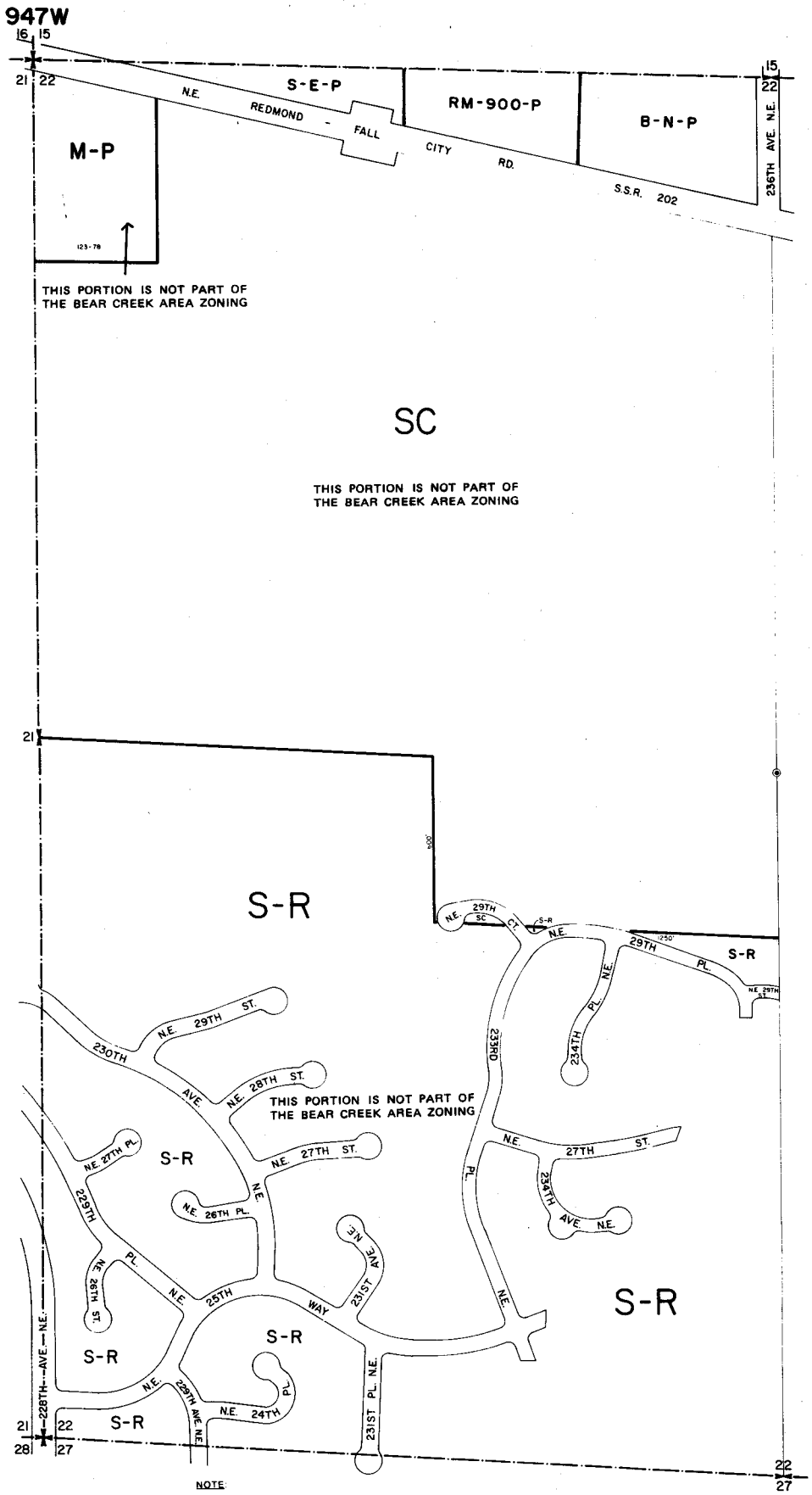
BN-P

This zoning is consistent with the designation of the northwest quadrant of the intersection of Redmond Fall City Road and 236th Avenue NE as a Neighborhood Business Center through Bear Creek Community Plan policies BC #18 and BC #18A. In addition to the applicable areawide P-suffix conditions, the following P-suffix condition applies to this property:

- The development standards for Neighborhood Business Centers called for by the King County Comprehensive Plan (excluding sewers) shall be met. (On October 13, 1988, the Bear Creek Council Panel recommended approval of their staff's recommendation to delete the requirement of sewer service to this site.)

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:
See Situs file for P-Suffix conditions.

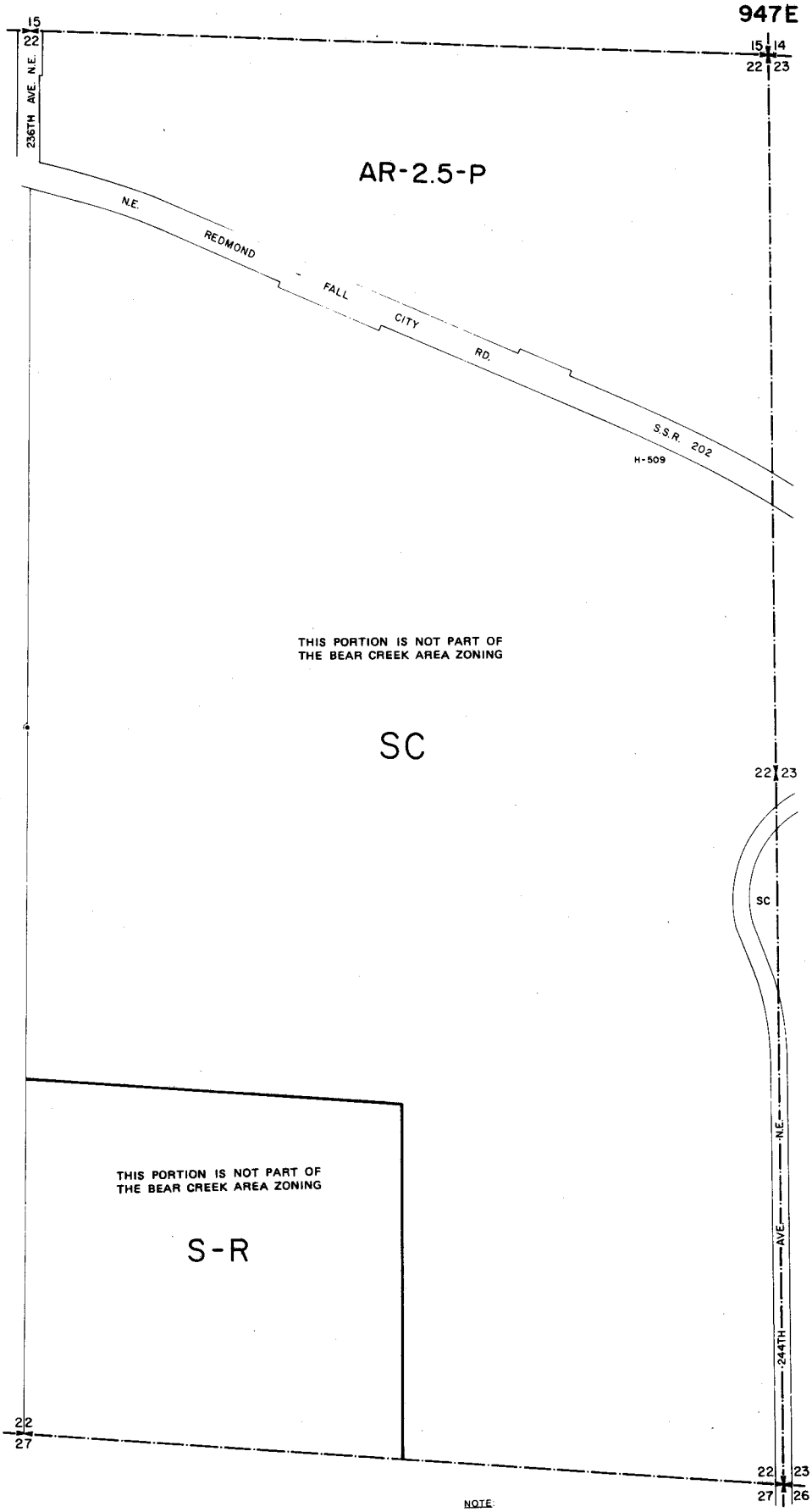
W22-25-6

AR-2.5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in this portion of Union Hill subarea. Bear Creek Community Plan policies BC #10 recognize this subarea as Rural. BC #13 recommends lot clustering to preserve environmentally constrained portions of property, and BC #30 call for on-site sewage disposal systems for long-term use.

P-Suffix

The **Areawide P-suffix Conditions** section (pages 103-130) includes the complete text of each condition and maps which show where each condition applies. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.



NOTE:

See Situs file for P-Suffix conditions.

E22-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

P-Suffix

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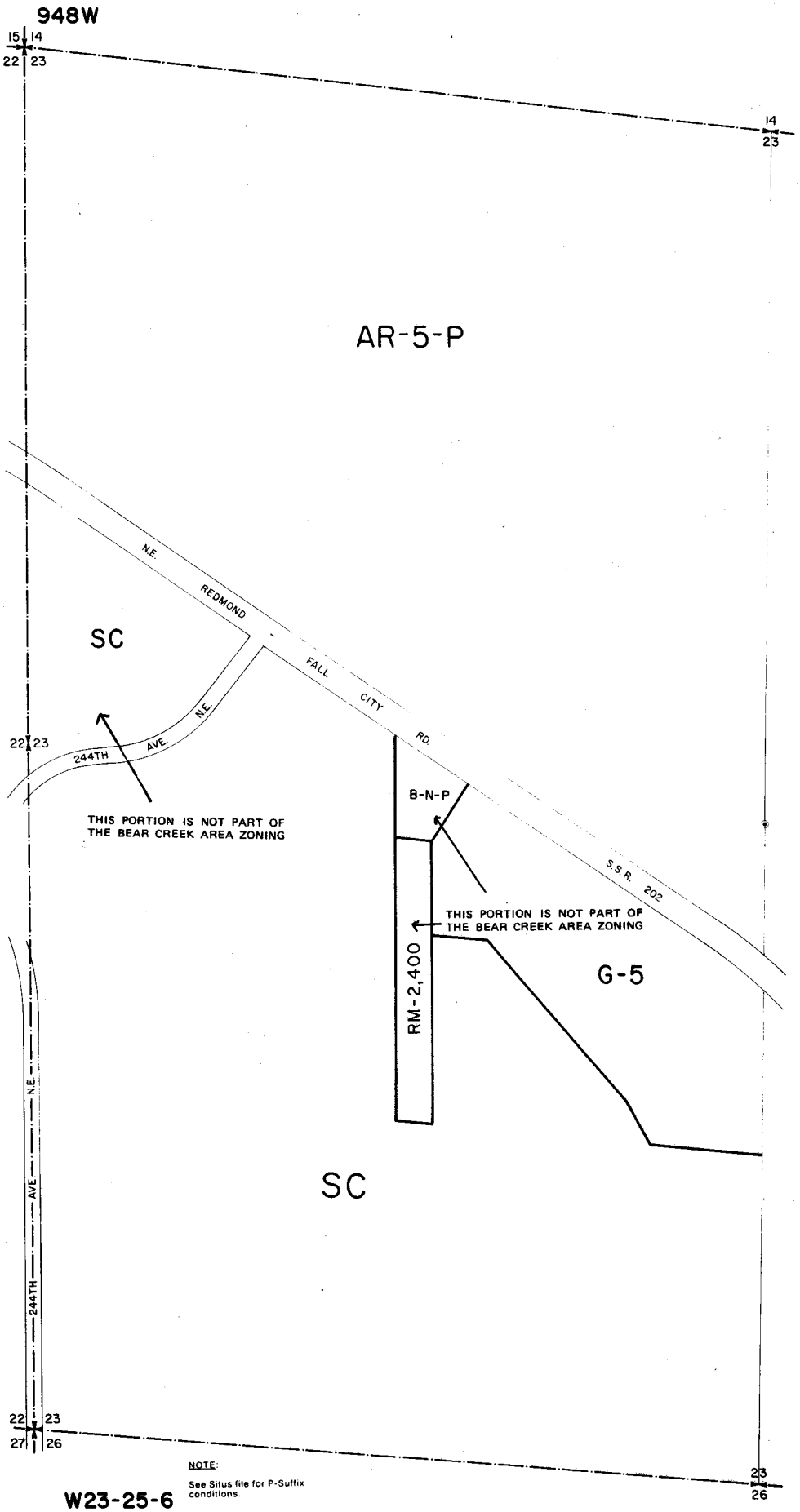

