12824

Appendix A
Volume 2

Green River

Highline

Newcastle

Northshore

Shoreline

Snoqualmie Valley

12824

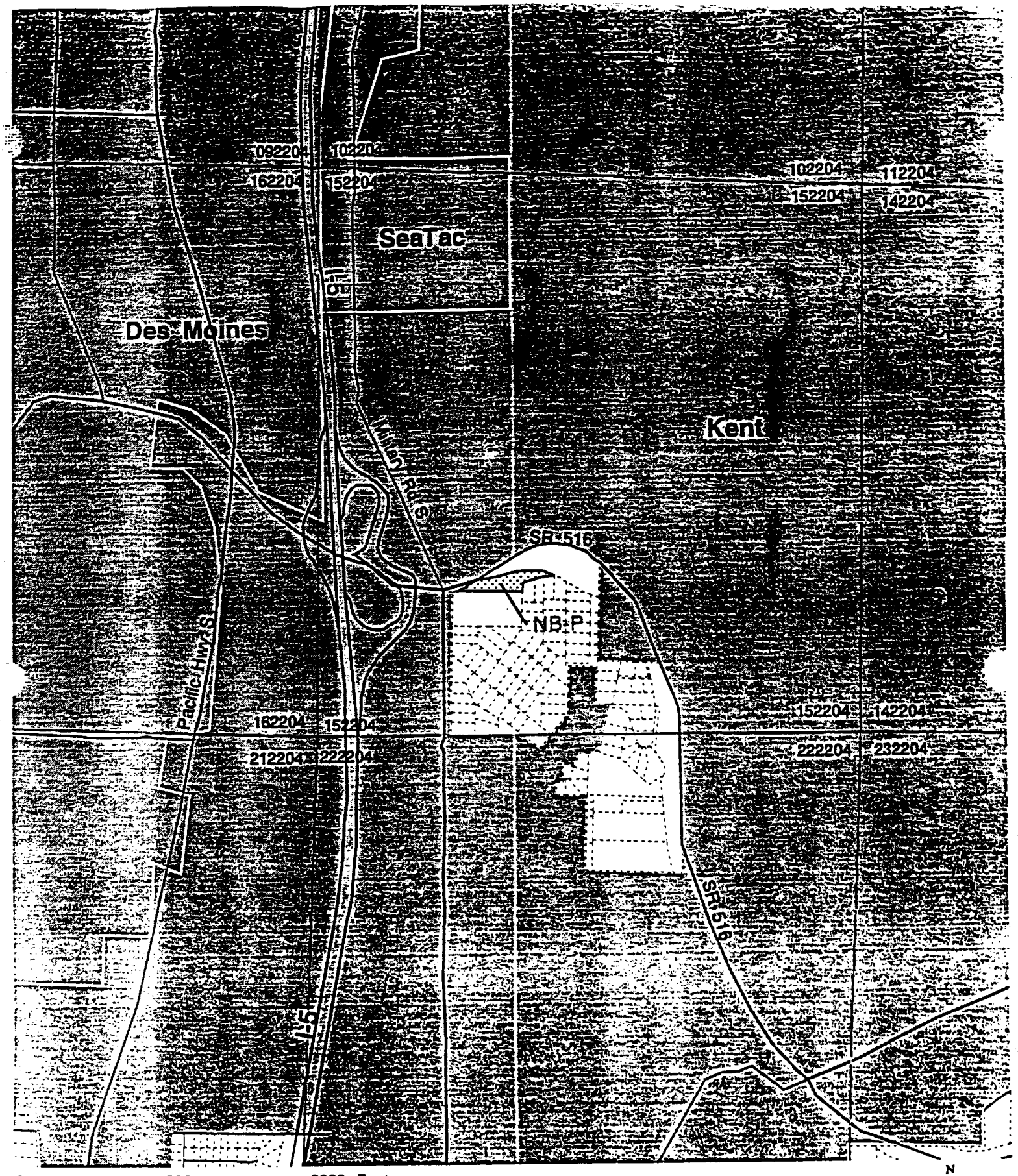
Green River Planning Area
Development Conditions

GR-P1 224-86R (Ordinance 7821)

1. No access shall be allowed from either 38th Avenue South or South 236th Street.

2. A. Use of the subject property is limited to the following: The mini-storage use proposed by the applicant and approved by this reclassification, including a single office limited solely to the management of the facility.

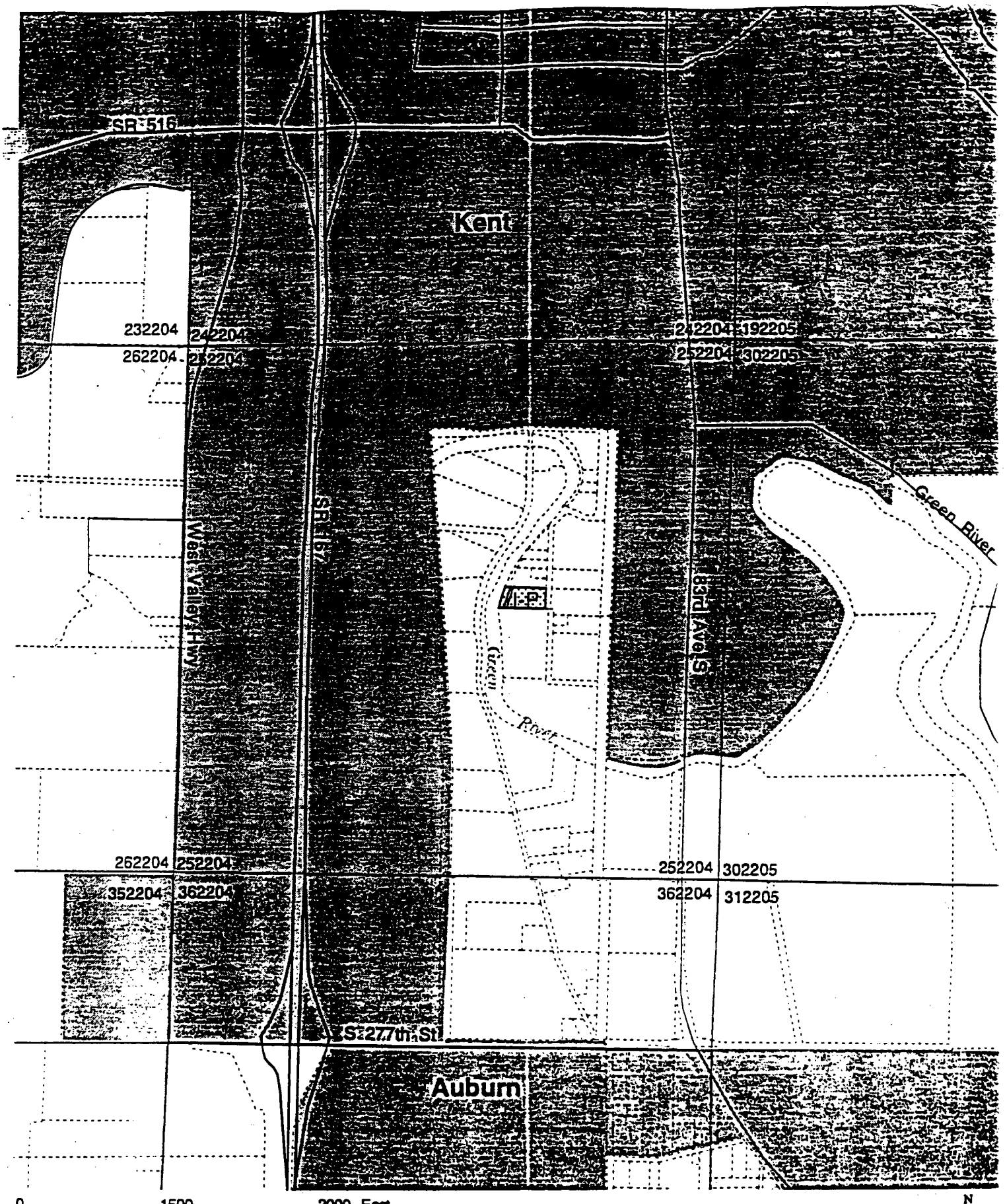
   B. This use limitation shall remain in effect until: a) an area zoning which implements the Federal Way pattern for the entire neighborhood; or b) a plan revision is initiated by the community or by the County and results in a more specific plan which allocates uses within the surrounding neighborhood; or c) the owner petitions for either a reclassification or for a Council amendment of these conditions and limitations; provided, that the owner demonstrates substantial change in circumstances affecting the subject property which warrant approval of the request.



GR-P1. 224-86R (Ordinance 7821)

Green River Valley Community Planning Area

Zoning Code Conversion Phase Two



GR-P2. 119-87R (Ordinance 8375)
Green River Valley Community Planning Area

**Zoning Cod
Conversion
Phase Two**

GR-P2 119-87R (Ordinance 8375)

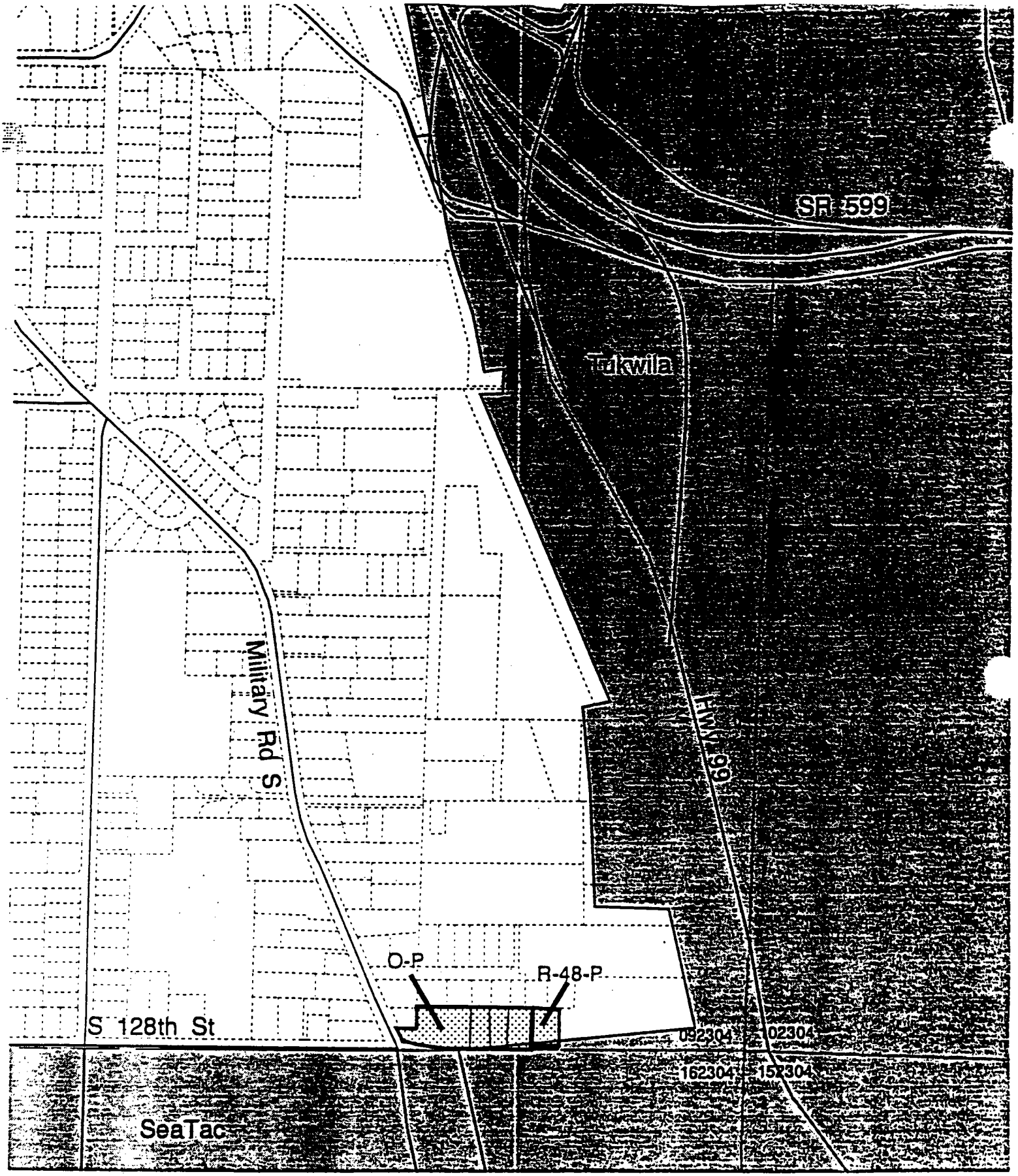
1. No tractor/trailer truck combination vehicle storage shall be allowed on the site until such time as 79th Avenue South to the north of the site is improved to County standard.

12824

Highline Planning Area
Development Conditions

HL-P1. E 9-23-4; O-P, R-48-P (Source: Highline Community Plan Area Zoning, p. 40)

1. Require right-of-way on Military Road South consistent with Department of Public Works standards.



0 600 1200 Feet

N

P-Suffix Area

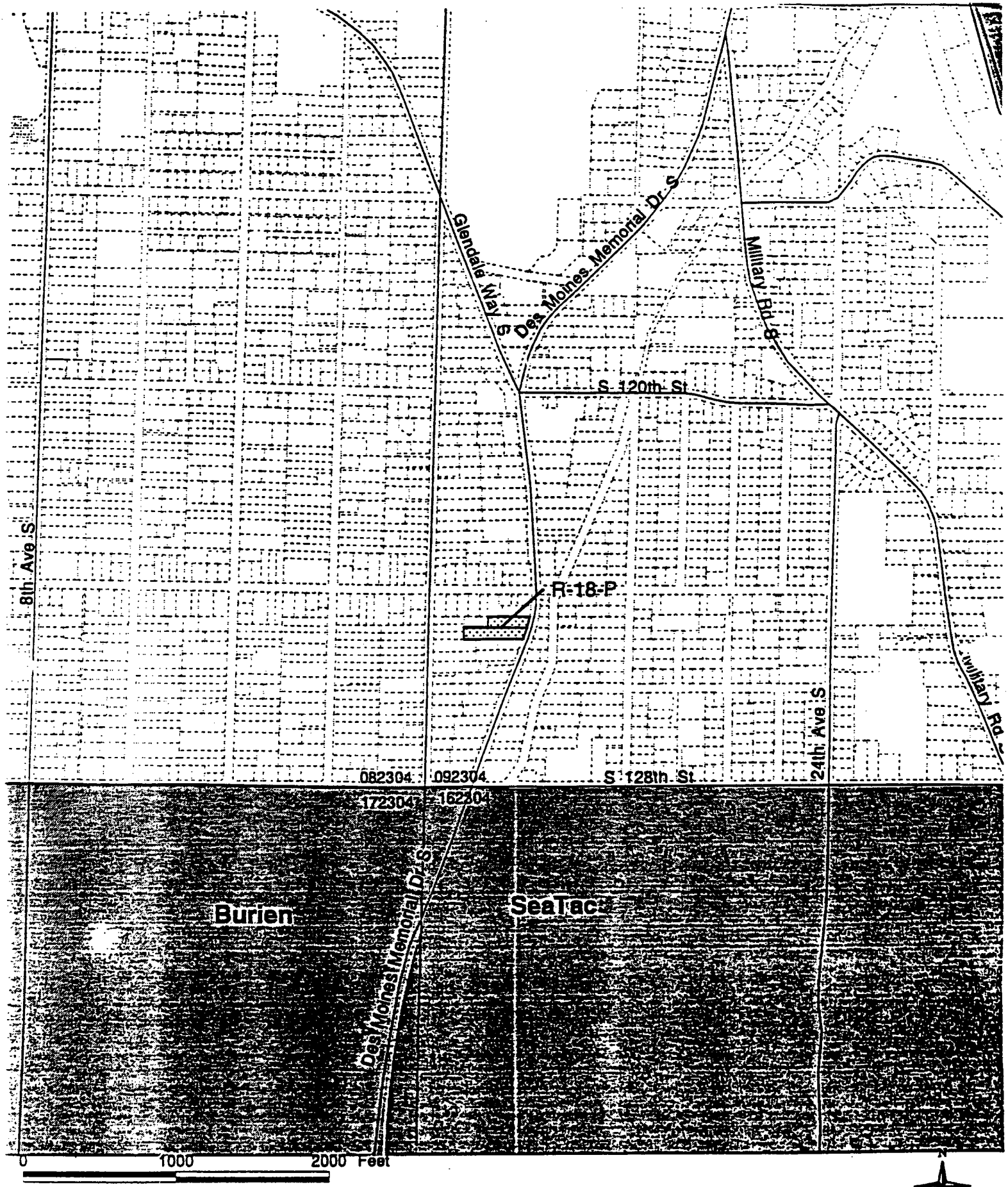
HL-P1 E 9-23-4; O-P, R-48-P
Highline Community Planning Area

Zoning Code Conversion Phase Two

HL-P2 225-77R (Ordinance 3313)

1. A bond in the amount of $2,000.00 is to be posted to insure compliance with the above plan.

2. Twelve feet additional right-of-way is required on the west side of Des Moines Way South adjacent to this property.



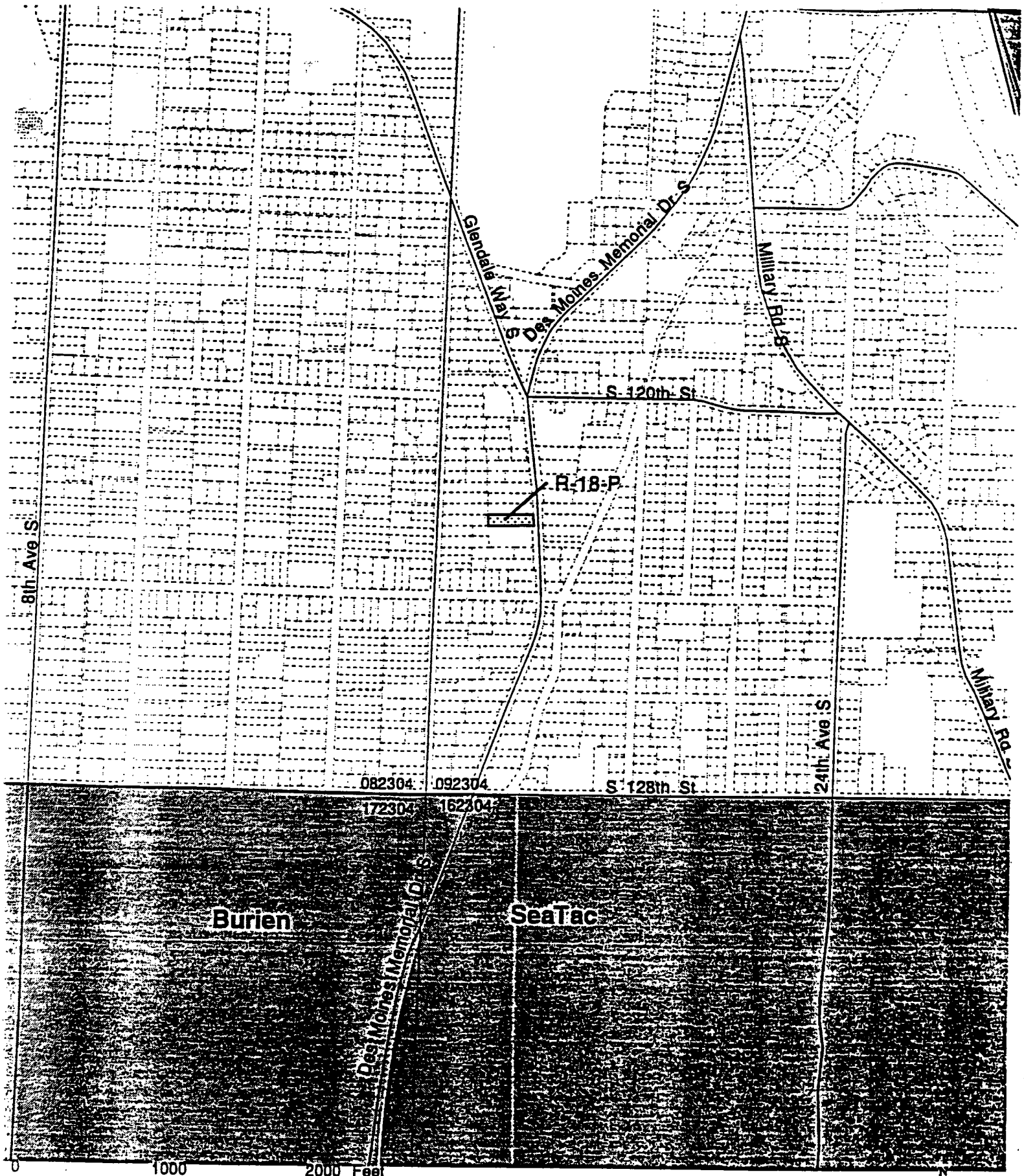
HL-P2. 225-77R (Ordinance 3313)
Highline Community Planning Area

Zoning Code Conversion Phase Two

HL-P3 226-77R (Ordinance 3424)

1. A bond in the amount of $2,000.00 be posted to insure compliance with the above plan.

2. Additional right-of-way west of the centerline of Des Moines Way South adjacent to the subject property may be required.

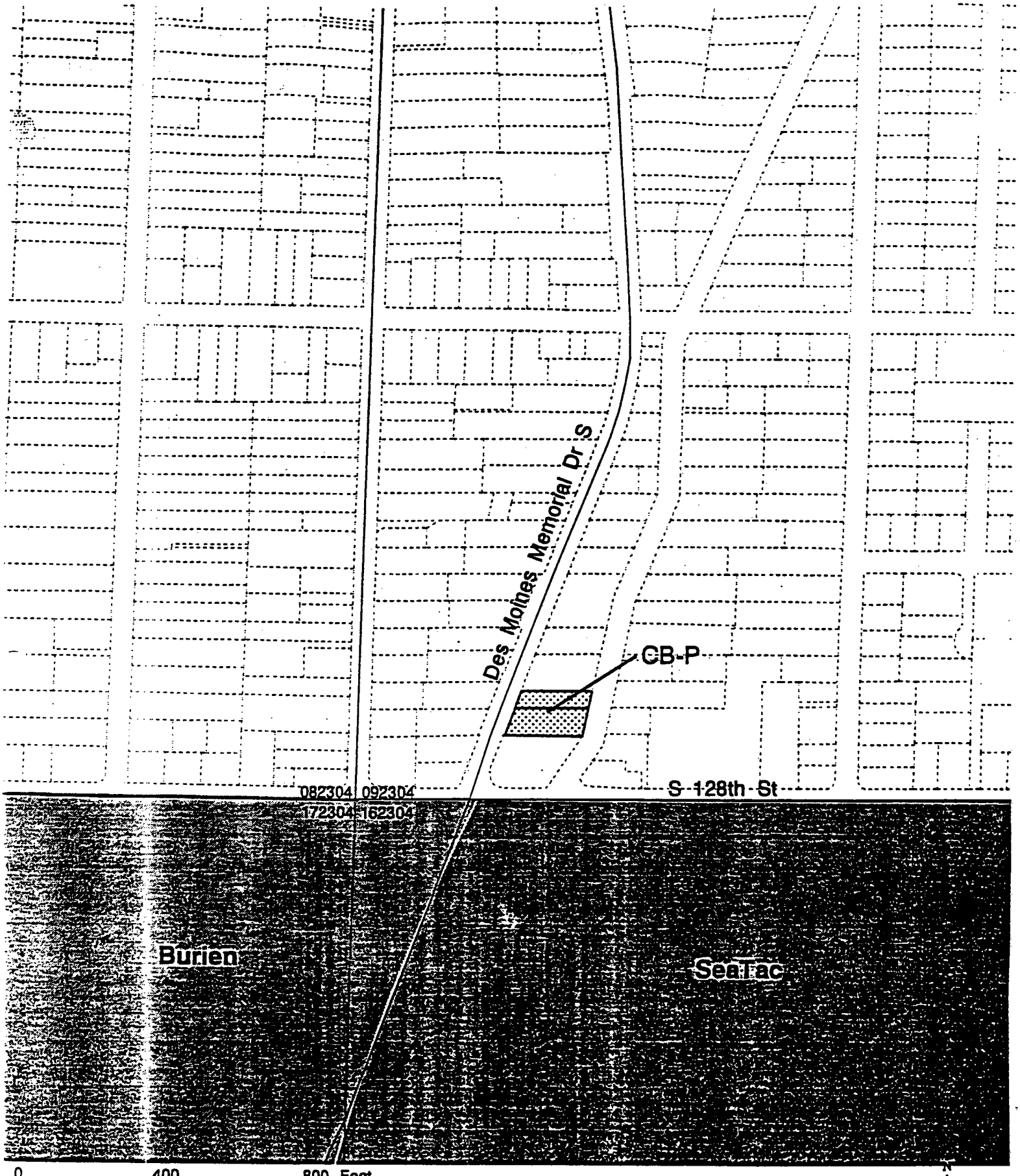


HL-P3. 226-77R (Ordinance 3424)
Highline Community Planning Area

Zoning Code Conversion Phase Two

HL-P4 270-77R (Ordinance 3643)

1. Buildings with the exception of the existing dwellings on subject property, in excess of 14,000 square feet of floor space shall not be allowed.



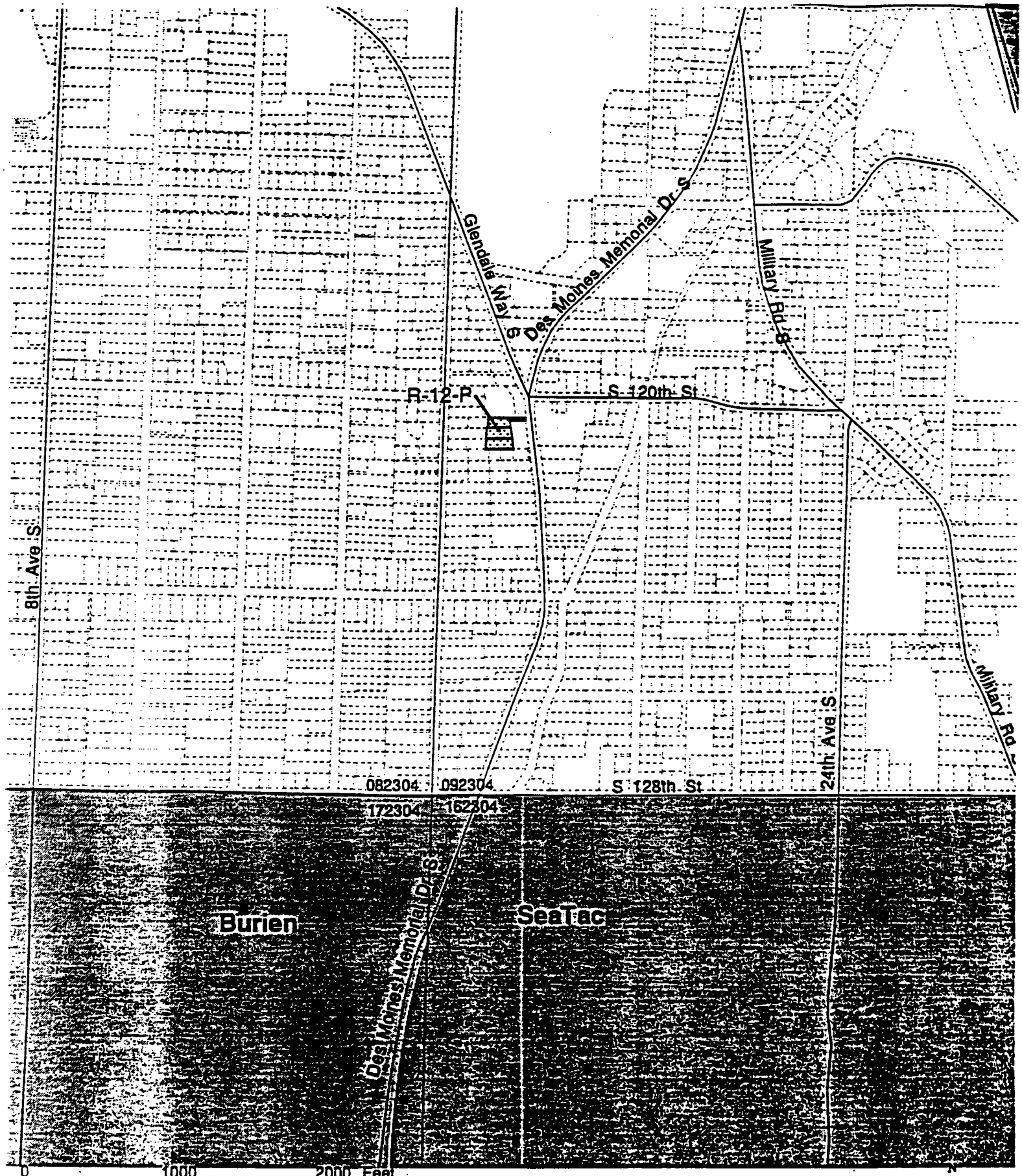
HL-P4. 270-77R (Ordinance 3643)
Highline Community Planning Area

Zoning Code Conversion Phase Two

HL-P5 284-77R (Ordinance 3779)

1. No trees to be removed from the site until site plans are approved.

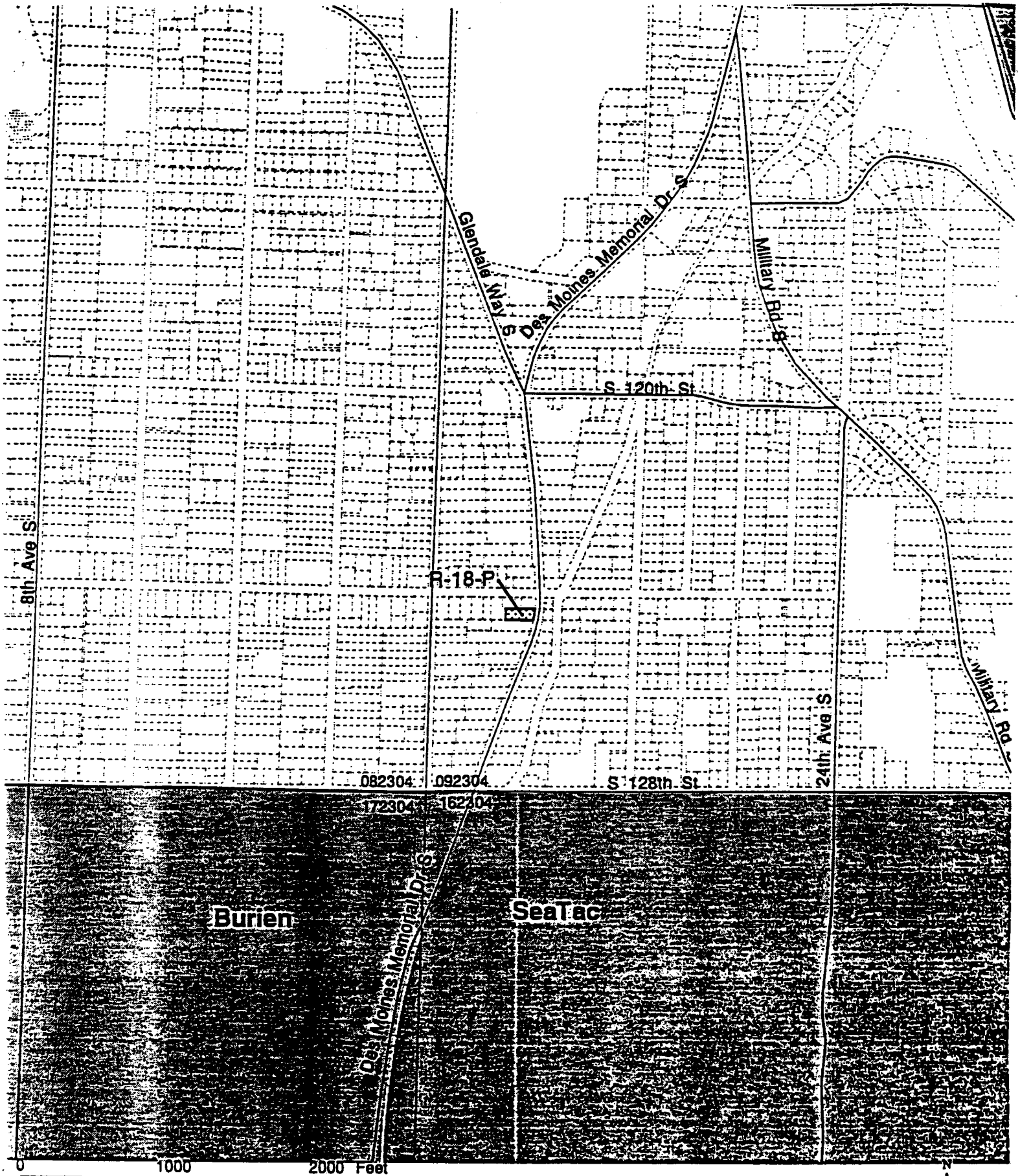
2. Site plan to preserve existing views of the Cascade Mountains from residences to the west.



P-Suffix Area

HL-P5. 284-77R (Ordinance 3779)
Highline Community Planning Area

Zoning Code Conversion Phase Two



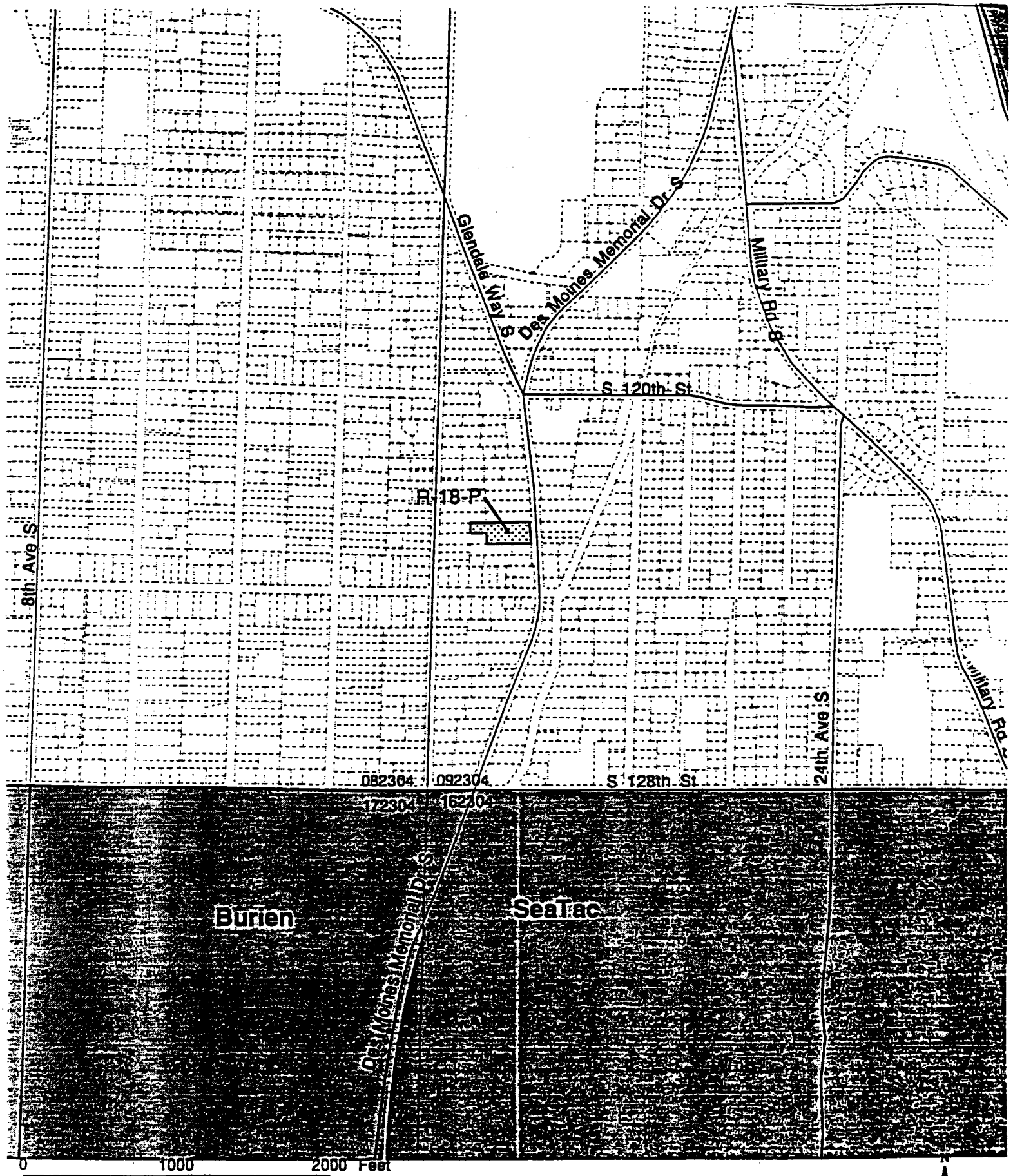
P-Suffix Area

HL-P6. 287-78R (Ordinance 4094)
Highline Community Planning Area

Zoning Code Conversion Phase Two

HL-P6 287-78R (Ordinance 4094)

1. As a substitute for the landscaping required on the westerly property line, the applicant may retain the westerly 50 feet of the site in its natural state.

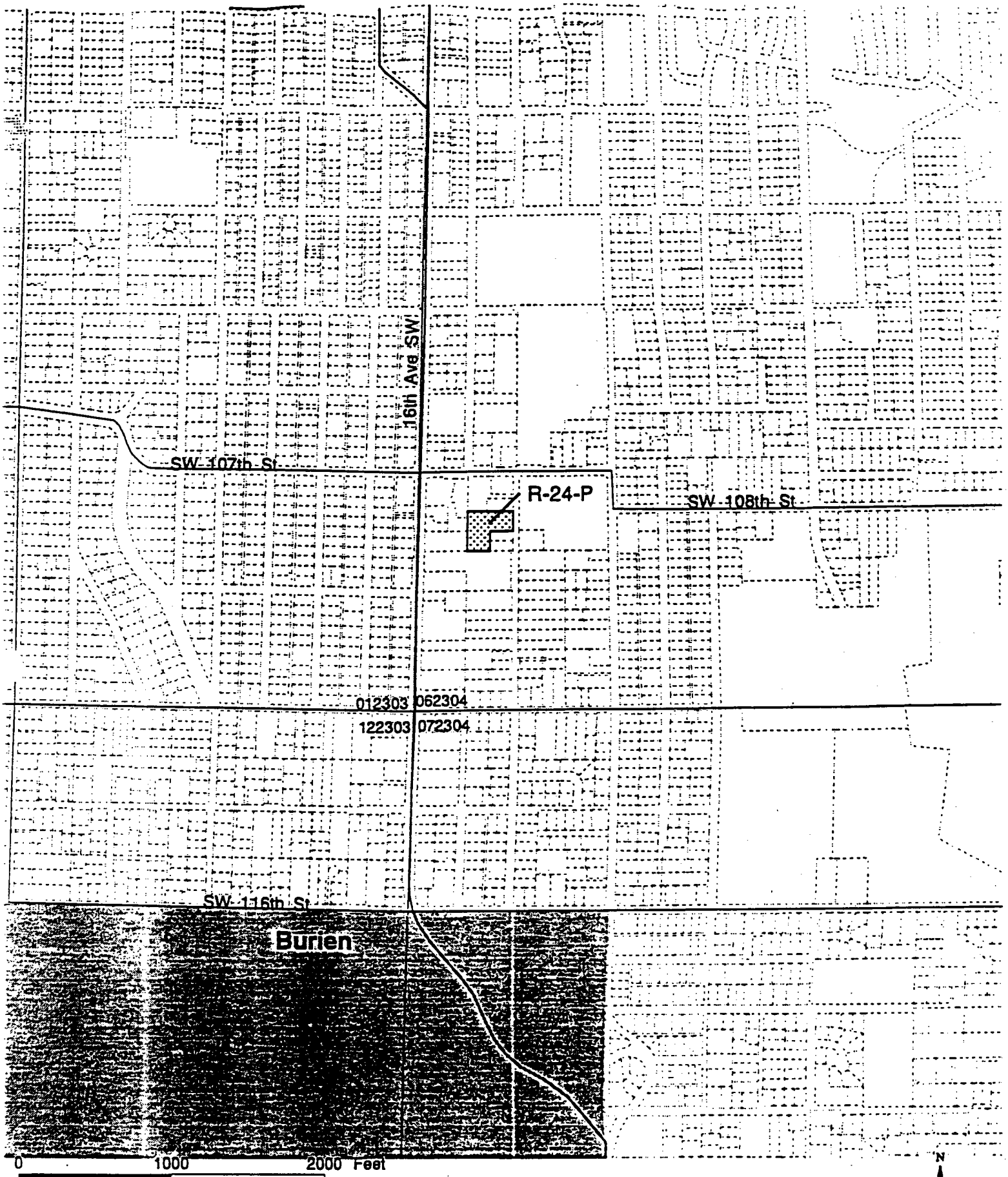


HL-P7. 208-79R (Ordinance 4885)
Highline Community Planning Area

Zoning Code Conversion Phase Two

HL-P7 208-79R (Ordinance 4885)

1. A fifteen foot type II planting strip is to be installed in those areas adjacent to R zoned property.



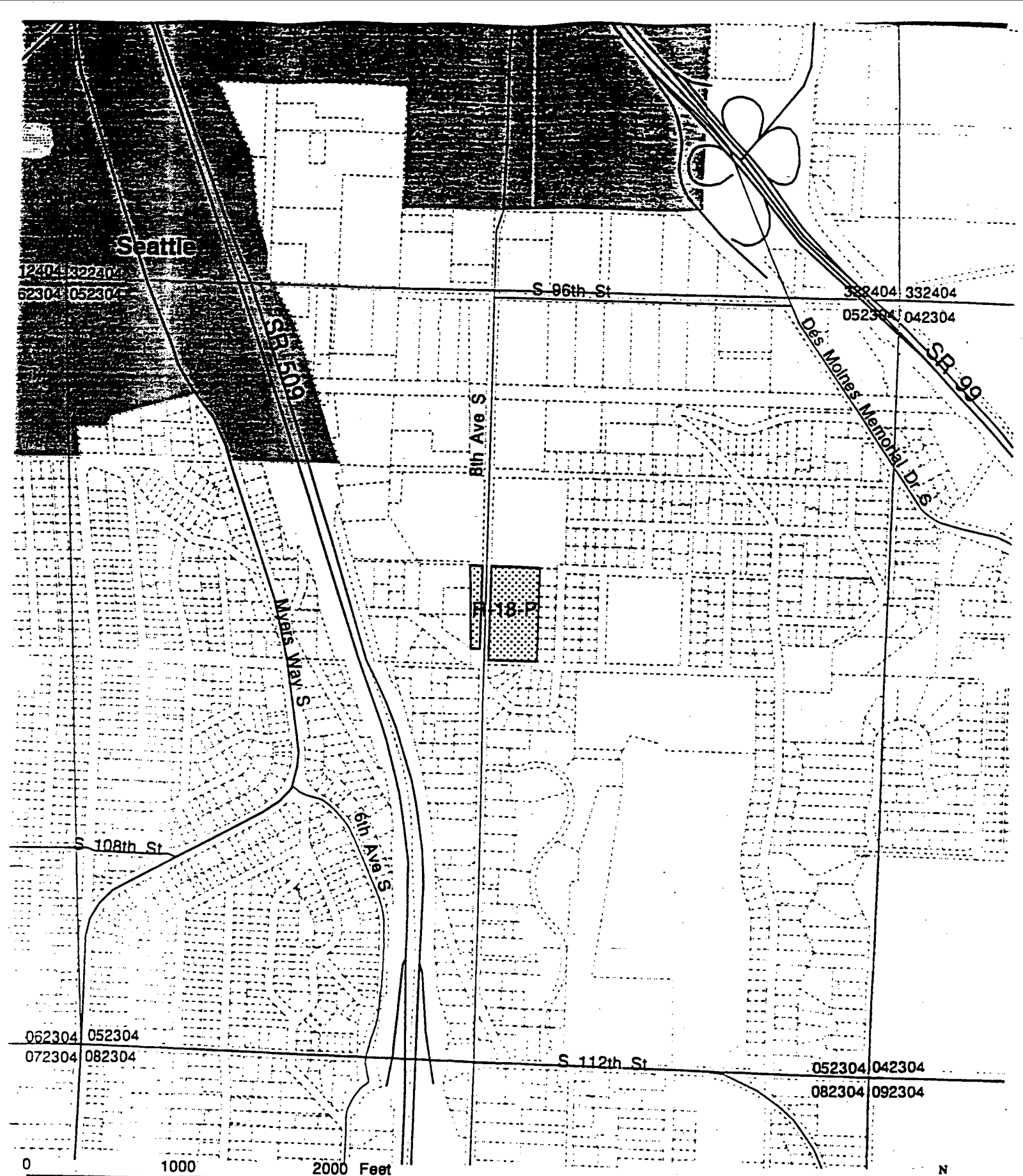
P-Suffix Area

HL-P8. 233-88R (Ordinance 8858)
Highline Community Planning Area

Zoning Code Conversion Phase Two

HL-P8 233-88R (Ordinance 8858)

1. The Department of Development and Environmental Services, the applicant and the School District shall cooperate in determining the need for a crosswalk at this site and if in the Building Division's discretion it is desirable, the applicant may be required to install such a facility.