NOTE:
See Situs file for P-Suffix conditions.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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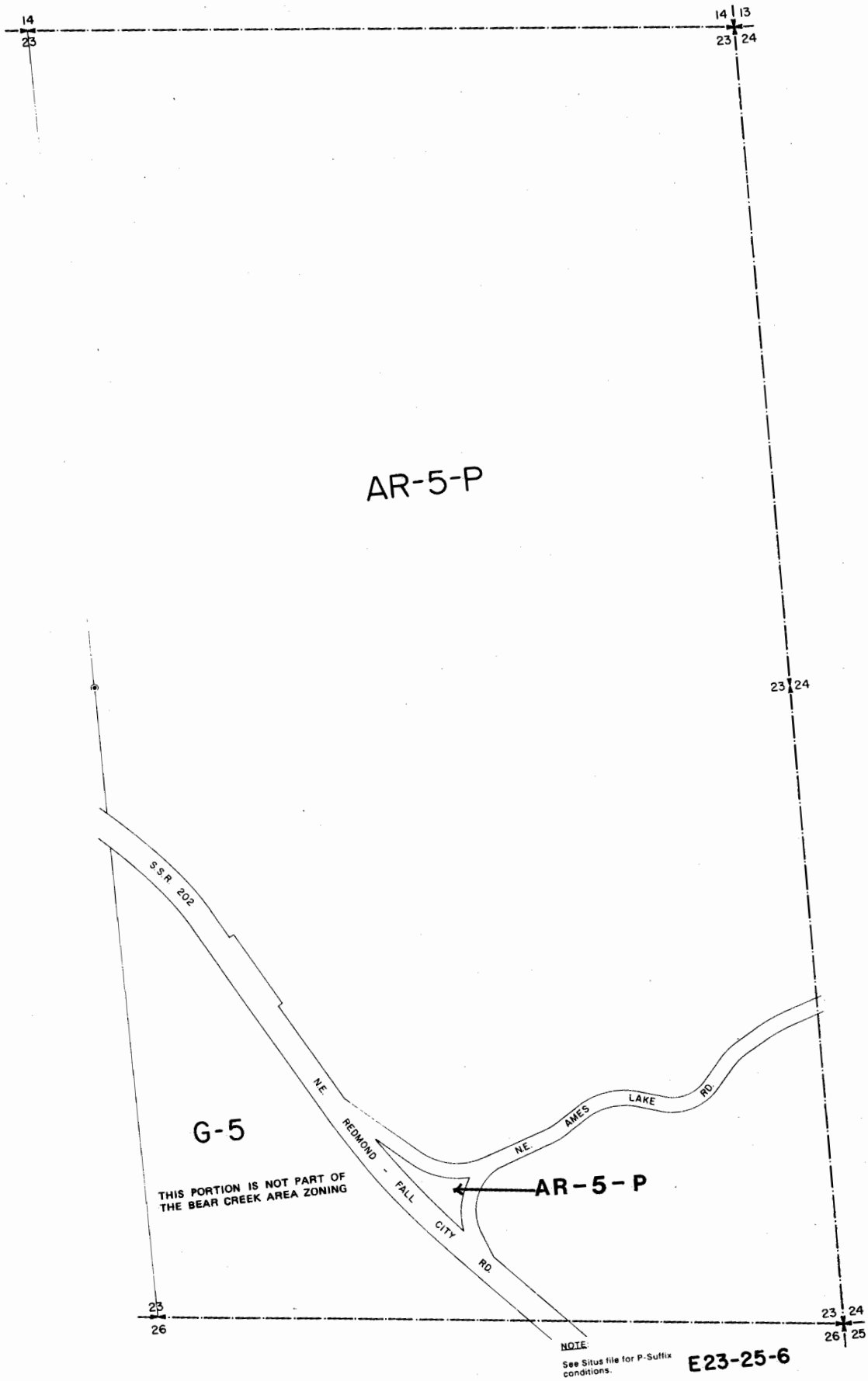
14
23
14
13
23
24
AR-5-P
23
24
S.S.R. 202
N.E. REDMOND - FALL CITY RD.
N.E. AMES LAKE RD.
G-5
THIS PORTION IS NOT PART OF THE BEAR CREEK AREA ZONING
AR-5-P
23
26
23
24
26
25
NOTE:
See Situs file for P-Suffix conditions.
E23-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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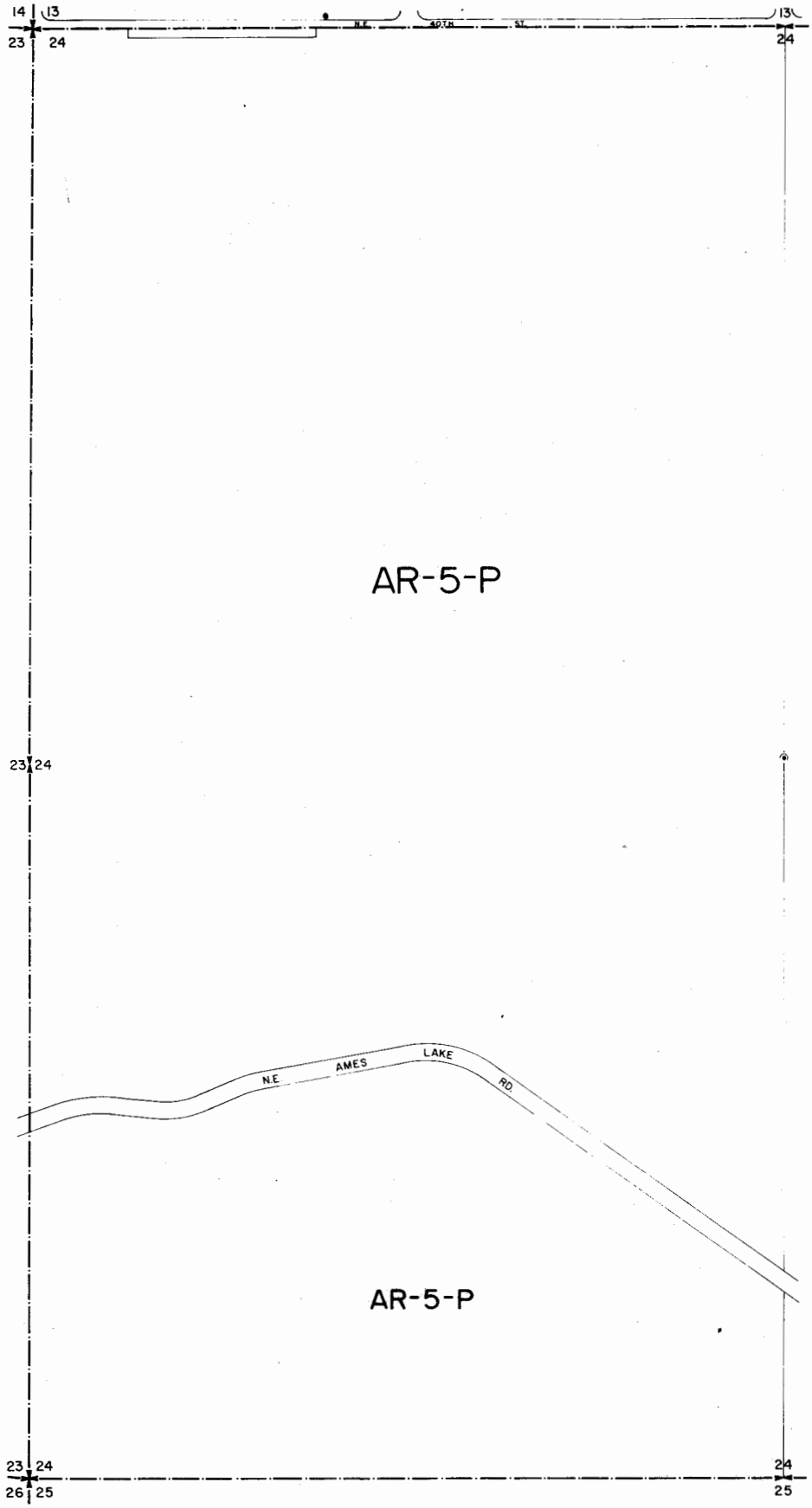
949W



NOTE:
See Situs file for P-Suffix conditions.

W24-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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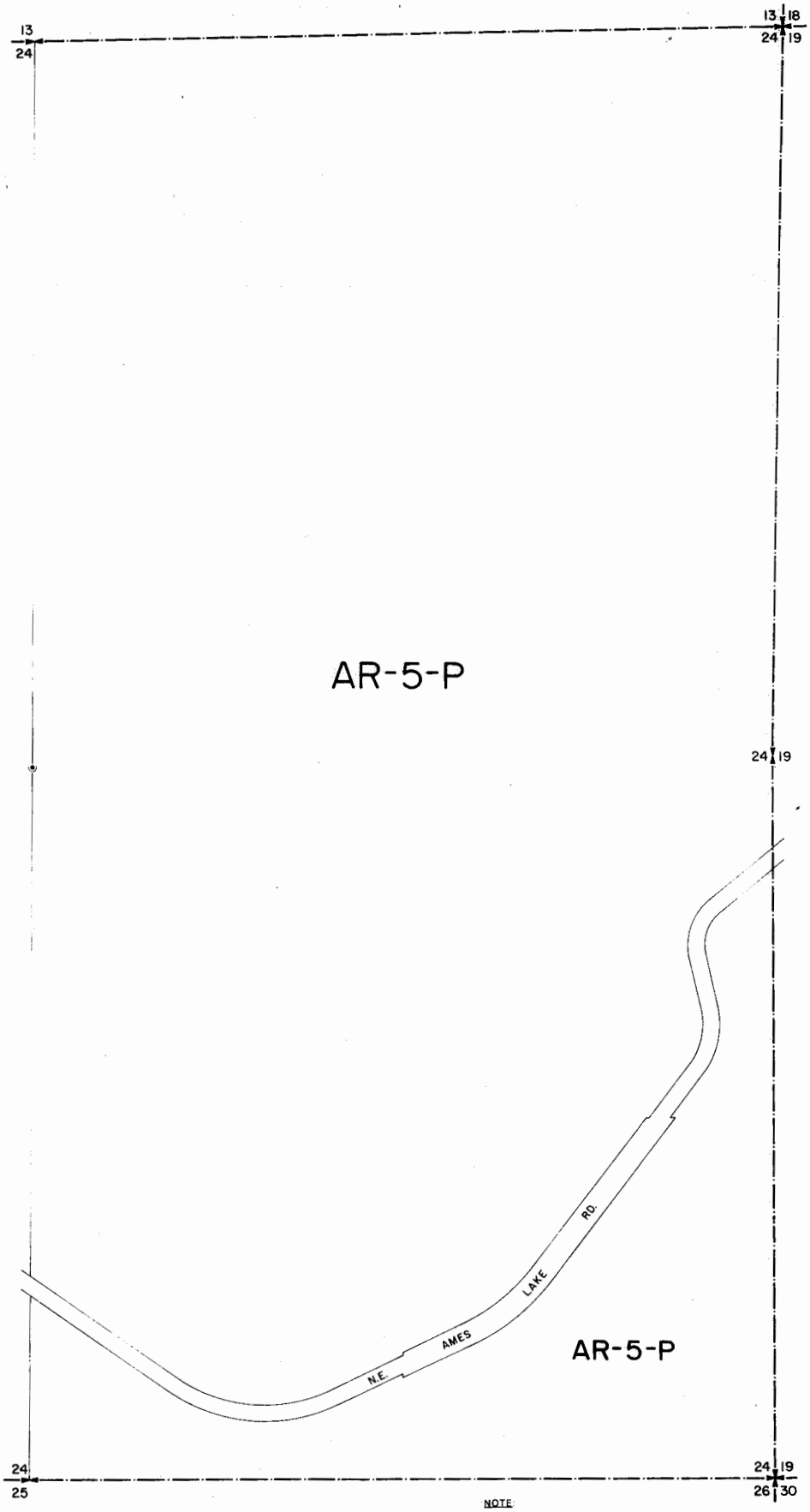

NOTE:

See Situs file for P-Suffix conditions.

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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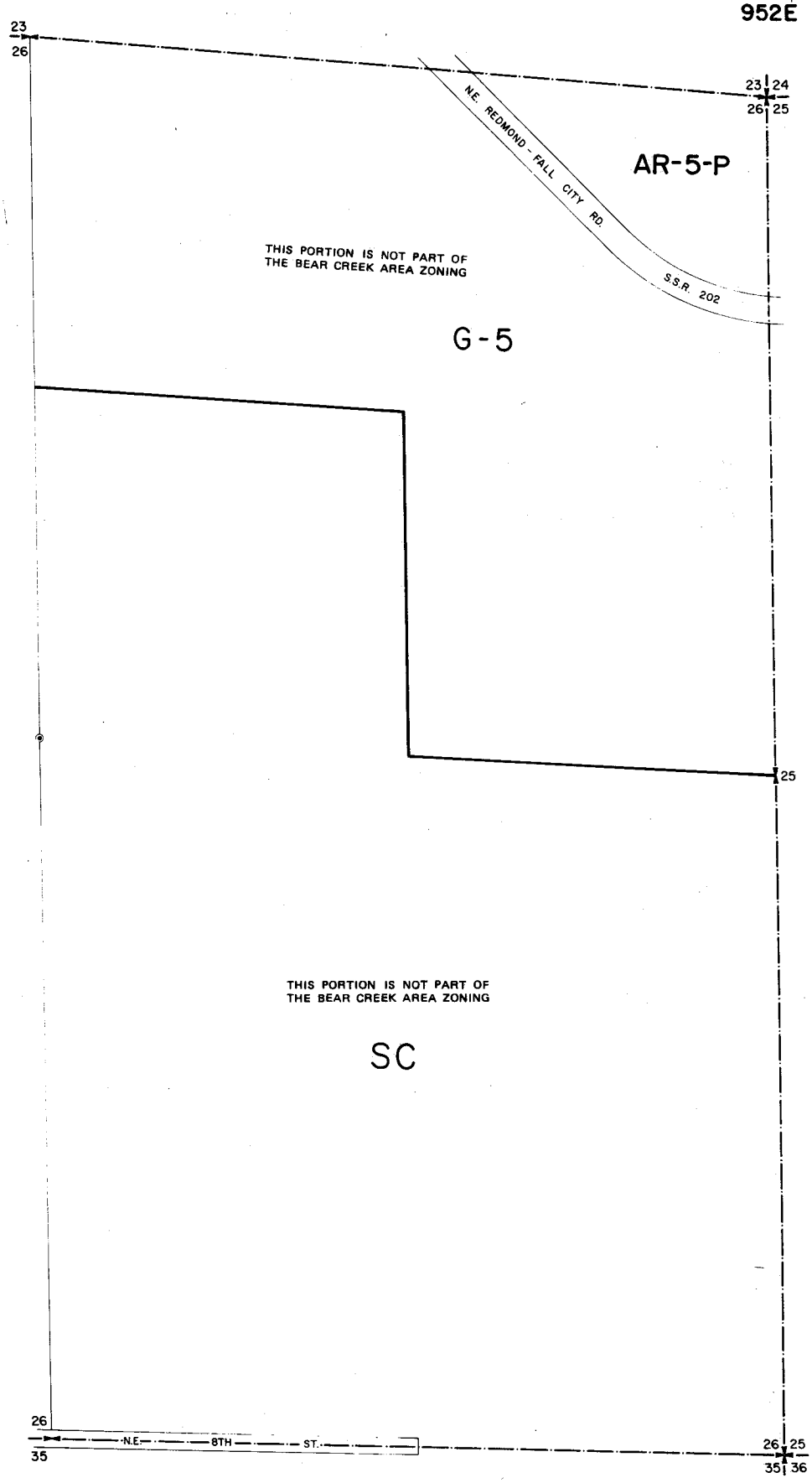

NOTE:
See Situs file for P-Suffix conditions.