HL-P9. 222-89R (Ordinance 11271)
Highline Community Planning Area

Zoning Code Conversion Phase Two

HL-P9 222-89R (Ordinance 11271)

1. No residential development shall occur on Tract A until it can be developed in conjunction with adjacent properties to the west in sufficient degree to meet the setback, open space and lot coverage requirements which would apply to the site if it were a lot separate from Tract B. The density allowable for development of Tract A shall be reduced to account for any density credits transferred to Tract B.

2. Tract B shall be permitted to develop at a maximum density of 50 units as indicated in the site plan.

Newcastle Planning Area Development Conditions

NC-P1. Suffix Conditions for Properties within the Master Plan Development Overlay District

1. For land within the designated potential village development sites:

   Development of this property shall be limited to that allowed under the provisions of the Growth Reserve 2.5 Acre (GR-2.5) zone (KCC 21.21) PROVIDED that, village development as part of an overall master plan may be approved subject to the review, process, and criteria outlined below.

2. For land within the master plan development overlay district but outside the designated potential village development sites:

   Development of this property shall be limited to that allowed under the provision of the Growth Reserve 2.5 Acre (GR-2.5) zone (KCC 21.21) PROVIDED that, village development as part of an overall master plan may be approved subject to the review, process, and criteria outlined in below.

   If King County approves an overall master plan for village development in the Cougar Mountain subarea and this property is not included within the boundaries of such a master plan, then the owners of this property may apply for a reclassification.

   Approval of any such reclassification application shall be based on its consistency with applicable County plans and policies, its compatibility with the land uses of the approved master plan, and the availability of public facilities to the site.

Cougar Mountain MPD Approval Process and Criteria for Master Plan Development within the Cougar Mountain Subarea (Source: Newcastle Community Plan, p. 141-153)

SECTION 1. Eligibility for Village Development.

An application for approval of a master plan for village development within the Cougar Mountain subarea of the Newcastle planning area may be accepted by the Department of Development and Environmental Services, hereafter called the Department, (DDES) and processed pursuant to the provisions of this chapter if the parcel of land meets the land ownership requirements of Section 3 below and if it is in an area which has been designated as appropriate for a master plan development in the adopted Newcastle Community Plan and meets the locational criteria contained in that Plan.

SECTION 2. Size and Area Requirements.

A. A tract of land for which a master plan development is approved must meet the size and area criteria contained in the adopted Newcastle Community Plan.

B. The size requirements referred to in this section may be met by the assembly of smaller contiguous parcels as provided in Section 3 below.

C. A tract for which a master plan development is approved must contain all the land within the outermost boundaries of the development.

SECTION 3. Land Ownership Requirements.

A. All property owners within the proposed master plan development must execute an agreement approved by the Department and binding on their successors in interest, in which each owner agrees that once application is made for approval of a master plan development, the owner shall make no other application to King County for any land use approval or permit for property within the proposed master plan development until either the proposed master plan development is either approved or disapproved by the Council, except as authorized in Section 16 below or until the application is withdrawn.

B. The agreement specified in Section 3(A) shall designate an appropriate agent who shall have the authority to represent the owners and their successors in interest in the process of obtaining approval of the master plan development from King County and developing the property pursuant to any approval.

C. A single legal entity shall be created prior to approval of a master plan development which shall have responsibility for compliance with all conditions of master plan development approval.

D. In the event of disputes regarding a proposed master plan development application between owners of property within a proposed master plan development, King County shall have no responsibility to resolve such disputes and shall have the discretion to refuse to process or approve a disputed application until such owners agree among themselves upon a course of action with respect to such an application.

SECTION 4. Application for Master Plan Development.

The application for approval of a master plan development shall include the following:

A. Proof of compliance with Sections 1 , 2, and 3 above.

B. A plan and supporting data pursuant to Section 5 (C) below.

C. An environmental checklist.

D. A list of all permits and approvals required for the project, to the extent they can be identified.

E. A fee to cover the cost of processing the master plan development proposal as established pursuant to Section 17 below.

SECTION 5. Review Process:
An application for a master plan development on Cougar Mountain shall be processed pursuant to procedures for reclassification of property pursuant to K.C.C. Chapter 20.24 and other applicable ordinances; provided, that the application shall be exempt from the provisions of K.C.C. 20.24.190. During this process proposal(s) will be reviewed to ensure they meet the criteria of the adopted Newcastle Community Plan. Affected citizens, jurisdictions and public agencies shall play an important part in this review. The process is outlined below.

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

B. Village design shall be based upon site analysis and suitability studies. Cougar Mountain contains many areas not suitable for development. The number and size of villages as specified in the policies and guidelines in the adopted Newcastle Community Plan are maximum limits, not guaranteed commitments. The actual number, location and size of the villages as well as the internal design should be based on the constraints and opportunities of the land. Some land is characterized by multiple, severe constraints to development. Other lands are valuable in their undeveloped state for cultural, biological, hydrological, or aesthetic reasons. Development of some otherwise unconstrained lands may cause unacceptable off-site hazards, damage or public costs. Only detailed site capability analyses will determine if the specified development limits can be achieved without creating unacceptable levels of environmental damage, public costs, or hazard to human life.

C. The applicant shall prepare and submit to the Department a plan and supporting data containing the following information and documents:

1. A narrative statement describing in detail the area in which a master plan development is proposed, including the total acreage and properties within five hundred (500) feet, the existing character and use of the site, the location of any sites or structures of historic significance as defined in K.C.C. 20.62, and current land use designations,

2. A detailed description of the proposed master plan development, including proposed uses, zoning classifications, residential densities, open space and recreational facilities, drainage facilities, utilities and other public service improvements, and any significant physical alterations to the land required by the development, including a

description of methods that will be used to satisfy the criteria identified in sections 7 through 14 below,

3. An explanation of how the proposal would meet relevant criteria established by the Comprehensive Plan, the policies and design guidelines contained in the adopted Newcastle Community Plan, and other adopted King County plans and policies,

4. A list of anticipated capital improvement projects necessitated in whole or in part by the proposal, including off-site improvements, their approximate cost, and an explanation of the proposed method of financing such projects and other information pursuant to section 15.of this ordinance,

5. Maps showing the existing and proposed topography (five foot contours), sensitive areas, as defined in K.C.C. 21.04, existing and proposed zoning classifications, location of streets and utilities, open spaces, natural drainage systems, recreational facilities, and other improvements. A vicinity map showing existing access, zoning, recreational facilities, and open space shall also be provided,

6. A detailed description of existing conditions and potential impacts from project development to both the on-site and downstream drainage system. Analysis shall be extended to the major receiving water body. The drainage analysis shall be supported by site and downstream field data. This information shall be of sufficient detail for the Department to determine the scope of required drainage studies which may include a full basin plan.

7. A detailed description of the proposed phasing of the development including the phasing of housing and public facilities and services, such as recreational facilities, and open spaces and drainage facilities, and an estimated development timetable.

8. A detailed explanation of the proposed methods of managing and maintaining required recreational facilities, open spaces, drainage facilities, and other public facilities or services,

9. Additional information as is necessary to evaluate the proposed master plan development for compliance with applicable state laws and County policies, including but not limited to the standards contained in the adopted Newcastle Community Plan and Area Zoning.

D. King County is receptive to the development of an interlocal agreement between Bellevue, Issaquah, and King County. The Department will work with the affected cities to determine whether or not an interlocal agreement is appropriate. Such an agreement would establish the responsibilities of each jurisdiction and the process for reviewing master plan development proposals, including determining specific land uses and identifying conditions of development. It would also spell out utility service responsibilities and identify municipal annexation boundaries.

E. The King County Executive shall determine the scope of required drainage studies. The studies shall take the form of site capability studies, drainage basin plans, or specific drainage studies covering one or more of the drainage basins where development is

proposed. The on-site and appropriate off-site studies shall be prepared by the applicant and submitted prior to master plan development approval. The County Executive shall also determine the timing, management, and funding of basin or drainage plan implementation. The relationship between the drainage basin plans and other studies and any required project environmental impact statement shall also be addressed.

F. The King County Executive shall determine whether or not an environmental impact statement (EIS) is required. If an EIS is necessary 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 there are no qualified consultants on the list, then additional names shall be submitted.

The EIS shall evaluate at least two alternative development plans. This evaluation shall include an appraisal of the ability of the alternatives to meet the policies and guidelines contained in the adopted Newcastle Community Plan. Any required site capability, drainage studies, or basin plans shall be used as part of the technical background information in the EIS.

G. Pursuant to K.C.C. 20.24.150, the Department shall prepare a report to the Zoning and Subdivision Examiner on the master plan development application. This report shall be based on any environmental review including an environmental impact statement and any drainage basin plans or other studies; input from affected cities, public agencies, and County departments; the adopted Newcastle Community Plan and other County plans and policies; and the development criteria contained in Sections 7 through 14, below.

H. The Zoning and Subdivision Hearing Examiner and County Council shall process an application for a master plan development pursuant to the procedures for reclassification of property contained in K.C.C. Chapter 20.24, other applicable ordinances, and the adopted Newcastle Community Plan; provided, that the application shall be exempt from the provisions of K.C.C. 20.24.190. This process shall include public hearings, recommendations, and final action.

I. Master plan approval would be at least a two stage process. The first stage would be a general review of the overall master plan development of up to two villages on Cougar Mountain. Depending upon proposed phasing and timing of development at each village site, one or more additional stages of review would be required to assign specific land use and zoning designations and conditions for the development of each village site and/or each phase of development. The review process for each stage of approval would be the same as the zone reclassification process.

SECTION 6. Approved Master Plan Development

A. An approved master plan development shall consist of the following:

1. A detailed land use map of the subject property depicting the uses authorized for the entire subject property,

2. At the applicant's option, one of the following two detailed zoning maps of the subject property depicting:

a. Approved zoning classifications implementing the approved land uses on all or a portion of the subject property,

b. Potential zoning classifications for all or a portion of the subject property to implement the approved land uses, as provided in K.C.C. 21.46.060; provided, the base zoning for any portions of the subject property designated with a potential zone is that approved by the adopted Newcastle Area Zoning guidelines,

3. Any conditions of approval.

B. Final conditions of approval, including on-site and off-site improvements to be undertaken by the applicant, the approved plan, and data described in subsections 2, 4, 5, 7 and 8 of Section 5(C) and Section 8(A) of this ordinance, shall be embodied in a concomitant agreement approved by the Department of Planning and Community Development and the King County Prosecuting Attorney, and thereafter executed by all property owners within the master plan development and by King County in recordable form and filed for recording with the King County Division of Records and Elections. Such an agreement shall bind the property owners and their successors in interest to develop their properties only in accordance with the final conditions of approval.

C. The master plan development approval shall not become effective nor shall any development commence until the concomitant agreement has been recorded with the Division of Records and Elections. The agreement shall be recorded as a covenant to the properties identified in Section 6(B).

SECTION 7. Development Criteria.

In addition to compliance with K.C.C. 20.24.180, the approval, denial or imposition of conditions upon a master plan development shall be based upon the specific requirements, goals and policies identified in sections 8 through 18 below and other applicable state and county statutes, regulations, plans and policies.

SECTION 8. Housing Criteria.

A. Housing for all income levels.

1. "Low income" is an income level below eighty percent (80%) of the median income for King County. Ten percent (10%) of the total residential units shall be used as a target in providing housing in each master plan development affordable to persons of low income.

2. "Moderate income" is an income level between eighty percent (80%) and one hundred percent (100%) of the median income for King County. Ten percent (10%) of the total residential units shall be used as a target in providing housing in each master plan development affordable to persons of moderate income.

3. "Median income" is an income level between one hundred percent (100%) and one hundred twenty percent (120%) of the median income for King County. Ten percent (10%) of the total residential units shall be used as a target in providing housing in each master plan development affordable to persons of median income.

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

5. Housing required by this section shall contain a reasonable mix of units designed for senior citizens and families.

B. A preliminary schedule for the phasing of the construction of the housing called for above shall be included with each master plan development application in order to assure that an adequate mix of housing is provided in all phases of development and that the required housing is dispersed throughout the development. A specific schedule shall be submitted with each phase pursuant to Section 14 (B.6).

C. No low income housing will be required in any phase unless publicly funded programs for such housing are available, provided that the developer may be required to set aside sufficient land for that purpose. Land may be required to be set aside for a period of up to five years at a value calculated as follows: the area of the set-aside land multiplied tines the average per square foot assessed value of the property in the phase for the year in which the phase is granted approval. Computations shall be based on King County Assessor information. If during that period, programs become available, the developer shall cooperate with the public agency for the development of such housing. If programs do not become available the land shall be released for other development consistent with the master plan development and the low income housing requirement will be reevaluated at the next phase.

D. The master plan development will be reviewed to establish a minimum percentage for each housing income level. Criteria for establishing these minimums shall include County-wide as well as community plan area population characteristics, market, and economic factors including but not limited to:

1. Cost of construction and financing,
2. Cost of existing housing,
3. Housing types and sizes available,
4. Percentage population within each income level,
5. Employment opportunities,
6. Availability of publicly funded housing programs for low income persons,
7. Amount of existing assisted housing in the surrounding area,
8. Overall need County-wide for low, moderate, and median income housing for senior citizens and families.

SECTION 9. Open Space and Recreational Criteria.

A. Forty percent (40%) of the gross area of the overall master plan shall be used as a target in providing 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 Department of Planning and Community Development, 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 K.C.C. Chapter 21.56 and K.C.C. 21.08.080 shall remain in effect for PUD's and for plats when using the lot averaging provisions. The open space required for UPD in K.C.C. Chapter 21.56 and for plats in K.C.C. when using the lot averaging provisions shall not be included in the calculation of community open space.

C. The following areas shall be preserved as open space:

1. Unique, fragile, and valuable elements of the environment plus any necessary protective buffer areas, such as prime wildlife habitats or natural drainage features.

2. Areas unsuitable for building due to natural hazards,

3. Agricultural and fisheries resources,

4. Physical and/or visual buffers within and between areas: of urban development; except that private open space areas associated with residential dwellings shall not be included in the calculation of the minimum community open space area,

5. Natural areas with significant educational, scientific, historic, or scenic values,

6. Outdoor recreation areas. Park and recreational facilities shall be provided by the developer in accordance with current County standards (Ordinance 3813 and Motion 3527 and any applicable future amendments).

7. Perimeter buffering of the master plan development.

8. Existing and proposed trail corridors.

9. 80% of the land dedicated for school purposes.

D. The master plan development will be reviewed to establish a minimum percentage of open space and recreational area.

1. Criteria for establishing this minimum shall include the physical characteristics of the site, the amount of recreational facilities and permanent open space in the surrounding area, the existing and planned uses of adjacent land , and the types of uses proposed for open space areas.

2. High priority shall be given to preserving, maintaining and managing the existing natural drainage system by retaining significant drainage features including creeks, streams, lands and wetlands within the open space area with minimal encroachment by other open space uses.

3. Compatible multiple uses on such open space may be specifically authorized at the time of approval of the master plan development.

4. Preservation of open space for environmental and buffering needs in excess of the community open space target shall not relieve the master plan development from providing useable open space for active use.

E. Open space shall be either dedicated to an appropriate governmental agency or held in perpetuity by an approved private organization with responsibility for maintenance and operation at the option of the Department.

F. Any open space property which is planned for dedication, but is not dedicated promptly upon approval of the phase of the master plan development in which the property is located, shall be maintained by the applicant until dedicated, in accordance with an approved interim maintenance program. The applicant shall submit a proposed interim maintenance program for all such properties as part of the master plan development application.

SECTION 10. Commercial/Industrial Criteria.

A. The master plan development shall provide neighborhood business areas for the everyday shopping and service needs of the community, consistent with applicable King County policies.

B. Mixed use buildings are encouraged in business areas.

SECTION 11. Utilities, Energy and Public Services Criteria.

A. The master plan development shall be responsible for all improvements and additions to public and private water and sewer facilities required as a result of the development, including off-site facilities and improvements.

B. The master plan development shall provide for adequate fire protection to the extent such need is created either wholly or partially as a result of the 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. Provision for adequate fire protection may include dedication of fire station sites, construction of fire stations, and purchase of new equipment.

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 schools to the extent such need is created either totally or partially as a result of the 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 school services. School site locations and access shall be determined in conjunction with the appropriate district. Such sites shall

be provided with utility connections and shall be dedicated to the appropriate school district.

E. Methods for financing public and private improvements referred to in this section shall be identified and approved by King County pursuant to Section 15.

SECTION 12. 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 K.C.C. 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 necessary to mitigate the impacts of traffic on existing public roads caused as a result of the development.

B. A transportation plan should be prepared by the applicant for the master plan development and shall be reviewed and approved by the Department of Public Works prior to issuance of any development or building permit for the first phase of an approved master plan develop-magnet. A transportation 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 current King County standards. Care will be given to ensure the plans are compatible with standards of the adjacent jurisdictions.

C. Methods for financing of on-site and off-site transportation improvements required pursuant to this section shall be identified and approved by King County pursuant to Section 15 of this ordinance.

SECTION 13. Drainage Criteria.

A. The master plan development shall provide an on and off-site drainage facilities system which meets the following criteria:

1. The existing natural drainage system shall be preserved, maintained, and managed to the maximum feasible extent. Significant creeks, streams, lakes, wetlands, and supporting vegetative buffers necessary to preserve the valuable functions of the natural drainage system, shall be retained to the maximum feasible extent. Development, including roads and utilities, within the natural drainage system shall be kept at an absolute minimum. Any development proposed around these features shall require studies pursuant to K.C.C. 21.54 and Natural Features policies in the adopted Newcastle Community Plan. These studies shall determine if development may be permitted and to determine appropriate setbacks and other mitigating measures to protect the features if development is allowed.

2. The system shall be designed to be compatible with applicable King County drainage basin plans and systems including drainage basin plans required during the review of the master plan development and any pre-existing basin plans. Care shall be given to ensure the systems are compatible with those of adjacent jurisdictions.

3. The system shall be designed and constructed so as to mitigate on-site and off-site impacts from increased runoff, erosion, siltation , flooding and/or other impacts identified in drainage studies or basin plans.

B. A comprehensive drainage study and plan addressing site and downstream conditions for the master plan development shall be pre-pared by the applicant. The study and plan shall be reviewed and approved by the Department of Public Works prior to issuance of any development or building permit for the first phase of an approved master plan development. A drainage plan for each phase of development shall be reviewed and approved before development of that phase begins, to assure compatibility with the master drainage plan, adequacy of facilities, and compliance with current King County standards. Care will be given to ensure the plans are compatible with standards of the adjacent jurisdictions.

C. Determination of whether the drainage system and drainage facilities shall be owned, managed, maintained, and funded by the public, a private organization, or shared public-private responsibilities shall occur as part of master plan approval.

1. A manual shall be prepared by the applicant prescribing preservation, maintenance and management procedures, practices and responsibilities for the existing natural drainage system and any on-site drainage facilities located within the master plan development.

D. Methods for financing of construction and maintenance of on-site and off-site drainage improvements required pursuant to this section shall be identified and approved by King County pursuant to Section 15 of this ordinance.

SECTION 14. Phased Development.

A. The term "phase" means a portion of a master plan development site which is the subject of application for approval of one or more subdivisions, planned unit developments, or site plans pursuant to K.C.C. sections 21.46.150-.200; provided, that approval of a site plan in the master plan development shall be based on compliance with the guidelines, performance standards, permitted uses, or other requirements imposed for that phase at the time of master plan approval.

B. A master plan development may be developed in phases, provided:

1. An estimated time period for completion of all phases shall be provided as part of the master plan application.

2. The development must be provided with adequate facilities and services at all phases of development,

3. Initiation of new phases may be prohibited until conditions imposed on previous phases have been met,

4. A detailed financial plan is submitted for each phase pursuant to Section 15 below,

5. A general sequence of phases shall be required which will assure a mix of uses and densities,

6. Prior to submission of development plans for each phase, the applicant shall consult with the King County Housing and Community Development Division to determine the specific number of low/moderate/median income housing units to be developed in the proposed phase.

C. Additional conditions of approval may be imposed on each phase to obtain compliance with current County requirements provided changes to the requirements in Sections 8 to 14 shall be reviewed pursuant to Section 18.

SECTION 15. Financial Plan for Capital Facilities.

A. A preliminary financial plan shall be submitted as part of the master plan development application which addresses:

1. On-site and off-site capital facilities required as a result of the proposed master planned development as identified in Sections 11, 12, and 13.

2. Capital facilities required by the master plan development that cannot be built incrementally as part of each phase and those capital facilities required in conjunction with the development of each phase.

3. Potential financing methods.

4. Areas within and outside of the designated master plan development area that will benefit from the required facilities.

5. The master plan development's fair share of the costs for on and off-site improvements.

B. A detailed financial plan shall be submitted as part of each proposed phase review. The detailed financial plan shall identify the proposed methods for financing the required capital facilities for the phase and a schedule for its implementation. Alternative methods shall be identified for those methods which are dependent on actions beyond the applicant's control.

C. Approval of the master plan development is for land use purposes only and as such does not constitute prior County approvals or decisions or make provisions for capital facility programming for required off-site or on-site facilities.

SECTION 16. Combination With Other Applications.

A. An application for a master plan development or an amendment thereto may be combined with applications for King County approval or related land development permits and approvals for the site which implement the master plan development, including but not limited to, subdivisions, planned unit developments, Local Service Area amendments, shoreline permits, flood control permits, and building permits.

B. The following types of applications may be processed concurrently with an application for a master plan development: amendments to utility district comprehensive plans, franchises and sewerage general plan amendments. Amendments to such plans may encompass more property than that of the proposed master plan development if consistent with the adopted Newcastle Community Plan and other applicable adopted County plans and policies.

SECTION 17. Fee.

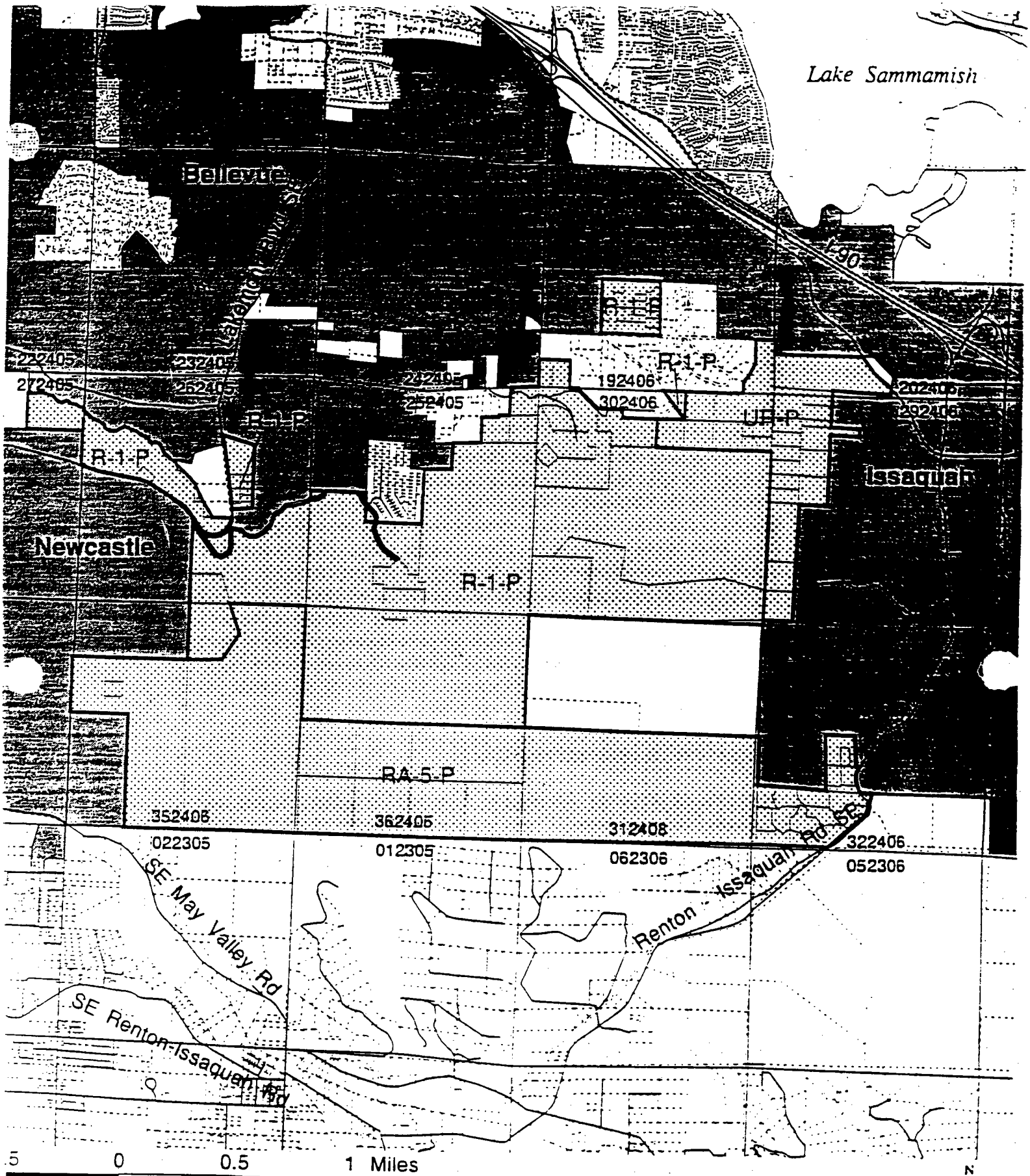
A fee shall be paid by the applicant to finance the master plan review process in amounts to be determined by Department at the time of application. Such fee's shall equal the estimated cost of processing the master plan development application for all affected Executive County agencies. After receipt of an application for a master plan development, the Department shall consult with all affected Executive county agencies and shall establish a budget setting forth the estimated cost of reviewing the application. The applicant shall pay the budgeted amount, and at the applicant's option, payment may be made in regular installments during the review process. All County departments involved in the review process shall keep accurate records of their actual time and costs expended in reviewing the application. After the application has been approved or disapproved by the Council, the budgeted amount shall be adjusted to equal the actual cost of processing. The applicant shall thereupon pay any remaining deficit to King County, or the County shall thereupon refund any remaining surplus to the applicant.

SECTION 18. Master Plan Development Amendments.

An approved master plan development, including any of the required elements thereof, the concomitant agreement, or any conditions of approval, may be amended or modified by the Council of King County at the request of King County, the applicant, or the applicant's successor in interest, if the Council finds, after notice and hearing undertaken in accordance with procedures for reclassification of property pursuant to K.C.C. Chapter 20.24 and other applicable ordinances, that conditions in the area have changed, that development as originally approved would be infeasible, or that the proposed amendment or modification would better promote the health, safety, or welfare of King County residents.

SECTION 19. Development Criteria not a Precedent.

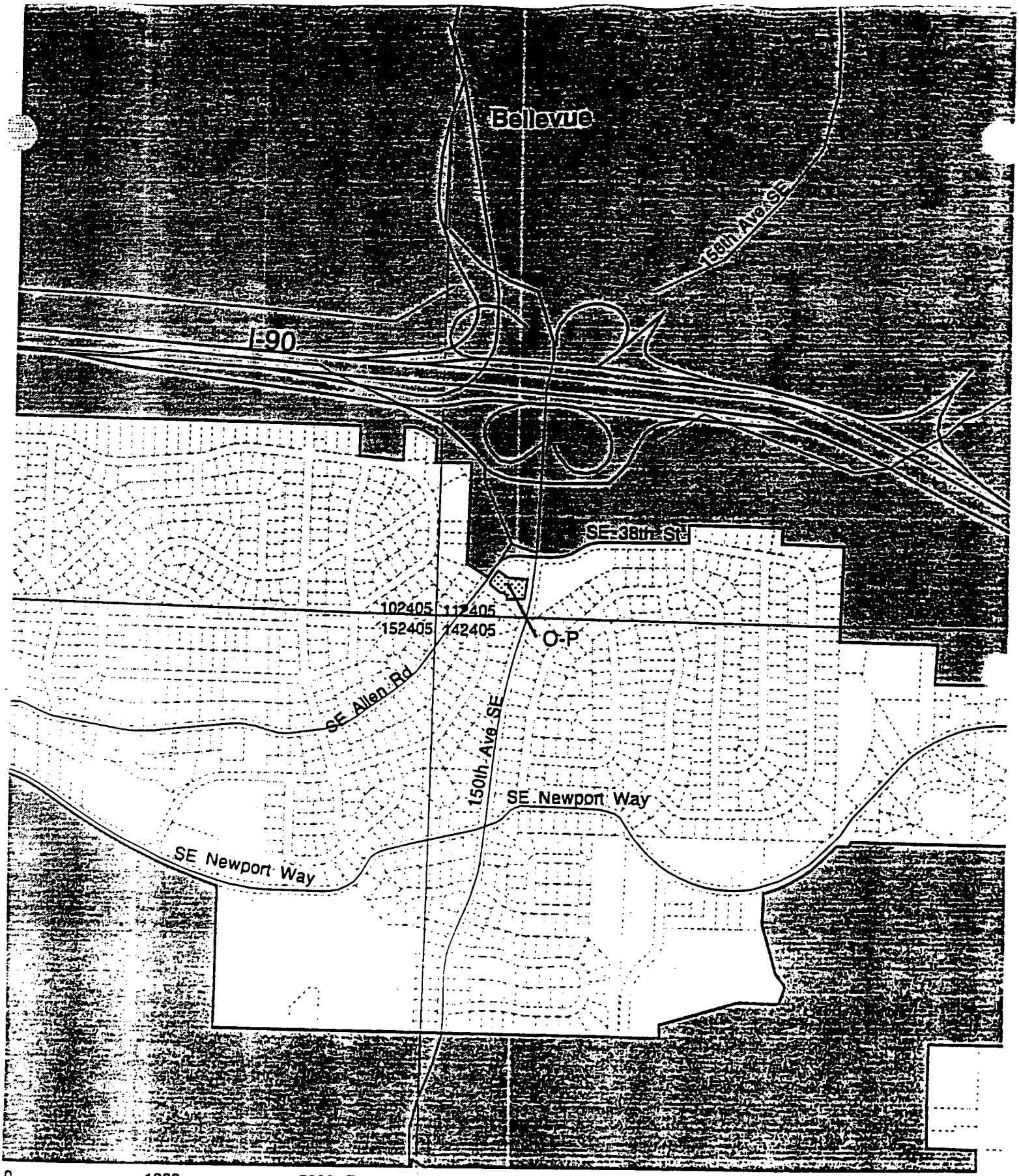
The Development Criteria of Sections 8 through 18 are imposed on village development proposals within the Cougar Mountain Subarea. Nothing herein shall be construed as authorizing or encouraging the application of the requirements, goals, and policies of Sections 8 through 18 to any other land use approval or permitting process in King County. The requirements, goals, and policies of Section 8 through 18 shall not apply to zoning reclassifications, subdivision or short subdivision approvals, planned unit developments, large lot segregations , or other land use approvals or permits not part of the master plan developments within the villages master plan development overlay district.



Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A:
NC-P1. Cougar Mountain Subarea MPD
Newcastle Community Planning Area /data2/p-suffix/wip/av-maps/nc-p1.apr

Zoning Code Conversion Phase Two

70



NC-P2. 151-77R (Ordinance 3501)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P2. 151-77R (Ordinance 3501)

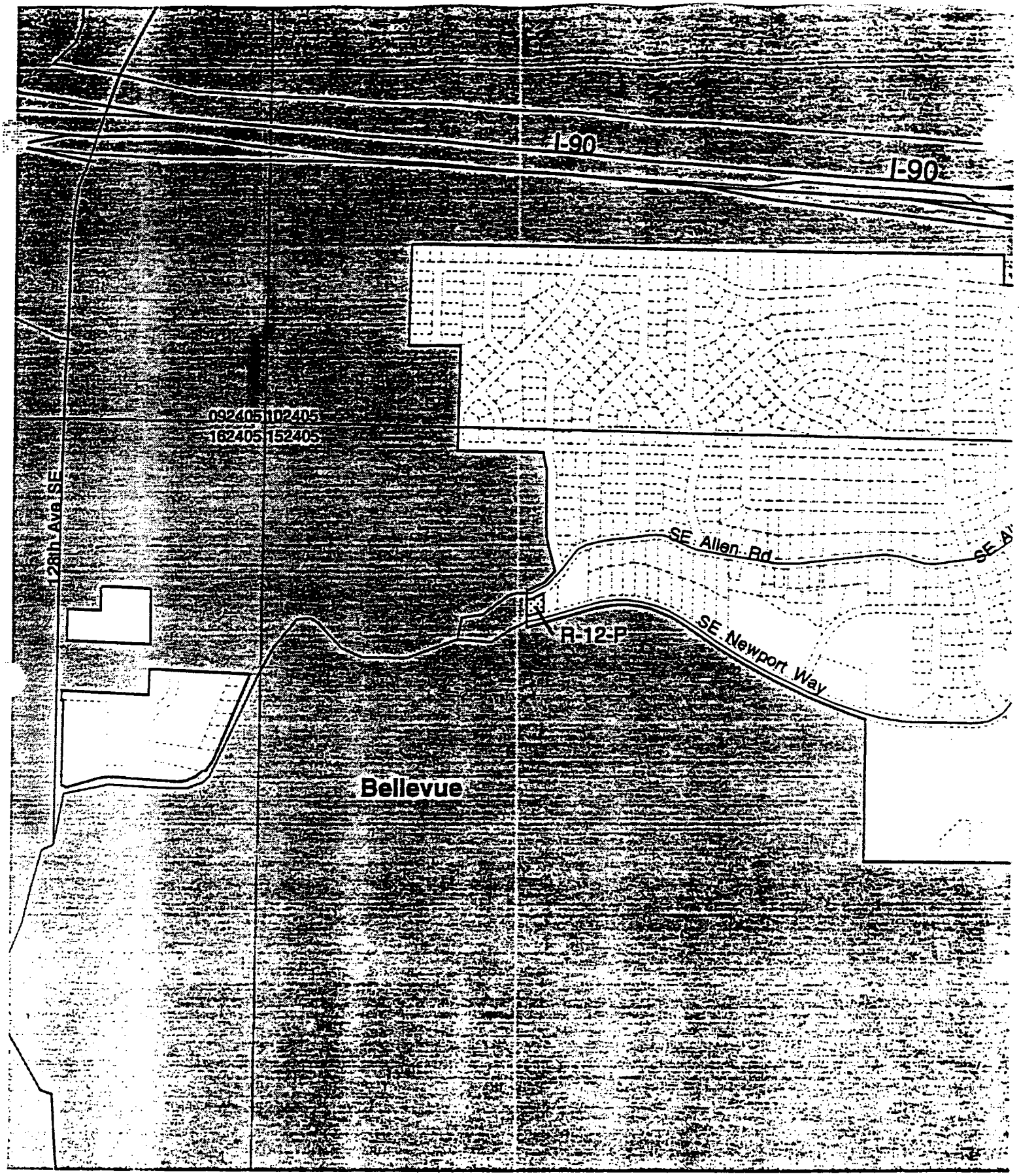
1. A reduction in permitted gross floor area on the total site from 16,600 square feet to 12,000 square feet, with a proportionate reduction in parking spaces.

NC-P3. 120-79R (Ordinance 5378)

1. The applicant should be authorized to submit a proposed preliminary planned unit development for the subject property, provided that the proposed planned unit development incorporates one or more adjacent parcels of property, totaling not less than 3/4 of an acre. The additional property may be located within unincorporated King County and/or in the City of Bellevue. Any portion of the proposed planned unit development which is located within the City of Bellevue will be designed for illustrative purposes only, and action by King County on the proposed planned unit development shall affect only that portion of the property which is located within the unincorporated area of the County.

2. The applicant shall present evidence to show that the proposed development of the subject property does not conflict with the easement rights of Puget Sound Power and Light Company.

3. Access to the subject property shall be only by way of J.G. Allen road or adjacent properties to the east or west, and there shall be no direct access between the subject property and Newport Way unless specifically approved in action on a proposed preliminary planned unit development.

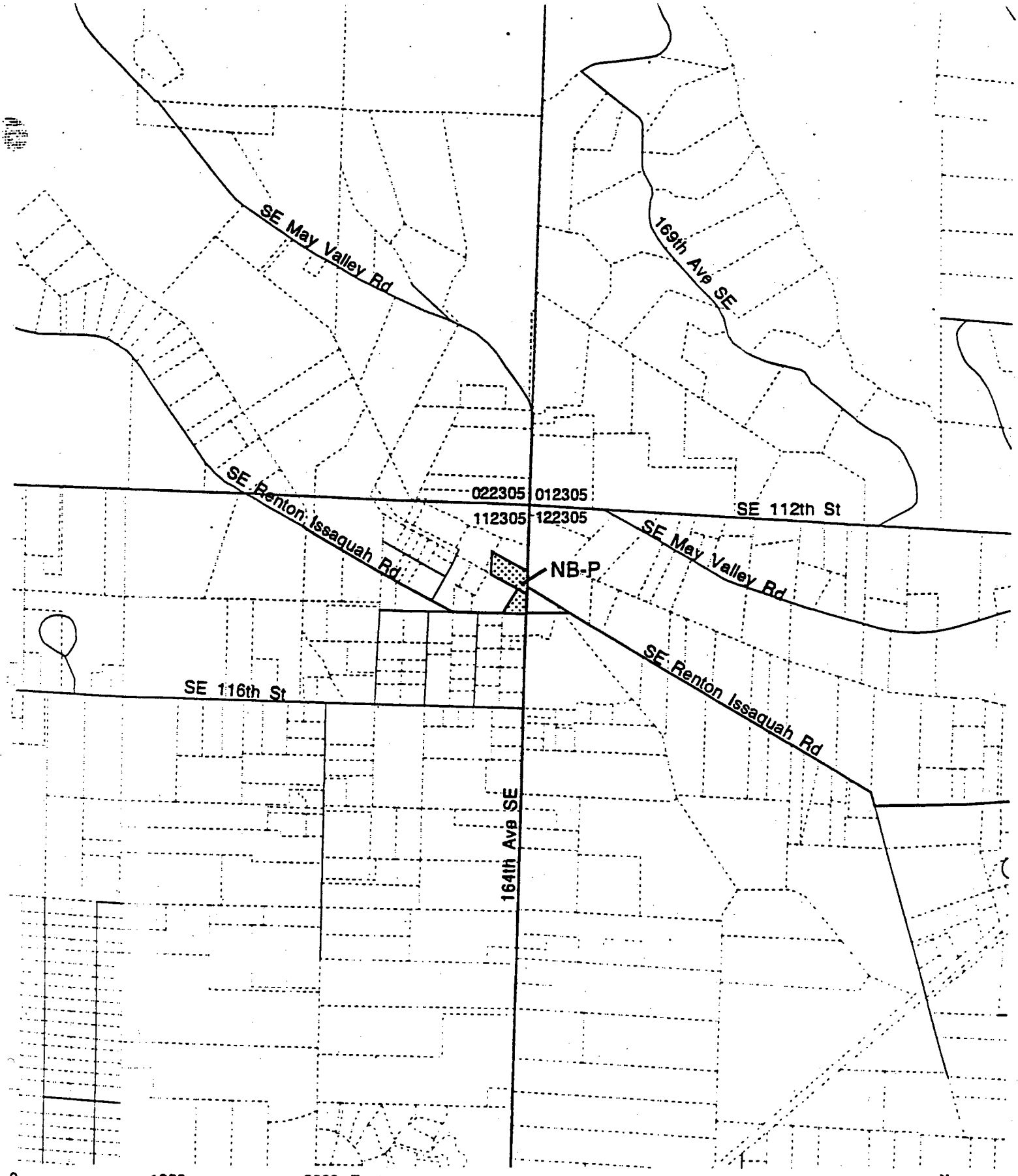


NC-P3. 120-79R (Ordinance 5378)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

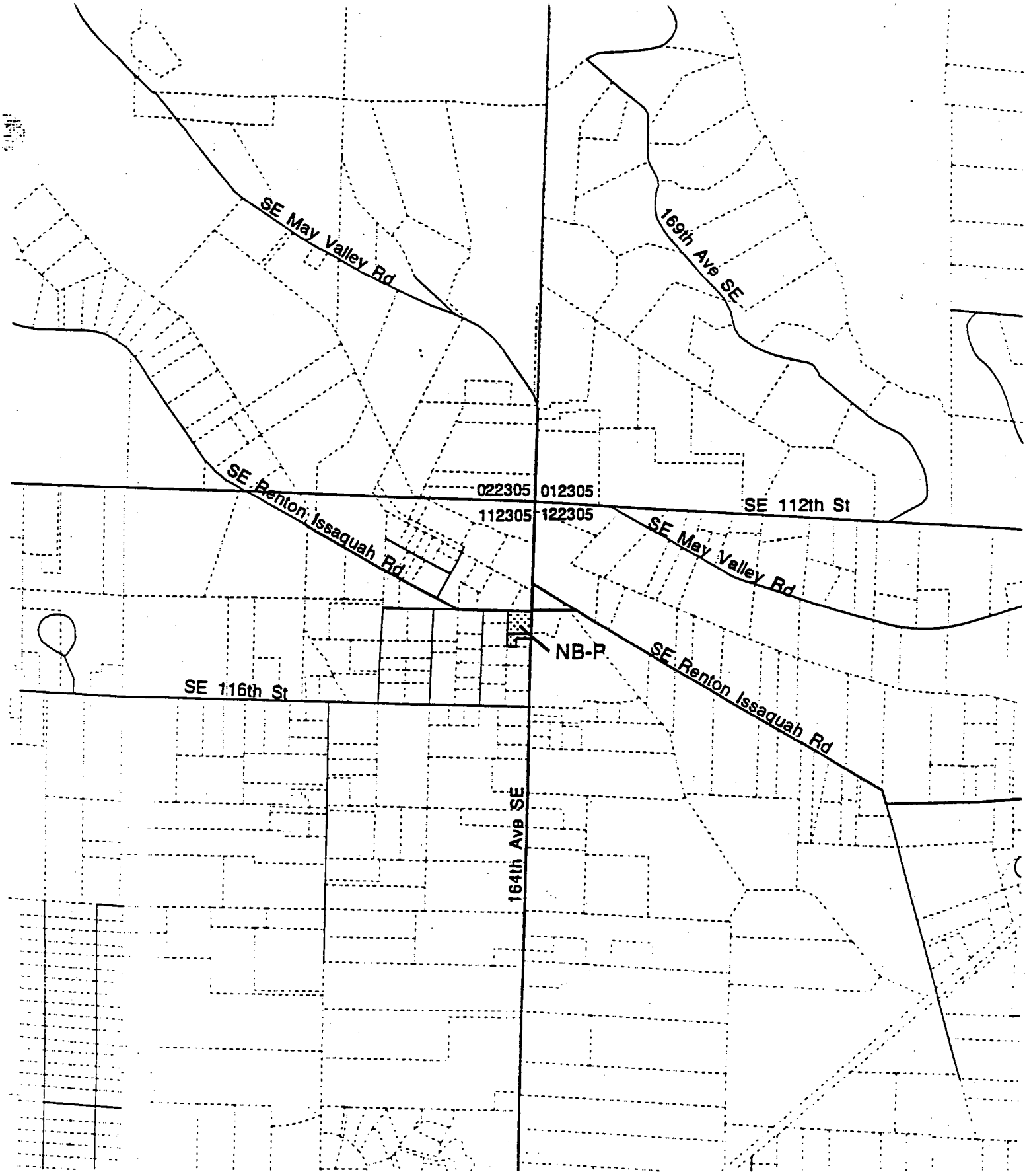
NC-P4. 301-79R (Ordinance 5184)

1. The applicant shall establish a signing concept for the project and identify the location, size and character of all signing subject to the approval of the Department of Development and Environmental Services. Signing shall be limited to one identification sign per use within the project. All signing shall be architecturally integrated with the approved signing concept and the project as a whole.



NC-P4. 301-79R (Ordinance 5184)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two



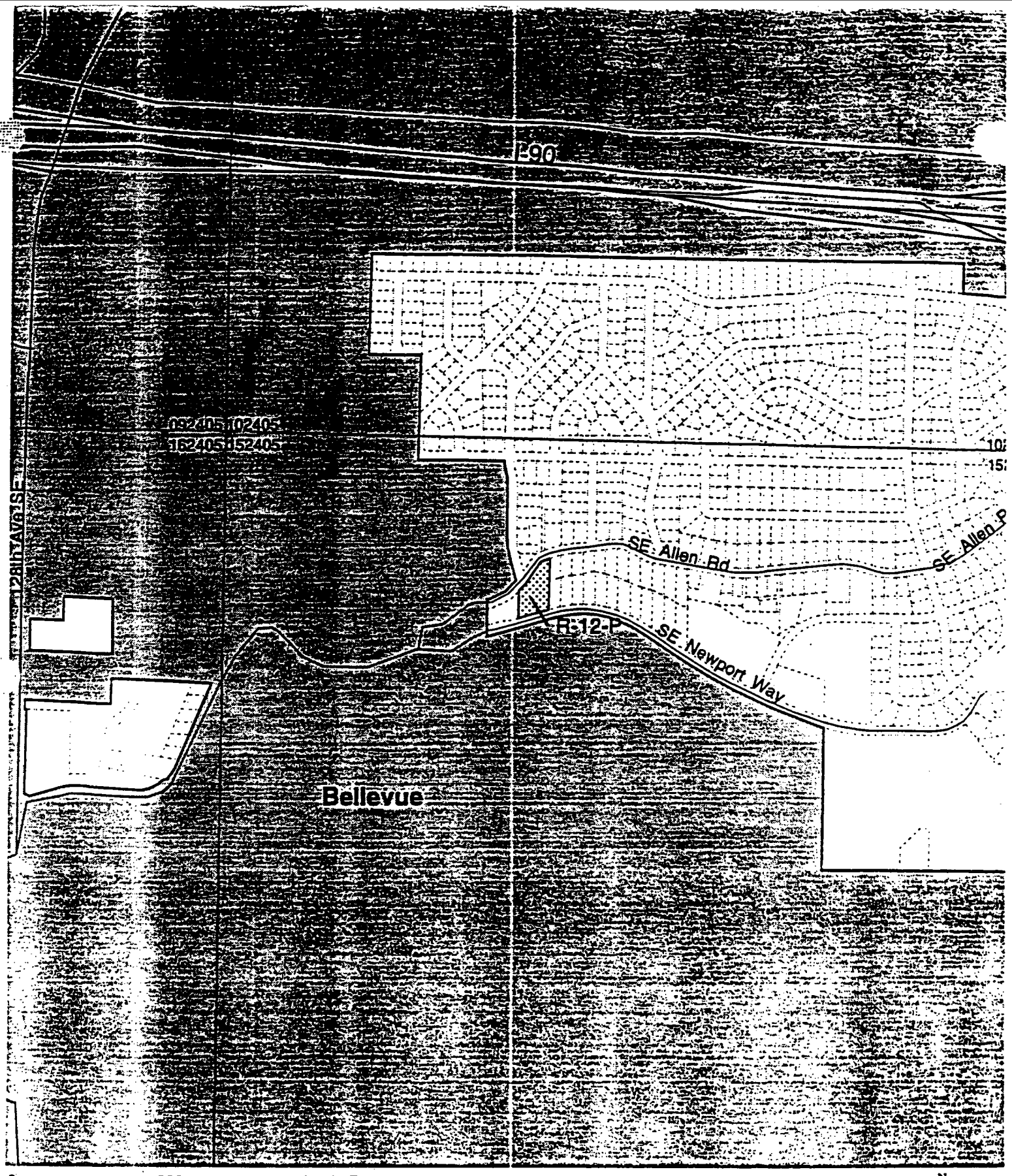
NC-P5. 102-81R (Ordinance 5346)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P5. 102-81R (Ordinance 5346)

1. No parking shall be permitted in front of the building adjacent to Renton-Issaquah Road and the area shall be landscaped with low plantings that will not block the view of cars approaching the intersection.

2. The NB use of the property shall be limited to a tavern. However, changes in use may be allowed provided they are in accordance with the uses permitted in Section 21A.08.070, King County Code.



NC-P6. 145-81R (Ordinance 5854)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P6. 145-81R (Ordinance 5854)

1. Access to J.G. Allen Road and Southeast Newport Way from the subject property shall be limited to one access point on each of these streets.

2. A minimum 25 foot setback for all structures developed on the site, except driveways, shall be provided from the stream channel bank. This setback shall be delineated on the site prior to the beginning of construction activity.

3. Access driveways on the site shall not cross the stream if possible, unless deemed appropriate by the Department of Development and Environmental Services and the Department of Fish and Wildlife.

4. Any necessary crossing of the stream by driveways shall be accomplished through bridging, unless tightlining of the stream is permitted by the State Department of Fish and Wildlife. No other culverting or tightlining of the remainder of the stream channel shall be allowed, unless permitted by these two agencies.

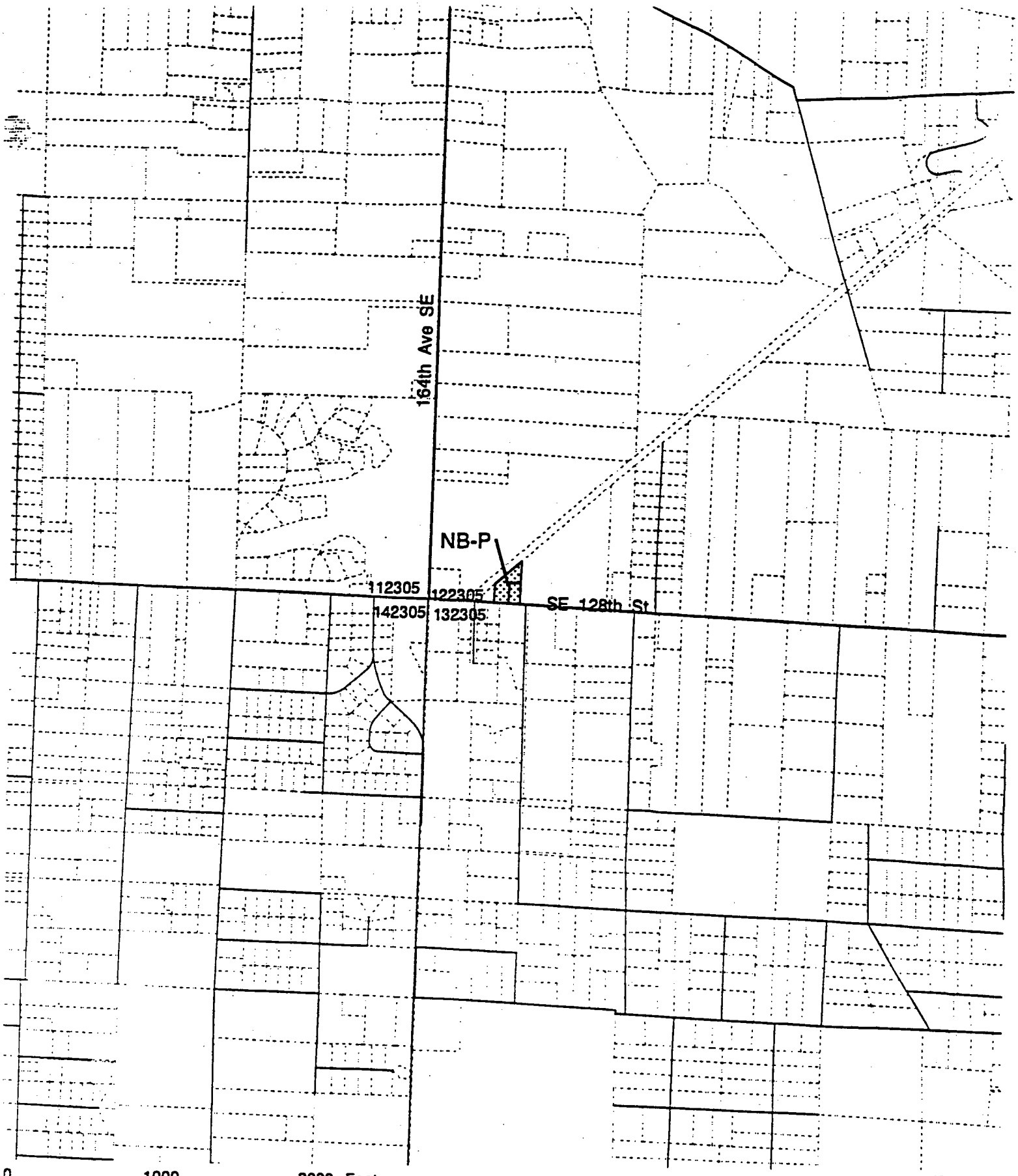
5. Any site clearing and grading work shall take place between June 1 and September 15, unless permitted at other times by the Department of Fish and Wildlife.

6. A Hydraulic Project Approval permit shall be secured from the Department of Fish and Wildlife, as is required by state law.

7. The applicant will provide a minimum of two parking places for each dwelling unit at the site. Visitor parking places are to be clearly marked. Insofar as possible, parking and access/egress to the homes at the site should be northward of the stream that bisects the property.

8. Buildings constructed on the site and fronting on Newport Way shall be no more than 15 feet above the grade of that road or no greater than the height of the adjacent duplex development to the east.

9. In consideration of the plans for the development of this property, the Department of Development and Environmental Services will work with the applicant to see if there is any way to minimize the separation between driveway entrances onto Newport Way Southeast in order to promote traffic safety. If possible some unified design of driveways with neighboring properties would be desirable.

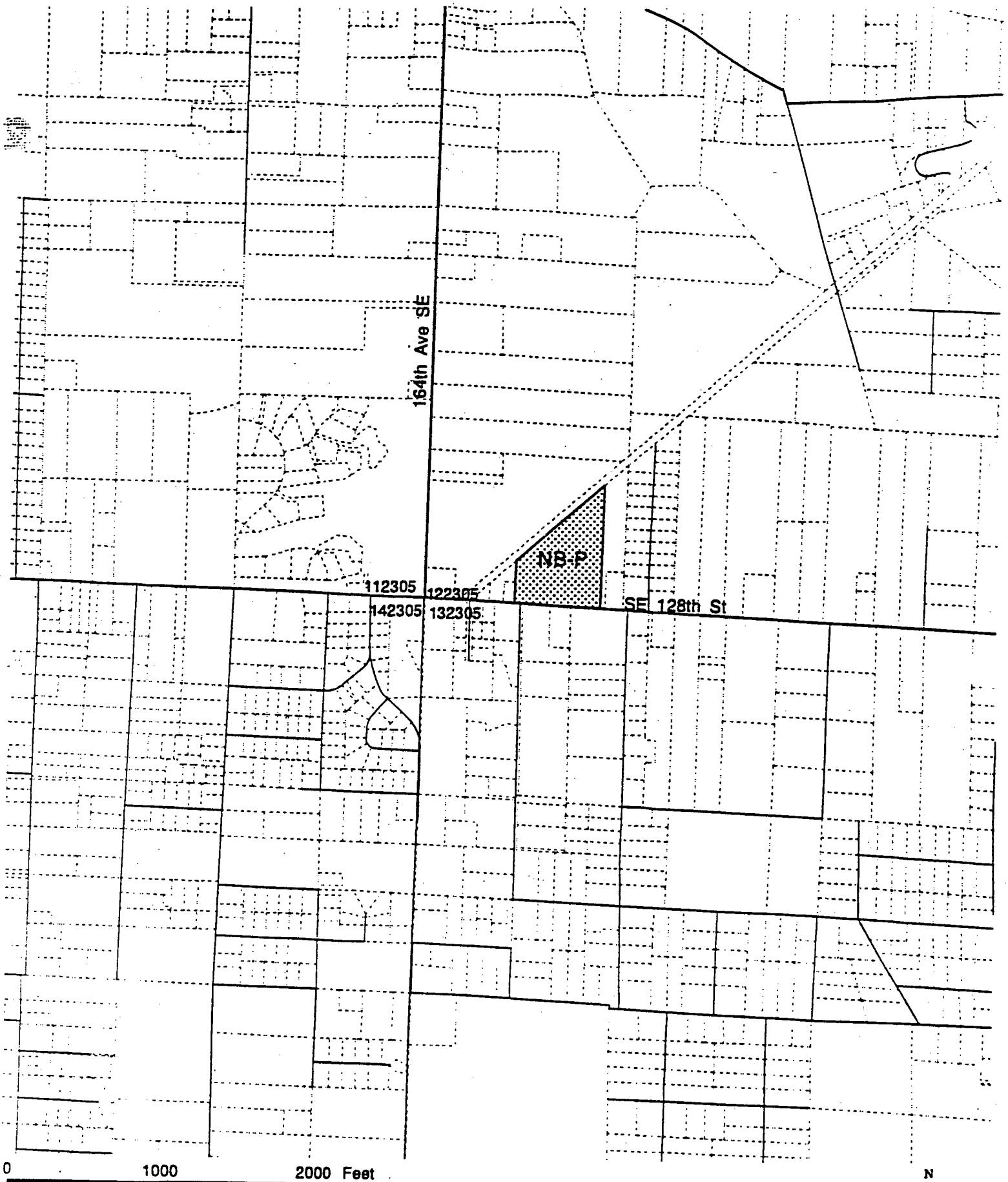


NC-P7. 114-82R (Ordinance 5985)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P7. 114-82R (Ordinance 5985)

1. Access to the subject property from SE 128th Street shall be limited to one access point, whose location shall be approved by the Department of Public Works, Traffic and Planning Division.

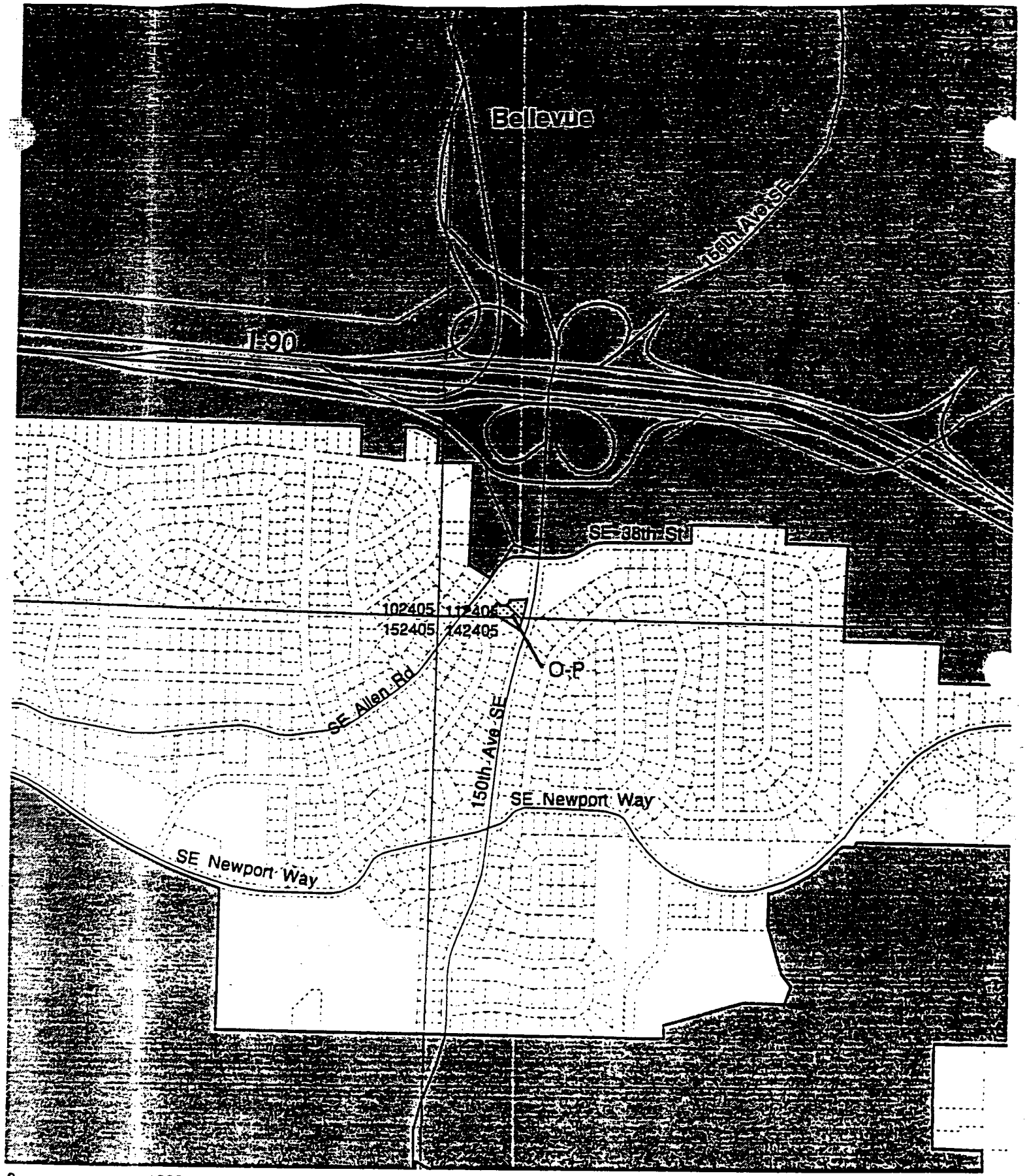


NC-P8. 106-83R (Ordinance 6671)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P8. 106-83R (Ordinance 6671)

1. The use shall be limited to mini-warehouse storage. An office for the warehouse use only is permitted as a necessary part of the warehouse.



NC-P9. 112-88R (Ordinance 8718)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P9. 112-88R (Ordinance 8718)

12824

1. There shall be no access to 150th Avenue Northeast.

Finding Number 7, Hearing Examiner's Report
The subject property is located within the City of Issaquah "sphere of influence". In order to obtain adequate sewer and water service, Trammell intends to annex to the City of Issaquah. Although the annexation agreement between the City of Issaquah and the Trammell Crow Company is not yet final, Trammell agrees to pay Issaquah $250 per constructed dwelling unit for police facilities, plus $250 per constructed dwelling unit for fire facilities, plus $200 per constructed dwelling for park facilities. In addition Trammell agrees to dedicate 20 feet of additional frontage right-of-way ("....to King County, or Issaquah if annexed, ..."), thus exceeding the 12-foot right-of-way requirement recommended by King County. Trammell further agrees to construct storm water, water and sewer mains required by the City, and to construct four lane of arterial road improvements (including a left-turn lane) on Newport Way along the entire length of the property adjacent to Newport Way.

8. If for any reason the subject property is not annexed to the City of Issaquah, then the applicant/Trammell shall contribute $27,600.00 to the King County Parks Division to be allocated solely to parks and recreation facility improvements in the same general area of the county as the subject property is located. This transaction shall be accomplished in the same manner as a "fee-in-lieu-of-dedication" payment pursuant to KCC 21A.14.185 - Recreation space - Fees in lieu of.

9. Other regulations may also be applicable to development of the site, if adopted by the King County Council prior to the date of complete building permit application.

NC-P10. 117-89R (Ordinance 9656)

1. Development shall include no more than 138 dwelling units and 207 to 276 parking spaces. The dwelling unit count and commensurate parking may be further reduced due to site limitations, development criteria and any future regulations that are adopted and which affect the subject property.

2. If the applicant/Trammel applies for a grading permit for this site (or any part thereof), with the intention of subsequently obtaining a building permit for the same area, the applicant/Trammell will submit a set of site engineering plans for the completed project with the grading permit application. The plans will meet the requirements of Section 2.3 of the 1990 King County Surface Water Design Manual.

3. Drainage from the subject property through culvert 4 (as identified on Exhibit No. 21 of the hearing examiner's record for 117-89R SEPA; the Annotated Storm Conveyance Plan) is prohibited.

4. The downstream analysis required by KCC 9.04 shall be conducted for the entire drainage course of Lake Sammamish and shall be conducted consistent with 1990 King County SWM requirements. The intermittent DNR Type 4 stream which crosses the subject property and drains toward the wetlands to be preserved on the subject property shall be protected by a 25-foot wide vegetatively landscaped easement. A NGPE shall not be required in this location. Nonetheless, intensive vegetation is required, not landscape bark or rock. The purpose of this condition is to achieve an aesthetic equivalent to a NGPE, which is appropriate to the intense urban environment to be located on each side of the intermittent stream, while permitting the applicant to eliminate weedy or otherwise nuisance vegetation. The width of this buffer may be modified based upon the natural systems performance potential of the applicant/Trammel's proposed landscape plan and on Newcastle Community Plan Policy N-39.

5. The applicant/Trammell shall provide safe pedestrian sidewalks or walkways to bus stops and shall provide a bus turn-out on Newport Way or an alternative acceptable to the Department of Development and Environmental Services and to the Issaquah School District.

6. Develop a Transportation Management Plan (TMP) with METRO. Provide a copy of the agreement to the Department of Development and Environmental Services prior to building permit approval. The applicant/Trammell shall coordinate with METRO regarding the nature of transit facilities to serve the site. Such facilities could include direct pedestrian access from the interior of the site to proposed bus zones for Southeast Newport Way and wheelchair-accessible sidewalks.

7. Recreation improvements such as a tot-lot and picnic areas shall be provided on-site. Other recreational facilities may include the provision of opportunity to use recreational facilities on the adjoining Hailstone site. Additionally, recreational improvements shall be provided by paying the parks and recreation fee to the City of Issaquah described in Exhibit No. 9 (Finding No. 7 of the Hearing Examiner's report).

NC-P11. 123-89R (Ordinance 10781)

1. Development shall include no more than 49 dwelling units and 98 parking spaces.

2. If the applicant applies for a grading permit for this site (or any part thereof), with the intention of subsequently obtaining a building permit for the same area, the applicant will submit a set of site engineering plans for the completed project with the grading permit application..

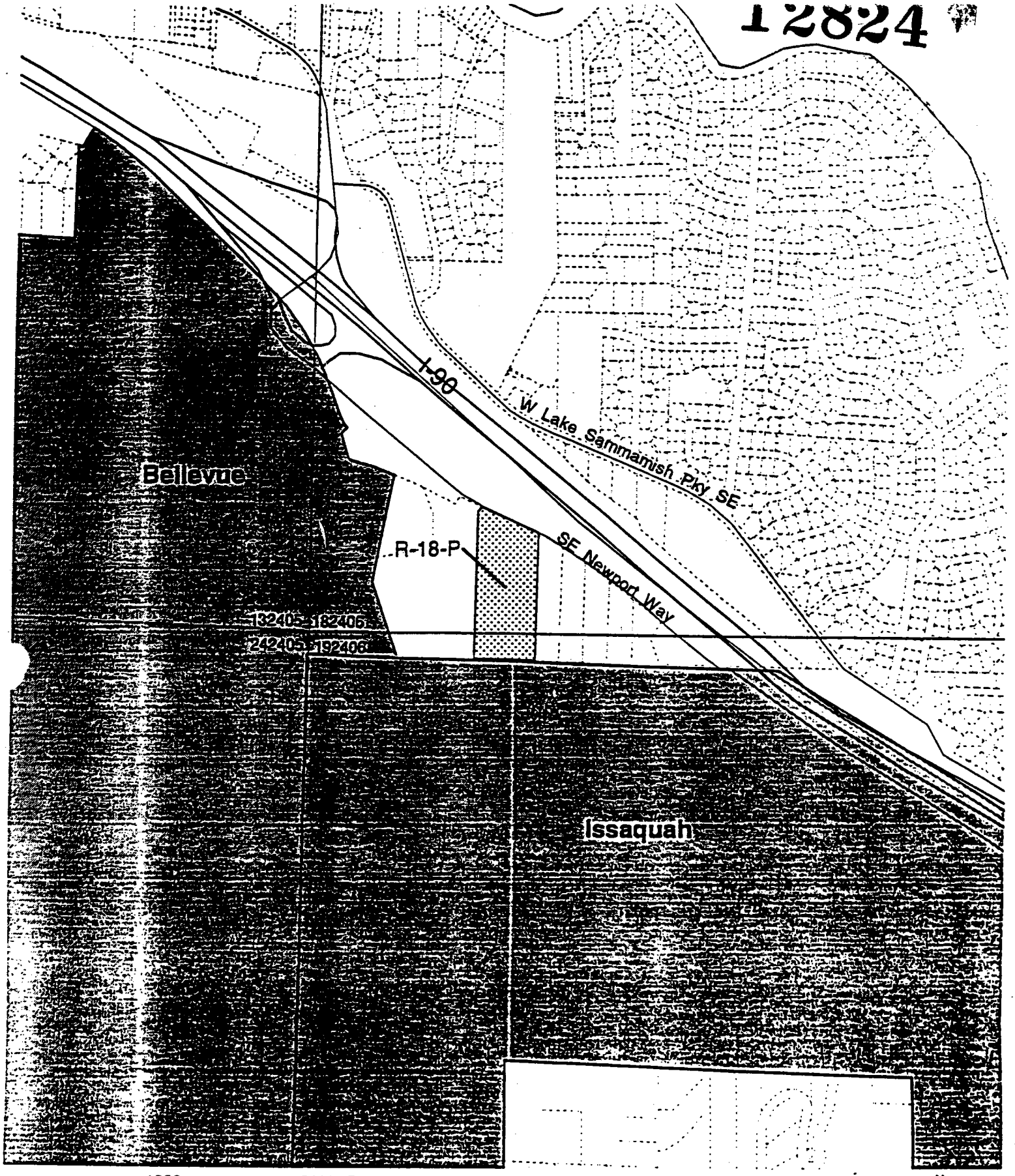
3. The applicant shall provide safe pedestrian sidewalks or walkways to any school bus or METRO bus stop abutting the subject property or abutting the adjoining westerly property.

4. Develop a Transportation Management Program (TMP) with METRO. Provide a copy of the TMP agreement to the Department of Development and Environmental Services prior to building permit approval. The applicant shall coordinate with METRO regarding the nature of transit facilities to serve the site. Such facilities may include those outlined in Metro's May 11, 1990 letter contained in File 123-89-R.

5. If the subject property is not annexed to the City of Issaquah, then a parks and recreation mitigation payment of $200 per dwelling unit will be required. This payment may be adjusted consistent with inflation and any changes in City of Issaquah requirements or change in applicable County requirements.

6. Buffer averaging may be used on this project subject to the following criteria: a) Additional resource protection will be provided for the wetland and/or stream; b) It will not adversely impact the wetland and/or stream functions and values; c) The total area on-site contained in buffer is no less than that contained within the standard buffer prior to averaging; and d) In no instance shall the buffer width at any one location be reduced by more than 65% of the standard buffer width.

12824



NC-P10. 117-89R (Ordinance 9656)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P12. Eastgate Congregational Church (Source: Ordinance 12170, Amendment 18)

Property specific development conditions listed below not in effect until pre-effective conditions are met. Pre-effective conditions to be met by 12/31/98. See Ordinance 12170, Amendment 18 at the Department of Development and Environmental Services for pre-effective conditions.

1. Only the development and operation of low- to moderate-income multi-family housing for elderly persons, undertaken and maintained pursuant to the requirements for project which is eligible for public subsidy or tax advantage for such housing, shall be permitted on the subject site.

2. The maximum height of residential buildings shall not exceed 40 feet above existing grade.

3. Building facade modulation shall be provided on facades exceeding 40 lineal feet and facing abutting streets or properties zoned R-1 through R-8 or the equivalent of these zoning. The following standards shall apply:

   a) the maximum wall length without modulation shall be 30 feet; and
   b) the sum of the modulation depth and the modulation width shall be no less than 8 feet. Neither the modulation depth nor the modulation width shall be less than 2 feet.

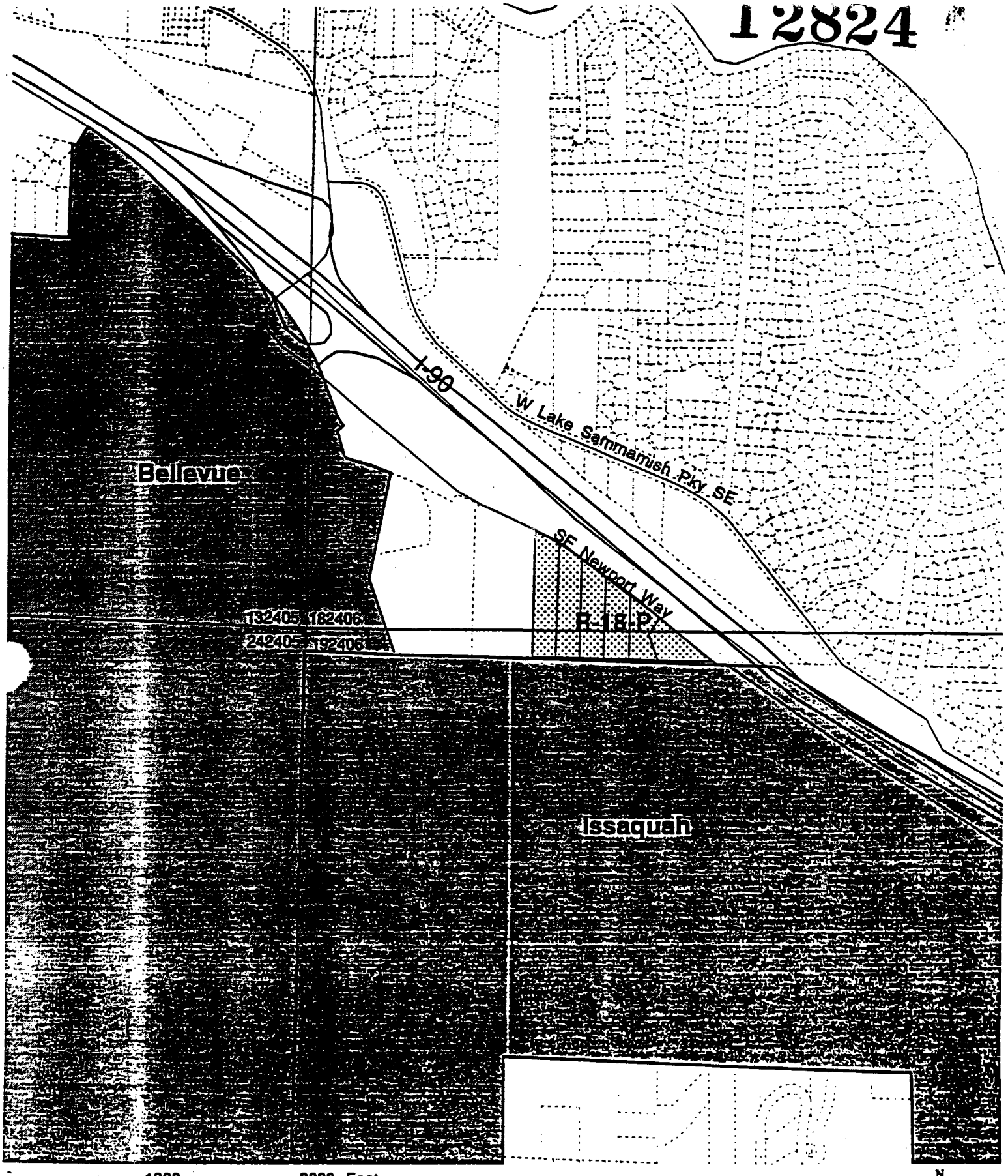
4. Roof line variation on roof lines exceeding 40 horizontal feet shall be provided according to the following standards:
   A. The maximum horizontal roof length without variations shall be 30 feet;
   B. The maximum horizontal or vertical offset shall be 3 feet;
   C. The minimum variation length shall be 8 feet; and
   D. Roof line variation shall be achieved using one or more of the following methods:
      (1) Vertical offset in ridge line;
      (2) Horizontal offset in ridge line;
      (3) Variations of roof pitch;
      (4) Gables;
      (5) False facade: or
      (6) Any other technique approved by the manager of the Land Use Services Division or its successor that achieves the intent of this requirement.

5. No exemptions shall be granted from the Surface Water Design Manual standards applicable at the time of permit application for either water quality or peak rate runoff control.

6. Stormwater shall be stored in either a pond or a tank, or such other manner as may be approved by SWM.

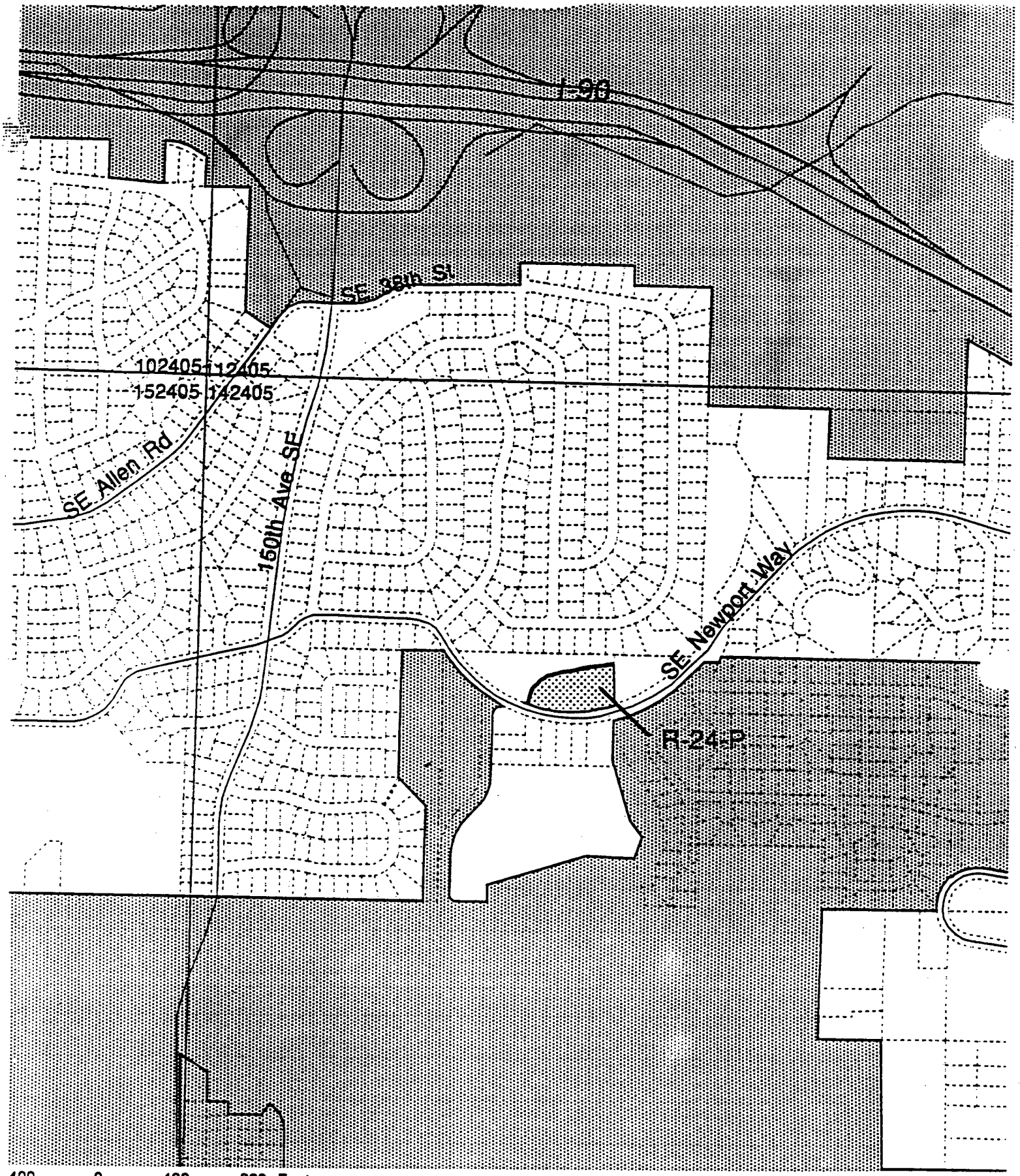
7. Runoff from the retention/detention facility shall be tightlined to the main portion of Vasa (Squib) Creek at the northeasternmost portion of the property where the ravine is least steep. Adequate energy dissipation is required at the outfall. Alternatives which

12824



NC-P11. 123-89R (Ordinance 10781)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two



P-Suffix Area

NC-P12. Eastgate Congregational Church (Ordinance 12170, Amendment 18)

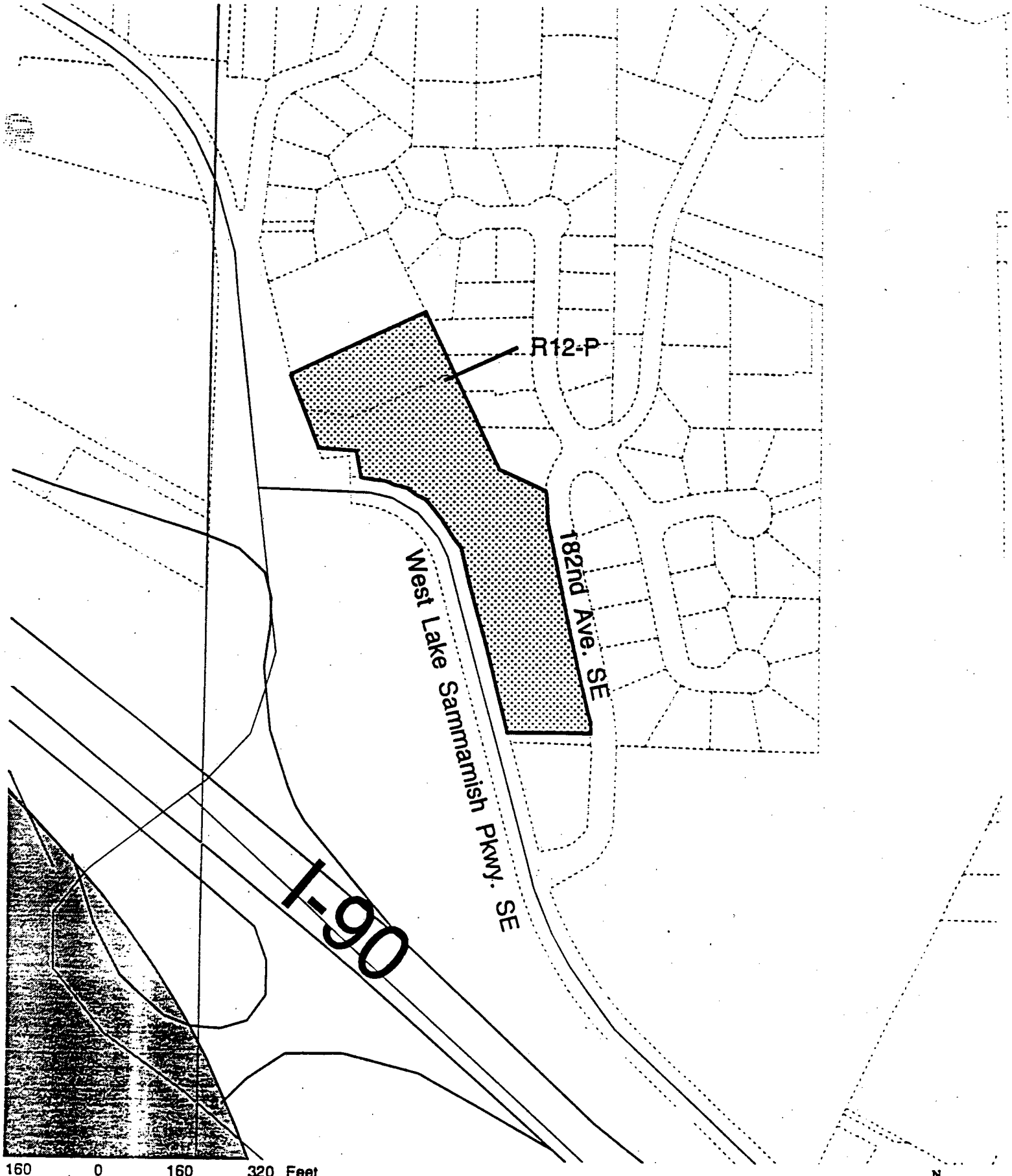
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

would have less likelihood of causing sedimentation or erosion may be approved by SWM.

8. No variance shall be permitted from applicable provisions of the Sensitive Areas Code.

9. The residential units developed on the subject property shall be managed by a single entity or organization, which shall provide convenient transportation services for project residents to area facilities and services in a manner and at a cost (if any) approved by the King County Planning and Community Development Division, or its successor agency with responsibility for County housing programs, to assure frequent,, easy and affordable access to commercial areas. This condition may be enforced pursuant to Title 23 of the King County Code for so long as the property is used in accordance with Condition No. 1.