E26-25-6

AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent/Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

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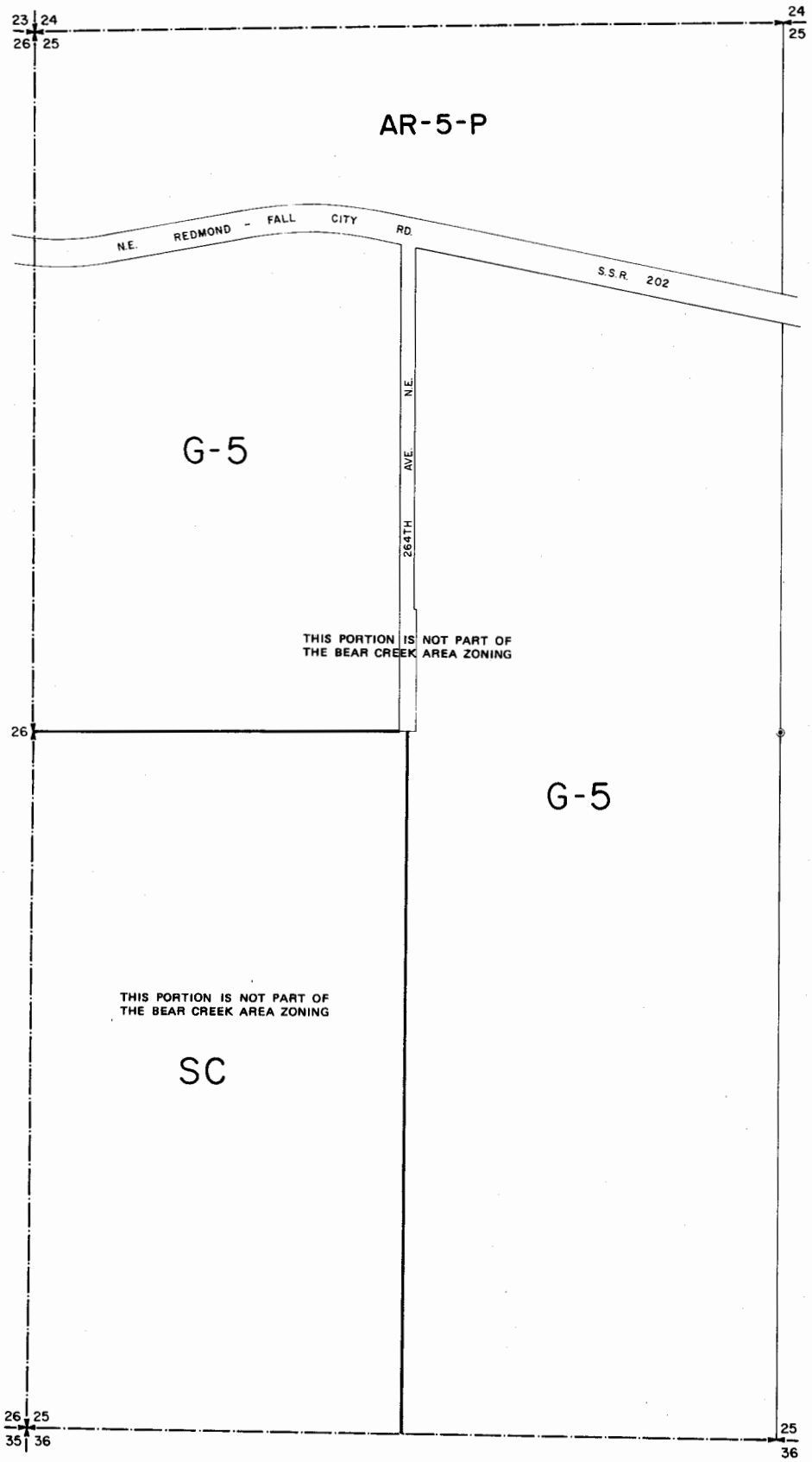
953W



W25-25-6

NOTE:
See Situs file for P-Suffix conditions.

AR-5-P

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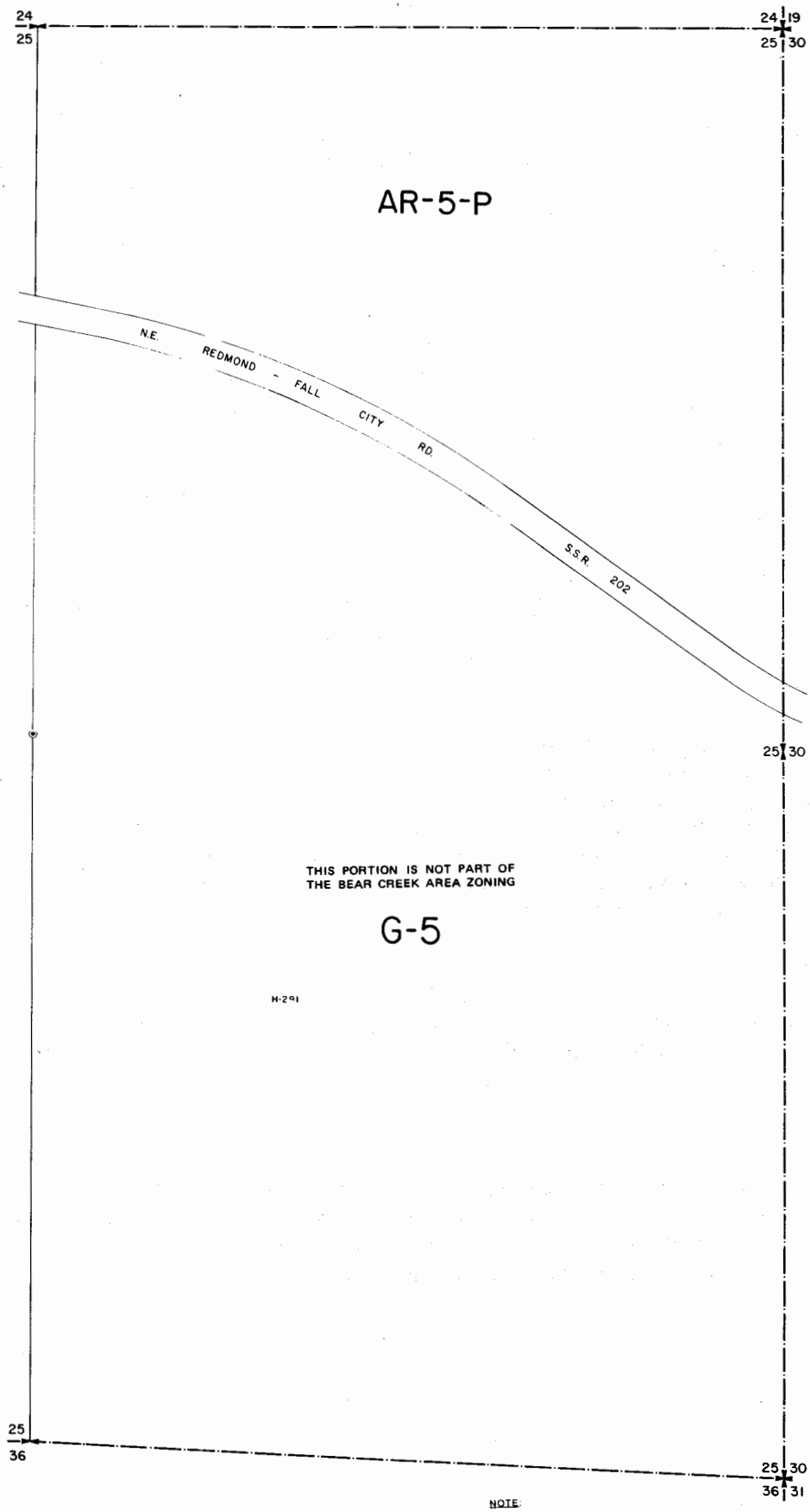
953E



NOTE:

See Situs file for P-Suffix conditions.

E25-25-6

SE-P

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SC-P

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AR-5-P

This zoning is consistent with the community's desire to protect the rural character and the environmentally sensitive features in the Vincent Patterson subarea. Bear Creek Community Plan policies BC #11, BC #12 and BC #14 recognize this subarea as Rural and recommends a density of one unit per 2.5 to 5 acres. BC #13 recommends lot clustering to preserve environmentally constrained portions of property. The Bear Creek Rural Density Bonus System applies to this area. BC #30 calls for on-site sewage disposal systems for long-term use.

AR-10-P

This zoning establishes a very low Rural residential density for the steep slopes above the Snoqualmie Valley. Bear Creek Community Plan policy BC #15 recommends one unit per 10 acre for this portion of the West Snoqualmie Valley subarea.

P-Suffix

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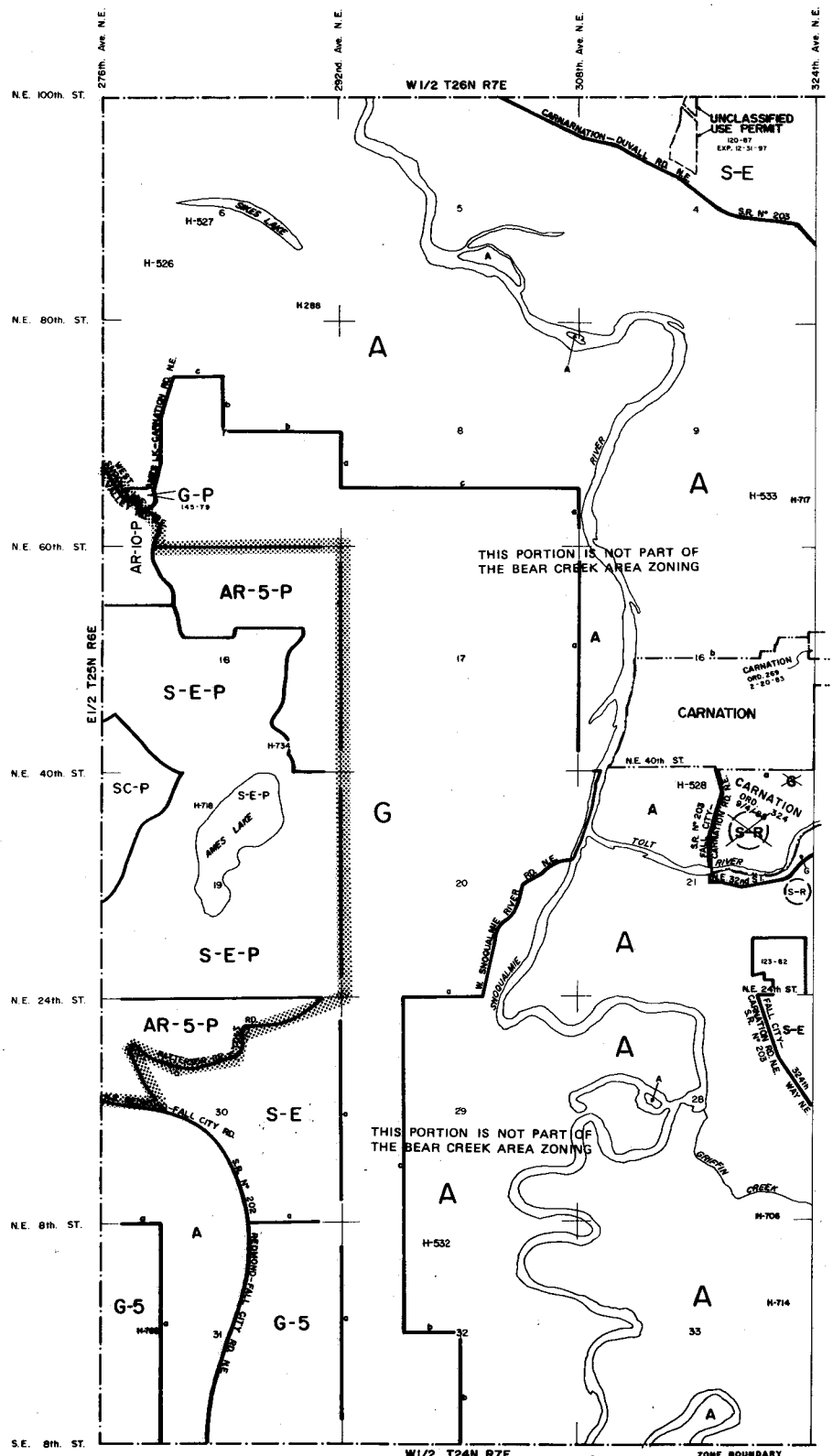

W1/2 T25N R7E

KING COUNTY ZONING MAP ORD. 25769

SCALE: 4 INCHES = 1 MILE

NOTE:

See Situs file for P-Suffix conditions.

SECTION LINE	a	ZONE BOUNDARY
1/4 LINE	b (Ctr. Sec. Line)	SECTION CORNER
1/16 LINE	c	
1/64 LINE	d	

AUGUST 1979

APPENDIX A

April 5, 1984

INTRODUCED BY *Audrey Gruger*

PROPOSED NO. *84-214*

MOTION NO. 5967

A MOTION initiating a Bear Creek Community Plan, Describing the scope of the Community Plan and Area Zoning, establishing the responsibilities of a community plan advisory committee and the King County planning division in developing the Bear Creek Community and approving the appointment of citizens to serve on the Bear Creek Community Plan Advisory Committee.

WHEREAS, in March, 1983 the planning division published a Bear Creek Community Profile which contains an inventory of existing conditions in the Bear Creek planning area and applicable King County ordiances, and

WHEREAS, a community plan, when adopted by the county council, represents official policy guiding growth and development and establishes community projects priorities for the Bear Creek community planning area, and

WHEREAS, a community plan provides the link between general county-wide policies, plan and programs and specific implementation programs for a community, and

WHEREAS, a community plan is intended to be used by other governmental agencies when making decisions concerning land use and general community development, and

WHEREAS, King County and City of Redmond have adopted a motion which encourages cooperative planning between the two jurisdictions for the Bear Creek community, and

WHEREAS, the King County executive and the councilpersons from districts 1 and 3 have recommended twenty members and seven alternates to serve on the Bear Creek Community Plan Advisory Committee, including two representatives and one alternate from the City of Redmond, and

WHEREAS, a chairperson for the Bear Creek Community Plan Advisory Committee has been recommended by the director of the department of planning and community develpment and approved by the King County executive and councilpersons from districts 1 and 3.

NOW, THEREFORE, BE IT MOVED by the Council of King County:

A. The Bear Creek Community Plan shall address the following local issues:

1. define a preferred land use pattern consistent with county-wide plans, policies, and regulations such as the zoning code;

2. determine what transportation routes, facilities, and services are needed consistent with the land use pattern and recommend appropriate local capital improvement projects;

3. identify high priority open space and park sites for acquisition and recommend appropriate local park and recreation development projects; and

4. define boundaries of local sewer and water service areas necessary to implement plan policies. The advisory committee may make recommendations outside the scope of the plan, and these shall be presented separately as special recommendations for executive and council consideration amendments to county policies or controls.