NC-P13 W18-24-6: R-12-P
Newcastle Community Planning Area

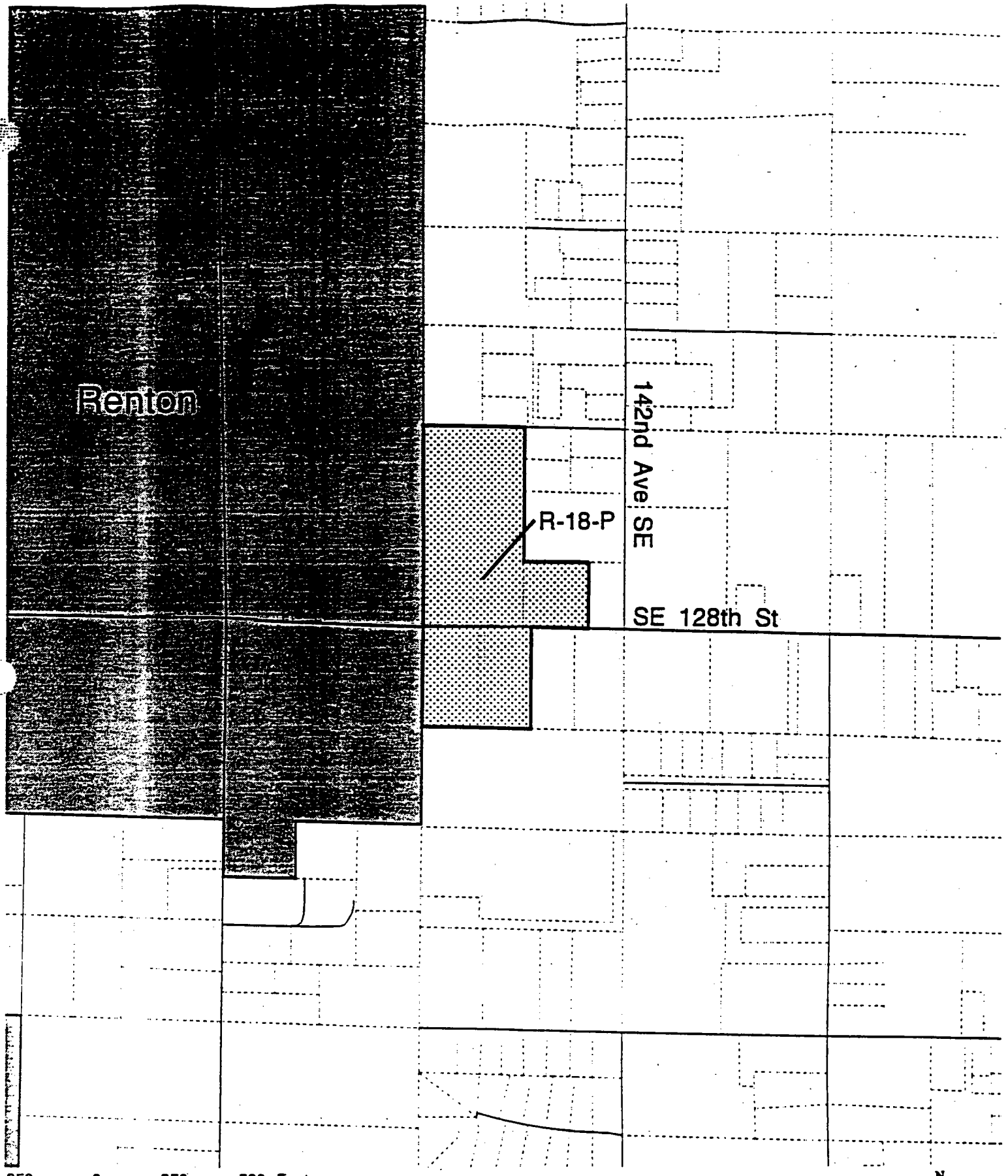
Zoning Code Conversion Phase Two

12824

NC-P13. W 18-24-6: R-12-P (Source: Newcastle Community Plan Area Zoning, page 96)

1. Building height shall not exceed two (2) stories in height. The maximum height shall be 30 feet, including top of roof.

2. A 20-foot type II landscaped visual buffer shall be provided where the property abuts single family uses pursuant to King County code 21A.16. Existing vegetation shall be retained in this buffer wherever possible.



NC-P14 E10-23-5 and E15-23-5: Sidewalk Requirement
Newcastle Community Planning Area

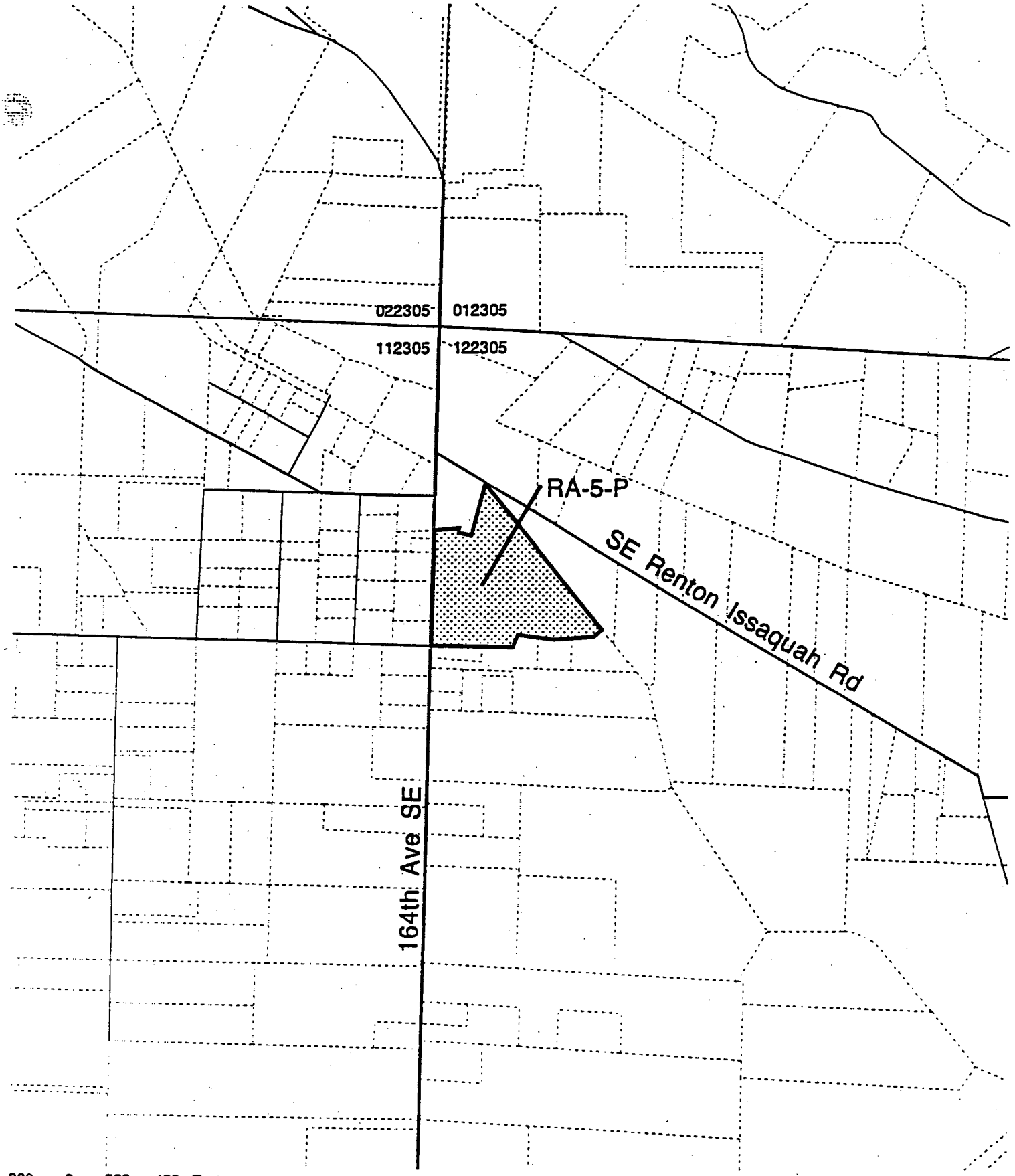
Zoning Code Conversion Phase Two

NC-P14. Sidewalk Requirement (Source: Newcastle Community Plan Area Zoning, pages 206 and 230)

R-18-P

This zoning change also establishes the following P-suffix condition:

1. Construct sidewalk along SE 128th Street.



NC-P15 W12-23-5: Use Limit
Newcastle Community Planning Area

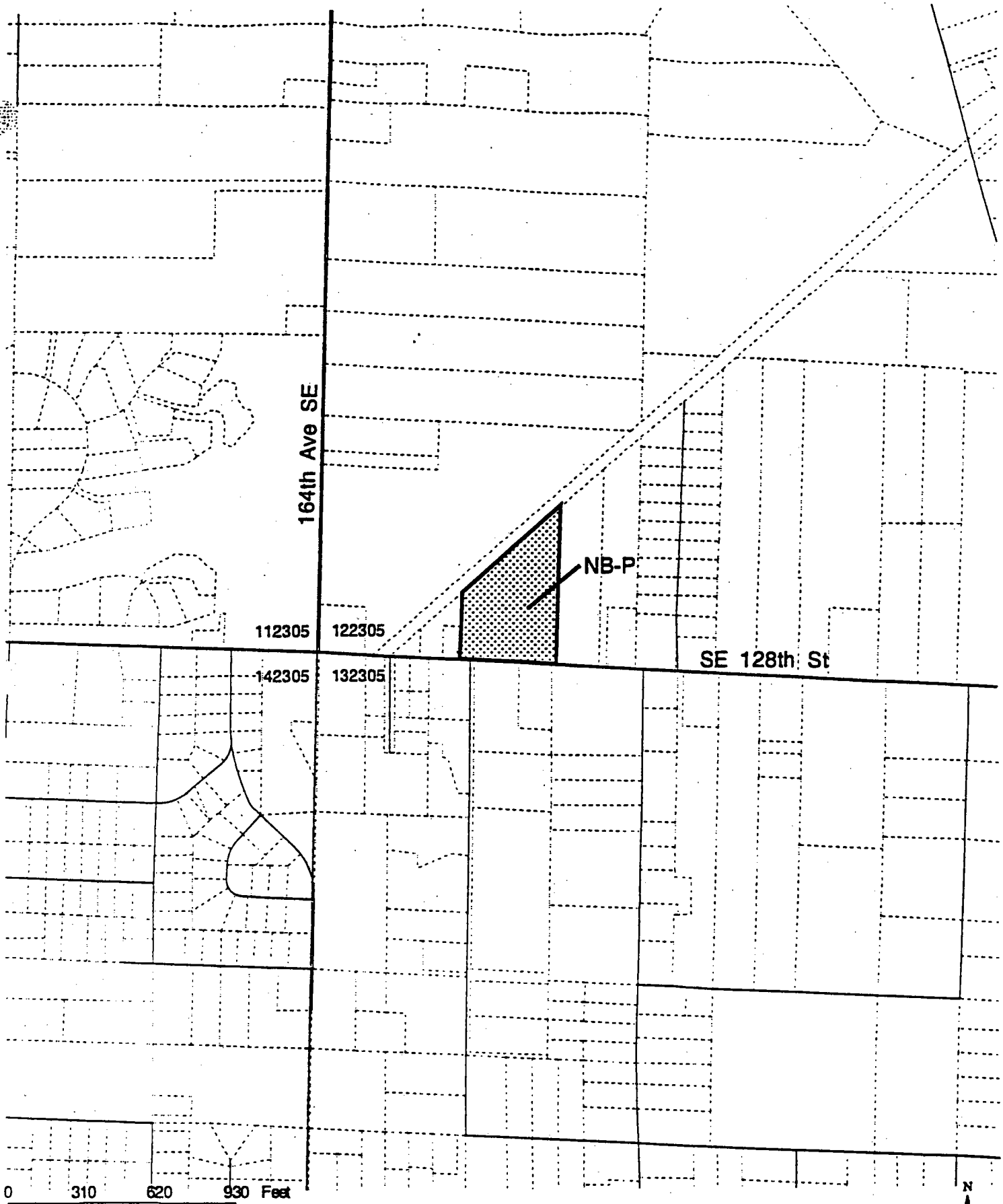
Zoning Code Conversion Phase Two

NC-P15. W 12-23-5: Use Limit (Source: Newcastle Community Plan Area Zoning, page 214)

RA-5-P

This zoning change establishes the following condition:

1. Uses should be limited to the existing mobile home park or new uses which are compatible with adjacent single family areas to the west and east and duplex development to the south of the site. New uses considered compatible with the surrounding area would be single family housing or duplexes which can be accommodated by on-site wastewater (septic) systems.



P-Suffix Area

NC-P16 W12-23-5: Mini-Warehouse Storage Only
Newcastle Community Planning Area

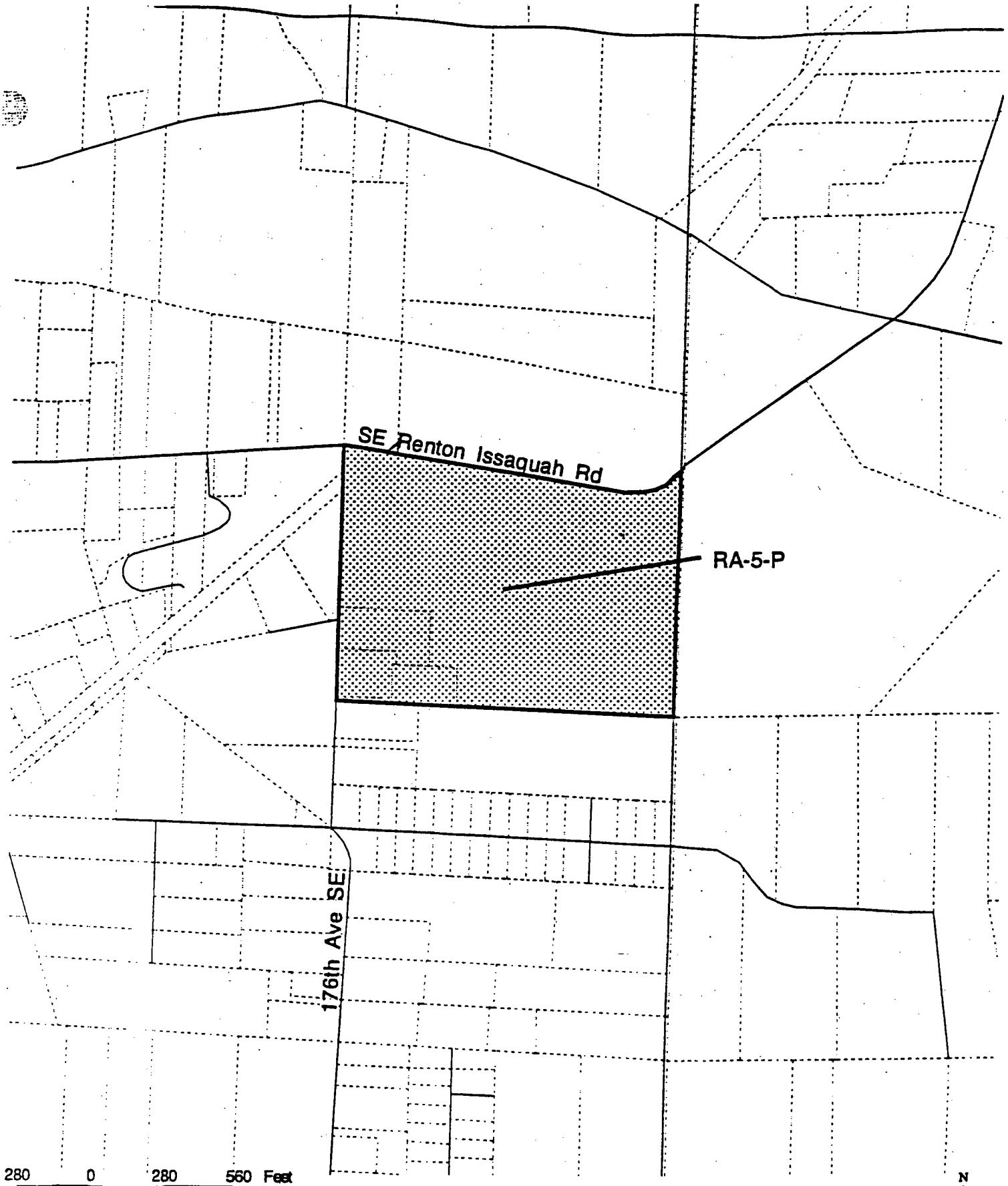
Zoning Code Conversion Phase Two

NC-P16. W12-23-5: Mini-warehouse storage only (Source: Newcastle Community Plan Area Zoning, page 214)

NB-P

This zoning change provides the potential for mini-warehouse storage use on this site. A zone reclassification to RB-P would be consistent with the Newcastle Plan, subject to the following condition:

1. The use shall be limited to mini-warehouse storage.



NC-P17 E12-23-5: Landscaping Conditions
Newcastle Community Planning Area NC-P17

Zoning Code Conversion Phase Two

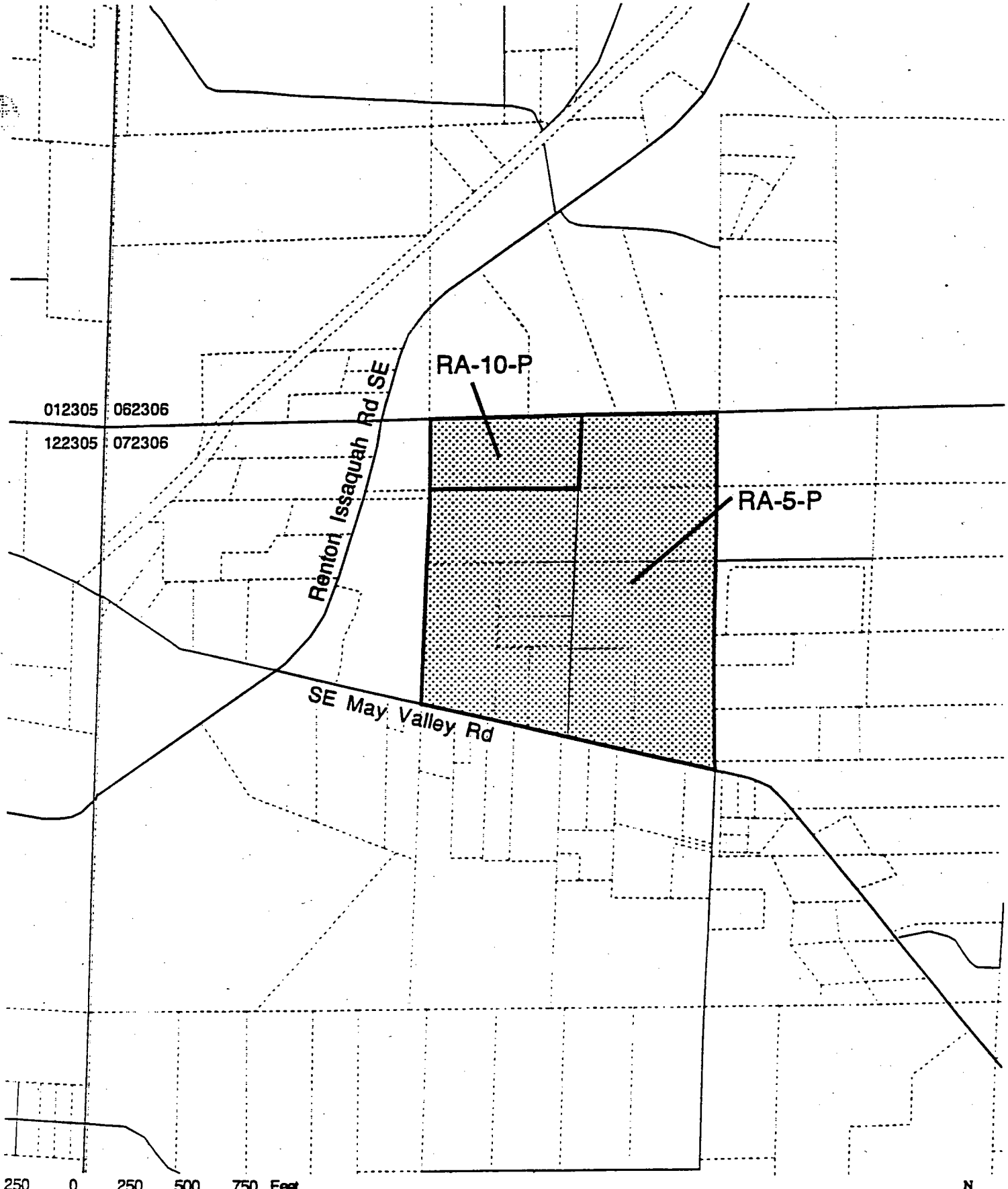
12824

NC-P17. E 12-23-5: Landscaping Conditions (Source: Newcastle Community Plan Area Zoning, page 216)

RA-5-P (potential M)

1. Along side and rear property lines not abutting public streets (south and east property lines) a Type I landscape strip (screen) with a minimum width of 20 feet shall be provided.

2. Adjacent to all arterial and local access streets, a Type II landscaping strip (visual separator) with a minimum of 25 feet shall be provided. (K.C.C. 21A.16).



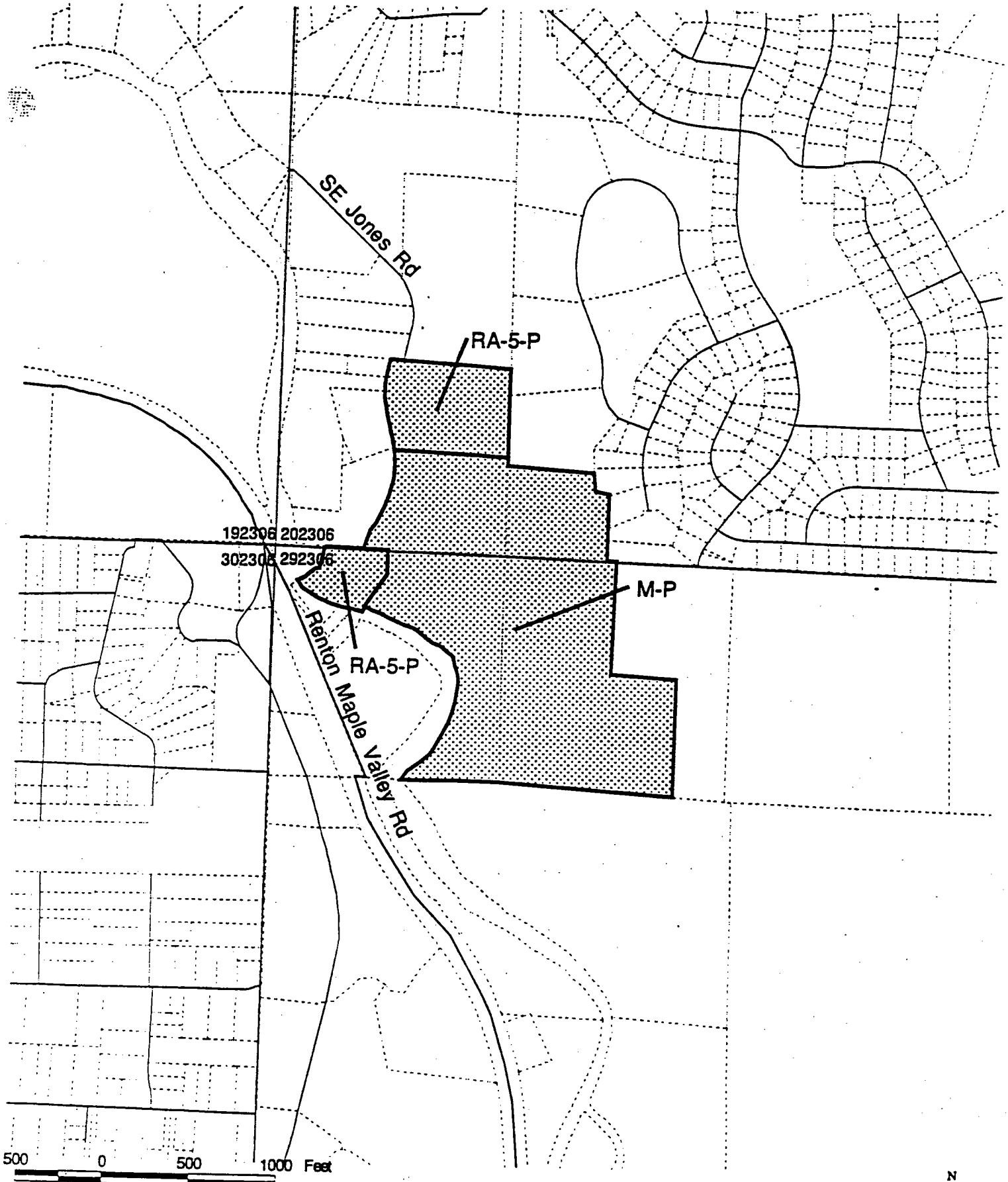
NC-P18 W7-23-6: Further Subdivision Limit
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P18. W 7-23-6: Further subdivision limit (Source: Newcastle Community Plan Area Zoning, page 218)

RA-5-P, RA-10-P

1. Because of poor winter drainage in this area, approval for any further subdivision of the existing lots should be based on Health Department approval of mid-winter percolation tests for septic tank drainfields.



NC-P19 M: Landscaping Conditions

Newcastle Community Planning Area

Zoning Code Conversion Phase Two

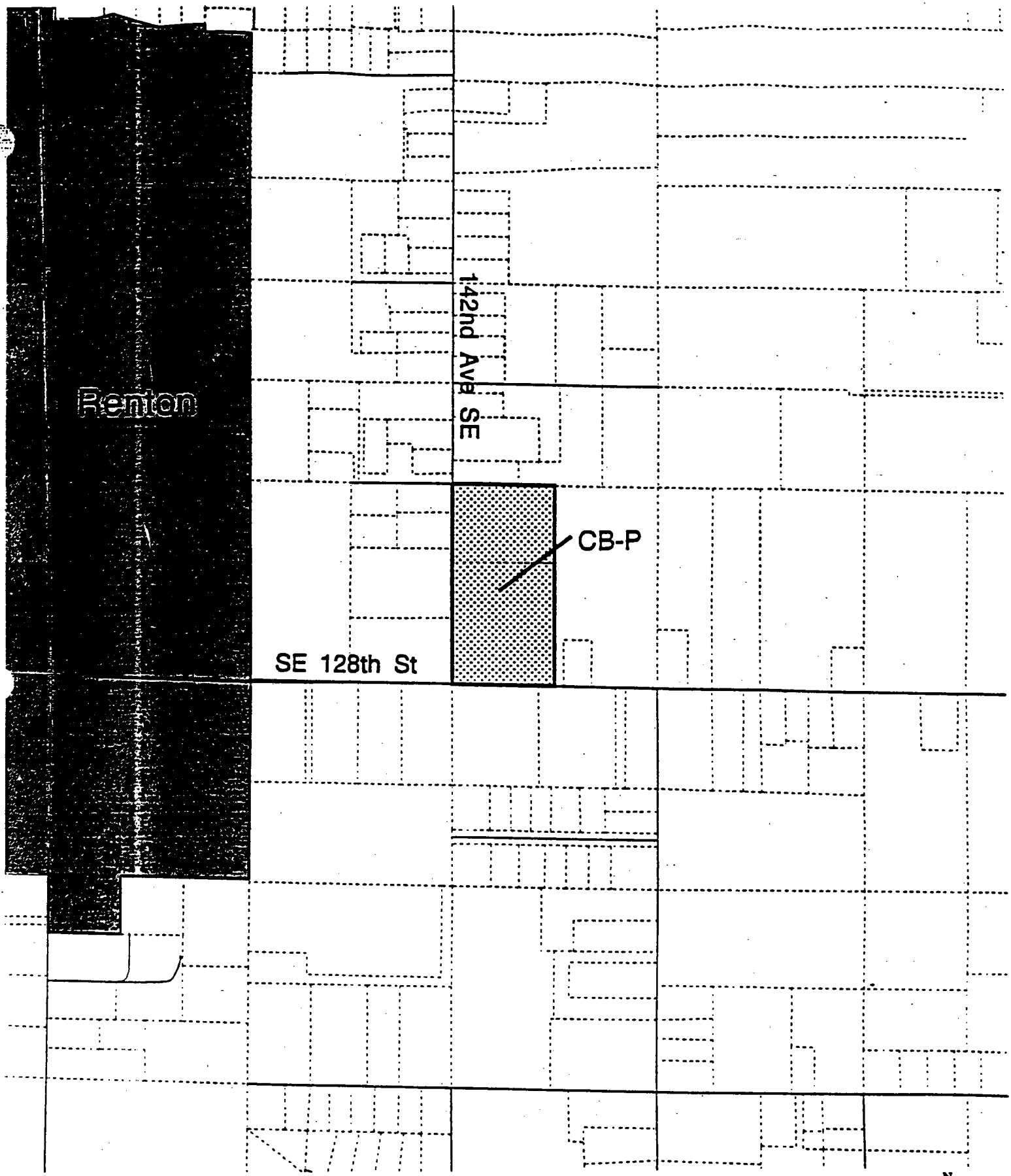
NC-P19. M: Landscaping Conditions (Source: Newcastle Community Plan Area Zoning, pages 262 and 266)

RA-5-P (potential M)

The following additional P-suffix landscaping conditions shall apply.

1. Along side and rear property lines not abutting public streets, a Type I landscaping strip (screen) with a minimum width of 20 feet shall be provided.

2. Adjacent to all arterial and local access streets, a Type II landscaping strip (visual buffer) with a minimum width of 25 feet shall be provided (KCC 21A.16).



NC-P20. 107-77R (Ordinance 3239)
Newcastle Community Planning Area

Zoning Code Conversion Phase Two

NC-P20. 107-77R (Ordinance 3239)

1. Use of the site shall be limited to a commercial horticultural nursery with directly related retail sales.

2. Twenty (20) feet of additional right-of-way on the north margin of S.E. 128th Street shall be provided.

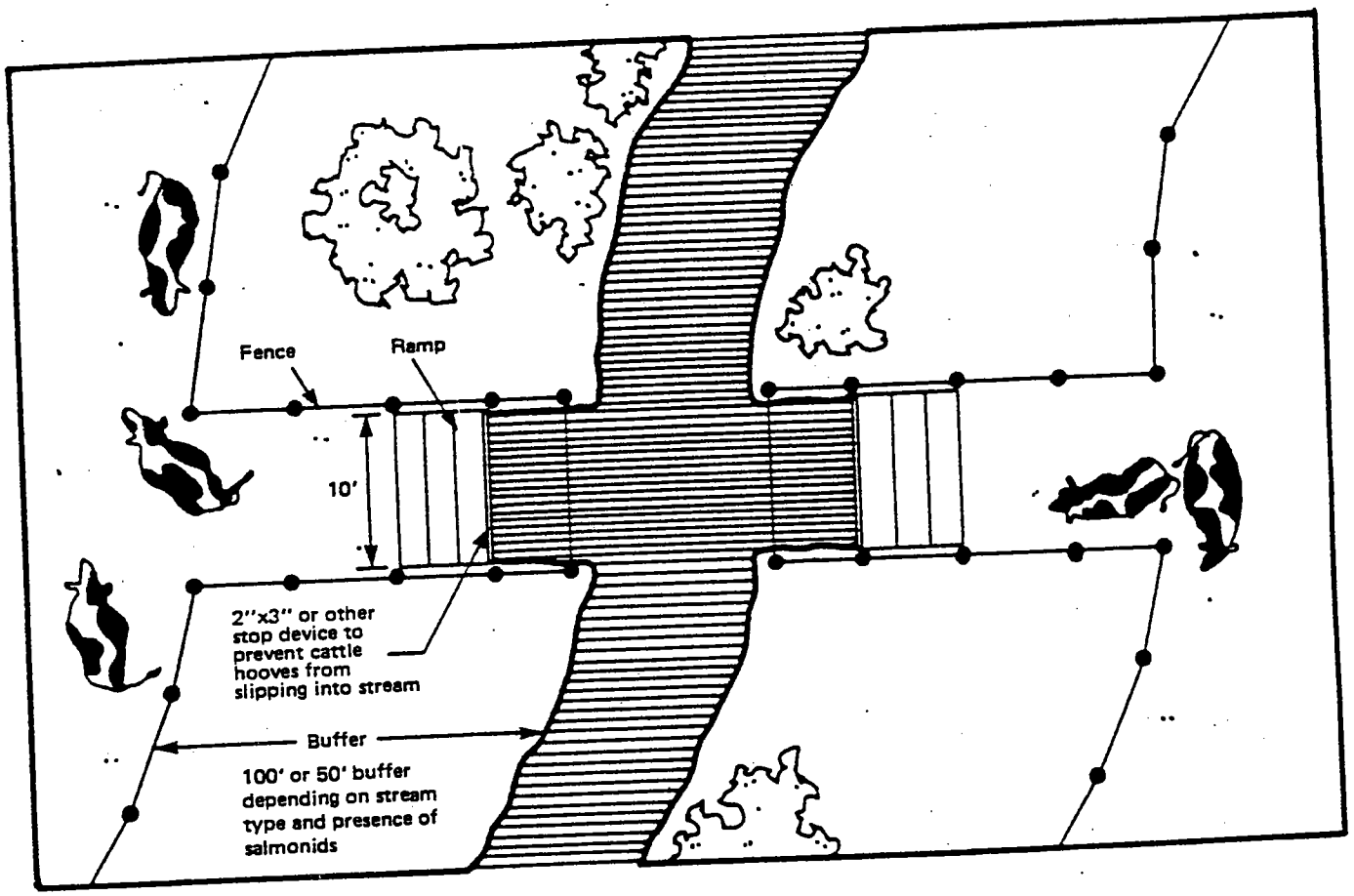
NC-P21. Grazing Animal Access to May Creek and Its Tributaries.

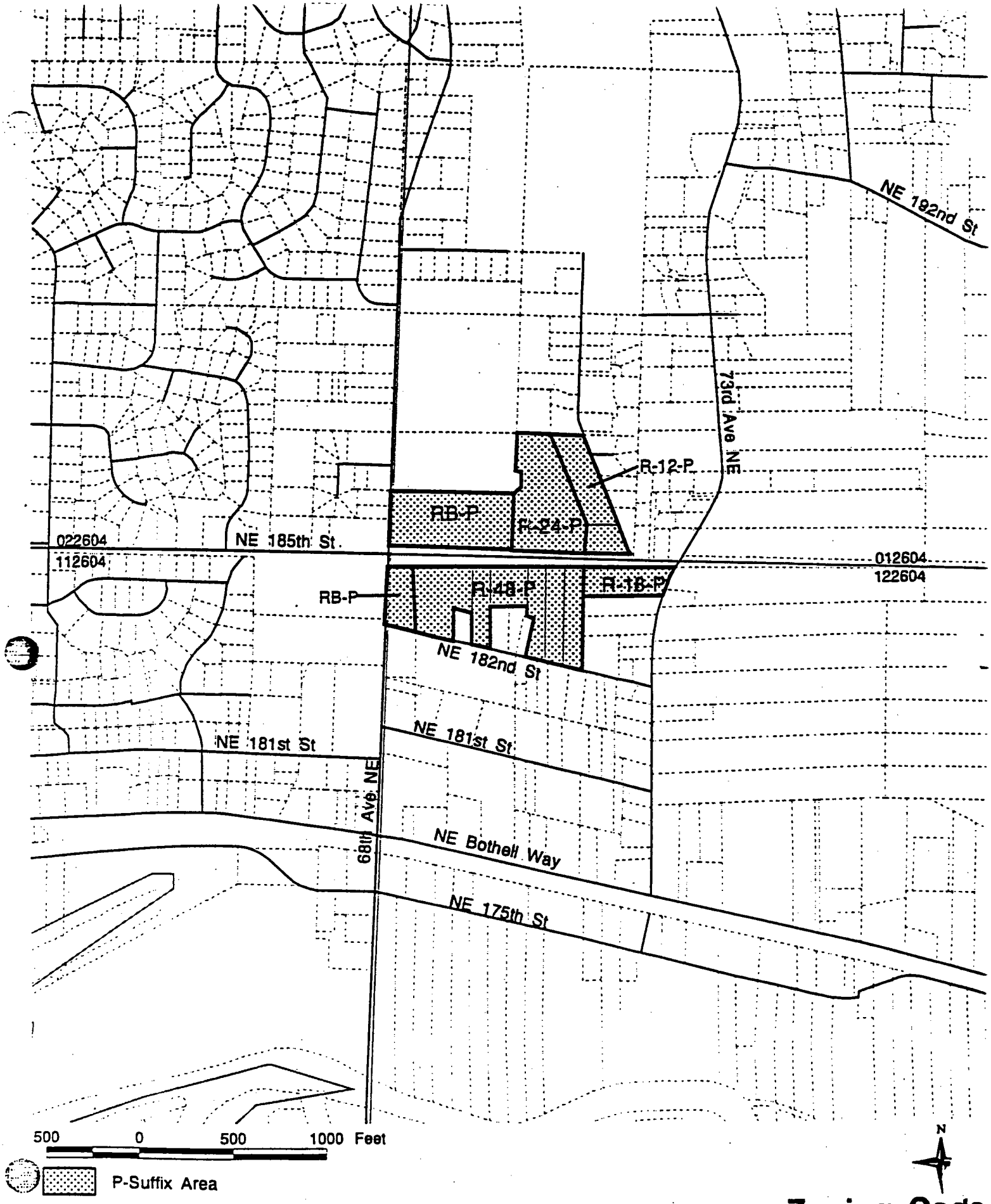
This condition applies to all properties located within the Newcastle Community Planning Area.

Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be ten feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream extend two feet into the water for a distance of ten feet. 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).

9/21/98
13278 repeals NC P-21

Livestock Access Pad





NS-P1. Kenmore and Woodinville Right-of-Way Dedication and Roadway

Northshore Community Planning Area

Zoning Code Conversion Phase Two

Northshore Planning Area Development Conditions

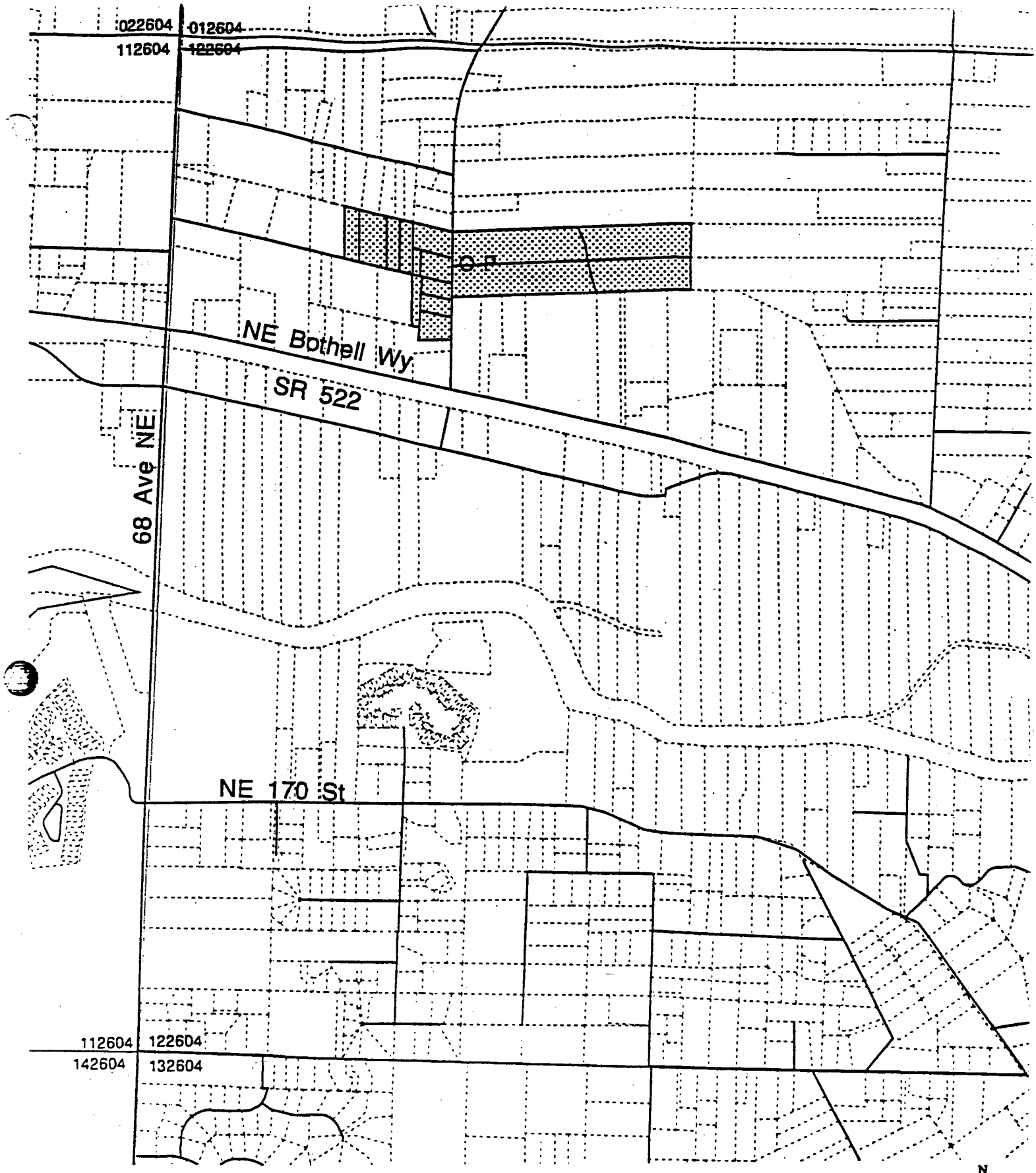
12824

NS-P1. Kenmore and Woodinville Right-of-Way Dedication and Roadway Improvements (Source: Northshore Community Plan Update and Area Zoning, pp. 233-234)

To implement policy T-16, the following P-suffix condition applies:

Development and land use permits on tax lots 005 and 0079, in STR 11-26-4, tax lots 0457, 0453, 0451, 0423, 0425, 0606, 0663, 0480 and 0475 in STR 12-26-4, and tax lots 0046, 0078 and 0167 in STR 1-26-4 shall meet the following P-suffix condition:

The development shall dedicate and build NE 185th Street to collector arterial standards on the property frontage.



NS-P2. Office/ Civic Core
Northshore Community Planning Area

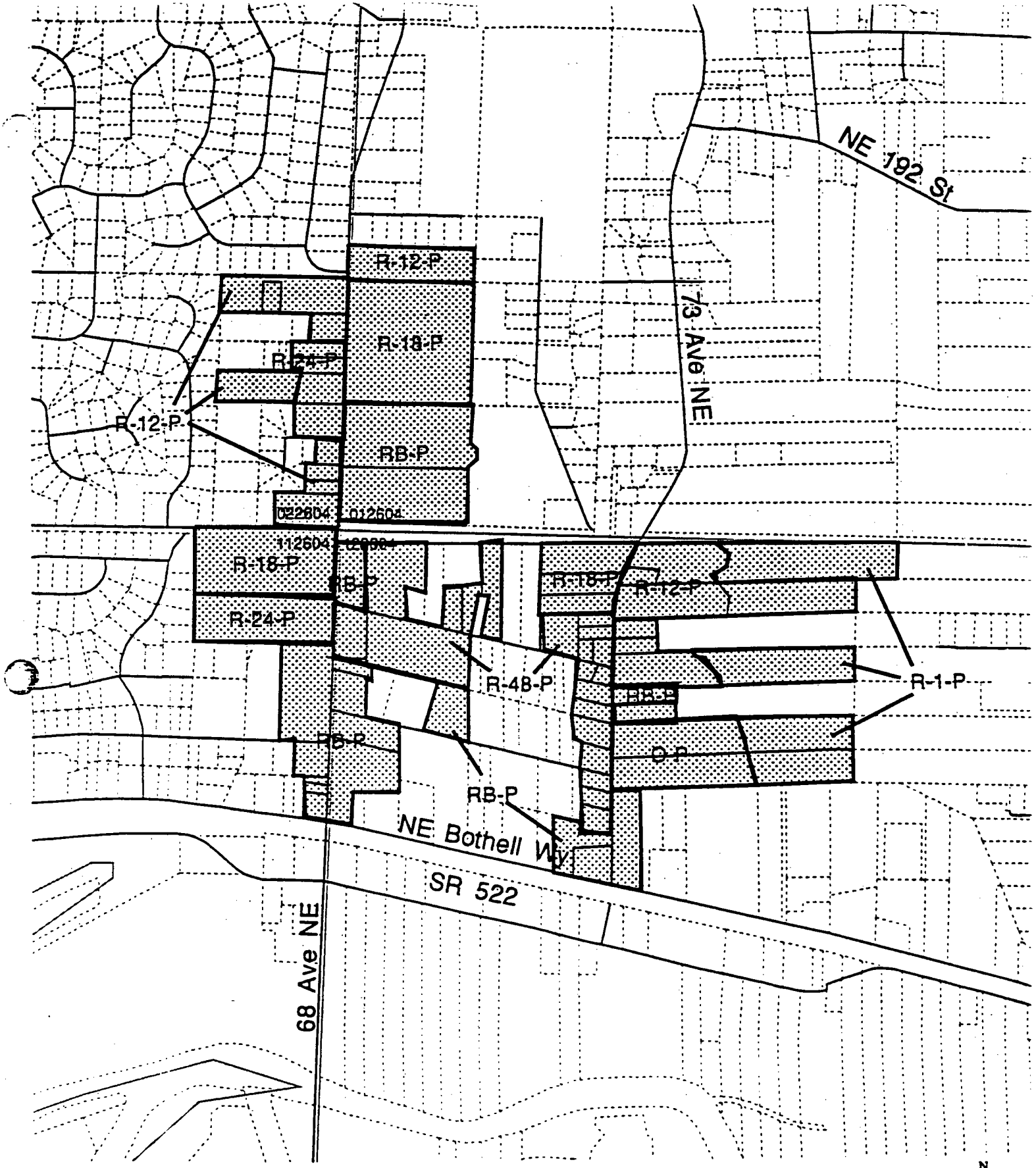
Zoning Code Conversion Phase Two

NS-P2. Office/Civic Core (Source: Northshore Community Plan Update and Area Zoning, p. 238)

A key element of the civic/office core concept is the development of a public plaza adjacent to the intersection of 73rd Avenue N.E. and N.E. 181st Street (all four quadrants) that will provide a pedestrian focal point for the office core.