B. The Bear Creek Area Zoning shall include:

1. depictions of the zoning classifications necessary to implement the recommended land use policies and

2. explanations for the applied zoning classifications.

C. The Bear Creek Community Plan shall be consistent with existing county plans, policies, and regulations such as the comprehensive land use plan, zoning code, and sewerage plan in effect at the time the community plan is adopted.

D. The Bear Creek Community Plan shall consider adopted plans of adjacent incorporated jurisdictions, such as the Redmond Community Development Guide, and special purpose districts.

BE IT FURTHER MOVED by the Council of King County:

There is established a twenty-member Bear Creek Community Plan Advisory Committee, a nonresident chairperson, and seven alternates, as follows:

A. The Attached list of members and alternates for the Bear Creek Plan Advisory Committee is approved as presented.

B. In the event a member is unable to complete his or her term, appointed alternates shall serve in order named.

C. There shall be seven alternates including one from the City of Redmond. The executive and county council shall select additional alternates if needed due to committee resignations. The City of Redmond shall select replacements when needed due to city representative resignations.

D. All committee members and alternates shall subject to the disclosure provisions of K.C.C. 3.04.050.

BE IT FURTHER MOVED by the Council of King County:

A. The King County planning and community development staff is responsible for preparing the Bear Creek Community Plan Documents. Community planning staff will lead the community planning effort and direct the progress of the community plan advisory committee in their discussions and review of staff work.

B. The committee shall review work of the planning staff, consider comments from the general community and technical experts, and shall make recommendations to staff as approproate. Regular advisory committe meetings shall end after the committee reviews the working draft plan. Committee members are encouraged to individually participate in the public review process until council adoption.

C. King County intends that committee discussion of issues will be tied to the attached work schedule. If committee consensus is not reached, areas of disagreement will be identified, and the next phase of the process will begin.

D. Thoughout the Bear Creek community planning process, the plan advisory committee shall consider the local community's role and responsibilities within the context of the broader, county-wide community. The committee's responsibilities include consideration of the following issues:

1. examining the impacts of local decisions on county-wide needs and opportunities;

2. providing the community's fair share of anticipated growth; and

3. providing housing and economic opportunities for all income levels.

E. Since one of the purposes of the plan advisory committee is to provide a vehicle for bringing together diverse interest within the Bear Creek planning area, the committee should seek, encourage and facilitate broad community involvement.

F. Throughout the planning process, planning staff shall also be responsible for coordinating, considering and evaluating the views of the general public, technical experts, and the advisory committee.

G. The Chairperson is responsible for running the plan advisory committee meetings, including setting agendas with staff, keeping on schedule, and making sure all viewpoints of committee members are expressed.

PASSED THIS *9th* day of *April,* 1984.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Dorothy M. Owens
Clerk of the Council

APPENDIX B

Bear Creek Plan Policies

BC #1 A VARIETY OF LOT SIZES AND HOUSING TYPES SHOULD BE ENCOURAGED IN THE BEAR CREEK AREA.

BC #2 EMPLOYMENT AND POPULATION GROWTH SHOULD BE ENCOURAGED TO LOCATE WITHIN REDMOND AND WOODINVILLE, WHERE A FULL RANGE OF URBAN UTILITIES AND SERVICES IS AVAILABLE. NOVELTY HILL IS ALSO APPROPRIATE FOR URBAN DEVELOPMENT WHEN THE INTENT OF THE COMPREHENSIVE PLAN, THE BEAR CREEK PLAN, AND ALL OTHER APPLICABLE PLANS AND POLICIES ARE MET.

BC #2A MOBILE HOME PARKS ARE APPROPRIATE IN THE REDMOND SUBAREA. REZONES TO IMPLEMENT THIS POLICY WILL NOT REQUIRE A PLAN AMENDMENT.

BC #3 TO PROVIDE A RANGE OF HOUSING OPPORTUNITIES AND ACCOMMODATE A FAIR SHARE OF GROWTH IN BEAR CREEK, THE NOVELTY HILL SUBAREA SHOULD BE DESIGNATED AN URBAN ACTIVITY CENTER. THIS DESIGNATION WILL BE IMPLEMENTED BY MASTER PLANNED DEVELOPMENT.

BC #4 MASTER PLAN DEVELOPMENT WILL BE PERMITTED IN THE NOVELTY HILL SUBAREA ONLY WHEN THE FOLLOWING POLICIES ARE MET:

A. TO PROTECT EXISTING WETLANDS, STREAMS AND WILDLIFE HABITAT, MASTER PLAN DEVELOPMENT SHALL BE CONSISTENT WITH THE INTENT OF KING COUNTY ORDINANCES, COMPREHENSIVE PLAN POLICIES AND SENSITIVE AREAS REGULATIONS (KING COUNTY CODE CHAPTER 21.54); THE DESIGN OF THE PROPOSED DEVELOPMENT SHALL PROTECT AND PRESERVE EXISTING WETLANDS STREAMS AND WILDLIFE HABITAT BY SEVERAL METHODS INCLUDING (BUT NOT LIMITED TO) MINIMIZING ALTERATIONS TO THE NATURAL DRAINAGE FEATURES, MAINTAINING WATER QUALITY, PRESERVING STORAGE CAPACITY, PROVIDING UNDISTURBED UNIQUE/OUTSTANDING WETLANDS AND UNDISTURBED OR ENHANCED BUFFERS, RESTRICTING THE NUMBER OF STREAM CROSSINGS AND MINIMIZING EROSION AND SEDIMENTATION. TO ACHIEVE THE INTENT OF THIS POLICY IT MAY BE NECESSARY TO EXCEED THE REQUIREMENTS OF THE KING COUNTY WETLAND GUIDELINES.

B. A MASTER DRAINAGE PLAN FOR THE NOVELTY HILL SUBAREA SHALL BE APPROVED BY KING COUNTY SURFACE WATER MANAGEMENT DIVISION.

C. NEW DEVELOPMENT ADJACENT TO A UNIQUE/OUTSTANDING OR SIGNIFICANT WETLAND SHOULD PRESERVE OR ENHANCE THE WETLAND AND PROVIDE AN UNDISTURBED BUFFER AROUND THE WETLAND ADEQUATE TO PROTECT ITS NATURAL FUNCTIONS. ENCROACHMENTS INTO SIGNIFICANT WETLANDS MAY BE ALLOWED WHEN NO FEASIBLE ALTERNATIVE EXISTS AND ENHANCEMENTS ARE PROVIDED TO REPLACE THE LOST WETLANDS FUNCTIONS (KCCP POLICY E-329); AND

D. GROUND WATER RECHARGE AREAS SHOULD BE IDENTIFIED AND PROTECTED TO ENSURE THAT GROUND WATER RESOURCES ARE PROTECTED FROM POTENTIAL POLLUTION (KCCP POLICY E-337).

E. TO ENSURE THAT THE EXISTING ROAD SYSTEM IN BOTH KING COUNTY AND REDMOND IS NOT ADVERSELY AFFECTED, ON-SITE AND OFF-SITE TRAFFIC IMPACTS SHALL BE MITIGATED CONSISTENT WITH ADOPTED COUNTY ROAD ADEQUACY STANDARDS.

F. A PROJECT ENVIRONMENTAL IMPACT STATEMENT (EIS) SHALL BE REQUIRED FOR ALL PROPERTY PROPOSED FOR MASTER PLAN DEVELOPMENT WITHIN THE MPD DEVELOPMENT AREA. THE PROJECT EIS SHALL ADDRESS THE FULL RANGE OF PUBLIC SERVICES NECESSARY TO SERVE URBAN DEVELOPMENT ON NOVELTY HILL. THE EIS SHALL INCLUDE THE COST OF THESE SERVICES, THE FINANCIAL RESPONSIBILITY OF THE DEVELOPER(S) AND AFFECTED JURISDICTIONS, AND THE METHOD OF PHASING DEVELOPMENT TO COINCIDE WITH AVAILABILITY OF THESE PUBLIC SERVICES.

G. SINCE THE REMAINDER OF RESIDENTIAL LAND IN BEAR CREEK WILL EITHER BE RECOGNIZED AS EXISTING ONE-ACRE NEIGHBORHOODS OR DESIGNATED AS RURAL AREAS, ALL IMPROVEMENTS TO PUBLIC FACILITIES INCLUDING BUT NOT LIMITED TO ROAD CONSTRUCTION AND SEWERS, SHALL BE FINANCED BY THE MPD DEVELOPERS PROVIDED THE IMPACTS ARE THE RESULT OF MPD DEVELOPMENT OR ACCORDING TO A FAIR-SHARE FORMULA AGREED TO BY AFFECTED PARTIES.

H. DEVELOPMENT WILL BE GENERALLY CONSISTENT WITH THE NOVELTY HILL ZONING MAP WHICH SHOWS BOUNDARIES BETWEEN ZONES AND PROPOSED ARTERIAL ROAD ALIGNMENTS. HOWEVER, PRECISE BOUNDARIES AND ROAD ALIGNMENTS SHALL BE SET BY THE COUNTY COUNCIL WHEN REZONES ARE REQUESTED BY THE MPD PROPERTY OWNERS TO ACTIVATE THE POTENTIAL MPD ZONING. IN NO CASE SHALL THE FINAL ZONE BOUNDARIES RESULT IN A NET INCREASE IN SITE AREA ZONED FOR NON-SINGLE FAMILY USES.

I. A FULL RANGE OF HOUSING DENSITIES, TYPES AND PRICES INCLUDING HOUSING FOR LOW, MODERATE, AND MEDIUM INCOME GROUPS SHALL BE INCLUDED IN THE MPD. THE MIX OF SINGLE FAMILY AND MULTIFAMILY HOUSING IN THE MPD'S SHALL APPROXIMATE THE EXISTING COUNTY HOUSING STOCK MIX.

J. MASTER PLAN DEVELOPMENT SHALL MAINTAIN AND KEEP OPEN FOR PUBLIC USE IDENTIFIED MAJOR EQUESTRIAN AND HIKING TRAILS.

K. MASTER PLAN DEVELOPMENT SHALL PROVIDE ACTIVE RECREATION FACILITIES THAT COMPLY WITH ADOPTED KING COUNTY PARK STANDARDS.

L. MASTER PLAN DEVELOPMENT SHALL PROVIDE A MAXIMUM OF 25% OPEN SPACE IN ADDITION TO THE PRESERVATION OF ALL SURVEYED WETLANDS.

M. THE NOVELTY HILL MASTER PLAN DEVELOPMENT AREA SHALL CONTAIN AN URBAN ACTIVITY CENTER, WHICH INCLUDES A COMMUNITY-SCALE SHOPPING CENTER AND A NEIGHBORHOOD-SCALE SHOPPING CENTER TO PROVIDE FOR THE EVERYDAY SHOPPING NEEDS OF THE PLANNED MPD POPULATION.

N. THE ACTIVITY CENTER SHALL ALSO CONTAIN AT LEAST 200 ACRES DESIGNATED FOR BUSINESS PARK DEVELOPMENT TO PROVIDE A DIVERSITY OF EMPLOYMENT OPPORTUNITIES AND A BALANCE OF JOBS AND HOUSEHOLDS FOR THE MPD AREA.

O. IN ORDER TO PRESERVE OPPORTUNITIES FOR A VARIETY OF EMPLOYMENT TYPES IN THE BUSINESS PARK AREAS, RETAIL DEVELOPMENT IN FREESTANDING BUILDINGS SHOULD BE EXCLUDED. UP TO 10% OF GROSS FLOOR AREA IN BUSINESS PARK BUILDINGS MAY BE PLANNED FOR RETAIL USES, SUCH AS RESTAURANTS AND BUSINESS SERVICES, TO SERVE BUSINESS PARK EMPLOYEES.

P. DEVELOPMENT CONDITIONS FOR THE SHOPPING AND BUSINESS PARK AREAS SHOULD ENCOURAGE HIGH QUALITY DEVELOPMENT AND SITE DESIGN.

THE AREA WILL REVERT TO RURAL IF MPD DEVELOPMENT IS DENIED OR NOT PURSUED. IF THE MPD AREA REVERTS TO RURAL, THE ZONING SHALL BE AR-5-P, EXCEPT THOSE AREAS DESIGNATED NATURAL RESOURCE PROTECTION AREAS BY THE BEAR CREEK PLAN (SEE NATURAL RESOURCE PROTECTION AREAS MAP) SHALL BE AR-P. THE P-SUFFIX FOR THE AR-5-P AREAS REQUIRE SITE PLAN REVIEW FOR ASSIGNMENT OF APPROPRIATE ENVIRONMENTAL CONDITIONS. THE P-SUFFIX FOR THE SR-P AREAS SHALL PROHIBIT ALL DEVELOPMENT WITHIN DESIGNATED NATURAL RESOURCE PROTECTION AREAS IN ORDER TO PROTECT THE UNIQUE ENVIRONMENTALLY SENSITIVE WETLAND SYSTEM AND ITS BUFFERS.

BC #5 SEWER FACILITIES NECESSARY TO SERVE MASTER PLAN DEVELOPMENT ON NOVELTY HILL ARE PLANNED, DESIGNED AND CONSTRUCTED TO SERVE ONLY SUCH DEVELOPMENT AND ARE PROHIBITED FROM SERVING NEARBY SURROUNDING LOW-DENSITY URBAN AND RURAL AREAS. PROPOSALS TO EXTEND SEWER SERVICE OR EXPAND URBAN DEVELOPMENT OUTSIDE THE NOVELTY HILL SUBAREA ARE NOT APPROPRIATE AND ARE INCONSISTENT WITH THE PURPOSE OF THE BEAR CREEK COMMUNITY PLAN.

BC #5A WEST UNION HILL IS DESIGNATED URBAN AND APPROPRIATE FOR SEWERED URBAN DEVELOPMENT ONLY WHEN SPECIFIC LAND USES ARE DETERMINED THROUGH A COMMUNITY PLAN AMENDMENT AND THROUGH AN LSA BOUNDARY ADJUSTMENT, OR IF ANNEXATION IS PURSUED, THROUGH AN INTERLOCAL AGREEMENT WITH THE CITY OF REDMOND.

THE COMMUNITY PLAN AMENDMENT AND THE INTERLOCAL AGREEMENT SHALL ENSURE:

- KING COUNTY COMPREHENSIVE PLAN URBAN DENSITIES WILL BE PROVIDED
- FACILITIES AND SERVICES TO SERVE URBAN DEVELOPMENT WILL BE AVAILABLE

- MITIGATION FOR IMPACTS OF URBAN DEVELOPMENT ON THE TRANSPORTATION SYSTEM ARE EXAMINED
- CONTRACTS ARE SIGNED FOR BOTH THE CONSTRUCTION OF ADDITIONAL LANES FOR THE EXISTING BRIDGE OR A NEW BRIDGE OVER THE SAMMAMISH RIVER AND THE SR 520/SR 202 INTERCHANGE
- A MASTER DRAINAGE PLAN HAS BEEN COMPLETED AND IS CONSISTENT WITH THE FINDINGS AND STANDARDS OF THE BEAR CREEK BASIN PLAN.

BC #5B THE MPD SITES SHALL ONLY BE INCLUDED IN THE SEWER LOCAL SERVICE AREA IF THE PRE-DEVELOPMENT APPLICATION IS APPROVED FOR URBAN DENSITIES. SEWER PURVEYORS SHOULD CONSIDER THE MPD SITE AS IF IT WERE IN THE LOCAL SERVICE AREA, FOR PURPOSES OF PLANNING AND FOR THE PROVISION OF SEWERS TO THE SITE TO SUPPORT THE PRE-DEVELOPMENT APPLICATION. THE LOCAL SERVICE AREA DESIGNATION SHALL NOT BE PLACED ON THE MPD SITES FOR LOW DENSITY URBAN OR RURAL DEVELOPMENT. ANY LOCAL SERVICE AREA DESIGNATION SHALL BE VALID ONLY FOR MPD APPROVED DEVELOPMENT.

BC #6 THE MPD PROPERTY WITHIN THE NOVELTY HILL SUBAREA IS DESIGNATED WITH POTENTIAL ZONING FOR PHASE I AND PHASE II DEVELOPMENT AS SHOWN ON THE NOVELTY HILL ZONING MAP. THE POTENTIAL ZONING MAY BE ACTUALIZED IN TWO WAYS:

1) FOR EACH MPD, ACTUALIZATION OF THE POTENTIAL ZONING FOR PHASE II MAY OCCUR AFTER 75% OF THE RESIDENTIAL LAND AREA IN PHASE I HAS BEEN DEVELOPED AND THE CONDITIONS OF THE BEAR CREEK AREA ZONING HAVE BEEN MET, OR

2) BY ADOPTION OF A NEW BEAR CREEK COMMUNITY PLAN.

PROVISION 1 ABOVE APPLIES TO EITHER THE PORT BLAKELY MILL COMPANY OR THE QUADRANT REDMOND BLOCK PROPERTY SEPARATELY AS AN APPROVED MPD AREA.

BC #6A PHASE I OF THE MPD (AS DESIGNATED BY THE MPD PHASING MAP) MAY BE REQUESTED FOR RECLASSIFICATION FROM POTENTIAL TO OUTRIGHT ZONING AT ONE TIME AS A WHOLE, OR IN DIVISIONS. GRANTING OF THE OUTRIGHT ZONING SHALL BE PHASED TO ACCOMPLISH ONE OR MORE OF THE FOLLOWING OBJECTIVES:

- CONTROLLING THE TIMING OF DEVELOPMENT IN ANY SUBDRAINAGE BASIN IN ORDER TO MONITOR AND EVALUATE THE EFFECTIVENESS OF THE DRAINAGE CONTROL SYSTEMS FOR THAT SUBBASIN.

- CONTROLLING THE TIMING OF DEVELOPMENT IN ONE SUBBASIN RELATIVE TO OTHER SUBBASINS IN THE SAME MAJOR BASIN IN ORDER TO MONITOR AND EVALUATE THE EFFECTIVENESS OF THE DRAINAGE CONTROL SYSTEMS.

- ASSURING THAT THE USES AUTHORIZED PROVIDE AN APPROPRIATE BALANCE BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.

- PROVIDING RESIDENTIAL DEVELOPMENT (BOTH FOR SINGLE AND MULTIFAMILY HOUSING) BEFORE OR CONCURRENTLY WITH BUSINESS AND MANUFACTURING/OFFICE PARKS.

- CONTROLLING THE TIMING OF DEVELOPMENT RELATIVE TO THE PROVISION OF NEEDED TRANSPORTATION IMPROVEMENTS, SEWERAGE FACILITIES OR WATER LINES.

BC #6B GRANTING OF THE OUTRIGHT ZONING SHALL BE PHASED TO CONTROL THE TIMING AND INTENSITY OF BUSINESS/INDUSTRIAL DEVELOPMENT IN THE MPD'S TO SUPPORT THE BUILD-OUT OF OTHER KING COUNTY EMPLOYMENT CENTERS WHICH HAVE ACTUAL ZONING AND TO ASSURE THAT EMPLOYMENT DENSITIES IN THESE MPD'S ARE SUFFICIENT TO MAKE TRANSIT A FEASIBLE AND ATTRACTIVE ALTERNATIVE TO AUTOMOBILE ACCESS.

BC #6C PHASE I SHALL BE ACCOMPLISHED THROUGH AT LEAST THREE DIVISIONS FOR BOTH THE QUADRANT AND PORT BLAKELY MILL COMPANY OWNERSHIPS. THESE DIVISIONS SHOULD BE APPROXIMATELY EQUAL IN AREA FOR NON-RESIDENTIAL USES WHERE NON-RESIDENTIAL USES ARE PROPOSED FOR A DIVISION, AND IN NUMBER OF RESIDENTIAL UNITS. THE FIRST DIVISION MUST INCLUDE THE MAJORITY OF THE DESIGNATED OPEN SPACE AREAS IN PHASE I.

BC #6D TO ENSURE THE HIGHEST STANDARD OF ENVIRONMENTAL PROTECTION, PHASE II REZONES SHALL NOT BE APPROVED BEFORE 1996, PROVIDED THE MONITORING PROGRAM HAS INDICATED PHASE I DEVELOPMENT HAS NOT ADVERSELY IMPACTED THE WATER QUALITY AND SALMON RESOURCES OF THE BEAR/EVANS CREEK SYSTEM. SUBDIVISION OF PHASE II SHALL ALSO BE ACCOMPLISHED THROUGH AT LEAST THREE DIVISIONS.

BC #7 WITHIN REDMOND, WOODINVILLE AND NOVELTY HILL, NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT SHOULD AVERAGE AT LEAST THREE HOMES PER ACRE. MULTIFAMILY DEVELOPMENT SHOULD AVERAGE 18 HOMES PER ACRE.

BC #8 TO PROMOTE NEW HOUSING DEVELOPMENT FOR LOW INCOME ELDERLY WITHIN REDMOND, WOODINVILLE, AND NOVELTY HILL, A DENSITY OF 24 HOMES PER ACRE SHOULD BE PERMITTED FOR SUCH PROJECTS WHEN CONSISTENT WITH THE CRITERIA OF THE KING COUNTY HOUSING ASSISTANCE PLAN AND OTHER APPLICABLE REDMOND OR KING COUNTY LAND USE POLICIES.

BC #9 NEW RESIDENTIAL DEVELOPMENT WITHIN THE COTTAGE LAKE, RING HILL, AND AMES LAKE SUBAREAS SHOULD OCCUR AT A DENSITY OF ONE HOME PER ACRE.

BC #10 TO MAINTAIN THE EXISTING CHARACTER OF UNION HILL, AND TO PREVENT ADVERSE AFFECTS OF EXTENSIVE LOW DENSITY URBAN DEVELOPMENT SUCH AS GROUND WATER POLLUTION, POTENTIALLY SEVERE SURFACE WATER RUNOFF PROBLEMS AND TRAFFIC IMPACTS IN AND AROUND REDMOND, THE UNION HILL SUBAREA NOT ALREADY COMMITTED TO AN ESTABLISHED CHARACTER OF DEVELOPMENT AT A DENSITY OF ONE HOME PER ACRE SHOULD BE DESIGNATED RURAL. NEW DEVELOPMENT IN PORTIONS OF UNION HILL RECOGNIZED AS COMMITTED TO AN ESTABLISHED PATTERN OF ONE-ACRE DEVELOPMENT SHOULD OCCUR AT A DENSITY OF ONE HOME PER ACRE

BC #11 THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS SHOULD BE DESIGNATED RURAL TO PROTECT ENVIRONMENTALLY SENSITIVE

FEATURES, TO PROVIDE A BUFFER FOR AGRICULTURAL RESOURCES IN THE SNOQUALMIE VALLEY AND TO MAINTAIN THE EXISTING CHARACTER OF THESE AREAS.

BC #12 WITHIN THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS, AN URBAN OR SUBURBAN LEVEL OF SERVICES IS INAPPROPRIATE. DEVELOPMENT WITHIN THESE RURAL AREAS SHOULD RELY ON LEVELS OF SERVICE CONSISTENT WITH A RURAL LIFESTYLE.

BC #13 LOT CLUSTERING SHOULD BE REQUIRED WHEN NECESSARY TO PROTECT THE HYDRAULIC AND WILDLIFE FUNCTIONS OF THE BEAR, EVANS, AND PATTERSON CREEK SYSTEMS AND ASSOCIATED WETLANDS. CLUSTERED DEVELOPMENT SHOULD LOCATE ON THE NONSENSITIVE PORTIONS OF A SITE, BE COMPATIBLE WITH SURROUNDING LAND USES AND BE DESIGNED TO MINIMIZE SURFACE WATER IMPACTS. THESE ENVIRONMENTAL CONSIDERATIONS MAY RESULT IN A LOWER DENSITY THAN OTHERWISE ALLOWED BY ZONING.

BC #14 TO MAINTAIN A RURAL CHARACTER AND TO ENSURE THAT AN URBAN LEVEL OF SERVICES AND FACILITIES DOES NOT BECOME NECESSARY, DENSITIES IN WITH DESIGNATED RURAL AREAS, THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS SHOULD BE ONE DWELLING UNIT PER 5 ACRES. A PROPOSED SUBDIVISION MAY QUALIFY FOR CLUSTERED DEVELOPMENT AT ONE DWELLING UNIT PER 2.5 TO 5 ACRES IF ALL OF THE FOLLOWING CRITERIA ARE MET (THESE CRITERIA ARE DRAWN FROM COMPREHENSIVE PLAN POLICY R-217):

a. THE SCALE OF THE DEVELOPMENT (LOT SIZES, SIZE OF A CLUSTER, DENSITY WITHIN A CLUSTER, TOTAL NUMBER OF LOTS, ETC.) IS LIMITED TO PRESERVE AND ENHANCE THE RURAL CHARACTER AND USES IN THE AREA;

b. PERMANENT OPEN SPACE FOR RURAL USES SUCH AS PASTURES, WOODLOTS, WILDLIFE PRESERVES, OR PUBLIC OPEN SPACES, IS INCLUDED;

c. PERMANENT OPEN SPACE TO BUFFER RURAL USES AND PROTECT RESOURCE LANDS IS INCLUDED;

d. PUBLIC REVIEW OF SITE PLAN IS A PART OF THE PROCESS;

e. ANY PROPOSED ON-SITE SEWAGE DISPOSAL SYSTEMS CAN BE PROVIDED WITHOUT CUMULATIVE ADVERSE IMPACTS TO GROUND AND SURFACE WATER;

f. A PUBLIC WATER SUPPLY IS PROVIDED;

g. RESULTING IMPACTS ON FACILITIES AND SERVICES DUE TO THE INCREASED DENSITY WOULD NOT REQUIRE NEW OFF-SITE FACILITIES AND SERVICES BEYOND THOSE REQUIRED BY DEVELOPMENT AT DENSITIES OTHERWISE ALLOWED IN RURAL AREAS; AND

h. DEVELOPMENT RIGHTS FOR LAND NOT UTILIZED IN BUILDING SITE LOTS BE CONVEYED TO KING COUNTY.

BC #15 A DENSITY OF ONE DWELLING UNIT PER 10 ACRES SHOULD BE REQUIRED ALONG THE EAST SLOPE OF THE PLANNING AREA TO PROTECT THE ADJACENT SNOQUALMIE VALLEY AGRICULTURAL DISTRICT, LANDS CONTAINING SLOPES OVER 40%, AND SURROUNDING UNIQUE/OUTSTANDING AND SIGNIFICANT WETLANDS.

BC #16 REDMOND, WOODINVILLE AND NOVELTY HILL ARE PLANNED TO BE THE PRIMARY ACTIVITY CENTERS FOR THE PLANNING AREA. INDUSTRIAL AND MAJOR COMMERCIAL ACTIVITY SHOULD BE DIRECTED TO THESE URBAN ACTIVITY CENTERS.

BC #17 THE NOVELTY HILL MASTER PLAN DEVELOPMENT AREA SHALL CONTAIN A COMMUNITY CENTER AND A NEIGHBORHOOD CENTER TO SERVE THE NEEDS OF FUTURE RESIDENTS AND EMPLOYEES.

BC #18 THE FOLLOWING LOCATIONS ARE DESIGNATED NEIGHBORHOOD CENTERS:

- AVONDALE CORNER
- COTTAGE LAKE
- NORTHWEST CORNER OF THE INTERSECTION OF REDMOND-FALL CITY ROAD AND 236TH AVENUE NE.

BC #18A THE INTERSECTION OF THE REDMOND-FALL CITY ROAD AND 236th AVENUE NE IS DESIGNATED A POTENTIAL NEIGHBORHOOD CENTER. COMMERCIAL AND OFFICE PROPERTY AT THIS INTERSECTION SHOULD BE INCLUDED IN THE SEWER LOCAL SERVICE AREA.

BC #19 EXPANSION OF NEIGHBORHOOD BUSINESS AREAS SHOULD BE SCALED TO SERVE POPULATION GROWTH FORECAST TO OCCUR IN BEAR CREEK IN THE NEXT 6-10 YEARS. AN ADEQUATE LEVEL OF PUBLIC SERVICES WILL BE NECESSARY BEFORE SUCH EXPANSION CAN OCCUR.

BC #20 STRIP COMMERCIAL DEVELOPMENT SHALL BE PROHIBITED.

BC #21 EQUESTRIAN RELATED BUSINESS IS A RECOGNIZED ECONOMIC ACTIVITY IN THE BEAR CREEK AREA, IS CONSISTENT WITH THE RURAL CHARACTER, AND SHOULD BE ENCOURAGED AND SUPPORTED IN THE RURAL AREA.