To implement policies K-12 and K-5, and the office/civic core design concept, the following P-suffix condition applies:

> Public open space and related improvements as generally described in the Kenmore Urban Activity Center Design and Development guidelines shall be provided as a condition of approval of any development permit. Site specific design of the open space is subject to the approval of King County.



NS-P3. Pedestrian Linkages
Northshore Community Planning Area

Zoning Code Conversion Phase Two

NS-P3. Pedestrian Linkages (Source: Northshore Community Plan Update and Area Zoning, p. 238)

To implement policies P-7, P-10 and K-12, the following P-suffix conditions apply:

1. Improvements to the public right of way on 68th Avenue N.E. and 73rd Avenue N.E.

   Landscape and pedestrian improvements shall be made within the public right-of-way, in accordance with the general standards established in the Kenmore Urban Activity Center Design and Development Guidelines Study, in the Northshore Community Plan Update and Area Zoning as a condition of approval of any development permit. Site specific design of the improvements is subject to the approval of King County

2. Dedicated and improved pedestrian right-of-way between 68th Avenue N.E. and 73rd Avenue N.E.

   As a condition of approval for any development permit, public pedestrian right-of-way must be provided between the north and south ends of the property. The walkway may be located within any landscaping buffers, but must connect with walkways located on other properties established in accordance with this condition.

b. Drive-through restaurants
c. Retail nurseries
d. Car washes
e. Stores with outdoor storage
f. Single retail tenants with a gross floor area in excess of 65,000 square feet

For properties in the Neighborhood Commercial, Waterfront, and Waterfront Extension Subdistricts (described below), the location of residential dwelling units shall be prohibited on the ground floor, and retail and service uses are encouraged on the ground floor. Other ground floor uses (including parking) may be permitted when designed so as to be compatible with the pedestrian orientation of the development.

2. **Building Development**

Orientation to Pedestrian Street

For properties with frontage on the primary pedestrian street the following building setback requirements shall apply:

Street Setback: maximum of 5 feet; larger setbacks shall be allowed if arcades, street-side outdoor cafes, patios, parks, plazas, or other public spaces are provided along the street.

For properties with frontage on the primary pedestrian street, the primary ground floor building entrance should orient to either the street or public spaces such as plazas, arcades, and parks.

For development located on the primary pedestrian street, a minimum of 75% of the street shall be fronted by buildings at-grade. A minimum of 50% of the buildings on the street shall be fronted by retail or service uses.

Public pedestrian access to the waterfront located at the rear of buildings located on the primary pedestrian street shall be provided a minimum of every 300 feet of street frontage.

Street Facade Requirements

The building street facade of ground floor retail and service uses that front the primary pedestrian street shall include windows and overhead protection. The use of blank walls without facade ornamentation is not permitted along the primary pedestrian street.

Building materials such as concrete, brick, masonry, glass, tile, stone, metal, or wood are required on the building street facade. Sheer, uninterrupted glass curtain walls, all mirrored glass and cinderblocks are not permitted on the building street facade along the primary pedestrian street.

NS-P4. Mixed Use Pedestrian-Oriented Area (Source: Northshore Community Plan Update and Area Zoning, pp. 241-254 and as amended by Ordinance 11653)

To implement policies CI-4-, K-2 and K-12, special conditions are attached to the property known as the Kenmore Pre-Mix site. The discussion and mitigation below applies specifically to the Pre-Mix site.

The Mixed-Use District is intended to be a pedestrian-oriented place, where residents and visitors can enjoy an "urban village" extension of Kenmore. The design of the Mixed-Use District is intended to integrate different land uses and activities and minimize the conflicts between vehicles, pedestrians and cyclists. It includes a new "pedestrian street" that will connect the new Lakepointe Drive to the waterfront park. Shops and dining establishments will front the street, with residences above.

The Mixed-Use District will provide almost a mile of Lake Washington and Sammamish River channel shoreline public access. A waterfront promenade will be developed for pedestrian use along the existing barge basin, and will include trees, benches, public viewpoints, walking paths and sidewalk cafes. The promenade will lead to a new public waterfront park at the end of the peninsula with a special public gathering place for musical events and other occasions. The park will have unobstructed views down Lake Washington available to residents of the Kenmore community.

Pedestrian improvements will include a new public shoreline park along the Sammamish River channel, which will incorporate a shoreline/wildlife interpretive trail and bike path. Townhouse style homes will be set back from the shoreline to allow for enhancement of this new natural area. The shoreline/wildlife interpretive trail will lead to a new public community shoreline park with public restrooms and a trailhead interpretive center.

Mixed business-residential use is recognized as a viable use in the long term for the Kenmore Pre-Mix site. However, any development in this area requires mitigation of environmental impacts. Therefore, a site-specific mitigation program is incorporated in the P-Suffix conditions for this area. The objective of this mitigation plan is to ensure that all impacts of the proposed development are mitigated.

SR-522 in Kenmore is recognized to be at "ultimate design." Roads that are at ultimate design cannot be widened without significant destruction of existing development and potential environmental damage because the land around the roadway is already developed and/or contains natural features. King County recognizes that while some improvement to adjacent roadways is possible, congestion below County thresholds is likely to continue on SR-522. The level of acceptability cannot be based on current County standards due to the ultimate design characteristics of the SR-522 roadway described above.

The King County Department of Public Works has identified transportation improvements which will facilitate traffic flow in Kenmore. Transit improvements have also been identified. The transportation P-suffix conditions in this package identify ways to mitigate transportation impacts as a result of mixed use development on the Pre-Mix site.

The following p-suffix conditions apply to the Pre-Mix site:

1. **Permitted Uses**

   Permitted uses shall include those uses permitted in the various zones within the Pre-mix site, except the following:

   a. Gasoline service stations

Design

All parking areas that front sidewalks (except along Lakepointe Drive) shall be screened by a streetwall and landscaping.

Retail uses shall be provided on the first floor of the street side edges of parking structures.

4. **Transit and Transportation Circulation**

Mitigation for development of the Pre-Mix site should emphasize enhancement of transit and non-vehicular use and improvement of local access and circulation within the Kenmore area. Therefore, mitigating conditions (as specified in paragraph 14 below) include dedication and construction of Lakepointe Drive, signalization of the intersection of this road with 68th Avenue and with SR 522, dedication and improvement of a transit stop on SR-522, contribution to development of a pedestrian bridge crossing SR-522, construction of a pedestrian street, provision of commuter parking, the construction of Lakepointe Drive and improvements to a new intersection at 65th Avenue NE, and development and enforcement of a transportation management plan on site.

Fair share participation in applicable projects listed in the current Mitigation Payment System Program, as well as contribution towards other transportation projects identified through the Master Plan and development plan approval process.

Furthermore, the requirement that residential development occur throughout the various phases of development of the Pre-Mix site will ensure that transit and transportation linkages occur from the very beginning of development.

5. **Pedestrian and Bicycle Circulation**

Design of the Mixed-Use District shall emphasize public pedestrian access and linkages to the transit facilities and adjacent sites. This includes contribution to development of a pedestrian bridge across SR-522, as specified in Condition 14 below, if approved by King County and WSDOT. Required primary public pedestrian and bicycle routes are shown on Map B (Northshore Community Plan Update and Area Zoning, p. 256). Other, minor pedestrian routes shall be identified through the Master Planning and building permit review processes.

All pedestrian walkways and connections, including shoreline pedestrian routes, shall be accessible and open to the general public. Public vehicular access may be limited to the Residential area. Pedestrian access within the Residential area shall be limited to two public access corridors across the subdistrict.

Bicycle and pedestrian linkages to the Burke-Gilman Trail, and to the transit stop required as part of Condition 14 below, shall be provided. See Map B (Northshore Community Plan Update and Area Zoning, p. 256). Location of these linkages is subject to the review and approval of King County.

Bicycle parking facilities shall be provided at all major public destination points.

6. **Landscaping and Public Amenities**

All properties that front the pedestrian street must provide sidewalk landscaping and other amenities (street furniture, street trees, and special lighting).

Height

Maximum heights shall be 92 feet in the northern and central portions of the mixed use development area. A 45-foot height limit shall apply to all development within 100 feet of the channelized edge of the Lake Washington shoreline. The boundary of the channelized edge shall extend to the inner harbor line. A 35-foot height limit shall apply to all development within the first 200 feet, and a 45-foot height limit to all development within the next 100 feet of the Sammamish River shoreline edge and the Lake Washington shoreline edge that is not channelized.

Street Frontage

The frontage of Lakepointe Drive shall be designed as to be attractive to passing road users and to screen surface parking adjacent to the roadway. For example, parking areas fronting on Lakepointe Drive should be screened either by bermed landscaping or buildings. Street trees shall be provided along Lakepointe Drive.

3. **Parking**

Amount and Location

At full build-out, off-street parking shall be no greater than one space for every 400 square feet of floor area in the waterfront, waterfront extension, and residential subdistricts; provided that during initial phases of development, off-street parking standards may be exceeded in anticipation of future development.

In the Neighborhood Commercial subdistrict, minimum parking requirements for office, retail and commercial uses shall be one space for every 300 square feet of public area.

Surface parking shall be located to the greatest degree possible in the rear of buildings that front the primary pedestrian street. Any parking which cannot be accommodated in the rear of the building may be provided on the side of the building.

At full build-out, on-site surface parking shall consume a maximum of 50% of the total site area in the Neighborhood Commercial subdistrict, and 25% of the total site area in the Waterfront, Waterfront Extension, and Residential subdistricts. The remaining off-street parking requirements shall be accommodated using one or a combination of the following:

On-site parking structure
On-street parking spaces
Off-site common parking facility

At full build-out, 75% of the parking in the Waterfront, Waterfront Extension, and Residential subdistricts shall be provided in structures or on-street.

In the Neighborhood Commercial subdistrict of the Pre-Mix site, a maximum of 60 parking stalls are permitted in any one surface parking lot. At a minimum, parking lots must be separated by buildings, streets, or 12 feet of Type II landscaping.

Public moorage shall be provided, if feasible, on the Lake Washington frontage of the site, subject to approval under the King County Sensitive Areas Ordinance, the Shoreline Master program and other agencies with jurisdiction. Approval of all water moorage is subject to mitigation of marine/air conflicts. A special study shall be performed to determine if boat moorage will have a negative impact on salmon runs entering the Sammamish River or feeding at the River mouth. If it is found that moorage and associated boat traffic may have an impact, boat moorage shall not be provided.

10. **Affordable Housing.**

Affordable housing units amounting to 10% of the total number of units in the development shall be provided. Compliance with this requirement shall be required (a) upon occupancy of the first 400 units at the Pre-Mix site, and (b) thereafter, upon the completion of each additional 260 residential units at the site. Compliance may be achieved through construction of affordable units or provision of adequate security to the County to ensure their future development. The affordable units need not be provided within the development, but must be provided within the Northshore planning area. Units may be either rented or sold. Affordable housing shall be calculated as follows: Rented units shall be provided only to households earning less than 50% of the median income. Monthly rents shall be no greater than 30% of the monthly income from households earning 50% of the median income. Sold units shall be sold to first-time buyers (i.e. person not having owned a home in the past three years) earning less than 80% of the median income. Home prices shall be Affordable based on FHA lending standards. Covenants shall be established which guarantee the fulfillment of this obligation.

11. **Residential Density.**

Residential density at full build-out shall be calculated at the following levels per acre for the gross land area of each subdistrict in the development:

	Minimum	Maximum
Neighborhood Commercial	12 du/ac	48 du/ac
Waterfront & Waterfront Extension	12 du/ac	24 du/ac
Residential	24 du/ac	48 du/ac

Residential uses in the mixed use area shall not exceed 75% and shall not fall below 50% of the total built floor area of the development at full build-out. Where feasible, buildings with non-residential uses (in particular, large buildings), shall include residential uses as well. A minimum of 25% of total floor area of each phase of development shall be residential.

12. **Hazardous Waste Removal**

Prior to any development, the applicant shall conduct additional environmental assessment as specified by King County and, if contamination is found, shall prepare a remediation plan and schedule acceptable to the King County Executive Branch. Prior to development of any phase of the project, contamination (if any) on the portion of the site to be developed in that phase shall be remediated in accordance with the remediation plan and all legal requirements. The remainder of the site shall be cleaned up on accordance with the remediation schedule.

13. **Fair Share Mitigation.**

In applying the above conditions on individual properties, mitigation shall be at a reasonable level related to each proposed development.

20% of the entire mixed use development shall be designated as public open space for the general public. Major public activity nodes are identified on Map B (Northshore Community Plan Update and Area Zoning, p. 256). A public gathering place which accommodates a minimum of 50 people shall be provided on the site. See Map F and G (Northshore Community Plan Update and Area Zoning, pp. 260-1). These public open space areas shall be easily accessible to the pedestrian, and shall be considered in the pedestrian circulation plan. Waterfront access areas, public parks and sensitive area buffers may be utilized to calculate the 20% requirement. Internal pedestrian walkways, public streets, and private open space areas shall not be utilized to calculate the 20% requirement. Public access shall be provided around the entire waterfront edge of the site, See Map B (Northshore Community Plan Update and Area Zoning, p. 256).

Street trees shall be provided in all roads constructed with the development. .

7. **Vehicular Access and Circulation**

Driveways on the primary pedestrian street shall be limited to an average of one for every two hundred lineal feet.

The on-site vehicular circulation system shall contribute to pedestrian movement and safety by including all of the following items that are feasible, considering the overall design of the development:

- Pedestrian crosswalks at key crossing areas
- Signage that clearly communicate the location of vehicular and pedestrian zones
- Designated passenger drop-off areas
- Parking on interior roads, to slow down vehicular traffic
- The primary pedestrian street shall be built in the Waterfront subdistrict. Location of this pedestrian route as shown in Map B is conceptual. Actual location may vary based on road and signalization design. The street shall be built to the general specifications of the illustrative street section in Map C and Map D (Northshore Community Plan Update and Area Zoning, p. 257-8)

8. **Public Viewpoints**

Public viewpoints, linked with the pedestrian routes, shall be provided. Public viewpoints shall provide views of the Sammamish River and Lake Washington. See Maps B, E, F and G (Northshore Community Plan Update and Area Zoning, p. 256-261). Public viewpoints shall be integrated into the pedestrian plan for the site and shall be easily accessible to the public. Development of the public viewpoint areas shall include pedestrian amenities such as seating and signage.

9. **Shoreline Enhancement**

The shoreline edge of the Sammamish River and Lake Washington shall be improved to enhance water quality and wildlife and marine habitat. A wetland and riparian enhancement plan subject to the review and approval of King County, shall be performed by a qualified wetland biologist. Setbacks shall be subject to the King County Sensitive Areas Ordinance and the Shoreline Master Program with a minimum 100-foot setback for structures from the river's edge. Buffer averaging may require off-site mitigation, to be determined in the Master Plan process. No disturbance of the Sensitive Areas Ordinance required buffers is permitted, except at minimum 300 foot intervals, wildlife viewing trails extending into the buffer may be allowed if no significant impact to the wildlife and marine habitat is anticipated to occur. The use of moorage developed in the barge channel shall be limited to private use.

beginning of development. Thus most of the roadway related capital infrastructure and amenities will be in place in connection with initial development to support full development of the Pre-Mix site. Certificates of occupancy shall not be issued for a particular subdistrict until the mitigation requirements of that subdistrict have been satisfied or adequate security to ensure their satisfaction has been provided King County (unless these p-suffix conditions or the approved Master Plan set forth a different timetable for completion of the mitigation).

Mitigation provided under these conditions shall be credited where appropriate against mitigation requirements otherwise applicable to the project through the SEPA process or under County codes. The property owner may fund mitigation improvements based upon agreements for reimbursement of portions of such costs by public agencies or other benefited private parties.

The intersection of SR-522 and 68th Avenue currently operates at LOS F. Significant mitigation of this intersection is not possible, and therefore mitigation for the development of the Pre-Mix site must be directed to improving access and circulation in other ways. Satisfaction of the linkage requirements set forth below shall be construed as satisfying the County's concurrence and intersection standards for the overall project.

(1) Overall Project Mitigation. The following items shall be provided in connection with initial development of the Pre-Mix site. Certificates of occupancy shall not be issued for development on the Pre-Mix site until the following mitigation requirements have been satisfied or adequate security to ensure their satisfaction has been provided King County.

(a) Full signalization of the intersection of 68th Avenue and Lakepointe Drive (listed in the CIP), and intersection improvements to include a northbound left-turn and left-turn/pass-through lanes on 68th Avenue but not including improvements to the 68th Avenue Bridge over the Sammamish River;

(b) Dedication of right-of-way adequate for a five lane principal arterial on-site for Lakepointe Drive, connecting 68th Avenue to SR 522 at the northwest corner of the Pre-Mix site;

(c) Construction of Lakepointe Drive on-site in a five-lane cross-section with landscaped median within the dedicated right-of-way, connecting 68th Avenue to SR 522;

(d) Provide for signalization and reconfiguration of the intersection of SR 522 and Lakepointe Drive (listed in the CIP), once signal installation authority has been obtained from the State of Washington by King County;

(e) Provide for realignment of existing 175th Street with a grade-separated crossing under Lakepointe Drive (listed in the CIP), as set forth in Map B(Northshore Community Plan p 256);

(f) Construction of two enhanced transit stops (to be listed in the CIP), which shall be located on the north and south side of SR-522 and north of the Burke-Gilman Trail and shall include seating areas, weather protection, and specially-designed landscaping and walkway surfaces. The transit stop may be

14. **Phasing Requirements**

The approved Master Site Plan for and all approvals for development of phases of the Pre-Mix site, shall satisfy the following requirements for phasing, provision of mitigation, and development by subdistrict.

a. Subdistrict Development. The Pre-Mix site shall be divided into four subdistricts, as shown on Map A. The location of the subdistrict boundaries may vary somewhat from Map A; the final boundaries for each subdistrict will be determined in the master plan process. Development in each subdistrict is subject to all P-Suffix conditions of the zone set forth above, as well as the subdistrict-specific conditions described below and any mitigations identified through the Master Site Plan approval process. The Residential Subdistrict may overlap with the adjacent subdistricts for the purpose of distributing density across the site, as set forth under the approved Master Plan. This plan contemplates that ultimate development of the outright RB-zoned portion of the Pre-Mix site (not including the Waterfront Extension Subdistrict) will include approximately 1000 units of residential development and approximately 500,000 square feet of commercial (including approximately 250,000 square feet of office/professional service, and 250,000 square feet of retail and entertainment) development.

(1) Neighborhood Commercial (approximately 12-18 acres). This area will serve as the focus of neighborhood-scale retail and commercial development, because of its proximity to road and transportation infrastructure. It may also include entertainment uses, and will incorporate residential development, though at a lower density than the remainder of the Mixed-Use District. Where feasible, residential uses will be included in the same structure as retail and office uses. Some vertical integration of residential and retail/office uses shall occur in this area.

(2) Waterfront (approximately 10-14 acres). This subdistrict will emphasize pedestrian-scale access and development, both at and near the channelized edge of the inner harbor. Development will be mixed-use, with a higher density of residential than in the Neighborhood Commercial Subdistrict. Enjoyment of the urban shoreline environment and pedestrian connections throughout the site will be stressed.

(3) Residential (approximately 10-14 acres). The residential subdistrict will be the center of residential development on the site. This area will be linked to the neighboring commercial and waterfront subdistricts, as well as to the transit stop, by pedestrian corridors, bridges, and other linkages. Residential development will respect the natural shoreline of the Sammamish River, where public access will be provided.

(4) Waterfront Extension (approximately 4-8 acres). This future phase (potentially-zoned RB-P) will develop after the discontinuation of the existing industrial use.

b. Phasing. There are no restrictions on when or where development may occur within the Pre-Mix site, so, long as it is in accordance with the approved master plan.

c. Mitigation Phasing Requirements. The purpose of identifying mitigation phasing requirements in the area zoning is to insure that adequate mitigation is in place for development of each portion of the mixed-use development site. These requirements are designed to insure that most of the capital-project roadway mitigations for the entire Pre-Mix site shall occur at the

(p) Prior to any development, the applicant shall conduct additional environmental assessment as specified by King County and, if contamination is found, shall prepare a remediation plan and schedule acceptable to the King County Executive Branch. Prior to development of any phase of the project, contamination (if any) on the portion of the site to be developed in that phase shall be remediated in accordance with the remediation plan and all legal requirements. The remainder of the site shall be cleaned up on accordance with the remediation schedule.

(q) The developer shall appoint an on-site transportation coordinator, and provide cash incentives, such as transit subsidies, parking fees, or rent abatement for transit use, in residential leases in the residential subdistrict, if called for under the approved TMP. If alternative p-suffix conditions are utilized (see P-suffix condition 16.i.) the application shall include a mitigation plan which identifies both the actual cost and fair share cost of project mitigation;

(2) Neighborhood Commercial Subdistrict Mitigation. The requirements for the Neighborhood Commercial Subdistrict are satisfied with the initial phase development. Therefore, additional mitigation requirements are not set forth for further development in the neighborhood commercial subdistrict. Although single-use commercial buildings are not prohibited in this subdistrict, residential and commercial uses in various structures should be integrated to the greatest degree possible, through the use of walkways and other functional connections between buildings. Further, the prohibition on ground floor residential units will encourage the inclusion of mixed uses in residential structures.

(3) Waterfront Subdistrict Mitigation. Additional mitigation requirements for the Waterfront Subdistrict, identified below, are focused on enhancing open space opportunities in this portion of the mixed-use district and on emphasizing pedestrian connections within the development. Development shall satisfy the following criteria, in addition to the standards of the underlying zoning:

(a) The pedestrian street shall be constructed. See Maps C and D (Northshore Community Plan Update and Area Zoning, p. 257-8). Construction of the street shall be phased so that the street is constructed in conjunction with development of adjacent buildings. The pedestrian street shall be developed to County road standards as a business access street including two traffic lanes, two 8-foot parallel parking strips, and two 10-foot sidewalk areas.

(b) The harborside promenade shall be constructed. See Map E (Northshore Community Plan Update and Area Zoning, p. 259). Like the pedestrian street, the construction of the harborside promenade shall be phased to occur in conjunction with development of adjoining buildings. The harborside promenade shall be constructed as a 20-foot wide hard-surfaced pedestrian walkway, beginning at the channelized edge, and shall include pedestrian features such as seating, landscaping, sidewalk cafes, and pedestrian amenities.

(c) Upon completion of the pedestrian street, a public parking area shall be developed at the southern end of the pedestrian street. The parking area shall provide parking for approximately 20 vehicles.

in-lane or pull-out, and King County shall be responsible for land acquisition and for obtaining approvals for the transit stops;

(g) The developer shall be responsible for achieving SOV trip reduction for the project by providing 50 commuter parking stalls in a location accessible to the southern enhanced transit stop or by contributing its fair share to the construction of a new park and ride facility in the Kenmore area, as determined in the approved Transportation Management Plan.

(h) Payment of fair share mitigation fees, including those for a fair share contribution to the transit lane improvements planned on SR 522 with credit, if applicable, for the system improvements (e.g., Lakepointe Drive) constructed for the project;

(i) Pedestrian access from the developed area to the transit stop and the 68th Avenue/SR 522 intersection;

(j) Provision of other minor roadway improvements identified by the Master Plan, such as signal phasing, lane realignment, etc.;

(k) Provide a touchdown location on-site for the proposed pedestrian bridge crossing SR-522;

(l) Provide for a grade-separated connection for the Burke-Gilman Trail under the to-be constructed Lakepointe Drive, that is compatible with the design of the Burke-Gilman Trail undercrossing at 68th Avenue. The Trail shall have a 12-foot clear height and project design shall seek to enhance linkages between the Trail and pedestrian routes in the project and reasonably to minimize grade change along the Trail. A curb-cut shall be provided on SR-522 east of 65th Avenue N.E. for access to a parking structure, and the Trail-level portion of the parking structure shall include retail or pedestrian services or open space oriented to the Trail (subject to WSDOT approval);

(m) The developer shall provide cash incentives, such as transit subsidies, parking fees, or rent abatement for transit use, in residential leases, if called for under the approved transportation management plan;

(n) The developer shall maintain access on the existing 175th Street for the off-site lots adjacent to the northeast corner of the project site, as long as the design and function of such access is acceptable to the owners of the off-site lots and will not result in adverse impacts to the use of these lots;

(o) Development of shoreline enhancement, including public recreation and access areas on the Sammamish River shoreline of the Mixed-Use District. Development in the initial phase shall include parking, public restrooms, trailhead facilities, vehicle turnaround, public viewpoint, construction of shoreline interpretive trail, enhancement of the riparian edge of the Sammamish River, and provision of a public viewpoint;

a. the Mixed Use development area in its entirety meets the goals, policies and criteria of the Northshore Community Plan;

b. that there is adequate environmental review of the cumulative impacts of all mixed use development in Kenmore;

c. that there is detailed project level review of environmental impacts of the phase or phases that comprise the development application;

d. that there is adequate mitigation developed for the project level review;

e. that specific criteria of the Northshore Area Zoning and these p-suffix conditions are met;

f. that each phase of development will adequately meet the expressed goals for the mixed use area, and adequately mitigate for its impacts at the time of development.

16. **Required Elements for Master Plan and Final Development Applications:**

The following elements are required of the Master Plan applications in the mixed use development area. This application may include development approval for one or more phases of the entire mixed use area. The discussion of the following elements should be conceptual in nature in the preliminary master plan application, except for phases for which final development approval is sought.

a. Environmental documents assessing project level impacts of the development. Appropriate mitigation necessary for site-specific impacts should be identified.

b. Housing units for all phases shall be identified by number and type for each phase including affordable housing requirements of item 10 of the area zoning. Any phase included in a final development application shall also identify location and value of housing units in that phase, if applicable.

c. Retail/Commercial uses for all phases shall be identified by square footage per phase. Any phase included in a final development application shall also identify major tenant types and building locations in that phase.

d. Office uses for all phases shall be identified by square footage. Any phase included in a final development application shall include building footprints and employment data for that phase.

e. Public and private facility improvements shall be identified for the entire mixed use development area. Appropriate size or capacity, location, operational characteristics and relationship should be estimated or defined in further detail as defined in other sections of the mixed use requirements.

f. Open space shall be identified for all phases and broken down by the amount per phase and type of facility. Specific improvements should be identified for the phase of a final development application.

(d) A harborside viewpoint shall be constructed in conjunction with the harborside promenade, at a location identified in the approved master plan. See Map E (Northshore Community Plan Update and Area Zoning, p. 256).

(e) A lakeside viewpoint shall be developed at the southern end of the site, at a location identified in the approved master plan. Development of the lakeside view point shall occur upon completion of the pedestrian street. See Map B and F. (Northshore Community Plan Update and Area Zoning, p. 256 and 260)

(f) A public gathering place shall be developed at the southern end of the pedestrian street, adjacent to the lakeside viewpoint and in a location identified in the approved master plan. See Map F (Northshore Community Plan Update and Area Zoning, p. 260). The major public gathering place shall provide area for gathering of at least fifty people. It shall be developed upon completion of the pedestrian street.

4. Residential Subdistrict Mitigation. Additional mitigation/linkage requirements for the residential subdistrict are geared toward enhancing pedestrian connections within the site, reducing reliance on single-occupancy vehicles, and enhancing transit use. Development shall satisfy the following criteria, in addition to the standards of the underlying zoning:

(a) Internal pedestrian connections from the residential subdistrict to the transit stop shall be provided;

(b) A pedestrian bridge over SR 522 shall be provided (subject to WSDOT approval) when fair-share funding for construction is available from sources other than the developer. The developer shall be required to pay its fair share toward the cost of the bridge;

(c) At build-out of the Residential District, the developer shall provide a shuttle service to connect the development with the transit stop, if called for under the approved TMP;

5. Waterfront Extension Stage Mitigation. Mitigation requirements for the waterfront extension stage are provided in connection with development of the other subdistricts. Therefore, additional mitigation requirements are not set forth for development in the Waterfront Extension Subdistrict. Development in this subdistrict may not proceed until mitigation for the overall development and Waterfront subdistrict have been provided.

15. **Mixed Use Master Plan Submittal Requirements.**

Before development can occur, a Master Plan shall be completed and approved. The following requirements apply to the process for obtaining Master Plan approval for development of the Pre-Mix site. The Master Plan application shall be subject to review and approval by DDES. The Master Plan application shall establish vehicular, pedestrian and open space connections within the entire development. These vehicular, pedestrian and open space connections and transportation mitigations shall be binding. Approval of the Master Plan shall assure:

The following elements are required of subsequent development applications within the mixed use development area:

a. Developer shall make application to DDES for final development approval of portions of the site prior to actual construction. The application shall include the information identified in Section 16 above for final development plans and shall also include building elevations for review of mixed-use and pedestrian-oriented requirements of these p-suffix conditions. The final development plan shall be approved if it is consistent with the Master Plan.

b. Revisions to the Master Plan may be approved by King County in connection with future development of the site, as long as the revisions to the Master Plan conform to the goals and intent of the P-suffix conditions and the Northshore Plan.

g. Vehicular circulation and access shall be identified for all phases. Any phase included in a final development application shall include locations of driveways and parking and a plan for internal circulation.

h. A map and text identifying pedestrian and bicycle circulation through the entire Mixed Use Development Area is required. Major routes are identified on Map B (Northshore Community Plan p.256). Major pedestrian and bicycle connections identified by King County through the staff report shall be binding for subsequent building permits, unless revised. Detailed design of facilities within any phase applying for final development approval shall be included for that phase.

i. P-suffix conditions for the Pre-Mix site are intended to be flexible to facilitate development of a pedestrian-oriented place. Alternative P-suffix conditions may be utilized where the Department deems such alternatives to be warranted based upon: 1) changed conditions relating to proposed project plans or capital improvements, including but not limited to transit plans, road alignments, or pedestrian connections; or 2) modified P-suffix conditions which would result in a development which has equal or greater overall environmental benefits. Alternative conditions may be approved by the Department only where the alternatives meet the goals and intent to both the P-suffix condition and the Northshore Plan.

The application shall include a description of how the project conforms to the requirements of the P-suffix conditions, or if any alternative conditions are proposed, a description of how such alternative conditions are warranted under criteria set forth above.

j. An agreement identifying timing and funding of public and private funding commitments for identified capital and transit improvements shall be prepared by King County. This agreement shall also include funding commitments necessary to mitigate impacts for the phase or phases proposed in the development application. The plan shall be consistent with the p-suffix conditions. If the agreement proposes that the developer funds construction of improvements in excess of the developer's fair share, the agreement shall also include a plan that describes how such excess contributions can be recaptured from public or private sources and/or credited against mitigation required for development of future phases, including the waterfront extension district.

k. A transportation management plan shall be created for the entire site to reduce single occupancy vehicle trips related to the project. Strategies to be considered shall include transit subsidies, parking fees, and rent abatement. Mitigations should not be required in excess of the project's overall fair share.

l. King County shall be required to conduct SEPA review of the Master Plan. King County and the applicant have completed the transportation analysis for the project, and the transportation-related p-suffix conditions are based on this analysis and are intended to mitigate the impacts of the development. This transportation study will be incorporated in the SEPA review for this area zoning. Future SEPA review for the Master Plan and more specific elements of the project should rely on previously-conducted analysis where appropriate and should be scoped so as to focus review on impact areas not previously reviewed.

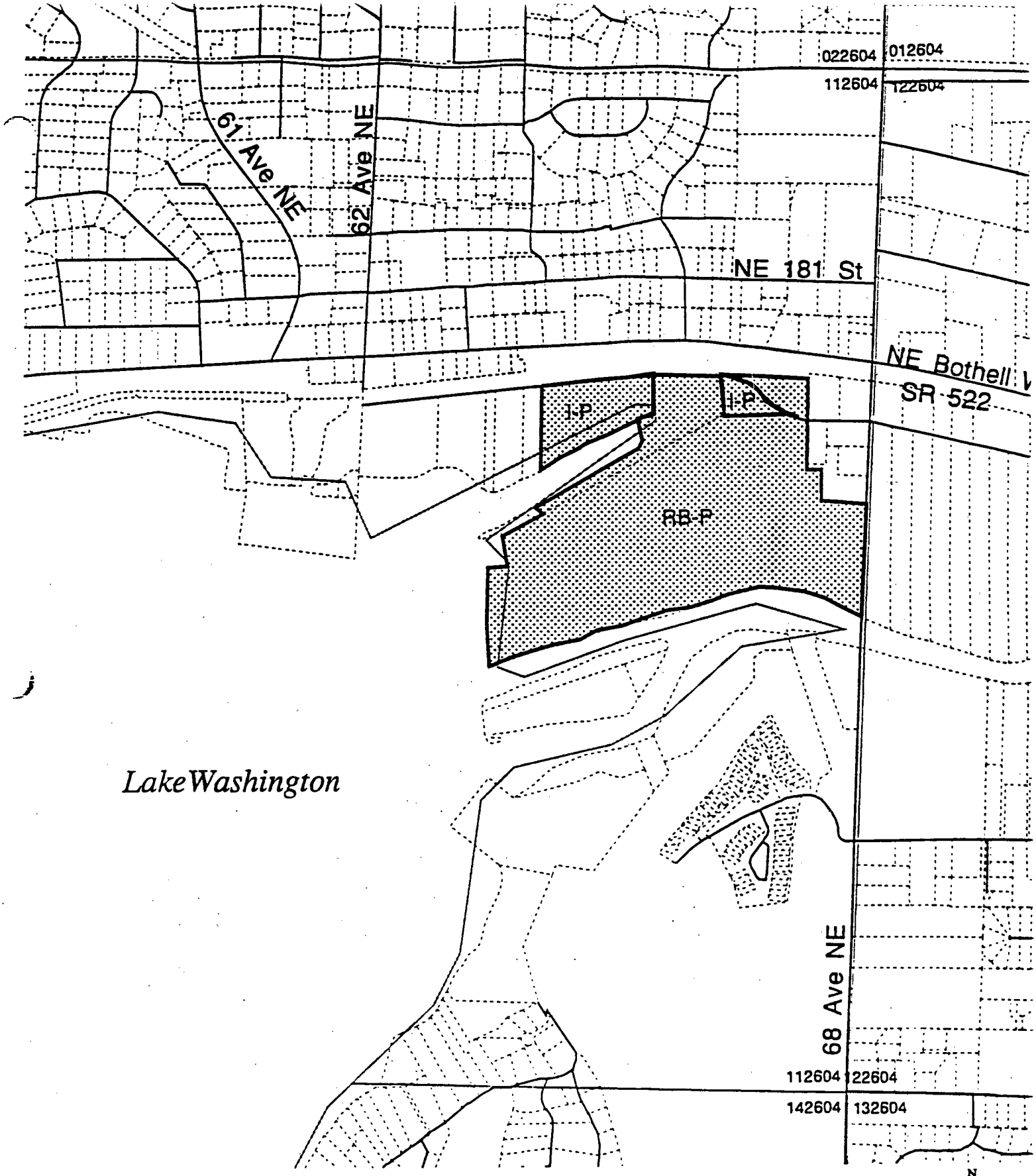
17. Subsequent Applications

NS-P5. Commercial Use Limitations - North Juanita Community Business Center (Source: Northshore Community Plan Update and Area Zoning, p. 271)

The following uses are not permitted for all properties shown on the map:

Hospitals
Hotels
Self-service storage facilities
Billboards

Height limited to 35 feet



12824

Zoning Code Conversion Phase Two

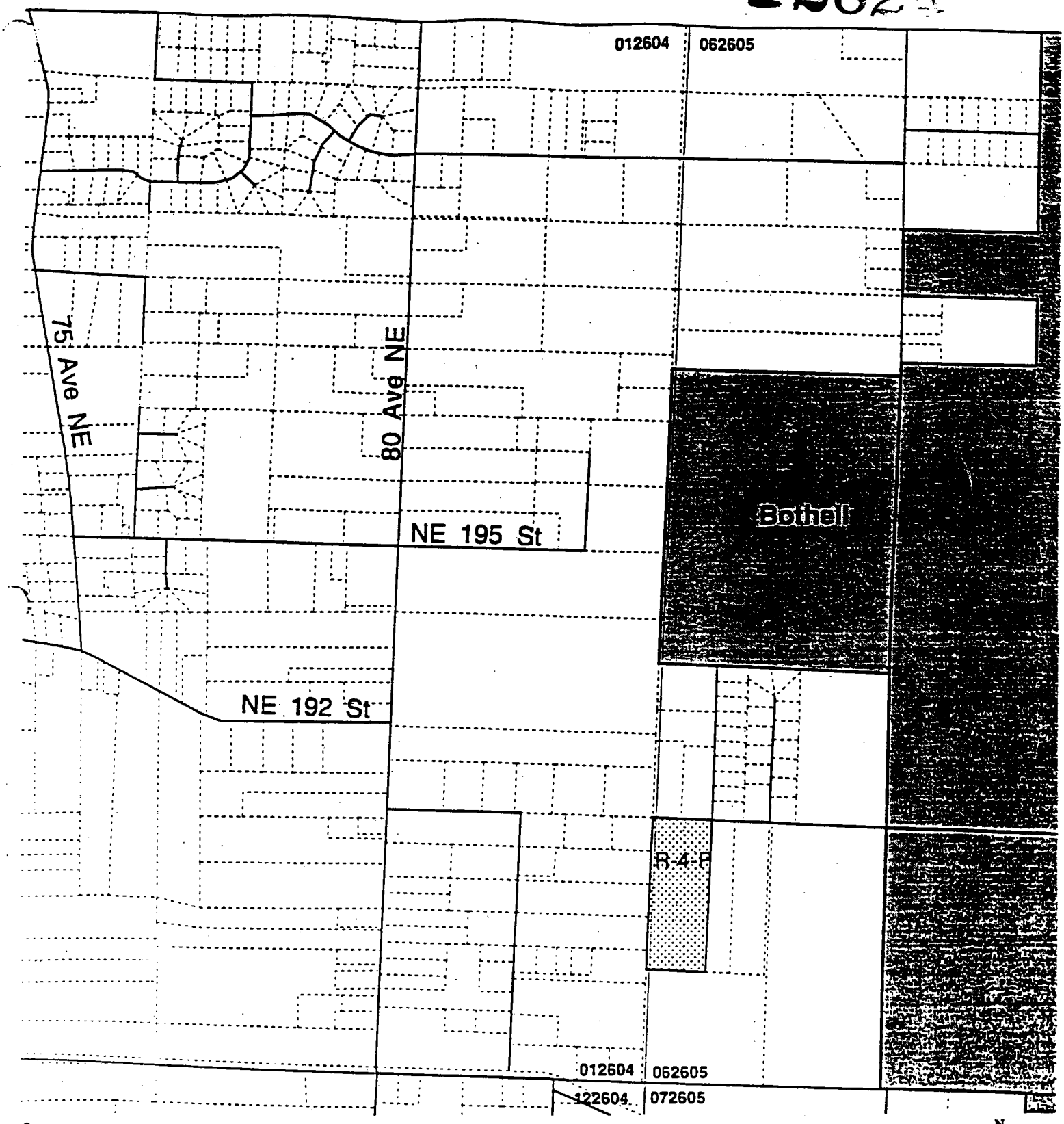
NS-P4. Mixed-Use Pedestrian-Oriented Area

Northshore Community Planning Area

NS-P7. **STR 22-26-5: T.L. 9053, 9080, 9042 and 9027**
STR 27-26-5: T.L. 9002 (Source: Northshore Community Plan Update and Area Zoning, p. 271)

A windbreak of poplars or similar fast-growing columnar deciduous trees shall be provided along the eastern and western edges of the property. These trees shall be on eight-foot centers. A twenty-foot wide Type One landscaping buffer shall be provided inside the columnar tree line. No vehicular access may be provided onto future extensions of Willows Road.

12821

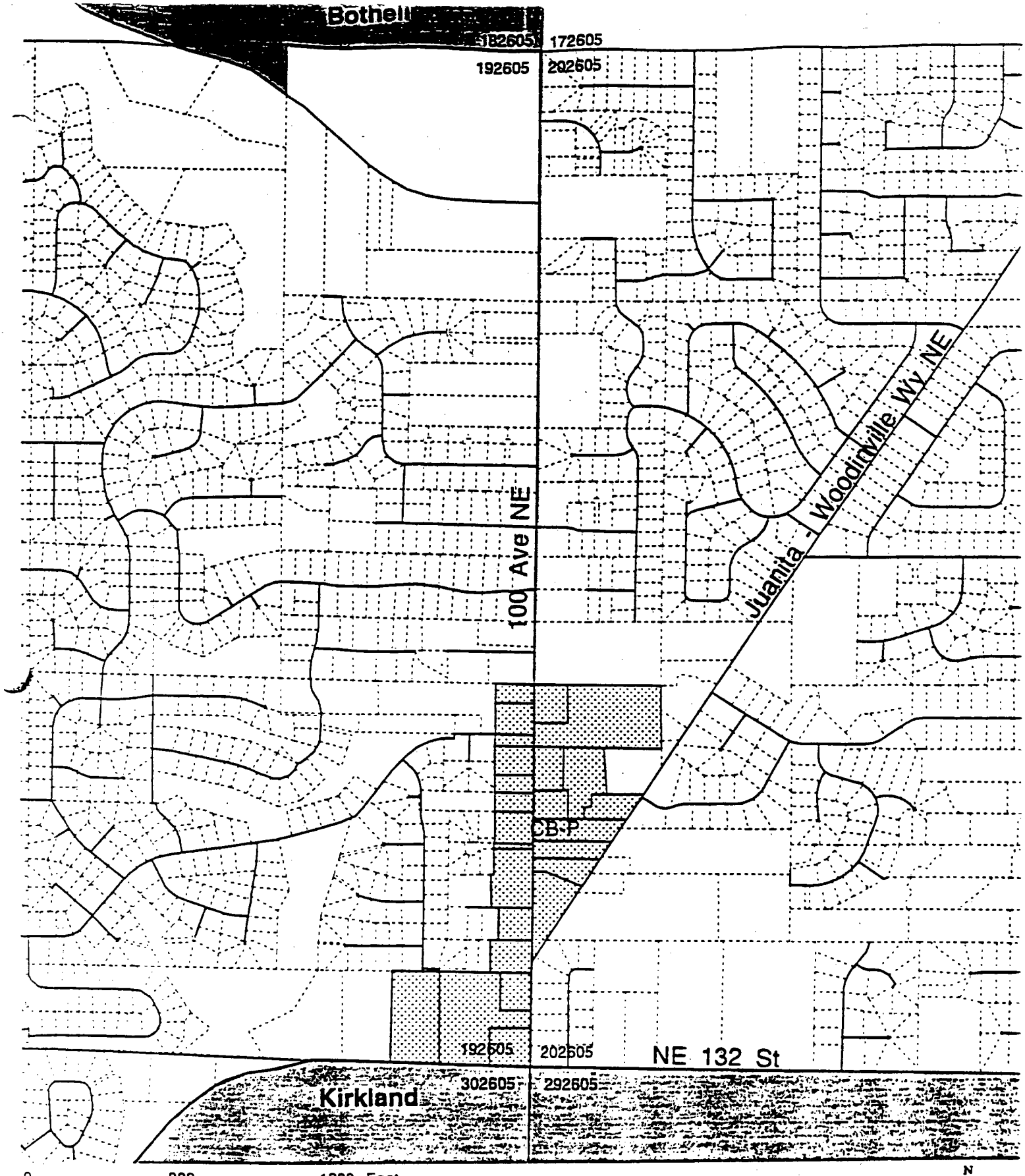


NS-P6. STR 6-26-5, T.L. 9019
Northshore Community Planning Area

Zoning Code Conversion Phase Two

NS-P6. **STR 6-26-5: T.L. 9019** (Source: Northshore Community Plan Update and Area Zoning, p. 271)

All buildings shall be setback a minimum of 50 feet from any common boundary with A-zoned property and with all subsequent development, notice shall be placed on title stating that the subject property is adjacent to designated agricultural land that is part of the King County Farmland Preservation Program and that a variety of commercial activities may occur there that are not compatible with residential development for certain periods of limited duration.