BC #22 MEASURES TO MITIGATE ADVERSE IMPACTS ON NEARBY PROPERTIES, PUBLIC FACILITIES AND NATURAL RESOURCES SUCH AS STREAMS AND WETLANDS SHOULD BE REQUIRED AS CONDITIONS OF APPROVAL FOR ANY PROPOSED EXTRACTIVE OPERATION OR AS CONDITIONS OF APPROVAL FOR RENEWAL OF EXISTING PERMITS.

BC #23 A DEPLETED SAND AND GRAVEL OPERATION SHOULD BE RESTORED TO CONTOURS AND GRADES SUITABLE FOR SUBSEQUENT DEVELOPMENT.

BC #24 REDEVELOPMENT OF A DEPLETED SAND AND GRAVEL OPERATION SHOULD BE CONSISTENT WITH THE LAND USE DESIGNATION AND USES OF SURROUNDING PROPERTIES DEFINED IN THE BEAR CREEK PLAN.

BC #25 ALL OF THE BEAR CREEK PLANNING AREA IS DESIGNATED A WATER SERVICE AREA AND IS WITHIN THE EAST KING COUNTY CRITICAL WATER SUPPLY SERVICE AREA. ANY NEW DEVELOPMENT WITHIN THE PLANNING

AREA SHOULD BE REQUIRED TO BE SERVED BY PUBLIC WATER SYSTEMS AS DEFINED BY WAC 248.54 AND PROVIDED FOR IN THE COORDINATED WATER SYSTEM PLAN FOR THE AREA.

BC #26 KING COUNTY SHOULD APPROVE NEW DEVELOPMENT NOT WITHIN THE CURRENT SERVICE AREA BOUNDARIES OF EXISTING PUBLIC WATER SYSTEMS ONLY WHEN:

A. SERVICE FROM EXISTING PUBLIC WATER SYSTEMS WILL NOT BECOME AVAILABLE IN A REASONABLE AND TIMELY MANNER AT THE TIME OF DEVELOPMENT; AND

B. THE DEVELOPMENT IS REQUIRED TO ENTER INTO A SERVICE CONTRACT WITH AN EXISTING PUBLIC WATER SYSTEM, AS PROVIDED IN THE COORDINATED WATER SYSTEM PLAN FOR THE AREA, TO CONNECT TO THAT SYSTEM WHEN SERVICE DOES BECOME AVAILABLE; OR

C. THE DEVELOPMENT WARRANTS THE CREATION OF A NEW WATER SYSTEM BASED ON THE CRITERIA CONTAINED IN THE COORDINATED WATER SYSTEM PLAN.

BC #27 THE EXISTENCE OF PUBLIC WATER SERVICE IN DESIGNATED RURAL AREAS SHALL NOT RESULT IN OR BE JUSTIFICATION FOR HIGHER RESIDENTIAL DENSITY THAN ANTICIPATED BY THE BEAR CREEK PLAN. THEREFORE, WATER PURVEYOR COMPREHENSIVE PLANS MUST:

A. PLAN FOR FACILITIES WITHIN RURAL AREAS WHOSE SIZE IS CONSISTENT WITH RURAL DENSITIES AND DEVELOPMENT STANDARDS, AND

B. STATE THAT SUCH EXPANSION SHALL NOT REQUIRE INCREASED DENSITIES TO FINANCE PLANNED FACILITIES.

BC #28 PUBLIC SEWERS ARE THE PREFERRED METHOD FOR WASTEWATER TREATMENT IN DESIGNATED URBAN AREAS (3 TO 8 HOMES PER ACRE). THEREFORE, REDMOND AND ITS 1990 ANNEXATION AREA SHOULD BE INCLUDED WITHIN THE SEWER LOCAL SERVICE AREA. THE NOVELTY HILL SUBAREA SHALL BE INCLUDED IN THE LOCAL SERVICE AREA ONLY WHEN THE PRE-DEVELOPMENT APPLICATION HAS BEEN APPROVED FOR URBAN DENSITIES. THE WEST UNION HILL SUBAREA SHALL BE INCLUDED IN THE LOCAL SERVICE AREA WHEN URBAN ZONING IS APPLIED TO THE SUBAREA, AS PROVIDED FOR IN BC #5 AND 5A.

BC #29 THE COTTAGE LAKE, RING HILL, PORTIONS OF UNION HILL AND AMES LAKE SUBAREAS, WHICH ARE DESIGNATED FOR A MAXIMUM RESIDENTIAL DENSITY OF ONE HOME PER ACRE, SHOULD BE SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEMS WHEN SOIL CONDITIONS AND PROPER SITING SUPPORT THEIR LONG TERM USE.

BC #29A IF ON-SITE SEWAGE DISPOSAL SYSTEM FAILURES OCCUR IN URBAN AREAS LOCATED OUTSIDE THE SEWER LOCAL SERVICE AREA OR LOW DENSITY URBAN AREAS WITHIN THE LOCAL SERVICE AREA OF THE ADOPTED BEAR CREEK PLAN, SEPTIC TANK MANAGEMENT AND/OR ALTERNATIVE METHODS OF SEWAGE DISPOSAL SHALL FIRST BE CONSIDERED. IF THESE ALTERNATIVES ARE NOT FEASIBLE AND A SEWER LINE MUST BE PLACED

THROUGH A LOW DENSITY URBAN AREA, SEWER SERVICE SHALL BE GEARED TO ONLY SERVE THE SPECIFIC PROBLEM AREA WHICH HAS EXPERIENCED FAILURES IN EXISTING DISPOSAL SYSTEMS AND KING COUNTY SHALL PROHIBIT ANY OTHER CONNECTIONS WITHIN THE LOW DENSITY URBAN AREA EXCEPT FOR EXISTING RESIDENCES WHICH MEET THE RESTRICTIONS IN THIS POLICY. THE RESTRICTION LIMITING CONNECTIONS SHALL ALSO APPLY TO SERVICE NEEDED TO SERVE THE THREE DESIGNATED NEIGHBORHOOD CENTERS.

BC #30 ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE USED TO MANAGE WASTEWATER IN THE BEAR/EVANS, WEST SNOQUALMIE AND VINCENT/PATTERSON SUBAREAS. THESE SYSTEMS SHALL SERVE AS THE LONG-TERM METHOD FOR SEWAGE DISPOSAL IN THESE RURAL AREAS.

BC #31 SEWAGE DISPOSAL USING COMMUNITY DRAINFIELD SYSTEMS SHALL BE MANAGED BY MUNICIPALITIES OR SEWER DISTRICTS.

BC #32 THE NATURAL DRAINAGE SYSTEMS OF BEAR, EVANS, AND PATTERSON CREEKS SHOULD BE RESTORED, MAINTAINED AND ENHANCED TO PROTECT WATER QUALITY, PRESERVE EXISTING AQUATIC HABITAT, REDUCE PUBLIC COSTS, AND PREVENT ENVIRONMENTAL DEGRADATION. PUBLIC IMPROVEMENTS AND PRIVATE DEVELOPMENTS SHOULD NOT ALTER NATURAL DRAINAGE SYSTEMS WITHOUT MITIGATING MEASURES WHICH ELIMINATE INCREASED RISK OF FLOODING AND EROSION, NEGATIVE IMPACTS ON WATER QUALITY, AND LOSS ON AQUATIC OR RIPARIAN HABITAT.

BC #33 KING COUNTY SHOULD PREVENT DEVELOPMENT ON LANDS WHERE IT WOULD POSE A HAZARD TO LIFE, PROPERTY, IMPORTANT ECOLOGICAL FUNCTIONS OR ENVIRONMENTAL QUALITY. DUE TO SEVERE NATURAL LIMITATIONS, STEEP OR ERODIBLE SLOPES, WETLANDS, WETLAND BUFFERS, FLOOD PLAINS AND STREAM CORRIDORS SHOULD REMAIN UNDEVELOPED AND UNDISTURBED.

BC #34 AN UNDISTURBED CORRIDOR WIDE ENOUGH TO MAINTAIN THE NATURAL BIOLOGICAL AND HYDROLOGICAL FUNCTIONS OF STREAMS SHOULD BE PRESERVED IN ALL NEW DEVELOPMENT IN THE BEAR CREEK PLANNING AREA.

BC #35 BEAR, EVANS, AND PATTERSON CREEKS AND THEIR TRIBUTARIES SHOULD BE PROTECTED FROM GRAZING ANIMAL ACCESS IN ORDER TO 1) REDUCE WATER QUALITY DEGRADATION FROM ANIMAL WASTES, 2) REDUCE BANK COLLAPSE DUE TO TRAMPLING, AND 3) ALLOW SHADING VEGETATION TO REESTABLISH ALONG STREAM BANKS.

BC #36 WHERE COMMERCIAL AND INDUSTRIAL USES ARE ESTABLISHED, WATER QUALITY SHALL BE PROTECTED AND ENHANCED. UNDERGROUND STORAGE OF PETROLEUM, SOLVENTS AND OTHER POTENTIAL WATER POLLUTANTS SHALL BE STORED IN DOUBLE-WALLED TANKS WITH SECONDARY CONTAINMENT TO PREVENT ENTRY INTO NATURAL DRAINAGE SYSTEMS OR GROUND WATER. PROPER DISPOSAL METHODS SHALL ALSO BE USED.

BC #37 PROPER SITING AND MAINTENANCE OF SEPTIC SYSTEMS SHOULD RECEIVE SPECIAL ATTENTION ON NEW AND EXISTING LAND DEVELOPMENT TO PRESERVE THE VALUABLE ECOLOGICAL FUNCTIONS AND AMENITY VALUES OF

WATER RESOURCES IN THE BEAR, EVANS, AND PATTERSON CREEK DRAINAGES.

BC #38 STREAM CHANNELS IN THE BEAR, EVANS, AND PATTERSON CREEK DRAINAGES SHOULD NOT BE PLACED IN CULVERTS UNLESS ABSOLUTELY NECESSARY FOR PROPERTY ACCESS. TO REDUCE DISRUPTION TO STREAMS AND THEIR BANKS, BRIDGES SHOULD BE USED FOR STREAM CROSSINGS, AND CROSSINGS SHOULD SERVE SEVERAL PROPERTIES. WHEN CULVERTS ARE REQUIRED, OVERSIZED CULVERTS WITH GRAVEL BOTTOMS THAT MAINTAIN THE CHANNELS' WIDTH AND GRADE SHOULD BE USED.

BC #39 NEW DEVELOPMENT SHOULD REHABILITATE DEGRADED STREAM CHANNELS AND BANKS IN THE BEAR, EVANS, AND PATTERSON CREEK DRAINAGES TO PREVENT FURTHER EROSION AND WATER QUALITY PROBLEMS. WHERE CONDITIONS PERMIT, THE BANKS AND CHANNELS SHOULD BE RESTORED TO A NATURAL STATE.

BC #40 UNIQUE OR SIGNIFICANT WILDLIFE HABITAT SHOULD BE IDENTIFIED AND PRESERVED. DEVELOPMENT PLANS SHOULD IDENTIFY SIGNIFICANT WILDLIFE HABITAT AND ENSURE THAT BUILDINGS, ROADS AND OTHER FEATURES LOCATE ON LESS SENSITIVE PORTIONS OF SITES. THESE CONSIDERATIONS MAY RESULT IN A REDUCTION IN DENSITY FROM THAT OTHERWISE ALLOWED BY ZONING.

BC #41 THE BEAR AND EVANS CREEKS' WATERSHEDS HAVE BEEN DESIGNATED AS CRITICAL AREAS FOR PROTECTION OF THE AQUATIC RESOURCES AND HUMAN HEALTH. THEREFORE, THE FOLLOWING SURFACE WATER MANAGEMENT ACTIVITIES SHOULD BE PROMOTED:

A. APPROPRIATE AND REASONED CHANGES IN LAND USE POLICIES AND REGULATIONS MAY BE EVALUATED DURING THE PREPARATION OF THE BEAR/EVANS CREEKS BASIN PLAN WHICH MAY RESULT IN RECOMMENDATIONS TO AMEND THE ADOPTED BEAR CREEK PLAN.

B. ENSURE ADEQUATE FIELD INSPECTION OF LAND DEVELOPMENT ACTIVITIES.

C. IMPLEMENT A PUBLIC INFORMATION PROGRAM TO PROMOTE WATER RESOURCES AND STREAM CHANNEL PROTECTION.

D. THE BEAR AND EVANS CREEKS BASIN PLAN SHALL DEVELOP RECOMMENDATIONS FOR WATER QUALITY MONITORING AND RECOMMENDED METHODS FOR CITIZEN INPUT AND EVALUATION TO ASSESS THE SUCCESS OF THE COUNTY'S POLICIES AND REGULATIONS PERTAINING TO THIS PLANNING AREA.

BC #42 OPERATIONAL AND MAINTENANCE IMPROVEMENTS TO IMPROVE SAFETY AND INCREASE EFFICIENCY OF ROADS SERVING EXISTING DEVELOPMENT SHOULD BE EMPHASIZED AND ASSIGNED THE HIGHEST PRIORITY FOR PUBLIC SPENDING.

BC #43 NEW DEVELOPMENT SHOULD PROVIDE ALL ON-SITE TRANSPORTATION FACILITIES NEEDED TO MEET ADOPTED SERVICE STANDARDS.

BC #44 WHEN OFF-SITE ROAD CAPACITY CANNOT MEET ADOPTED STANDARDS, INDIVIDUAL DEVELOPMENTS SHOULD BE DENIED UNTIL ROADS ARE BROUGHT UP TO STANDARDS EITHER BY THE PUBLIC AGENCIES INVOLVED OR BY THE DEVELOPER, OR BY SOME COMBINATION OF FUNDING SOURCES.

BC #45 KING COUNTY, THE CITY OF REDMOND, THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, CITIZENS, AND PRIVATE DEVELOPERS SHOULD WORK TOGETHER IN DEFINING, PLANNING, AND IMPLEMENTING TRANSPORTATION IMPROVEMENTS WHICH ACCOMMODATE PLANNED LAND USE AND DENSITIES.

BC #45A MITIGATION OF TRAFFIC IMPACTS TO THE CITY OF REDMOND ARTERIAL SYSTEM WILL BE ACCOMPLISHED THROUGH THE INTERLOCAL AGREEMENT PROCESS. THE AVONDALE ARTERIAL CORRIDOR STUDY RECOMMENDATIONS SHALL BE USED AS A BASIS FOR TRAFFIC MITIGATION REQUIREMENTS FOR BOTH CITY AND COUNTY DEVELOPMENT AFFECTING THE CORRIDOR.

MITIGATION SHALL PRESERVE THE OPERATIONAL INTEGRITY OF THE CORRIDOR AND MAINTAIN EXISTING LOCAL ACCESS. THE PRIMARY ARTERIAL CORRIDOR BETWEEN THE NOVELTY HILL URBAN AREA AND SR 520 SHOULD BE LOCATED AND DESIGNED TO ENCOURAGE TRANSIT AND RIDE SHARING ALTERNATIVES TO SINGLE-OCCUPANT VEHICLE TRAVEL, AND TO PROVIDE SERVICE TO THE WEST UNION HILL URBAN AREA.

TRANSPORTATION PLANNING OF NEW FACILITIES AND MANAGEMENT OF THE TRANSPORTATION SYSTEM SHOULD BE COORDINATED WITH CURRENT AND FORECAST NEEDS OF THE EAST SAMMAMISH AND NORTHSHORE PLANNING AREAS, ADJACENT AREAS OF SNOHOMISH COUNTY, AND WITH THE CITIES OF REDMOND AND KIRKLAND, AND SHOULD BE A COOPERATIVE EFFORT OF THE AFFECTED JURISDICTIONS. PHASING OF BEAR CREEK AND REDMOND DEVELOPMENT SHOULD BE STRONGLY LINKED TO THE PROVISION OF ADEQUATE TRANSPORTATION FACILITIES AND TRAVEL DEMAND MANAGEMENT PROGRAMS.

BC #46 WIDENING OF ARTERIALS TO FOUR OR MORE LANES SHOULD BE LIMITED TO AREAS WITHIN OR ADJACENT TO REDMOND AND CORRIDORS SERVING THE NOVELTY HILL URBAN AREA. THE REMAINDER OF BEAR CREEK SHOULD BE SERVED BY A NETWORK OF TWO-LANE COLLECTOR ARTERIALS.

BC #47 ESTABLISHMENT OF NEW RIGHTS-OF-WAY AND ACQUISITION OF ADDITIONAL RIGHT-OF-WAY IN EXISTING CORRIDORS SHOULD EMPHASIZE PROTECTION OF NATURAL SYSTEMS AND ADEQUATE BUFFERING OF EXISTING AND POTENTIAL RESIDENTIAL DEVELOPMENT.

BC #48 EAST-WEST ARTERIAL ROUTES SHOULD BE IMPROVED TO FACILITATE TRAVEL TO AND FROM URBAN AREAS WEST OF THE BEAR CREEK PLANNING AREA.

BC #49 ROAD IMPROVEMENTS IN COTTAGE LAKE, RING HILL, AMES LAKE, UNION HILL, AND THE RURAL AREAS SHOULD INCORPORATE DESIGN FEATURES SUCH AS GRASS-LINED SWALES TO MINIMIZE SURFACE WATER DISRUPTION AND TO PROTECT AND ENHANCE WATER QUALITY. IN REDMOND, STORM WATER DETENTION PONDS SHOULD BE USED WHERE NECESSARY TO CONTROL DISCHARGE INTO SURFACE WATERS.

BC #50 196TH AVENUE NORTHEAST ("RED BRICK ROAD)") BETWEEN UNION HILL ROAD AND REDMOND-FALL CITY ROAD (SR 202) IS A HISTORIC ROAD AND SHOULD BE PRESERVED BY RESTORING ITS BRICK SURFACE, LIMITING VEHICULAR LOADS AND SPEEDS, AND PROHIBITING ACCESS TO COMMERCIALLY-ZONED PROPERTIES TO THE WEST. ACCESS TO THESE PROPERTIES SHOULD BE PROVIDED BY OTHER EXISTING ROADS AND BY A NEW NORTH-SOUTH ROAD CONNECTING BETWEEN UNION HILL ROAD AND 185TH/187TH AVENUES NORTHEAST.

BC #51 ARTERIAL ROAD CONSTRUCTION OR RECONSTRUCTION IN LOW-DENSITY URBAN AND RURAL AREAS SHOULD PAVE ROAD SHOULDERS FOR BICYCLE LANES. IN CONFORMANCE WITH ADOPTED COUNTY AND CITY OF REDMOND BICYCLE PLANS, ROAD SHOULDERS SHOULD BE DESIGNATED AS BICYCLE ROUTES WITH APPROPRIATE SIGNING AND PAVEMENT MARKING.

BC #52 PARK-AND-RIDE AND PARK-AND-POOL LOTS SHOULD BE DEVELOPED IN REDMOND, COTTAGE LAKE, RING HILL, AMES LAKE, AND UNION HILL TO PROVIDE FOCAL POINTS FOR TRANSIT AND RIDE-SHARING. PARK-AND-POOL LOTS SHOULD BE LOCATED IN RURAL AREAS ALONG MAJOR COMMUTING CORRIDORS SUCH AS SR-202, REDMOND-FALL CITY ROAD, NOVELTY HILL ROAD, AND WOODINVILLE-DUVALL ROAD.

BC #53 KING COUNTY SHOULD WORK WITH RESIDENTS, PROPERTY OWNERS, COMMUNITY GROUPS, THE CITY OF REDMOND, AND OTHER PUBLIC AGENCIES TO IDENTIFY, EVALUATE, AND PROTECT HERITAGE SITES.

BC #54 NEW DEVELOPMENT, INCLUDING ROAD CONSTRUCTION AND WORK IN STREAM CORRIDORS, ADJACENT TO LANDMARKS, LANDMARK SITES, OR ARCHAELOGICAL SITES SHOULD RETAIN AND ENHANCE THE HISTORIC FEATURES OF THE LANDMARK TO THE GREATEST EXTENT POSSIBLE. SUCH DEVELOPMENT SHOULD ALSO BE COMPATIBLE IN SCALE WITH THE LANDMARK WHENEVER POSSIBLE.

BC #55 DEVELOPMENT OF PARKS AND TRAILS, AND ACQUISITION OF OPEN SPACE SHOULD BE COORDINATED WITH THE PRESERVATION, RESTORATION, AND USE OF HERITAGE SITES.

BC #56 RECREATION PROGRAMS AND FACILITIES SHOULD BE AVAILABLE TO ALL SEGMENTS OF THE POPULATION, INCLUDING PEOPLE OF ALL AGES AND THE HANDICAPPED.

BC #57 KING COUNTY, REDMOND, LOCAL SCHOOL DISTRICTS, AND LOCAL USER GROUPS SHOULD COORDINATE THE DEVELOPMENT OF PARK AND RECREATION FACILITIES TO AVOID DUPLICATION OF FACILITIES AND SERVICES.

BC #58 WHEN FEASIBLE, BOTH ACTIVE AND PASSIVE ACTIVITIES SHOULD BE PROVIDED IN NEW PARK SITES IN THE BEAR CREEK AREA.

BC #59 ADDITIONAL ATHLETIC FACILITIES SHOULD BE PROVIDED BY DEVELOPING A COMMUNITY ATHLETIC FIELD COMPLEX AND UPGRADING EXISTING PLAYFIELDS.

BC #60 A SYSTEM OF TRAIL FACILITIES FOR PEDESTRIANS, HIKERS, EQUESTRIANS, AND BICYCLISTS SHOULD BE ESTABLISHED THROUGHOUT THE PLANNING AREA.

BC #61 THE NORTHWEST GAS PIPLEINE AND PUGET SOUND POWER LINE SHOULD BE ESTABLISHED AS REGIONAL TRAILS IN BEAR CREEK TO TIE IN WITH THE EAST SAMMAMISH PLAN AND TO CONNECT WITH THE KING COUNTY TOLT PIPELINE TRAIL AND THE SNOQUALMIE VALLEY TRAIL.

BC #62 WHEN THE DEVELOPMENT OF PROPERTY OCCURS IN BEAR CREEK, ADEQUATE RIGHTS-OF-WAY SHOULD BE PROVIDED FOR TRAIL USE. TRAILS SHOULD CONNECT TO EXISTING AND PROPOSED SCHOOLS, PARKS, RIDING STABLES AND RECREATION AREAS.

BC #63 THE ANNEXATION BOUNDARIES FOR THE CITY OF REDMOND WITHIN THE BEAR CREEK AREA ARE DEFINED AS THE URBAN AREA SOUTH OF NORTHEAST 124TH AND WEST OF BEAR/EVANS CREEK. THIS ANNEXATION BOUNDARY, PRESERVATION OF RURAL AREAS, METHODS OF PHASING URBAN DEVELOPMENT TO COINCIDE WITH ADEQUATE LEVELS OF PUBLIC SERVICES, AND SPECIFIC MEASURES TO PROTECT SENSITIVE AREAS WILL BE FURTHER DEFINED THROUGH THE INTERLOCAL AGREEMENT PROCESS. EXPANSION OF THE ANNEXATION BOUNDARIES, DEFINED ABOVE, SHALL NOT OCCUR UNLESS THE CITY OF REDMOND AND KING COUNTY ENTER INTO AN INTERLOCAL AGREEMENT THAT ASSURES:

1. LAND USE DESIGNATIONS AND ZONING WITHIN THE BEAR CREEK CORRIDOR WILL BE PRESERVED;

2. ENVIRONMENTALLY SENSITIVE AREAS WILL BE PROTECTED AS CALLED FOR IN THE BEAR CREEK PLAN;

3. AVAILABILITY OF A FULL RANGE OF PUBLIC SERVICES TO ACCOMMODATE GROWTH IS ASSURED; AND

4. URBAN DENSITY CONSISTENT WITH KING COUNTY COMPREHENSIVE PLAN WILL BE PROVIDED.

KING COUNTY AND REDMOND SHOULD ADOPT THIS INTERLOCAL AGREEMENT BY THE END OF 1989.

APPENDIX C

Criteria for Designating Historic Sites - King County Code 20.62.040

20.62.040 Designation criteria.

A. An object, improvement, site or district may be designated as a King County landmark, landmark site or district if it is more than forty years old or, in the case of a landmark district, contains improvements that are more than forty years old, and possesses integrity of location, design, setting, materials, workmanship, feeling and asssociation, and:

1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or

2. Is associated with the lives of persons significant in national, state or local history; or

3. Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that may represents a significant and distinguishable entity whose components may lack individual distinction; or

4. Has yielded or may be likely to yield, information important in prehistory or history; or

5. Is an outstanding work of a designer or builder who has made a substantial contribution to the art; or

B. An object, improvement, site or district may be designated a community landmark because of its prominence of spatial location, contrasts of sitings, age or scale, it is an easily identifiable visual feature of neighborhood or the county and contributes to the distinctive quality or identity of such neighborhood or county. An improvement or site qualifying for designation solely by virtue of satisfying criteria set out in this section shall be designated a community landmark and shall be not subject to the provisions of 20.62.080.

C. Cemeteries, birthplaces, or graves of historical figures, properties owned by religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past forty years shall not be considered eligible for designation. However, such a property will qualify if they are intergral parts of districts that meet the criteria set out in 20.62.040A or if it is:

1. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

2. A building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

3. A birthplace, grave or residence of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or

4. A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

5. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner (or) as part of restoration master plan, and when no other building or structure with the same association has survived; or

6. A property commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

7. A property achieving significance within the past forty years if it is of exceptional importance. (Ord. 4828 § 4, 1980).

APPENDIX D

Introduced by: Robert B. Dunn

ORDINANCE NO. 2991

AN ORDINANCE relating to heritage sites establishing County Open Space Policies; amending Chapter E, Open Space Development Policies of the Comprehensive Plan for King County under the provision of Ordinance 263, Article 2, Section 3 of KCC 20.12.030.

PREAMBLE:

The Council of King County declares it to be in the public interest to protect a legacy of heritage sites within a system of open space. The inclusion of heritage sites in the open space system is recognized as making a contribution to the present through the preservation of the past. The Policy Development Commission's report on "heritage sites as open space" is the basis for the goals and policies adopted by this ordinance.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. NEW SECTION. "Heritage Sites as Open Space" as attached hereto is hereby adopted as an addendum to Comprehensive Plan for King County under the provision of Ordinance 263, Article 2, Section 3,KCC 20.12.030. As an amplification and augmentation of the Comprehensive Plan, the Heritage Sites as Open Space Element shall supplement Chapter E, Open Space Development Policies.

INTRODUCED AND READ for the first time this *5th* day of *May*, 1976.

PASSED this 29th day of *November*, 1976.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Dave Mooney
Chairman
ATTEST:

Dorothy M. Owens
Deputy Clerk of the Council

APPROVED THIS *1st* day of *December*, 1976

John D. Spellman
King County Executive

HERITAGE SITES AS OPEN SPACE

GOAL: To identify, preserve and selectively encourage restoration of those buildings, sites and areas that depict the evolution of King County.

IMPLEMENTATION POLICIES:

The Department of Planning and Community Development, Planning Division shall:

1. Consider the ideas and recommendations of civic groups, public agencies, and citizens interested in historical preservation.

2. Inventory potential and existing hertage sites within each community planning area during the development of community plans.

3. Inspect and investigate structures, sites and areas which are recommended as being worthy of preservation using the attached selection criteria.

4. Submit to the Council for public hearing and approval those recommended heritage sites or heritage districts which meet the attached selection criteria.

5. Disseminate information to the public concerning heritage sites and heritage districts and encourage and advise property owners in the protection, enhancement, perpetuation, an use of heritage sites or districts.

6. Advise the Council when registered heritage sites or districts are threatened by destruction in any manner.

GENERAL POLICIES:

1. Coordinate the development of park, trails and other forms of recreational open space with the preservation, restoration. and use of heritage sites.

2. Encourage and provide incentives to private enterprise for preservation, restoration, and use of heritage sites including the possibility of commercial uses.

3. Preserve and enhance heritage sites on County properties.

4. Prevent where possible, public improvements from destroying or destructive altering any heritage site in King County.

5. Discourage private development from destroying or destructively altering any heritage sites in King County.

6. Cooperate with cities and adjacent counties in the preservation an reconstruction of heritage sites.

7. Encourage harmonious land use adjacent to heritage sites to reflect, enhance or commemorate the heritage.

8. Encourage the preservation, restoration and use of heritage sites that relate to the cultural contibutions of all ethnic groups.