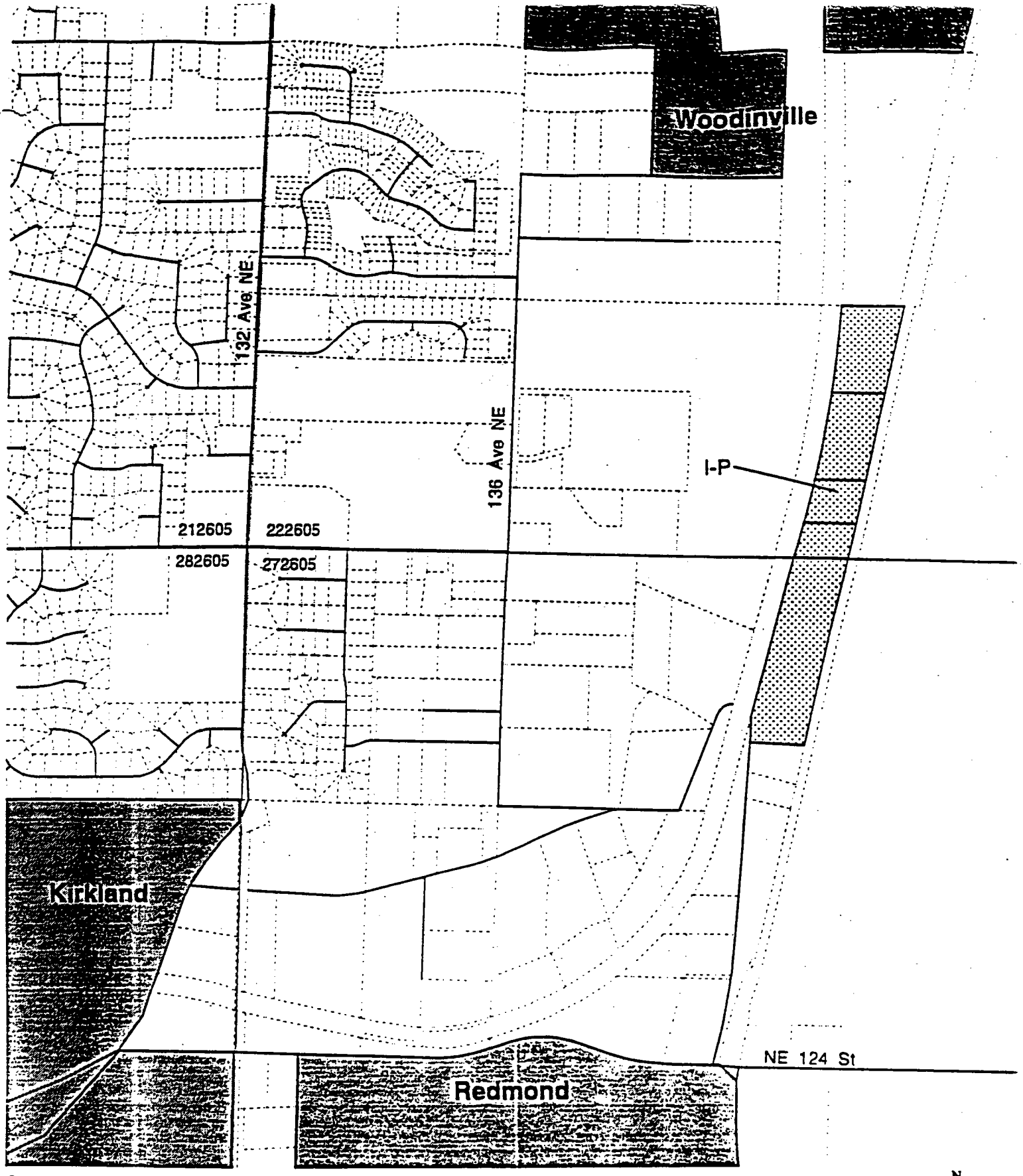
12824 Zoning Code Conversion Phase Two

NS-P5. Commercial Use Limitations - North Juanita

Northshore Community Planning Area

NS-**P8.** **STR 27-26-5: T.L. 9065, 9069** (Source: Northshore Community Plan Update and Area Zoning, p. 271)

The ten-foot wide landscaping buffer required for the street frontage located along the eastern edge of the property shall be Type I.



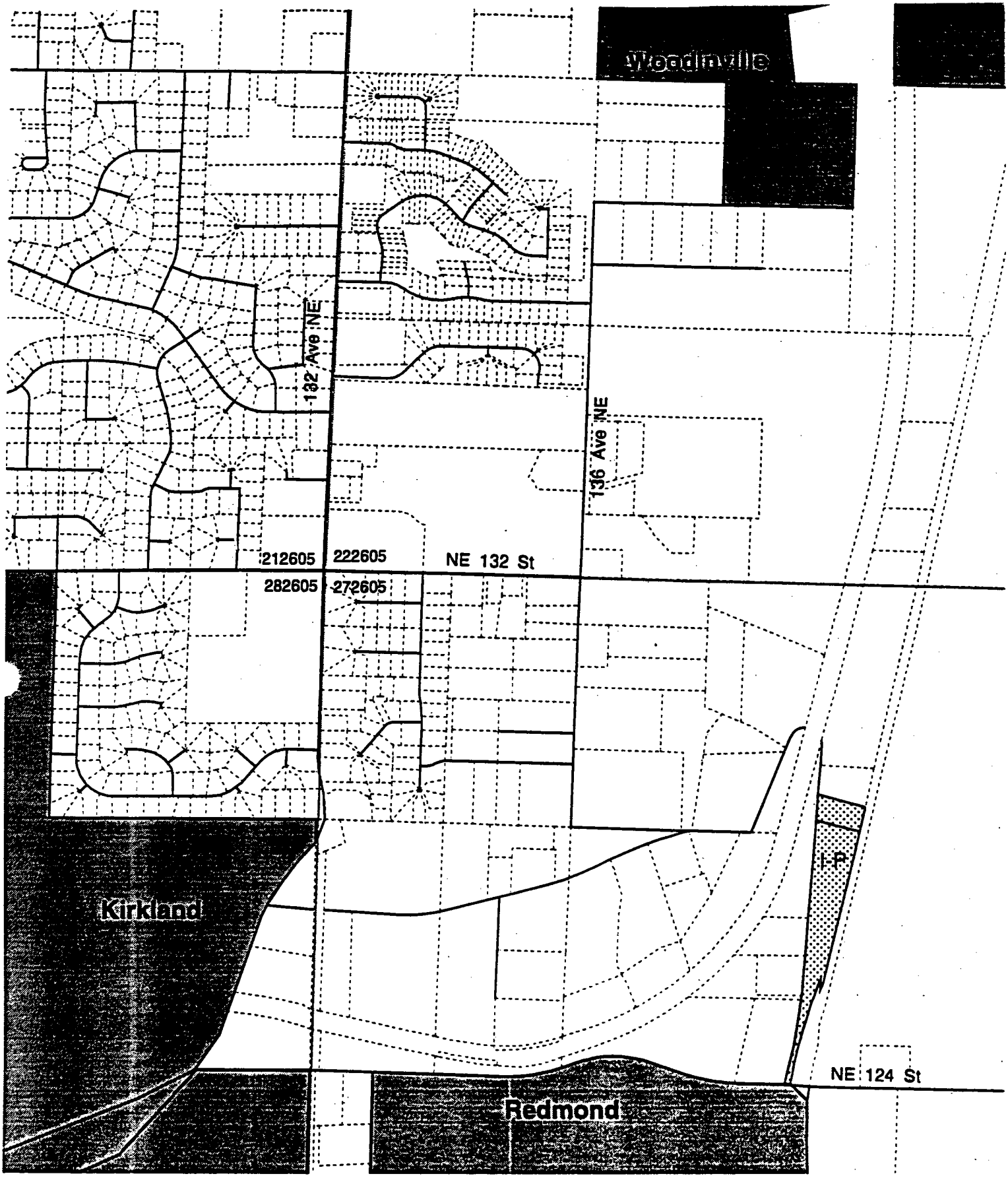
12824

Zoning Code Conversion Phase Two

NS-P7. STR 22-26-5, and STR 27-26-5
Northshore Community Planning Area

NS-P9. **STR 12-26-4: T.L. 416410-0220 & 0215** (Source: Northshore Community Plan Update and Area Zoning, p. 271)

Density limited to that allowable in the -R-24-P zone.



12824

NS-P8. STR 27-26-5 T.L. 9065, 9069
Northshore Community Planning Area

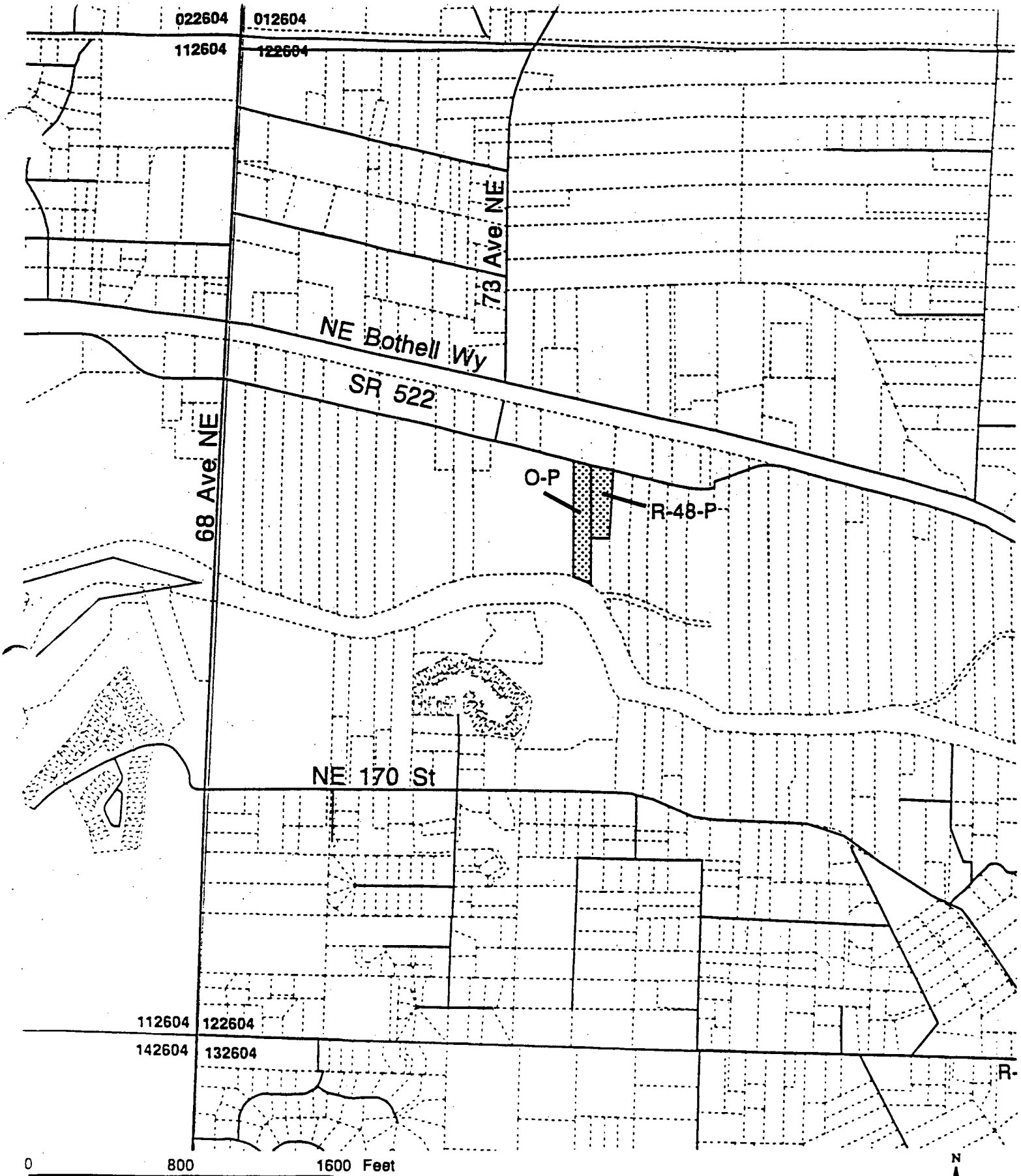
Zoning Code Conversion Phase Two

NS-P10. **STR 11-26-4: T.L. 9001, 9137, 9020, 9165**
STR 12-26-4: T.L. 416410-0310, 0305, 0300, 0295, 0290, 0285, 0280, 0275, 0270 (Source: Northshore Community Plan Update and Area Zoning, p. 271)

No retail uses are permitted with the exception of the sale of forest products and other building materials. Office uses shall be allowed only as required in support of industrial wholesale and permitted retail operations on the site. Personnel service uses such as banks, service stations, hotels, restaurants and mini-warehouses are not permitted. Residential uses are not permitted (applies only to the I-P and RB-P zones of these properties).

A. These use limits shall apply for STR 11-26-4: T.L. 9001, 9137, 9020, 9165 until such time as a Commercial Site Development permit (in conjunction with an approved Master Plan per the requirements of NS-P4) is approved.

B. These use limits shall apply for STR 12-26-4: T.L. 416410-0310, 0305, 0300, 0295, 0290, 0285, 0280, 0275, 0270 until such time as any development permit (in conjunction with an approved Master Plan or similar phased plan per the requirements of NS-P19 for development) is approved.



12824

Zoning Code Conversion Phase Two

NS-P9. STR 12-26-4 T.L. 416410-0220 & 0215

Northshore Community Planning Area

NS-P12. STR 22-26-5: T.L. 9021 (Source: Northshore Community Plan Update and Area Zoning, p. 273)

A. A maximum of 12 units per acre. The units shall be townhouses in a variety of configurations, i.e., 4-plexes, 6-plexes, and 8-plexes.

B. The site plan shall include detailed architectural, landscape architecture, and site improvement information. Access points shall be determined during this site plan approval.

C. Site Plan shall provide for a transition through the site from the less dense units on the north to the more dense units on the south.

D. Provide a transition from the 5,000 square foot single-family PUD lots on the north to the 18 dwelling units per acre moderate income housing on the south.

E. An earth berm approximately six feet high on a 2:1 slope shall be provided along the northern property line. A wood fence along the northern property line on the north side of the berm shall be provided. These shall be limited in areas where there is significant trees and vegetation that should be maintained. Further, the earth berm or the south side of it shall be planted with evergreen materials that reflect the following considerations:

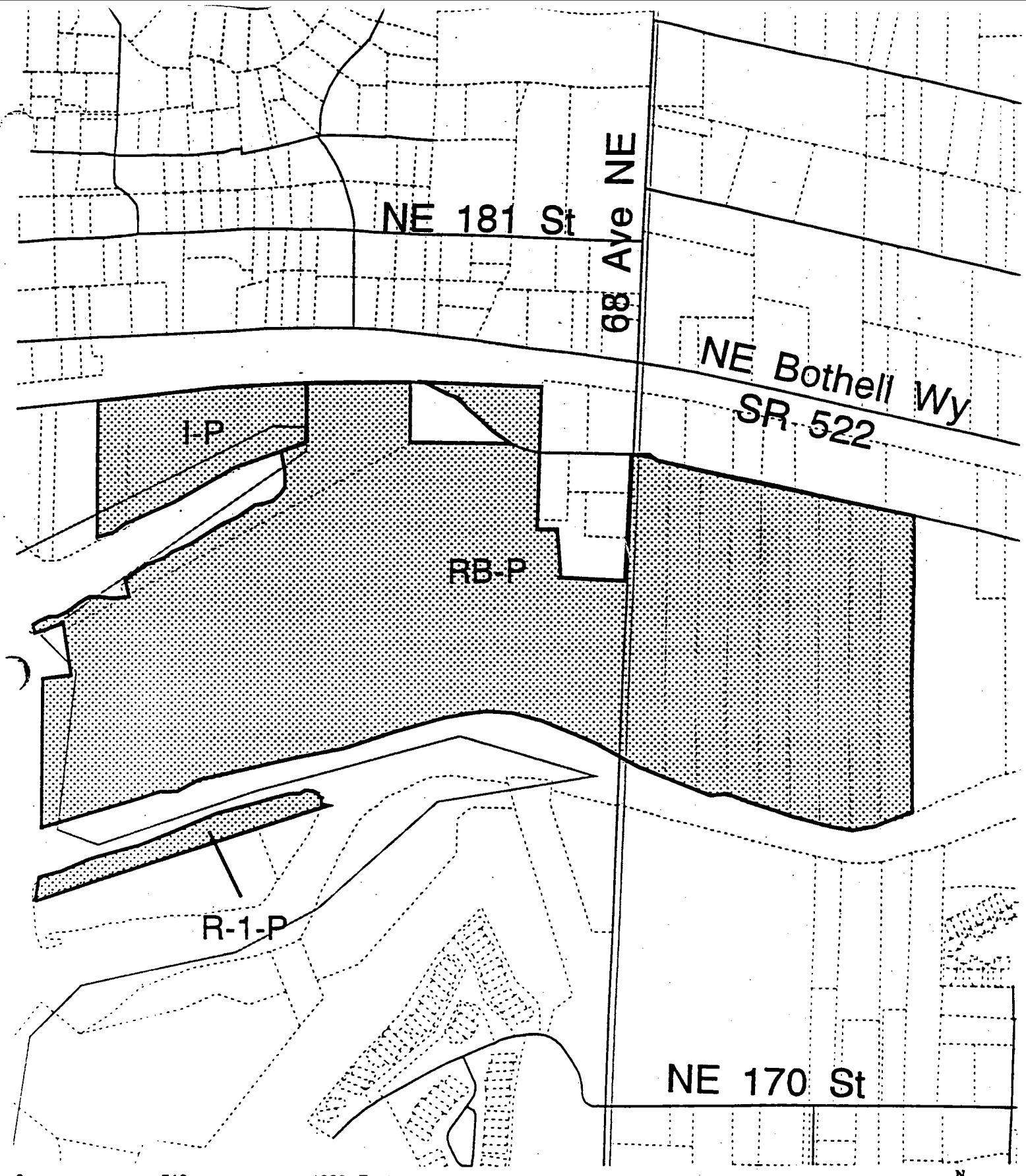
1. solar access to the homes

2. an adequate visual buffer to the homes to the north

3. a sense of the land use transition through the site.

F. Significant vegetation on the northeast corner shall be preserved wherever feasible and major trees preserved as a part of the site planning process.

G. Access alternatives such as through circulation through the site shall be finalized during the P-suffix site plan approval process.



12824

Zoning Code Conversion Phase Two

NS-P10. STR 11-26-4 and STR 12-26-4
Northshore Community Planning Area

NS-P13. Harbor Village Development and Marina (Source: Northshore Community Plan Update and Area Zoning, p. 273)

The conditions of permits 130-79R, 131-79R, 020-77-SH, and 127-82-R continue to apply.

I. Upland Site Construction

1. The applicant shall guarantee that public access to the shoreline from N.E. 175th Street and from the King County Kenmore Log Boom Park abutting the ordinary high water line along the entire shoreline of the subject property except for the boat hoist and fueling facility in the east 150 feet will be available in perpetuity.

2. The applicant shall provide a comprehensive signing plan for the proposed site. Said signing plan shall include the following:

   a. Exterior: Only one free-standing sign at the primary entrance to the proposed marina development shall be allowed. Said sign shall be no higher than ten feet from existing grade. The use of natural materials and indirect lighting shall be encouraged. In no instance shall the proposed sign rotate or contain flashing lights.

   Only one freestanding sign shall be allowed for the proposed residential development. Said sign shall be no higher than five feet from existing grade and shall contain no more than thirty square feet of information.

   b. Interior: Only one sign per use within the commercial portion of the development shall be allowed. Each sign shall be located preferably at ground level and in no case, shall be above the roof line of any structure. The use of natural materials and indirect lighting shall be encouraged. In no case shall the required signing rotate or contain flashing lights. A single, comprehensive sign for the interior commercial development on the site may be authorized provided it is in keeping with the size and character of the proposed development.

3. The applicant shall provide separate public restroom facilities for both the general public and marina tenants on the proposed site.

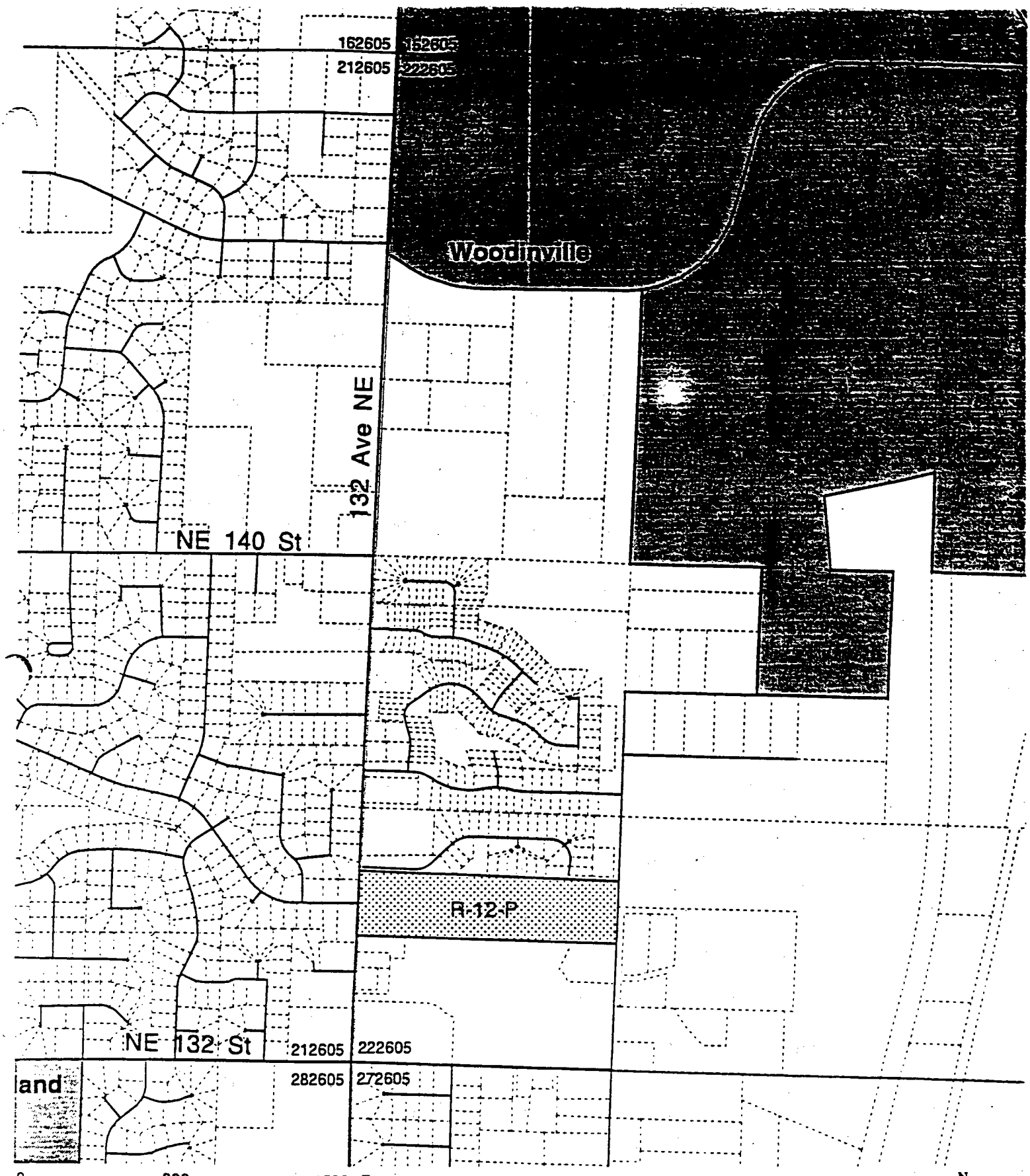
4. With reference to the applicant's plans to construct ponds and streams within the proposed site, all side slopes leading into the ponds shall be a ratio of no less than 4 to 1 (horizontal to vertical).

5. The proposed boat hoist shall be used exclusively by the marina sales and tenants of the marina.

II. Marina Site Construction

1. "Live aboards" shall not be permitted at any time. The marina management shall be responsible for the strict enforcement of this regulation and repeated violations of said regulations shall be considered to be a violation of approved Shoreline Management Substantial Development Permit.

2. All side slopes adjacent to the inner harbor line (ordinary high water line) shall be at a ration of 1½:1 (horizontal to vertical). No further encroachment beyond that which is necessary to construct the proposed rip-rap rock shoreline protection is authorized.



12824 Zoning Code Conversion Phase Two

NS-P12. STR 22-26-5 T.L. 9021
Northshore Community Planning Area

12. All pleasure craft moored at the site shall be in excess of 26 feet in designated length.

III. Dredging

1. Dredging shall only be permitted between November 1 through March 1 and June 20 through July 15 of any year unless specifically modified by the Washington State Department of Fisheries.

2. The applicant shall be required to post in escrow (naming King County as an assignee) sufficient funds for King County to hire an independent firm to design a water quality monitoring program acceptable to the Washington State Department of Ecology (DOE) and the United State Army Corps of Engineers. The number of daily samples and types of tests to be performed shall be approved by said agencies. If specified water quality standards are exceeded any time during the dredging operation, the independent consultant shall have the authority to shutdown the dredging operations until such time as water quality standards are met.

3. Hydraulic dredging shall be prohibited.

4. There shall be no dredging more than ten percent below the final contours as indicated on the submitted plans.

5. The limits of dredging with the King County Kenmore Log Boom Park shall be approved by the King County Division of Parks prior to the commencement of dredging operations. No additional accumulation of sediment resulting from dredging shall be permitted within the King County Log Boom Park. In the event that additional accumulation occur the applicant shall remove excess material to the satisfaction of King County Parks and Building and Land Development Divisions and the Washington Department of Fisheries and Game.

6. All dredging and pile driving operations shall be limited to the hours of 8:00 A.M. through 5:00 P.M. on weekdays and 9:00 A.M. through 5:00 P.M. on weekends.

7. A sonic pile driver must be utilized if soil conditions permit as determined by a qualified soils expert.

8. The applicant shall demonstrate that all reasonable noise reduction techniques have been utilized to reduce dBA levels from the dredging and pile driving activities. Such demonstration shall be submitted to the Health Department prior to any work for their approval.

9. A $25,000 performance bond shall be posted to assure the removal of any silt of other sediment which the reviewing agency finds to be caused by the dredging operations of this project and which is close enough to residences between the Log Boom Park on the Lake Forest Park Community Center to affect their beach and near shore water areas.

3. The proposed chemical treatment of pilings to be utilized within the marina development must be approved by the Washington State Department of Fish & Wildlife and the Washington State Department of Ecology. In any instance, all treated lumber must be completely dry before use in or near the water.

4. The applicant shall provide waste/garbage disposal receptacle in conspicuous places, on the docks and adjacent to the shoreline of the marina complex.

5. In-water maintenance and repair of boats moored at the marina facility shall not be permitted. Only minor in-water maintenance related to day-to-day upkeep of boats is allowed. In no instances shall chemicals or other contaminants be allowed to enter Lake Washington. The marina management will have the responsibility of strictly enforcing this condition. If repeated violations of this condition take place, revocation of the approved Shoreline Management Substantial Development Permit may be warranted.

6. The applicant shall provide a recorded public easement from the ordinary high water line to, and including, the breakwater facility. Said easement may stipulate that public access only be authorized during daylight hours. The required public access easement shall be for fishing and visual access to the water only.

7. The applicant shall provide to King County, at no cost, a moorage slip for the Marine Patrol Safety Unit boat. Additionally the applicant shall make available minimal office space to the Marine Patrol Safety Division, Department of Public Safety at no cost.

8. A log boom or other appropriate navigational devices shall be established along the west property line of the proposed site in order to prevent pleasure craft from entering the shallow waters of the King County Log Boom Park. The location of said facilities shall be subject to the approval of the King County Division of Parks.

9. The applicant shall provide to King County a detailed contingency plan indicating how chemical/oil spills would be removed in the event such an occurrence should take place. Said plan shall clearly indicate the type of equipment to be maintained on-site at all times and the personnel available to carry out said program. This plan shall be submitted to King County Fire Marshal and the Department of Ecology for their approval.

10. The applicants shall participate in conjunction with King County Marine Patrol Division (Department of Public Safety), the United States Army Corps of Engineers, and United States Coast Guard in formulating a water access and safety plan for the north end of Lake Washington. Said participation shall include proportionate funding by the applicant for such off-site/on-site control devices as navigational buoys, speed limit signs, night lights, safety signs etc., as deemed appropriate. The proposed marina complex shall not commence operation until such time as a water access and safety plan for the north end of Lake Washington has been approved by the public agencies noted above and is in place and operational. If King County does not implement and access and safety plan for the north end of Lake Washington within twelve months of final Council Action on this matter, this condition relative to the commencement of operations of the marina shall be waived.

11. The applicant shall retain at least ten transient moorage slips for the patrons of Harbour Village Marina restaurant and commercial area only.

NS-P14. STR 7-26-5 Reclassification application for multifamily development.

(Source: Northshore Community Plan Update and Area Zoning, p. 274 as modified by 1995 Comprehensive Plan Amendment Package - Ordinance 12061, Amendment 31Z)

The following P-suffix conditions shall be applied to the parcels indicated on the attached map:

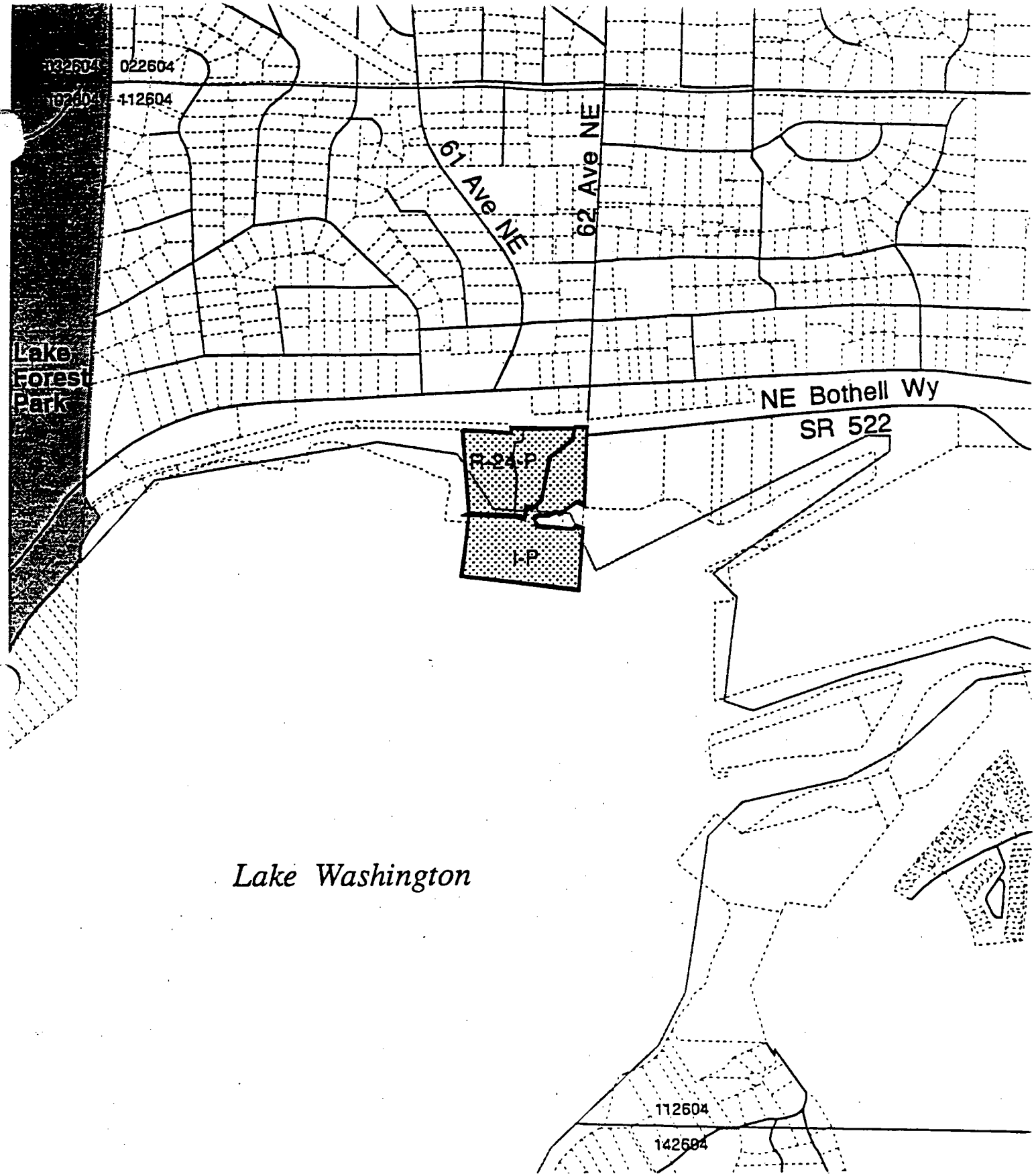
The properties within the boundary of the Multifamily Study Area may be appropriate for multifamily designations if the following conditions are met:

A. A joint reclassification request is submitted that includes, at a minimum, tax lots 20, 33, 44, 90, 100, 126 and 188;

B. A circulation plan is submitted to, and approved by DDES covering all properties subject to the reclassification request and showing primary access to the multifamily properties from 91st Ave. NE with no more than one, secondary access to SR-522.

C. A site plan for the proposed multifamily development is submitted to, and approved by, DDES showing a vegetative buffer along SR-522 and the retention of at least 35% of the significant trees outside of any sensitive areas, and

D. A phasing plan is submitted to, and approved by, DDES for the removal of the existing commercial uses coincident with build-out of the multifamily project.



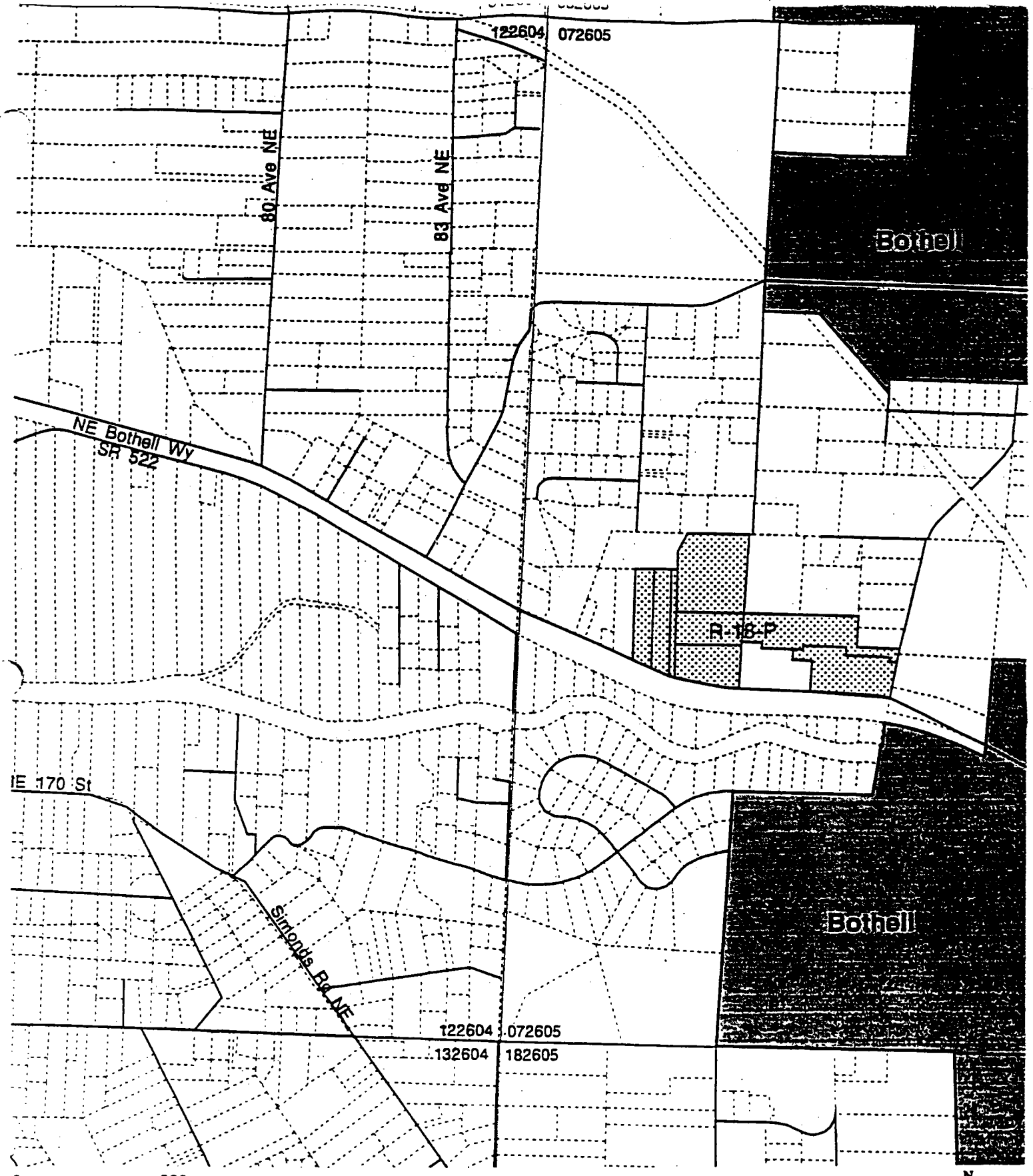
Zoning Code Conversion Phase Two

NS-P13. Harbor Village Development and Marina
Northshore Community Planning Area

12824

NS-P15. STR 26-26-5 (Source: Northshore Community Plan Update and Area Zoning, p. 274)

Western half of the southeast quarter of Section 26, Township 26 North, Range 5 East:
Cluster to the eastern edge of the area away from the Woodinville-Redmond Road.



NS-P14. STR 7-26-5, T.L. 926927 Any Reclassification Application for Multifamily Development
Northshore Community Planning Area —

12824

Zoning Code Conversion Phase Two

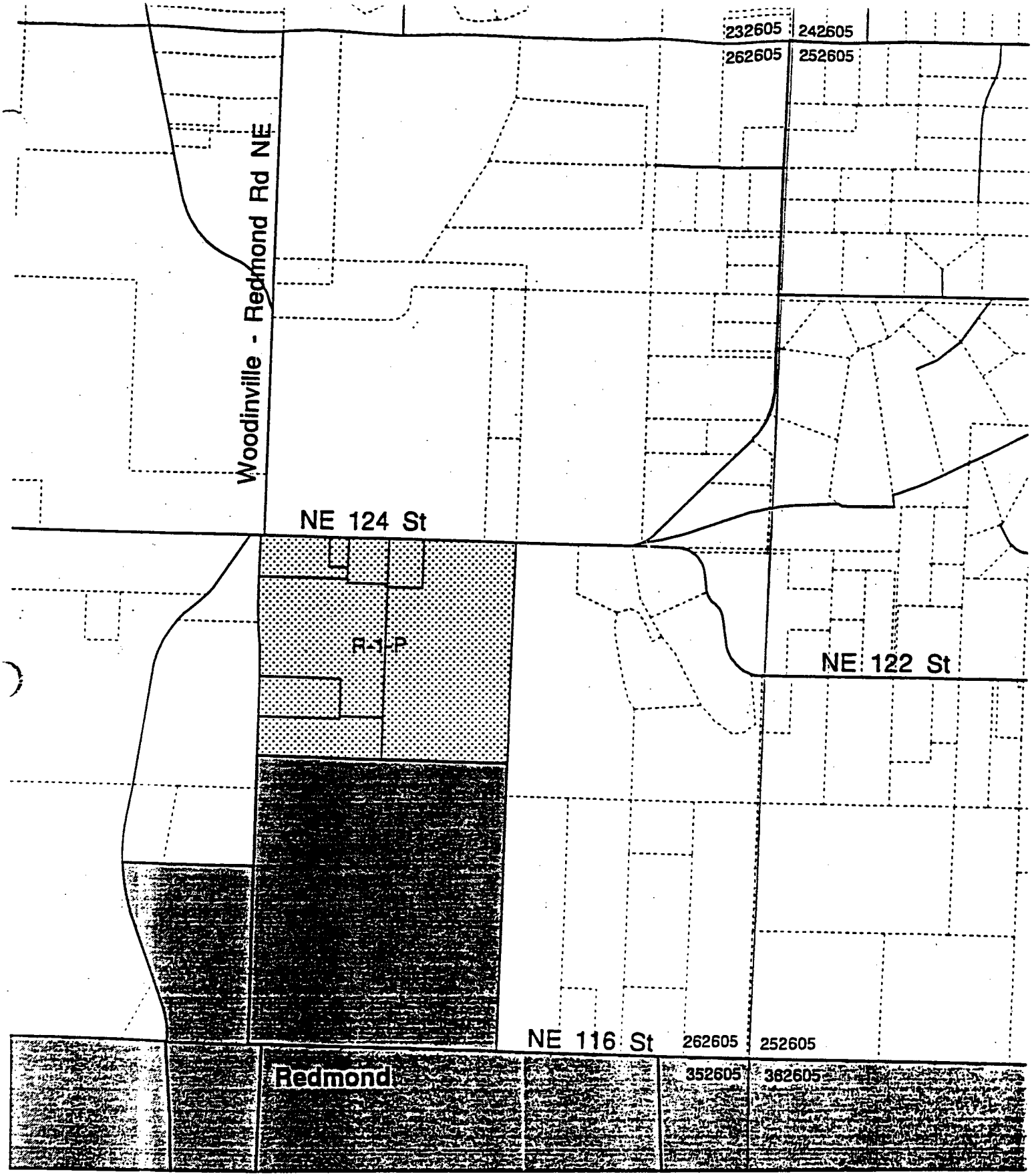
NS-P16. Swamp Creek Rezone (Source: Ordinance 11653, Amendment 103)

The following P-suffix condition applies to parcels split between the R-1 zone and the R-4 zone in the subject property along Swamp Creek:

The density capacity of the R-1 zoned portion of these parcels shall be transferred to the R-4 portion of the parcel to the east in order to protect the natural resources and enhance the urban separator created by the preservation of the Swamp Creek floodplain and associated sensitive areas on these sites.