SELECTION CRITERIA:

A structure, group of structures, site or district may be designated as a heritage site or heritage district if it:

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation; or is associated with the life of a person significant in the past: or

2. Is the site of an historic event with a significant effect upon society; or

3. Exemplifies the cultural, political, economic, social or historic heritage of the region; or

4. Portrays the environment in an era of history characterized by a distinctive architectural style; or

5. Embodies those distinguishing characteristics of an architectural type, or engineering specimen; or

6. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or

7. By being part of or related to a park or other distinctive area should be developed or preserved according to a plan based on a historic, cultural, or architectural motif; or

8. Has yielded, or may be likely to yield, information important in pre-history or history.

CRITERIA FOR EVALUATING POTENTIAL ENTRIES TO THE STATE AND NATIONAL REGISTER OF HISTORIC PLACES AS ESTABLISHED BY THE UNITED STATES NATIONAL PARK SERVICE:

The following criteria as established by the United States National Park Service shall apply to King County:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or

2. That are associated with the lives of persons significant in our past; or

3. That embody the distinctive characteristics or a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

4. That have yielded, or may be likely to yield, information important in prehistory or history.

APPENDIX E

Bear Creek Park Needs Analysis

King County's Park Development Policies (KCC 20.12.090) were adopted in 1978 to guide the acquisition and development of parks when funding is available. The Park Development policies establish standards to be used to determine the size, location and service area of park sites based upon population densities per square mile.

Bear Creek is, and according to the proposed Bear Creek Community Plan, will continue to be comprised of both rural and urban areas. King County Park Development Policies apply to those areas of Bear Creek approaching urban densities. The following tables demonstrate the results of the standards applied to those census tract sectors that have and are projected to have population densities per square mile great enough to warrant parks. Community scale parks require 1.25 acres per 1000 people; Major Urban and Resource-Based parks require 5 acres per 1000 people.

Park Needs Based on Current Population:

All Sectors With density/ Square Mile	Total Population	Community Scale Parks x1.25 ac/1000 people	Resource and Major Urban Parks x5 ac./1000 people	Total Acres Needed
>1000	4,599	5.75	23.0	28.75
>500 but <1000	5,751	7.2	28.8	36
>222 but <500	3,324	4.15	16.6	20.75
Total	13,674	17.1	68.4	85.5

Park Needs Based on Year 2000 Population Projections:

All Sectors With density/ Square Mile	Total Population	Community Scale Parks x1.25 ac/1000 people	Resource and Major Urban Parks x5 ac./1000 people	Total Acres Needed
>1000	19,924	24.9	99.62	124.52
>500 but <1000	4,779	5.97	23.9	29.87
>222 but <500	4,716	5.89	23.58	29.47
Total	29,419	36.76	147.1	183.86

Appendix F
KING COUNTY ZONING CODE SYNOPSIS

Chapter 21.08 RS Residential Single Family

Provides an area for single family dwellings and townhouses at urban densities and other related uses which contribute to complete urban residential environment. These other uses, churches, schools, libraries, etc., are considered compatible with single family residential uses.

RS 5000 - Dimensional Standards

min. lot area: 5000 sq. ft.*
min. lot width: 40 feet
lot coverage: 35 percent
front yard: 20 feet, key & transitional lots may be reduced to 15'
side yard: 5 feet
rear yard: 5 feet for dwelling units
height: 30 feet; non-residential buildings may be increased by 1' for each foot of add'l side yard to a maximum of 50 feet

RS 7200 - Dimensional Standards

min. lot area: 7200 sq. ft.*
min. lot width: 60 feet
front, side & rear yards; height & lot coverage same as RS 5000

RS 9600 - Dimensional Standards

min. lot area: 9600 sq. ft.*
min. lot width: 70 feet
front, side & rear yards; height & lot coverage same as RS 5000

RS 15,000 - Dimensional Standards

min. lot area: 15,000 sq. ft.*
min. lot width: 80 feet
front, side & rear yards; height & lot coverage same as RS 5000

* NOTE: In new subdivisions within the RS zone, clustering of lots and townhouses is permitted, provided the average allowable density is not exceeded.

Chapter 21.RT Residential, Townhouse

Allows townhouses (single-family dwelling attached by common side walls) either on individually platted lots or on a commonly held site to provide a mix of attached and detached single-family housing and promote efficient use of land and energy in a residential environment.

RT - Dimensional Standard

See text of Zoning Code for detailed performance standards.

Chapter 21.18 SE Suburban Estate

Provides an area permitting uses and activities more rural, e.g., horses, private stables, chickens and agricultural crops, than is practical in the more concentrated urban areas.

SE - Dimensional Standards

min. lot area: 35,000 sq. ft.
min. lot width: 135 feet
lot coverage: 35 percent
residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 10 feet
height: 35 feet except for agricultural buildings

Chapter 21.19 SC Suburban Cluster

Permits uses and activities more rural in character than practical in the more concentrated urban areas. Provides flexibility in individual lot size while maintaining a long-term low density character.

SC - Dimensional Standards

Minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing, subject to on site sewage disposal requirements.
With public sewers, the minimum lot size is 9,600 square feet.

Lot dimensions/coverage/height/limits/yards/open space:
parcels over five acres: same as "A"
parcels of five acres or less: same as SE
Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area

Densities in multiple lot subdivision:
Parcels less than five acres: one dwelling unit per acre with sensitive area protection through lot clustering
Parcels with five or more acres: one dwelling unit per acr with lot clustering and reserve tract provision

Chapter 210.20A RMHP Residential Mobile Home Park

Provides for a suitable living environment within a park-like atmosphere for families residing in mobile homes.

RMHP - Dimensional Standards

min. site area: three acres
density: not to exceed 1½ times surrounding density or nine units per acre, whichever is less.

Chapter 21.20 SR Suburban Residential

Provides for the orderly transition of areas from a suburban to an urban character. Within this classification, small scale and intensive agricultural pursuits may be mixed with developing urban subdivisions.

SR - Dimensional Standards

lot area: 5 acres except that the area may be reduced through subdividing: 7200 or 9600 square feet with sewers, water, paved streets, curbs, sidewalks, drainage
15,000 square feet with approved water and sewage systems, paved streets, walkways
35,000 square feet with approved water and sewage disposal systems

min. lot width: 330 feet unless platted
front yard depth: 30 feet unless platted
side yard depth: 10 feet unless platted
rear yard depth: 10 feet unless platted
lot coverage: 35 percent
height: 30 feet except for agricultural buildings

Chapter 21.21 GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

GR - Dimensional Standards

Minimum lot area: 20 acres except that the area may be reduced through subdivision with lot clustering; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Maximum densities in subdivisions and short subdivisions:

GR-5: one dwelling unit per five acres with lot clustering and reserve tract provision;

GR-2.5: one dwelling unit per 2.5 acres with lot clustering and reserve tract provision;

Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS, S, or A zone.

Chapter 21.21A A-R Rural Area

Allows low-density residential development supportable by rural services in long-term Rural Areas; provides compatible buffers for nearly long-term agricultural and forestry areas.

A-R - Dimensional Standards

minimum lot size may be reduced in clustered subdivisions.

A-R 10 mimimum lot size: 10 acres
A-R 5 minimum lot size: 5 acres
A-R 2.5 minimum lot size: 2.5 acres

lot dimensions: max depth-to-width ratio 4-to-1;
lot coverage: 35 percent, including paved areas;
residential building setbacks: 35 feet, or 100 feet next to commercial forest lands

Chapter 21.23 A Agricultural

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits; allows limited residential development, promotes agriculture-supporting uses.

A - Dimensional Standards

A-35: minimum parcel size 35 acres;
A-10: minimum parcel size 10 acres;
lot dimensions: max. depth-to-width ratio 4-to-1;
lot coverage: 10% for lots over 10 acres
height: 35 feet except for agricultural buildings

Chapter 21.24 G General

Regulates the use of land in areas generally undeveloped and not yet subjected to urban development pressures to prevent the improper location and intrusion of business and industrial uses.

G - Dimensional Standards

min. lot area: SE uses 35,000 sq. ft. SR uses 5 acres, A uses 10 acres
min. lot area/dwelling unit: 35,000 sq. ft. for single family
min lot width: 135 feet

residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 20 feet for dwelling units
height: 30 feet except for agricultural buildings

Chapter 21.25 G-5 General Five Acres

Provides for an areawide rural character and prevents premature urban development in areas without adequate urban services and to preserve environmentally sensitive areas.

G-5 - Dimensional Standards

min. lot area: five acres; one exception allowed on previously created 2-10 acre parcels subject to conditions.
min. lot dimensions: depth-to-width lot ratio no greater than 4-to-1.
height: 35 feet except for agricultural buildings
residential building setbacks:
front yard: 30 feet
side yard: 10 feet

Chapter 21.10 RD 3600 - Two-Family Dwelling

Permits low density multiple dwellings and duplexes.

RD 3600 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 35 percent
side yard: 5 feet
front yard: 20 feet; key & transitional lots 15 feet
rear yard: 5 feet for dwelling units
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling

Establishes areas permitting a greater population density while maintaining a residential environment consistent with such density.

RM 2400 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 50 percent
side yard: 5 feet
front yard: 20 feet; key & transitional lots 15 feet
rear yard: 5 feet for dwelling units
lot area/dwelling unit: 2400 sq. ft.
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.14 RM 1800 High Density Multiple-Dwelling

Provides a higher density for the accommodation of those who desire to live in a residential atmosphere without the necessity of individually maintaining a dwelling unit.

RM 1800 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 50 percent
front, side & rear yards: same as RM 2400
lot area/dwelling unit: 1800 sq. ft.
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling/Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

RM 900 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 60 percent for residential uses
front, side & rear yards: same as RM 2400
permissible floor area: two times the area of lot; does not apply to dwelling units if the only use on the lot.
lot area/dwelling unit: 900 square feet
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

Chapter 21.26 BN Neighborhood Business

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood.

BN - Dimensional Standards

lot coverage: 100 percent
height: 35 feet maximum
permitted floor area: not more than total lot area

Chapter 21.27 BR-N Mixed Business-Residential Neighborhood Scale

Provides for mixed commercial (retail and office) and residential use projects.

BR-N - Dimensional Standards

lot area/dwelling unit: 2400 sq. ft.
permitted floor area:
1½ times buildable area of lot
2 times buildable area with enclosed parking
lot width: 60 feet

Chapter 21.28 BC Community Business

Provides for the grouping of similar type enterprises including recreation, entertainment and general business activities, but excluding uses relying on outdoor sales. It is further objective to concentrate a maximum variety of facilities as a contribution to the convenience of shoppers and patrons on a community-wide basis.

BC - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 3 times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and year yards.

Chapter 21.29 BR-C Mixed Business-Residential Community Scale

BR-C - Dimensional Standards

lot area/dwelling unit: 900 sq. ft.
permitted floor area: 2 times buildable portion of lot
6 times if required parking is totally enclosed
lot width: 60 feet

Chapter 21.30 CG General Commercial

Provides for the grouping of enterprises which may involve some on-premise retail service but comprised primarily of those with outside activities and display or fabrication; assembling including manufacturing and processing in limited degree. These uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas.

CG-Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 3½ times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.32 ML Light Manufacturing

Provides for the heavier general commercial uses and for industrial activities of uses involving the processing, handling and creating of products, research and technological processes as distinguished from major fabrication. These uses are largely devoid of nuisance factors, hazard or exceptional demands upon public facilities or services.

ML - Dimensional Standards
(except adjacent to R or S zones)

lot coverage: 100 percent
permitted floor area: not more than 2½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.34 MP Manufacturing Park

Provides for industrial areas of high standards of operational development and environment. Standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards are established in this classification.

MP - Dimensional Standards

street property line setback: 25 feet
side and rear yard setback: per landscape ordinance
permitted floor area: not more than 2½ times the buildable area of the lot.
height: 45 feet. Height may be increased 1' for each additional 1' of required open space.

See text of zoning code for detailed performance standards.

Chapter 21.36 MH Heavy Manufacturing

Provides for industrial enterprises involving heavy manufacturing, assembling, fabrication and processing, bulk handling of products, large amount of storage, warehousing and heavy trucking.

MH - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 2½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.37 F Forest Resource

Preserves forest land for the sustained production of forest products and the development of compatible uses such as dispersed camping; allows limited residential development.

F - Dimensional Standards

min. parcel size: 80 acres
front, side & rear yards: 100 feet

Chapter 21.38 FR Forestry and Recreation

Allows the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

FR - Dimensional Standards

min. lot area for building site: 35,000 sq. ft.
min. lot width for building site: 135 feet
front, side & rear yards: 20 feet
height: 45 feet. Height may be increased 1' for each additional 1' of side and year yards.

Chapter 21.42 Q-M Quarrying and Mining

Insures continued development of natural resources through inclusion of known deposits of minerals and material within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

Q-M - Dimensional Standards

min lot area: 10 acres
front, side & rear yard: 20 feet except if adjacent to R or S zone
permitted floor area: not more than total lot area
height: 45 feet. Height may be increased 1' for each additional 1' of setback for each property line.

See text of zoning code for detailed performance standards.

Chapter 21.43 AOU Airport Open Use

Provides for economic uses and development of area affected by major airports which are compatible with neighboring residential areas, designated open space areas and airport clear zone requirements.

Chapter 21.46.060 Potential Zone

Recognizes the suitability of a location for a future type use and the impractibility of precisely zoning the propert until properly designed and planned.

Chapter 21.46.150 P Suffix - Site Plan Approval

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zoning reclassification shall be reflected and/or included in the site plan submittal.

Chapter 21.48 Zero-Lot-Line Provision

In new subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots including common wall construction, subject to conditions. The final subdivision must show exact size and location of structures proposed to be placed in an otherwise required open space or setback.

See text of Zoning Code for detailed requirements.

Chapter 21.50 Loading Areas and Off-Street Parking

Provides for parking requirements in all zone classifications. See text of Zoning Code for detailed requirements.

Chapter 21.51 Landscaping and Screening

Provides for landscaping in all zones.
See text of Zoning Code or Bulletin #22.

Chapter 21.54.040 Flood Hazard Area

A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structure or the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.

Chapter 21.56 Planned Unit Development (Not a Zone)

Permits flexibility within a zone that will encourage a more creative approach in the development of land than a lot-by-lot development with the result that a more efficient and desirable use of land is produced. A minimum area of 1 acre is required.

See text of Zoning Code for detailed requirements.