The subject property consists of tax lots: .

0114100740
0114100745
0114100747
0114100750
0114100751
0114100752
0114100755
0114100756
0114100757
0114100758
0114100760
0114100763
0114100764
0114100765
0114100766
0114100767
0114100770
0114100775
0114100785
0114100790
0114100791
0114100795
0114100796
0114100800
0114100801
0114100803
0114100804
0114100806
0114100807
0114100811
0114100813
0126049120
6601400020
6601400010

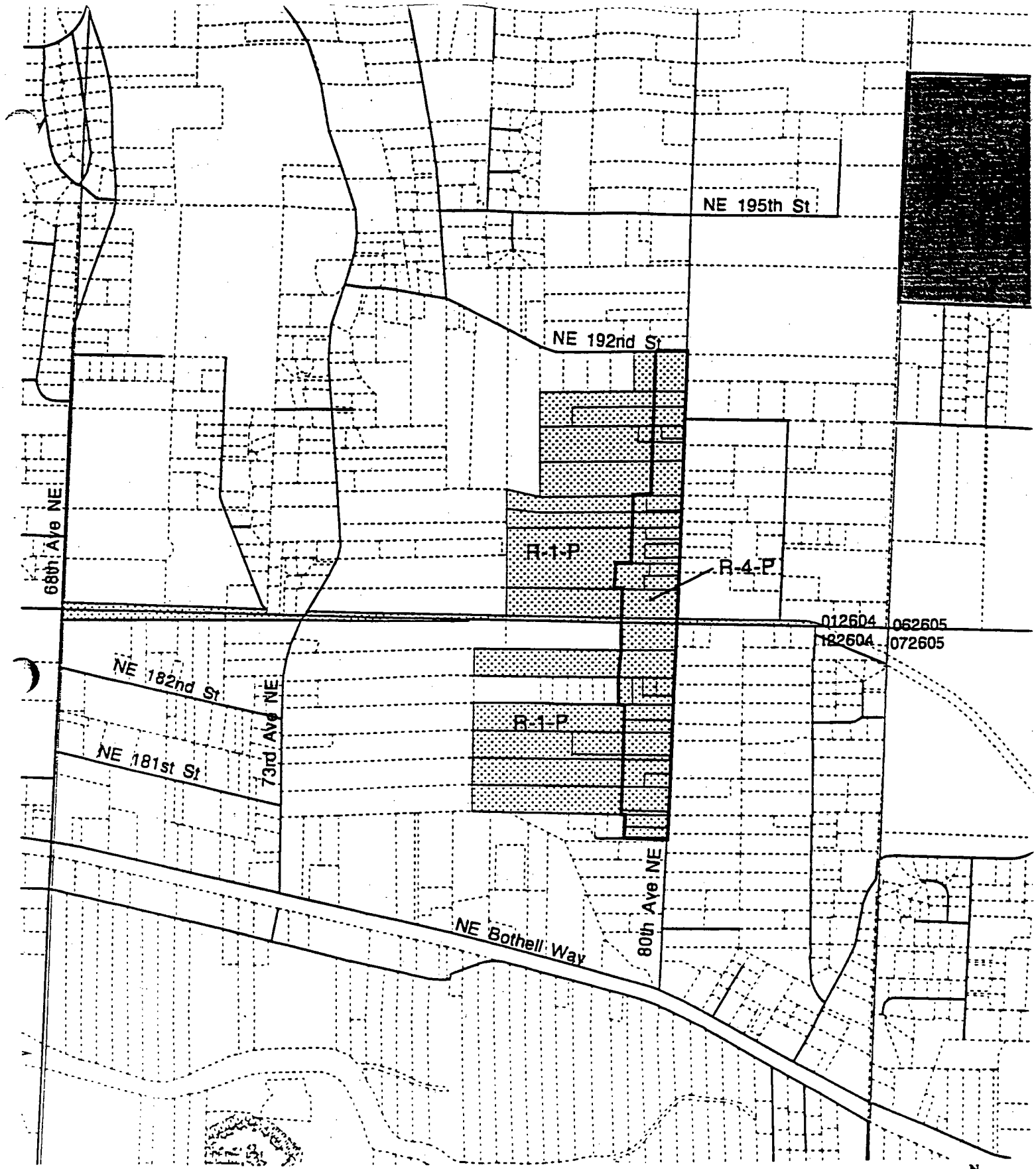


1282 Zoning Code Conversion Phase Two

NS-P15. STR 26-26-5
Northshore Community Planning Area

NS-P17. Parcel 618170-0160 (Greenup Property) (Source: Ordinance 11653, amendment 133)

P-Suffix condition of a 35-foot height limitation.



12824

NS-P16. Swamp Creek Rezone

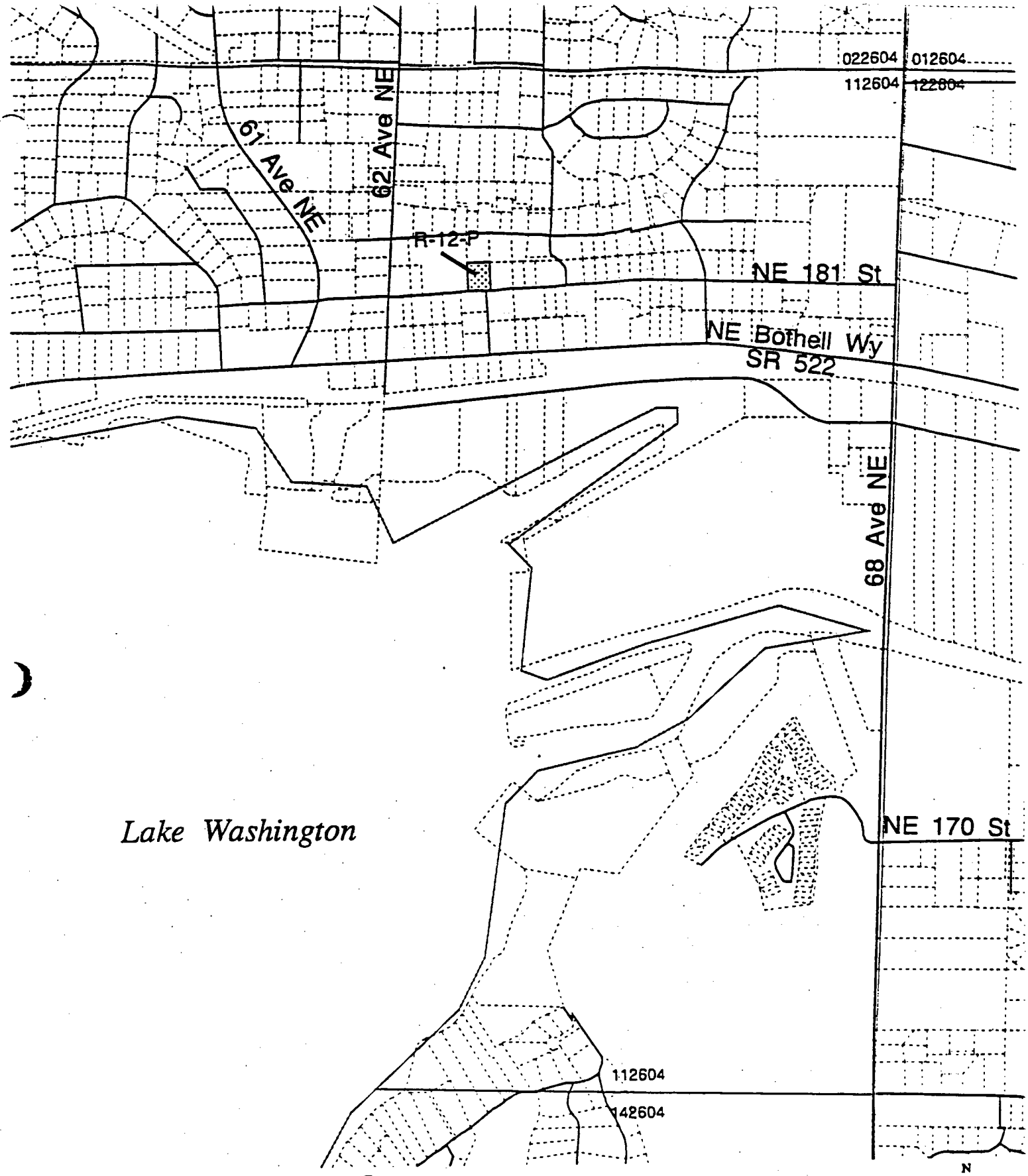
Northshore Community Planning Area

Zoning Code Conversion Phase Two

NS-P18. Goldstar 4 to 1 (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1-F)

1. This property is within the 4 to 1 Program and shall comply with 4 to 1 Program Countywide Planning Policies FW-1, Step 7 and King County Comprehensive Plan Policies I-204 and I-205.

2. This property was approved under the King County 4 to 1 Program with a 3.5:1 ratio as an affordable housing incentive and shall be consistent with UPD standards for affordable housing specified in KCC Title 21A.39.060. King County Housing and Community Development staff shall coordinate preliminary plat conditions to achieve the required 30% affordable housing.



12824 Zoning Code Conversion Phase Two

NS-P17. STR 11-26-04, T.L. 618170-0160

Northshore Community Planning Area

NS-P19. Mixed Use Redevelopment Requirements (Source: Northshore Community Plan Update Area Zoning, pg. 277)

Conditions for Development

Mixed business-residential use is recognized as a viable use in the long term for the underutilized and vacant land delineated on the Kenmore Pedestrian Oriented Areas and Design Requirements map B (Northshore Community Plan Update Area Zoning, p.240). However, any development in this area requires substantial mitigation for significant environmental impacts to be reduced or eliminated. Any mixed use development proposed in this area must achieve the following criteria . If special district overlay-pedestrian oriented commercial development conditions are adopted by the County Council, they shall apply to these areas.

A. SR-522 in Kenmore is recognized to be at "ultimate design." Roads that are at ultimate design cannot be widened without significant destruction of existing development and potential environmental damage because that land around the roadway is already developed and/or contains natural features. King County recognizes that while some improvement to adjacent roadways is possible, congestion below County thresholds is likely to continue on SR-522.

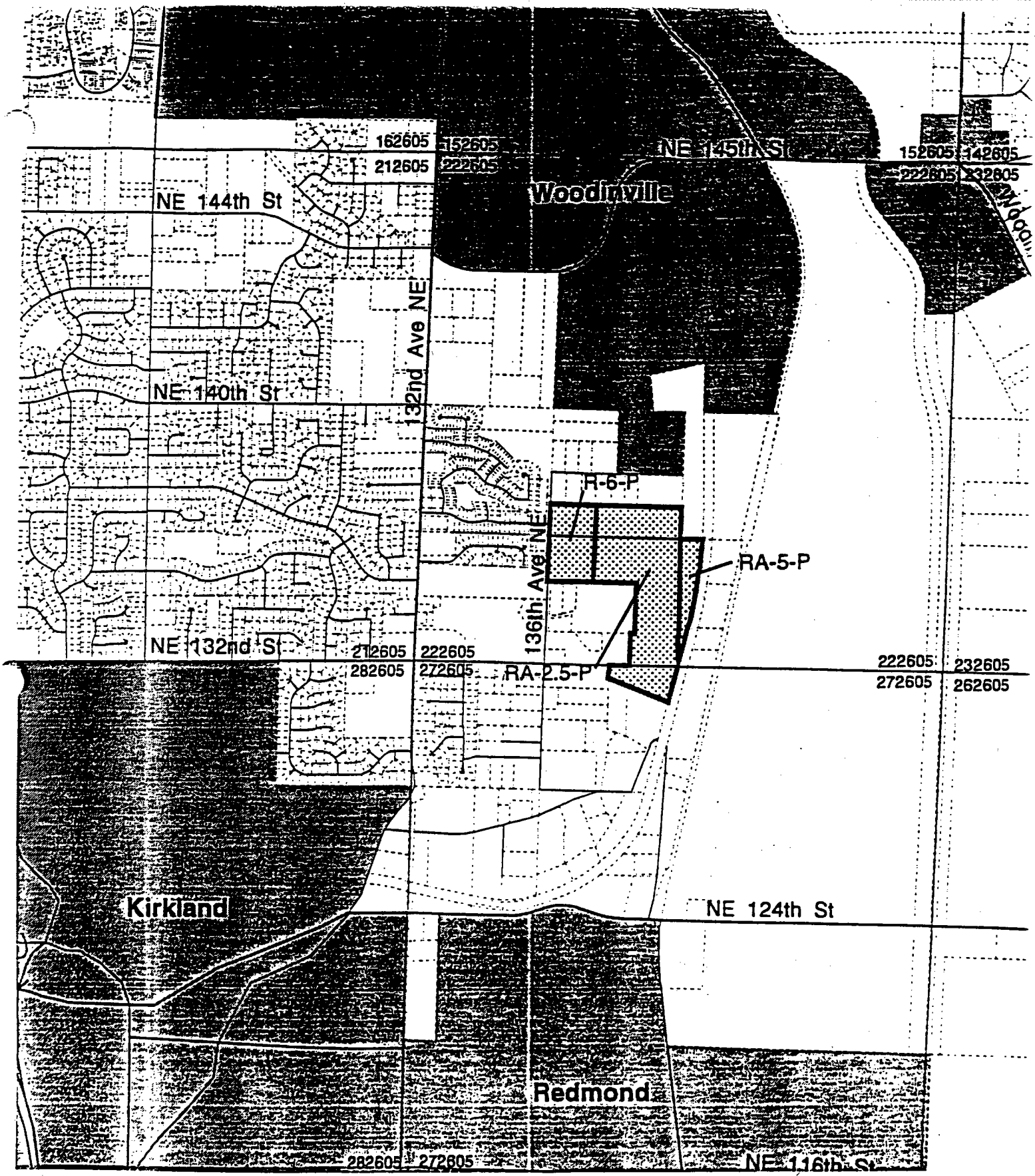
The King County Department of Public Works has identified potential transportation improvements which will facilitate traffic flow in Kenmore. Preliminary transit improvements have also been identified. The level of acceptability cannot be based on current County standards due to the ultimate design characteristics of the SR-522 roadway described above. Completion of the Transportation/Circulation Master Plan is necessary to update and clarify mitigation measures when a more detailed development proposal is submitted.

Mitigation for development of the RB-P site should emphasize enhancement of transit and non-vehicular use and improvement of local access and circulation within the Kenmore area. Therefore, mitigating conditions include dedication and construction of a new 175th bypass road, signalization of the intersection of this road with 68th Avenue, participation in the cost of a improvement of a transit hub on SR-522, participation in the cost of development of a pedestrian bridge crossing SR-522, construction of a pedestrian route, participation in the cost of intersection improvements at the intersection of the new 175th bypass road and 73rd Avenue, and development and enforcement of a transportation management plan on site. Fair share participation in applicable projects listed in the current Mitigation Payment System program as well as transportation projects recommended in the Northshore Plan is also a required mitigation condition.

B. The general design of the project shall be oriented to the pedestrian. Access by automobile to the interior of the development shall be minimized. A minimum of 60% of the parking shall be in structures, on-street, or off-site in joint use parking facilities. No more than 60 stalls may be provided in one parking lot. Lots must be separated by buildings, open space or roads at a minimum of 12' depth between lots.

C. One pedestrian overcrossing and one at grade pedestrian crossing to the existing Kenmore core should be provided across SR 522. In addition, direct, identifiable pedestrian access to the Lake Washington and Sammamish River waterfronts should be provided by abutting properties. Pedestrian access must be clearly visible from NE 175th and the SR-522, NE 68th Street intersection. Access to the water and to major pedestrian routes must be open to the general public. Linkages shall be provided to the nearby park facilities of Logboom Park, Swamp Creek Park (South of SR-522) and Kenmore Park.

D. 20% of the entire mixed use development area shall be designated as public open space for the general public. A public gathering place which accommodates a minimum of 50 people shall be provided on the site. These public open space areas shall be easily accessible to the pedestrian, and shall be considered in the pedestrian circulation plan. Waterfront access areas, public parks and sensitive area buffers may be utilized to calculate the 20% requirement. Internal pedestrian walkways, public streets, landscaping and



NS-P18. Goldstar 4 to 1
Northshore Community Planning Area

12824

Zoning Code Conversion Phase Two

Permit Submittal Requirements

The following requirements apply to the process applying for any permits for uses currently prohibited under NS-P10. These conditions apply to all properties shown on Map B designated as the Mixed Use Pedestrian Oriented Area (Northshore Community Plan Update Area Zoning, p240). If applications are submitted independently on separate parcels, the applications shall be analyzed as phases of the entire mixed use development area. The phase one application shall establish vehicular, pedestrian and open space connections to all other Mixed Use properties in Kenmore. These vehicular, pedestrian and open space connections shall be binding. The phase one proposal shall prepare environmental documents that consider both the impacts of the subject application (phase) and the cumulative impacts of all other phases based on buildout of the Mixed Use Pedestrian Oriented Area. Any and all phases of development within the Area should assure:

1. the Mixed Use development area in its entirety meets the goals, policies and criteria of the Northshore Community plan;

2. that there is adequate environmental review of the cumulative impacts of all mixed use development in Kenmore;

3. that there is detailed project level review of environmental impacts of the phase or phases that comprise the application.

4. that there is adequate mitigation developed for the project level review and that mitigation can be achieved for cumulative impacts of all mixed use development in Kenmore.

5. that specific criteria of the Northshore Area Zoning are met.

6. that there is adequate transportation mitigation for each phase of project development to meet the policy direction established by the King County Council for road adequacy in SR-522 corridor.

Required Elements for Development Applications

The following elements are required of the first development application in the mixed use development area. This application may constitute one or more phases of the entire mixed use area.

1. Buildout of the mixed use development area is likely to have significant environmental impacts. The environmental review for the entire Mixed Use area should address all relevant elements of the environment from WAC 197-11-444. Mitigation to address probable significant adverse impacts should be identified. Alternatives to buildout of the Mixed Use Area should be analyzed.

2. Environmental documents assessing project level impacts of the phase or phases of the Mixed Use Development Area proposed in the application shall be prepared. Appropriate mitigation necessary for site-specific impacts should be identified.

3. Mixed Use Development Comprehensive Project Description

    a. Housing units for all phases shall be identified by number and type for each phase including affordable housing requirements of Item K of the area zoning. The phase or phases included in the first application shall also identify location and value of housing units.

private open space areas shall not be utilized to calculate the 20 % requirement. Public access shall be provided around the entire waterfront edge of the site.

E. A minimum of two view corridors shall be provided. View corridors identified in the Kenmore Urban Design Study are recommended conceptually, subject to further design review.

F. At least two public viewpoints, linked with the pedestrian routes shall be provided. Public viewpoints shall provide views of Kenmore and the Sammamish River.

G. Bicycle and pedestrian linkages to the Burke-Gilman shall be provided. Location of these linkages is subject to the review and approval of King County.

H. The shoreline edge of the Sammamish River shall be enhanced to provide for water quality and wildlife and marine habitat. A wetland and riparian enhancement plan, subject to the review and approval of King County, shall be performed by a qualified wetland biologist. Setbacks shall be subject to the King County Sensitive Areas Ordinance and the Shoreline Master Program. Variations to adopted setbacks may require off-site mitigation, to be determined in the development permit process. No disturbances of SAO required buffers shall be allowed, except at minimum 300 foot intervals, wildlife viewing trails extending into the buffer may be allowed if no significant impact to the wildlife and marine habitat is anticipated to occur.

I. Affordable housing units amounting to 10% of the total number of units in the development shall be provided. The affordable units need not be provided within the development, but must be provided within the Northshore planning area. Units may be either rented or sold. Affordable housing shall be calculated as follows: Rented units shall be provided only to households earning less than 50% of the median income. Monthly rents shall be no greater than 30% of the monthly income for households earning 50% of the median income. Sold units shall be sold to first-time buyers (i.e. person not having owned a home in the past three years) earning less than 80% of the median income. Home prices shall be Affordable based on FHA lending standards. Covenants shall be established which guarantee the fulfillment of this obligation.

J. In general, commercial and office use should be provided adjacent to the Kenmore commercial core and residential development to the water. Specific exceptions to this may be made if the pedestrian orientation of the project will be improved. (For example, a restaurant, or other pedestrian oriented uses may be located on the waterfront.)

K. Residential density shall be calculated at a maximum of 24 d.u.'s per acre and at a minimum of 12 d.u.'s per acre for the gross land area of the entire development. Residential uses in the mixed use area shall not exceed 75% and shall not fall below 50% of the total built floor area of the development.

L. Specific requirements from the Kenmore Mixed Use Pedestrian Oriented Area P-suffix conditions shall apply to the Mixed Use Development Area, as defined in this Area Zoning.

M. Maximum heights shall be 92 feet in the northern portions of the mixed use development area. A 45 foot height limit shall apply to all development within 300 feet of the Sammamish River shoreline edge.

N. Satisfaction of these conditions may be accomplished through phased development.

O. In applying the above conditions on individual properties, mitigation shall be at a reasonable level related to each proposed development.

1. Environmental documents assessing project level impacts of the phase or phases of the Mixed Use Development Area proposed in the -application shall be prepared. Appropriate mitigation necessary for site-specific impacts should be identified.

2. Phased Project Description A map and narrative shall be submitted describing buildout of all phases proposed in the application. The narrative shall include:

   a. Housing units by phase - number, type, location and value, including the affordable housing component identified in policy K-11 and item J of the Area Zoning.
   b. Retail/Commercial uses by phase-major tenant types, square footage and location;
   c. Office uses by phase-square feet, building footprints and employment;
   d. Public/Private facility improvements by phase-type, approximate size or capacity, location, operational characteristics, relationship to existing facilities and method of financing.
   e. Open Space by phase - type, area size, improvements.

3. Capital and Transit Improvements Phasing Report that identifies improvements necessary for the phase or phases proposed in the application based on the Transportation/Circulation Master Plan and the financing report shall be identified. This shall include timing of funding commitments.

4. Pedestrian/Bicycle Phasing Report that identifies detailed bicycle and pedestrian improvements identified for the phase or phases proposed in the application based on the Pedestrian/Bicycle Circulation Plan.

5. Open Space Phasing Report that identifies detailed open space provisions for the phase or phases proposed in the application based on the Open Space Plan.

b. Retail/Commercial uses for all phases shall be identified by square footage per phase. The phase or phases included in the first application shall also identify major tenant types and building locations.

c. Office uses for all phases shall be identified by square footage. The phase or phases included in the first application shall include building footprints and employment data.

d. Public and private facility improvements shall be identified for the entire mixed use development area. Appropriate size or capacity, location, operational characteristics and relationship should be estimated or defined in further detail as defined in other sections of the mixed use requirements.

e. Open space shall be identified for all phases and broken down by the amount per phase and type of facility. Specific improvements should be identified for the phase or phases of the first application.

4. Transportation/Circulation Master Plan

a. A Traffic and Circulation report shall be prepared identifying all capital and transit improvements possible to improve traffic flow through Kenmore. The report shall include the appropriate cost of each project. King County shall weigh the cumulative impacts of the mixed use development area on the transportation system as part of approval of any phase of development.

b. A Financing report identifying public and private funding commitments for identified capital and transit improvements shall be prepared. King County shall ultimately determine the public/private financing commitments in coordination with the applicant, Metro and WASHDOT.

c. A Phasing report shall be prepared identifying the timing of funding commitments necessary to mitigate impacts for the phase or phases proposed in the application. The staff report prepared by King County shall recommend to the County Council which road and transit improvements from the Transportation/Circulation Master Plan are necessary for the proposed phases of mixed use development. Policy K-11 and item A from the Conditions for Development shall apply. No development permits shall be approved until construction and/or service contracts are signed for capital and transit improvements needed for each project phase.

5. Pedestrian/Bicycle Circulation Plan

A map and text identifying pedestrian and bicycle circulation through the entire Mixed Use Development Area is required. Policy K-11 and items B, C, D, F, G and I from The Conditions for Development shall be incorporated. Major pedestrian and bicycle connections identified by King County through the staff report shall be binding for subsequent permit applications. Detailed design of facilities within the phase or phases applying for rezone shall be included.

6. Open Space Plan

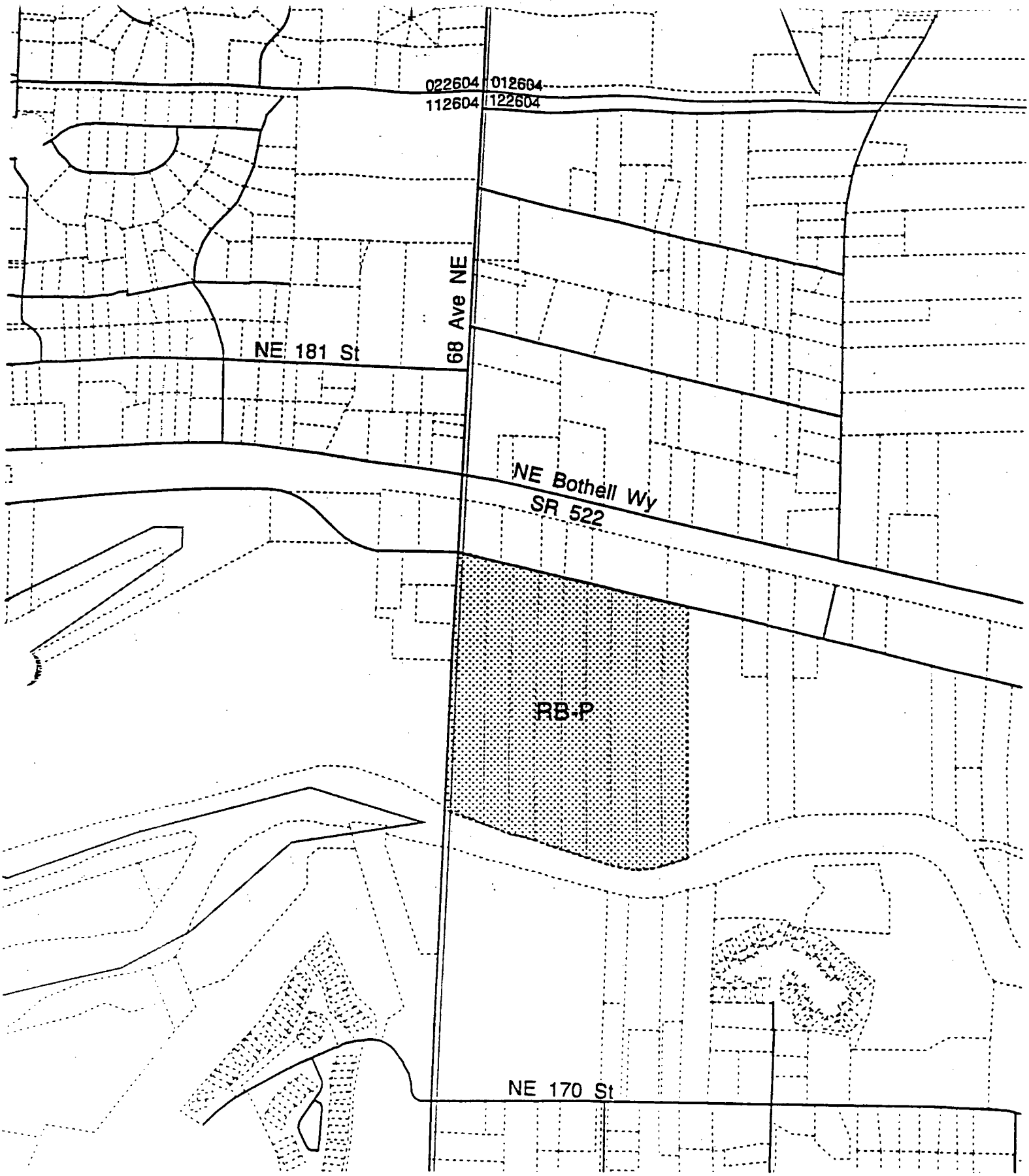
Map and text identifying public and private open space for the entire Mixed Use Development Area is required. Policy K-11 and items E, I and K from the Conditions for Development shall be incorporated. The staff report prepared by King County shall identifying acreage and location of open space necessary for the mixed use development area at buildout based on impacts of the proposal and the policies and criteria of the Northshore Community Plan. At least 25% of all the open space necessary for entire Mixed Use Development shall be constructed as part of the Phase I approval.

The following elements are required of subsequent applications within the mixed use development area:

NS-P20. STR 20-26-5: T.L. 9017

1. Site limited to 16 adults and/or children.

2. Multifamily development is limited to 24 units per acre.



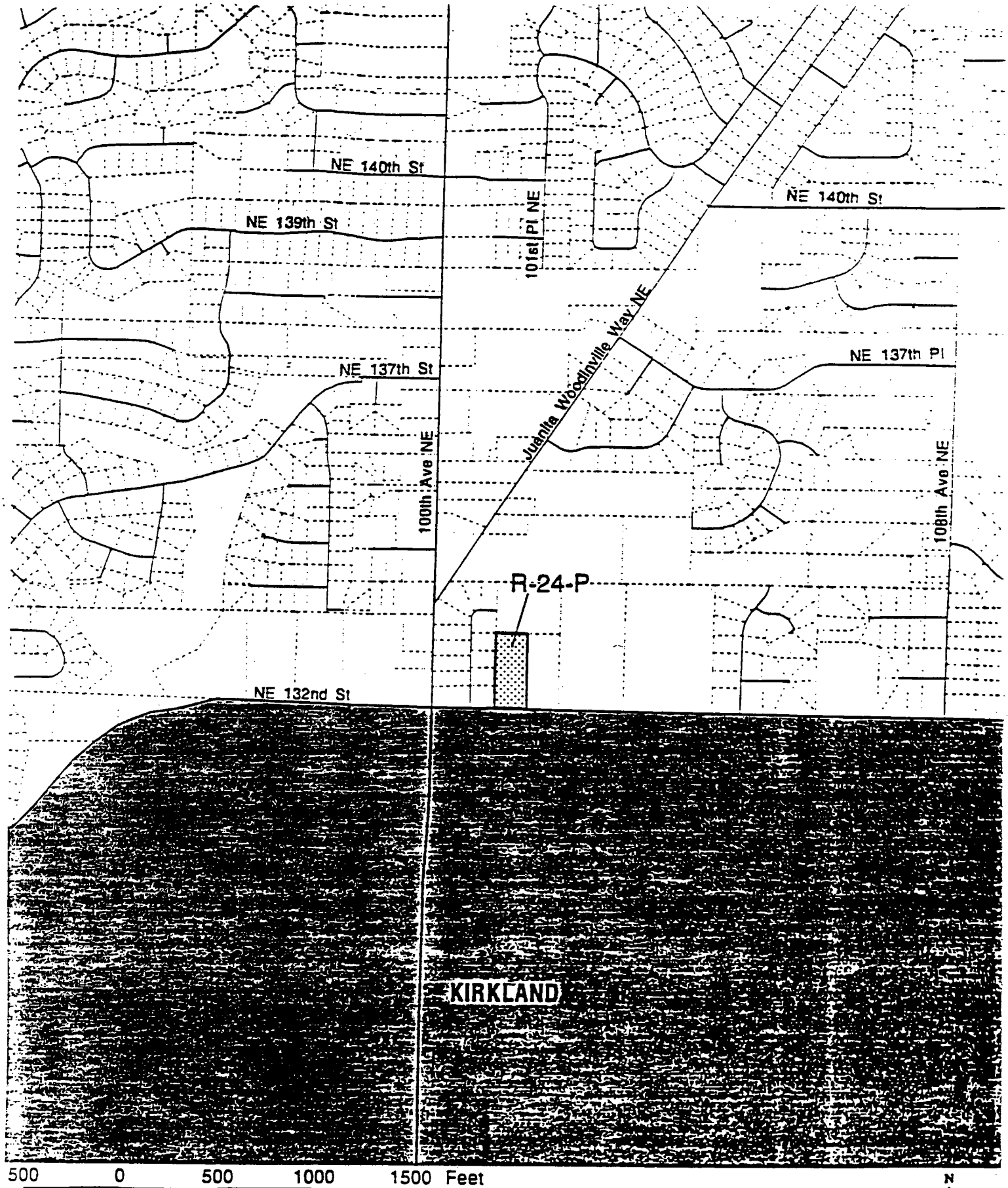
NS-P19. Mixed Use Redevelopment Requirements
Northshore Community Planning Area "P19"

12824

Zoning Code Conversion Phase Two

NS-P21. L95RZ005 (Ordinance 12216)

This reclassification removed a p-suffix condition. No new conditions were adopted. However this action is not in effect until a pre-effective condition is met. The pre-effective condition to be met by 4/18/98. See file number L95RZ005 at the Department of Development and Environmental Services for the pre-effective condition.



Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: NS-P20. STR 20-26-05: Tax Lot 9017

Northshore Community Planning Area

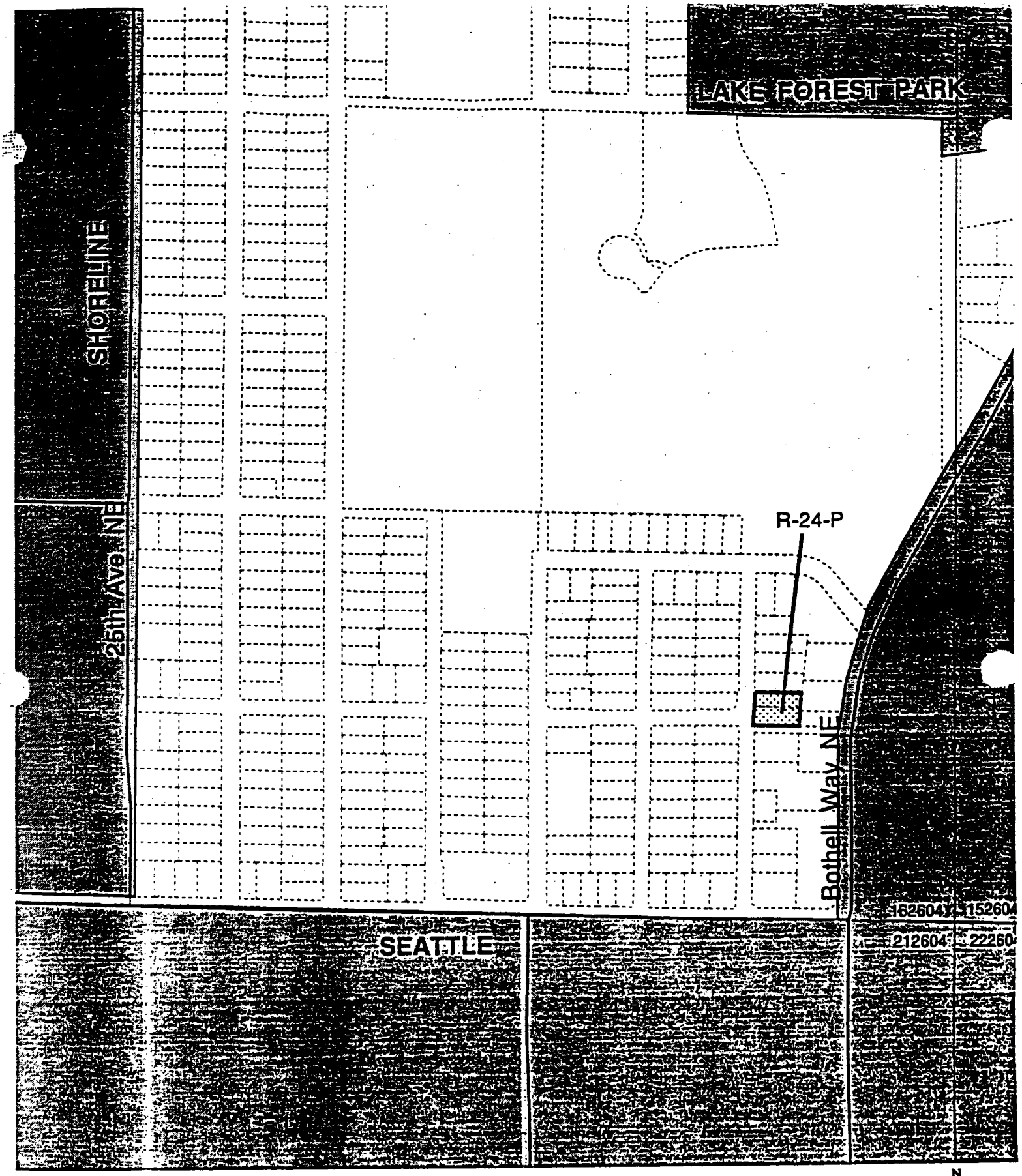
12824

Zoning Code Conversion Phase Two

NS-P22. Recreational Policy

This condition applies to all properties located within the Northshore Community Planning Area.

All new development that contains an equestrian trail as identified on the Northshore Equestrian Facilities map, or a historically used equestrian trail, shall provide the trail right-of-way as a condition of subdivision or other County permit approval. Trail right-of-way width shall be determined by King County at a width suitable to accommodate equestrian uses. The area within the trail right-of-way but not within any dedicated road right-of-way shall also be credited towards the lot area of any proposed development.



SL-P1. 101-76R (Ordinance 2677)
Shoreline Community Planning Area

Zoning Code Conversion Phase Two

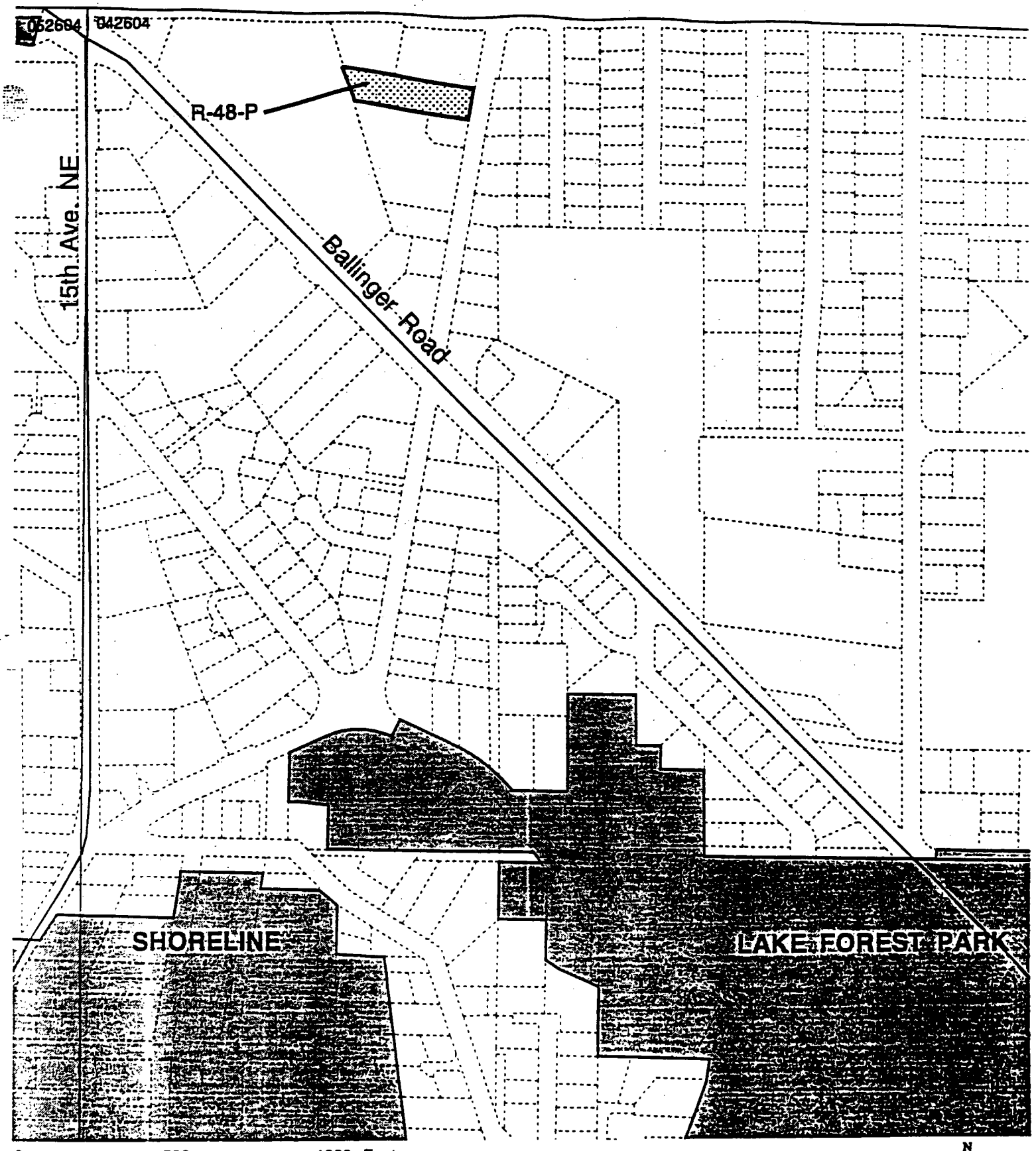
12824

Shoreline Planning Area Development Conditions

SL-P1. 101-76R (Ordinance 2677)

1. The required fencing shall be cyclone fence with wood slats. The applicant shall repair other fencing for the parking area along 32nd Avenue NE.

2. Cement "bumper guards" shall be provided interior, and adjacent to, the required fencing in order to protect the fencing and to aid in further prohibiting access onto 32nd Avenue NE.



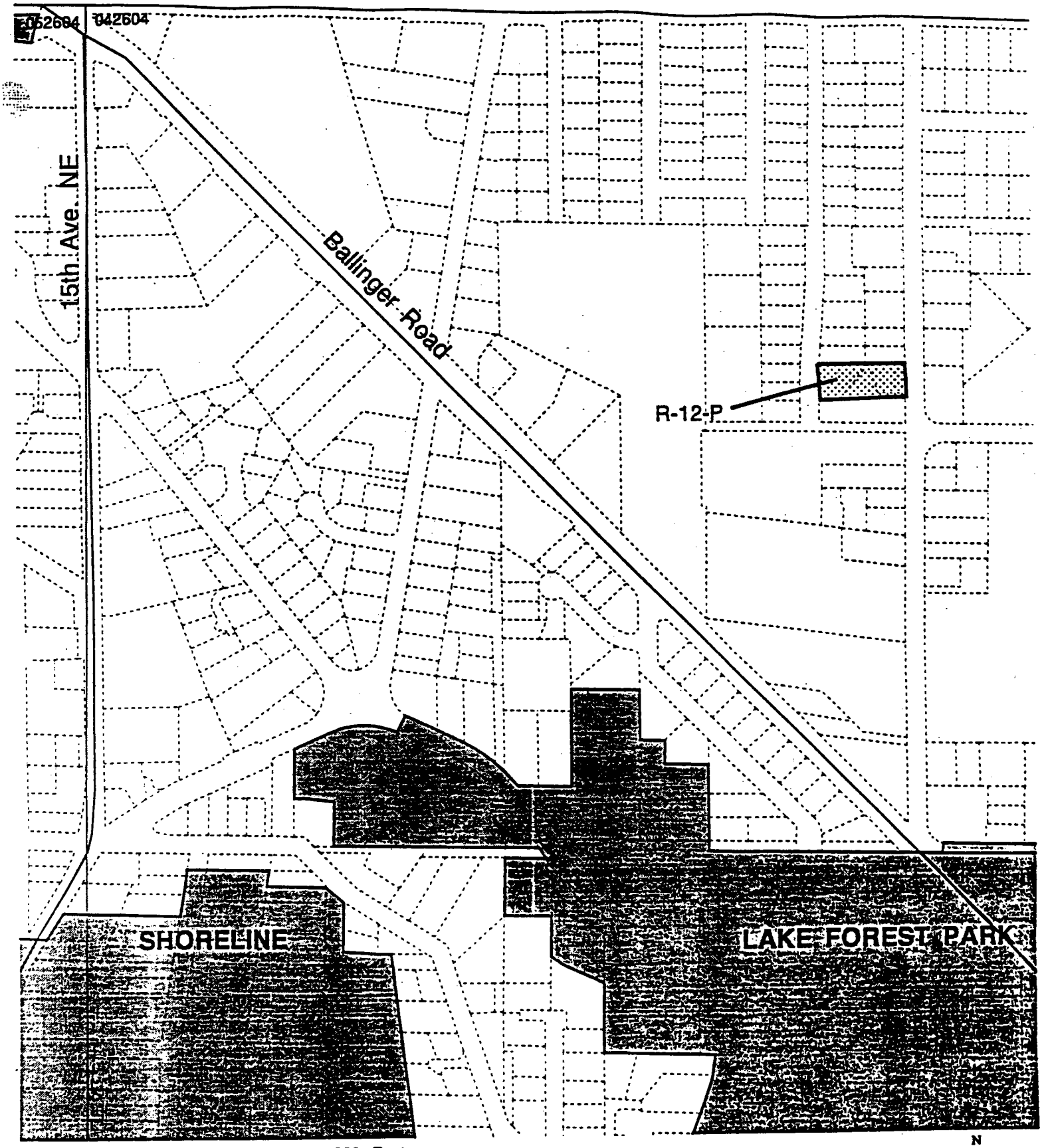
SL-P2. 118-76R (Ordinance 2840)
Shoreline Community Planning Area --

Zoning Code Conversion Phase Two

SL-P2. 118-76R (Ordinance 2840)

1. All setbacks shall be established relative to a line parallel to and 20 feet west of the east property line of subject property.

2.. Residential development shall be limited to 24 development units per acre density.



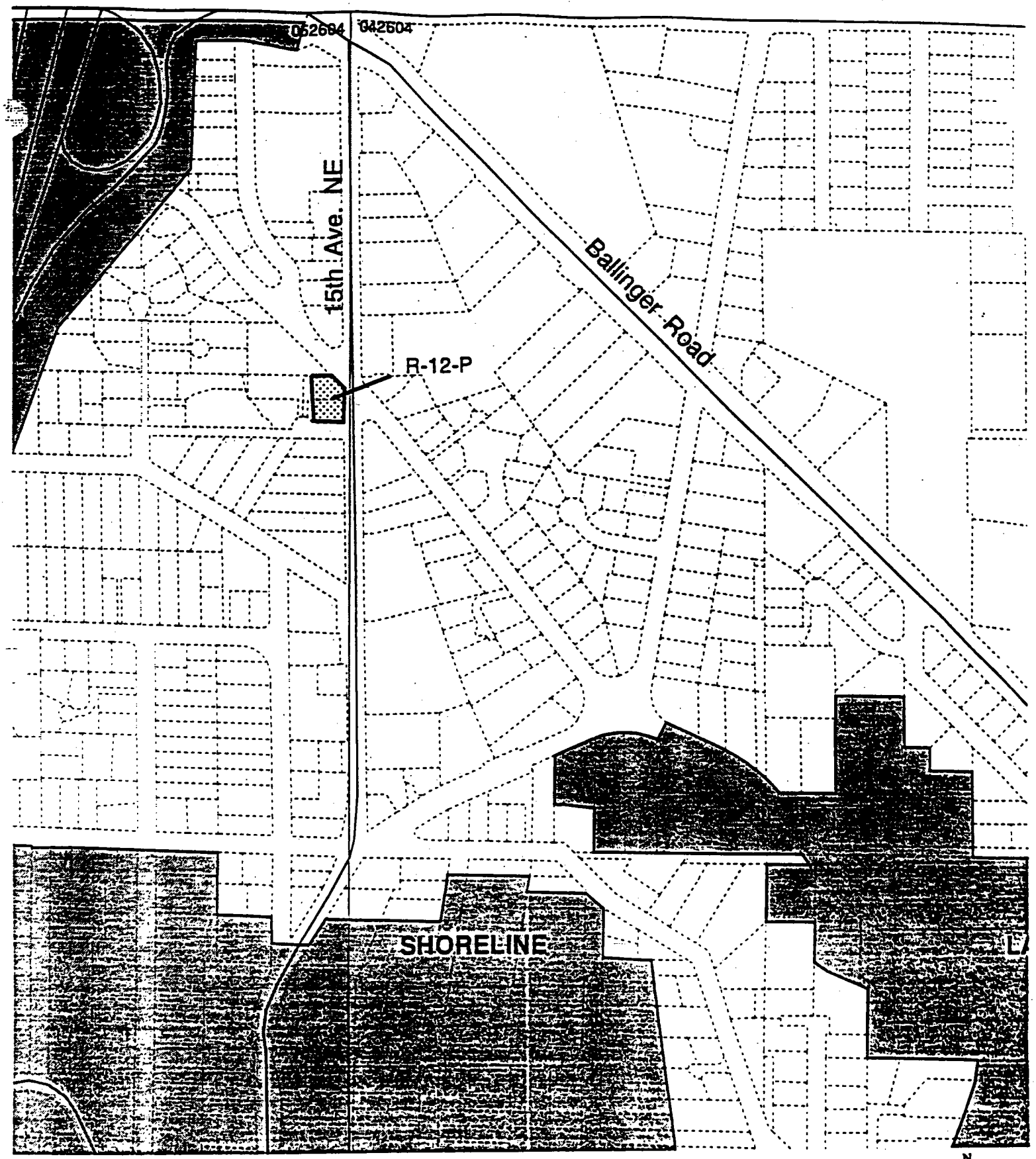
SL-P3. 158-77R (Ordinance 3561)
Shoreline Community Planning Area --

Zoning Code Conversion Phase Two

12824

SL-P3. 158-77R (Ordinance 3561)

Development of the property shall incorporate a 10 foot combination fence and landscaping strip along the northern property boundary line.

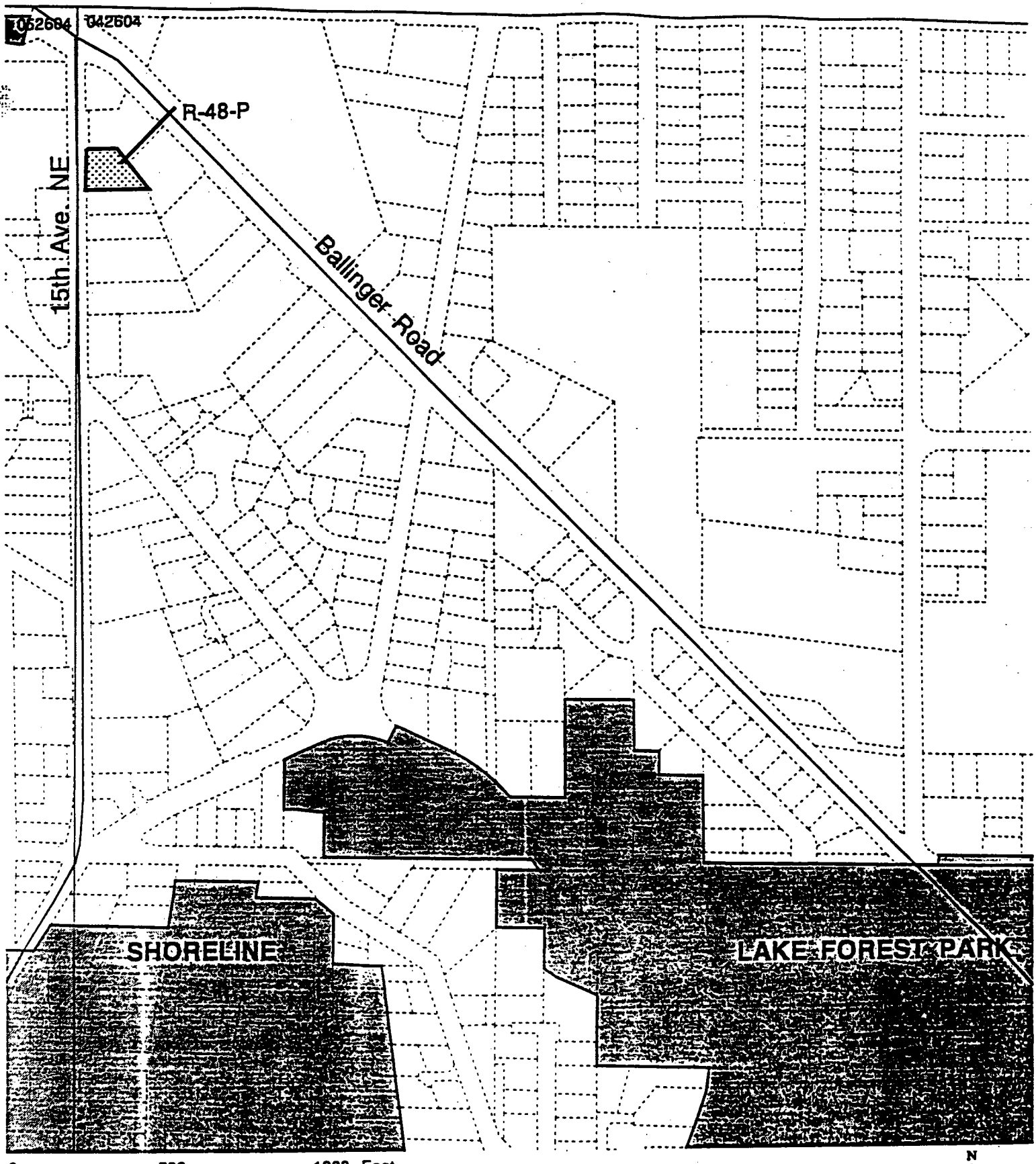


SL-P4. 152-78R (Ordinance 4043)
Shoreline Community Planning Area

Zoning Code Conversion Phase Two

SL-P4. 152-78R (Ordinance 4043)

1. Duplex units to be designed so as to limit the downhill (westerly) side to two story.

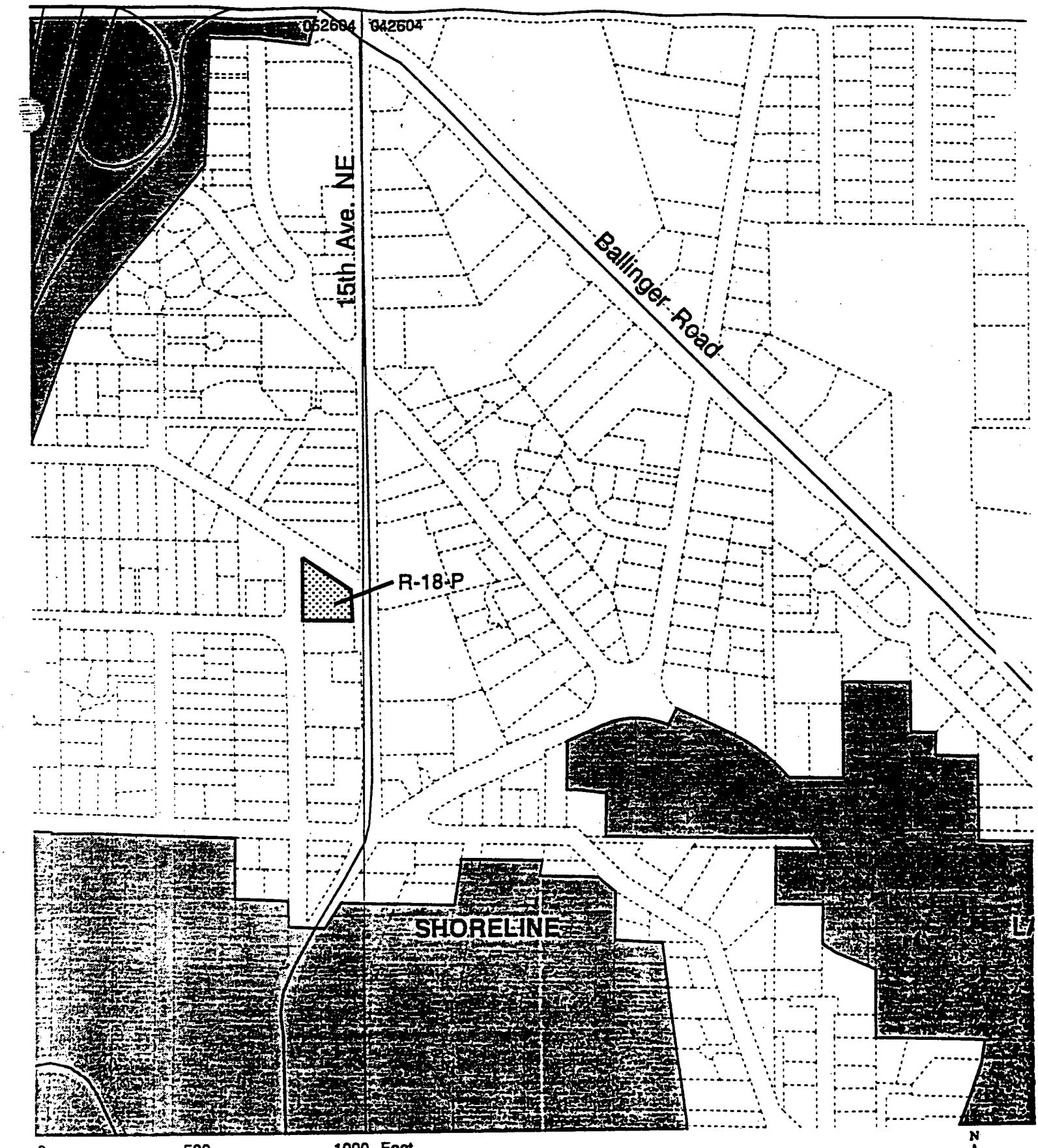


SL-P5. 180-78R (Ordinance 4008)
Shoreline Community Planning Area

Zoning Code Conversion Phase Two

SL-P5. 180-78R (Ordinance 4008)

1. The density requirements of the R-24 zone shall not be exceeded if the subject property is developed with multi-family residences.



Zoning Code Conversion Phase Two

SL-P6. 197-78R (Ordinance 4053)
Shoreline Community Planning Area

SL-P6. 197-78R (Ordinance 4053)

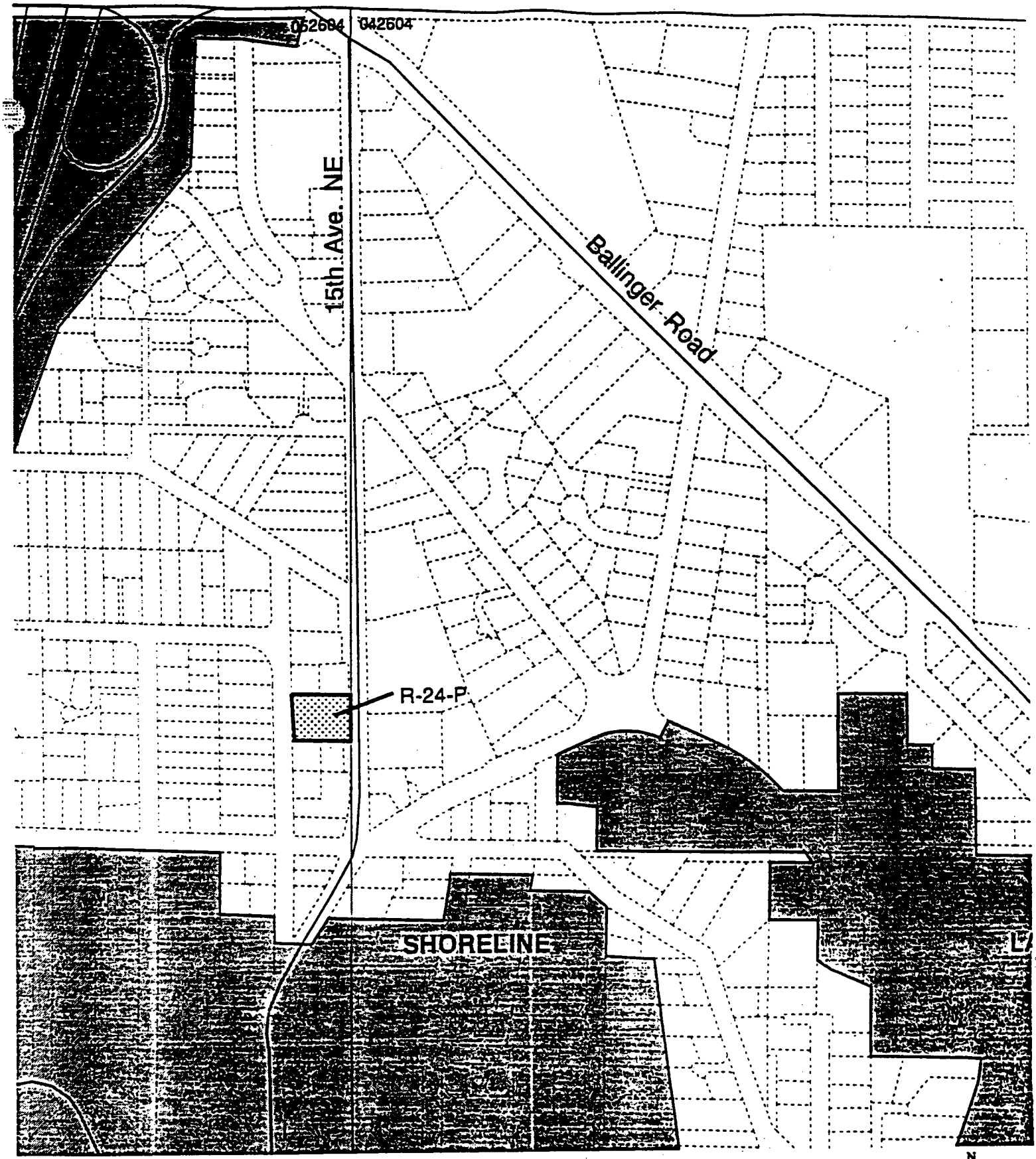
12824

1. Not more than eight units to be permitted on the site.

2. No structures, driveways or parking access within fifty feet of McAleer Creek. Modification of the terrain within the fifty feet setback area to be limited to landscaping and the restoration of foliage.

3. Access to be limited to 15th Avenue Northeast.

4. Access to be gained from a private drive adjacent to the south property line.



SL-P7. 125-89R (Ordinance 9476)
Shoreline Community Planning Area

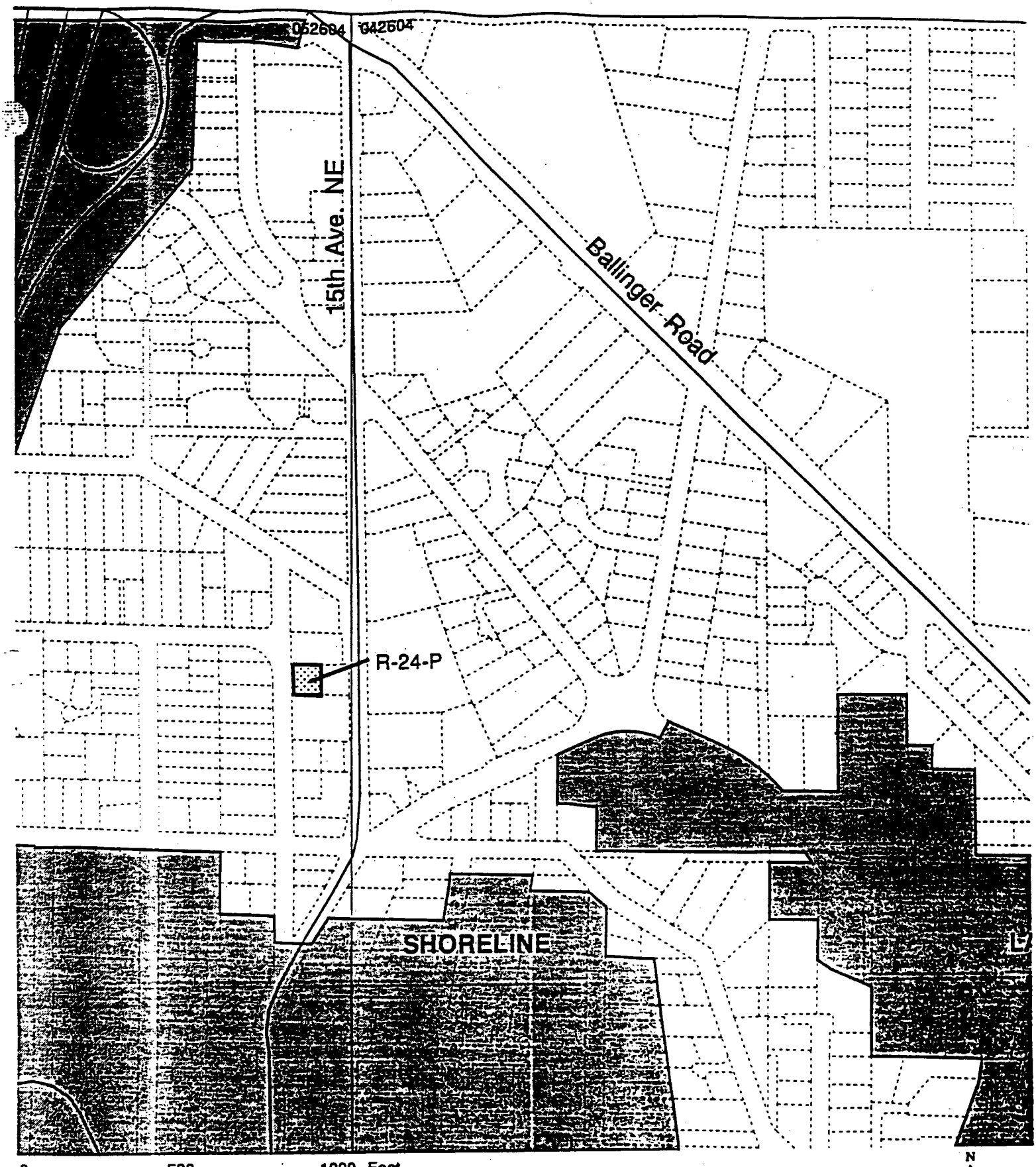
Zoning Code Conversion Phase Two

12824

SL-P7. 125-89R (Ordinance 9476)

1. The roof peak shall be a maximum of five feet higher than 14th Avenue Northeast, or 307 feet in elevation above sea level, whichever is lower.

2. A six foot high solid cedar fence shall be constructed at the west property line. The fence top elevation shall be not less than 308 feet above sea level. The fence shall be constructed before building "B" is occupied.

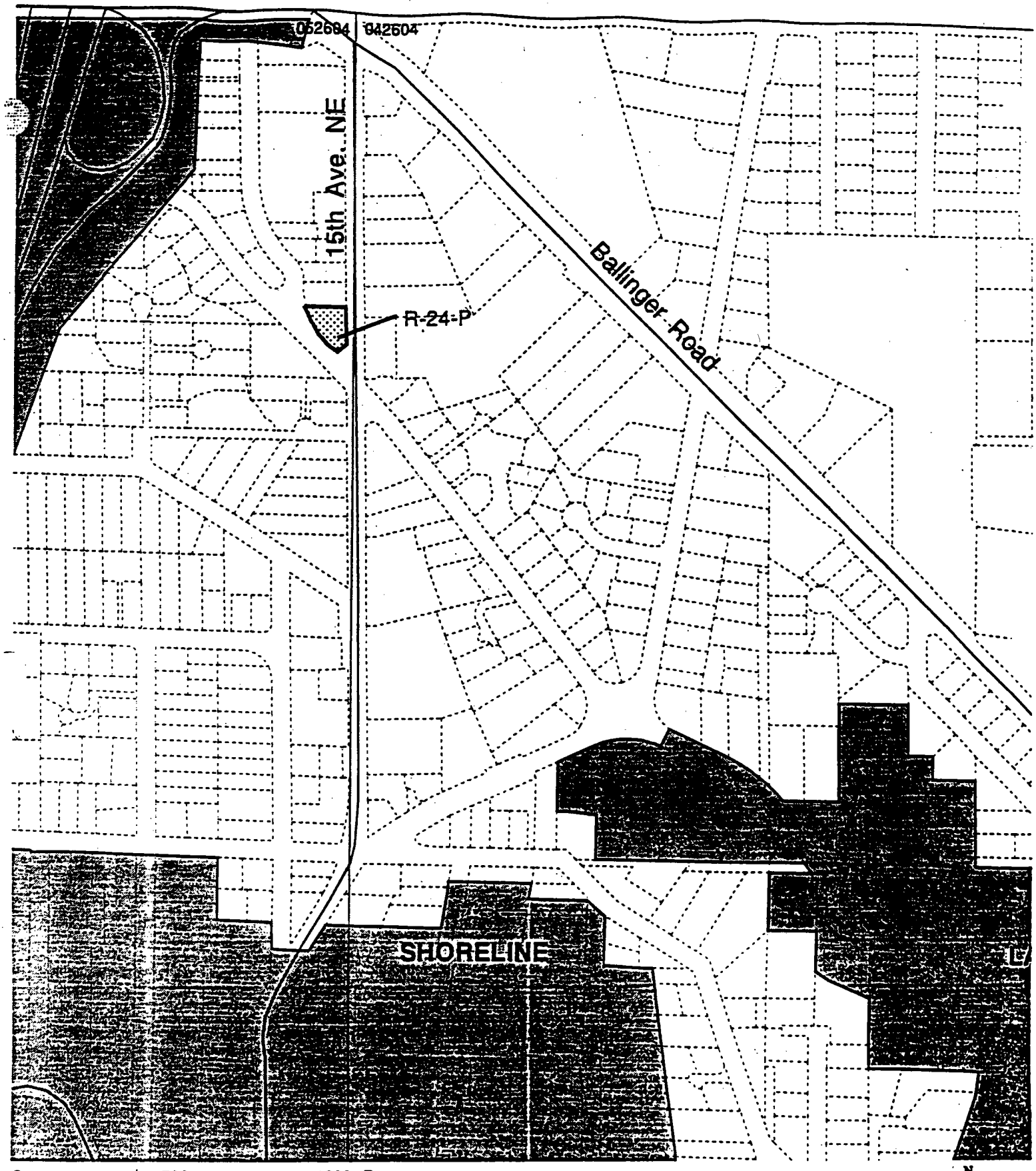


SL-P8. L90RZ022 (Ordinance 10194)
Shoreline Community Planning Area

Zoning Code Conversion Phase Two

SL-P8. L90RZ022 (Ordinance 10194)

1. Vehicular access to and from the subject property from 14th Avenue Northeast shall be prohibited. Access from this site through the property to the south shall conform to the requirements of the King County Road Standards.



SL-P9. L92RZ002 (Ordinance 10813)

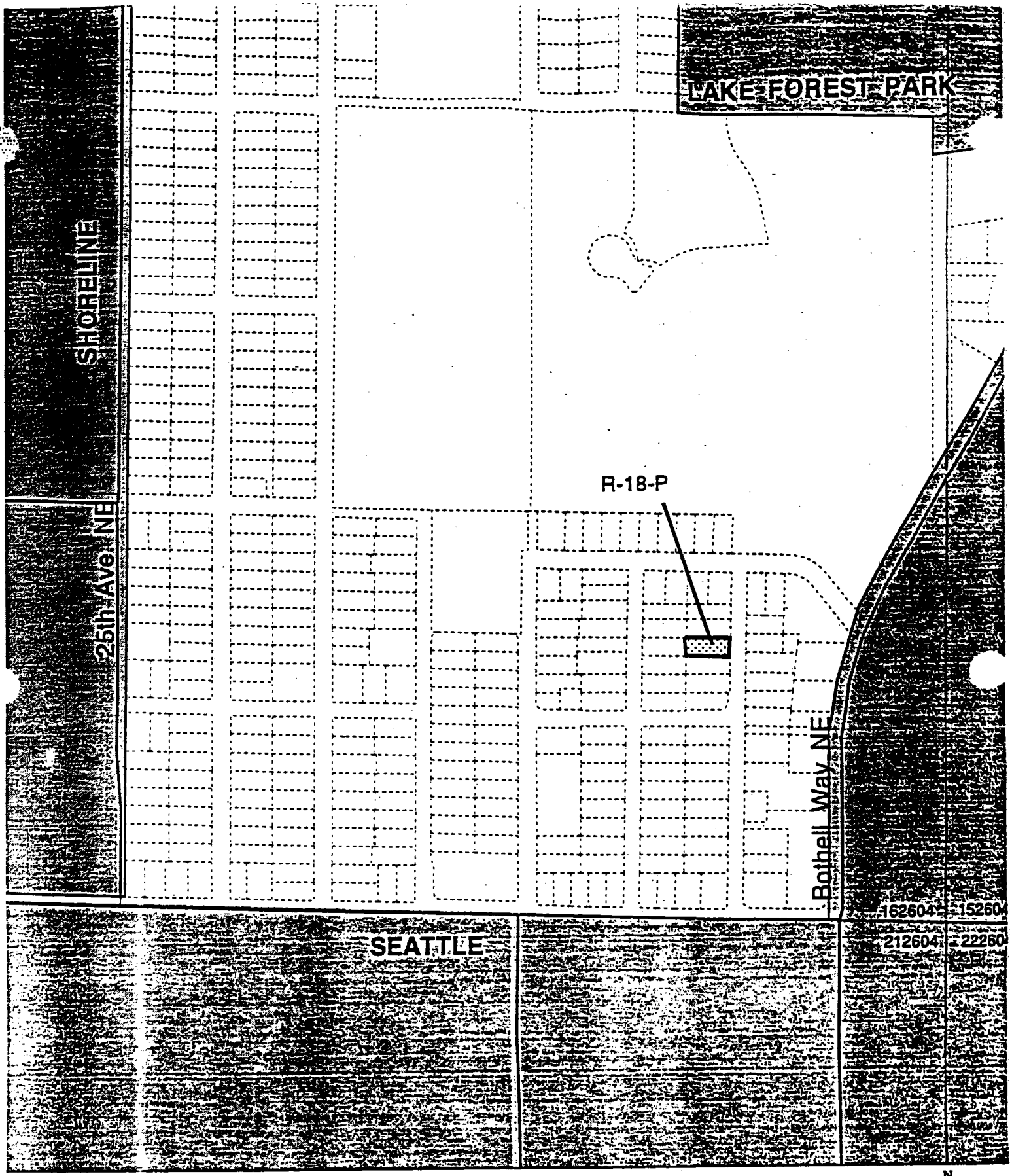
Shoreline Community Planning Area

Zoning Code Conversion Phase Two

SL-P9. L92RZ002 (Ordinance 10813)

1. Existing trees on the property shall not be removed until a tree removal plan is submitted by the applicant and approved by the Land Use Services Division prior to the issuance of a building permit.

2. Access to the center lot shall be provided through Lot 17, via Forest Park Drive.



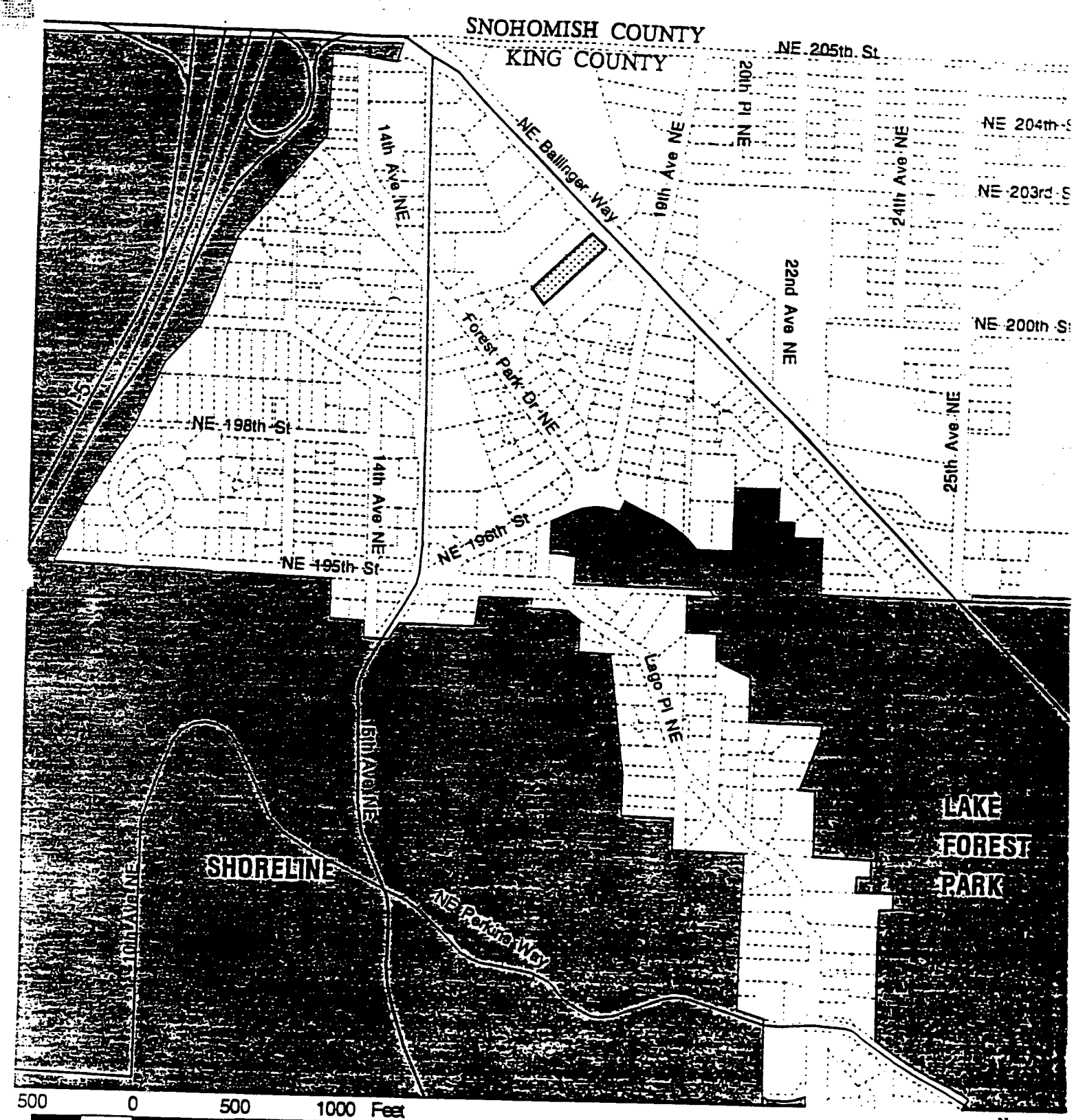
SL-P10. L93RZ003 (Ordinance 11025)
Shoreline Community Planning Area

Zoning Code Conversion Phase Two

12824

SL-P10. L93RZ003 (Ordinance 11025)

1. The use of the subject property shall be limited to a maximum of two dwelling units. However, if and when both the adjoining properties to the north and south are reclassified to R-18, R-24, or R-48 zone designation this post-effective condition shall become null and void.



Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: SL-P11. 135-75R (Ordinance 2608)
Shoreline Community Planning Area

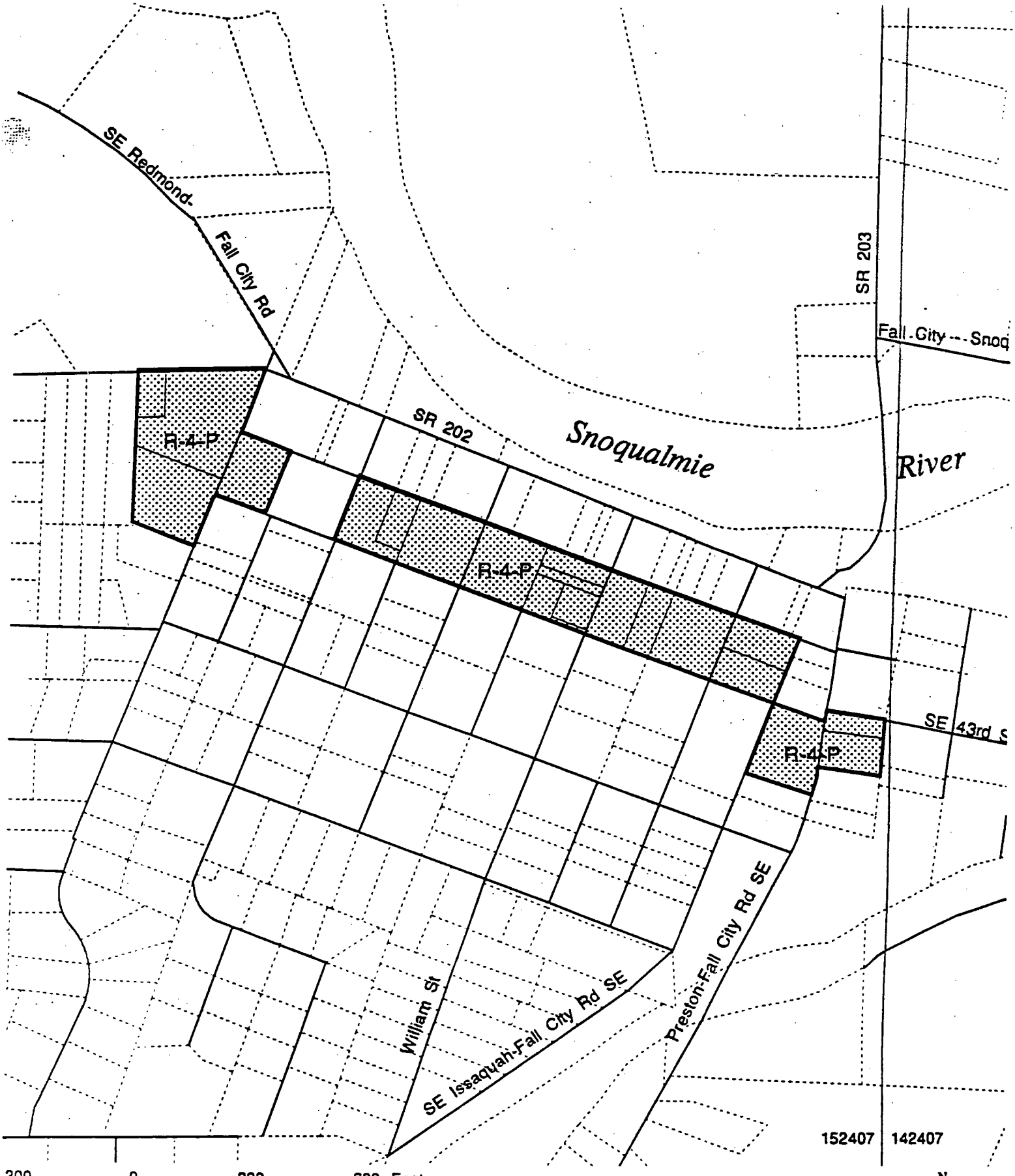
Zoning Code Conversion Phase Two 14

SL-P11. 135-75R (Ordinance 2608)

1. The existing cyclone fence to be augmented by cedar or redwood slats along the southeast and southwest boundary.

2. Existing trees on the site to be retained where requested by the Division of Land Use Management.

3. A planted evergreen screen to augment the fencing along the southeast and southwest boundaries.



SV-P2. Fall City: Access Limits
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

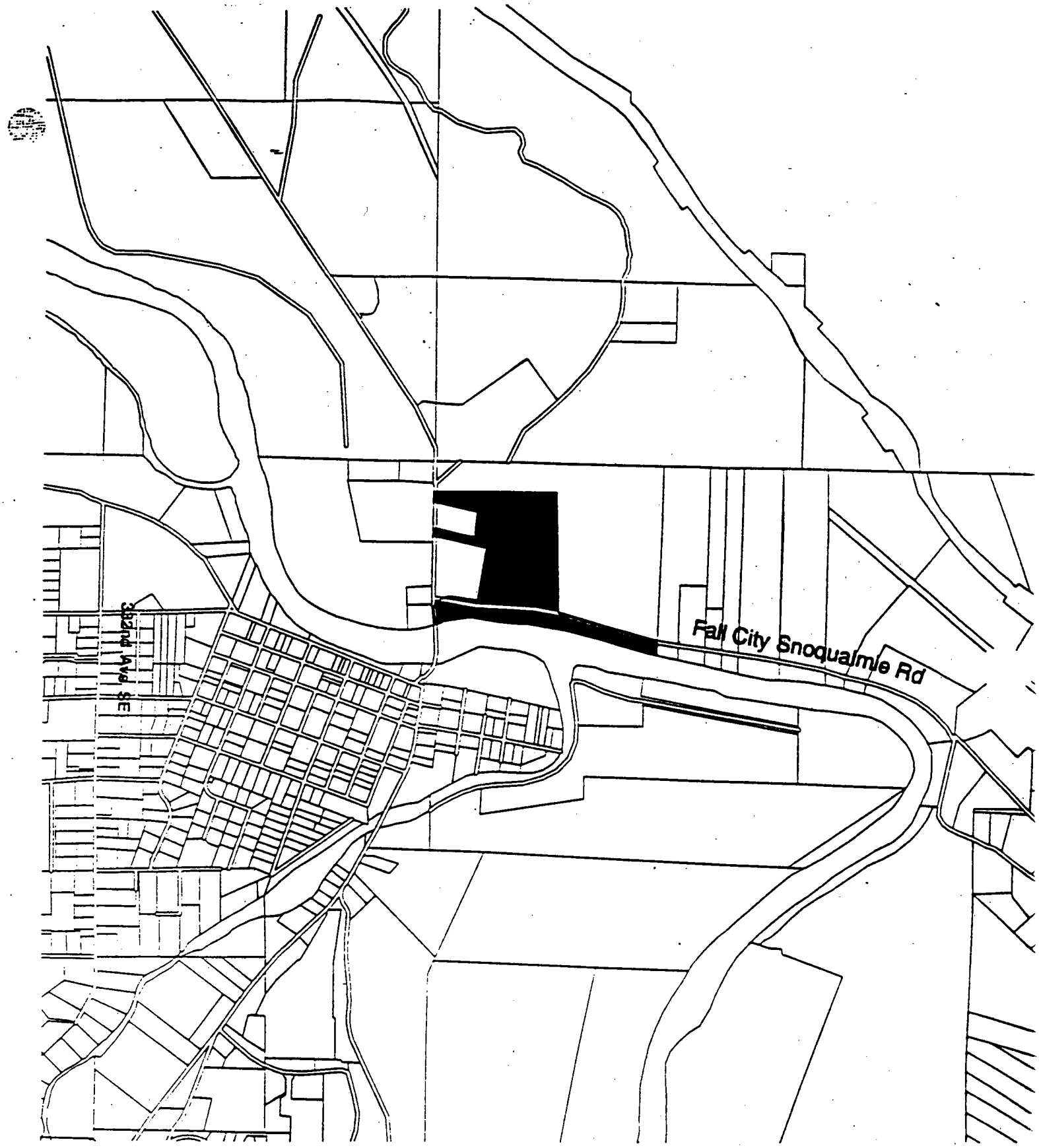
12824

Snoqualmie Valley Planning Area Development Conditions

SV-P2. Unincorporated Rural Activity Center: Fall City - Access Limits (Source: Snoqualmie Valley Community Plan and Area Zoning, p. 35)

The following P-Suffix conditions shall apply:

- Primary access should be from the north-south streets. Access from SE 43rd Street should be limited to one point, preferably at the mid-block.



Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: SV-P3. Unincorporated Rural Activity Center - Fall City Floodplain Protection

1000 0 1000 2000 Feet

N

P-Suffix Area

City Area

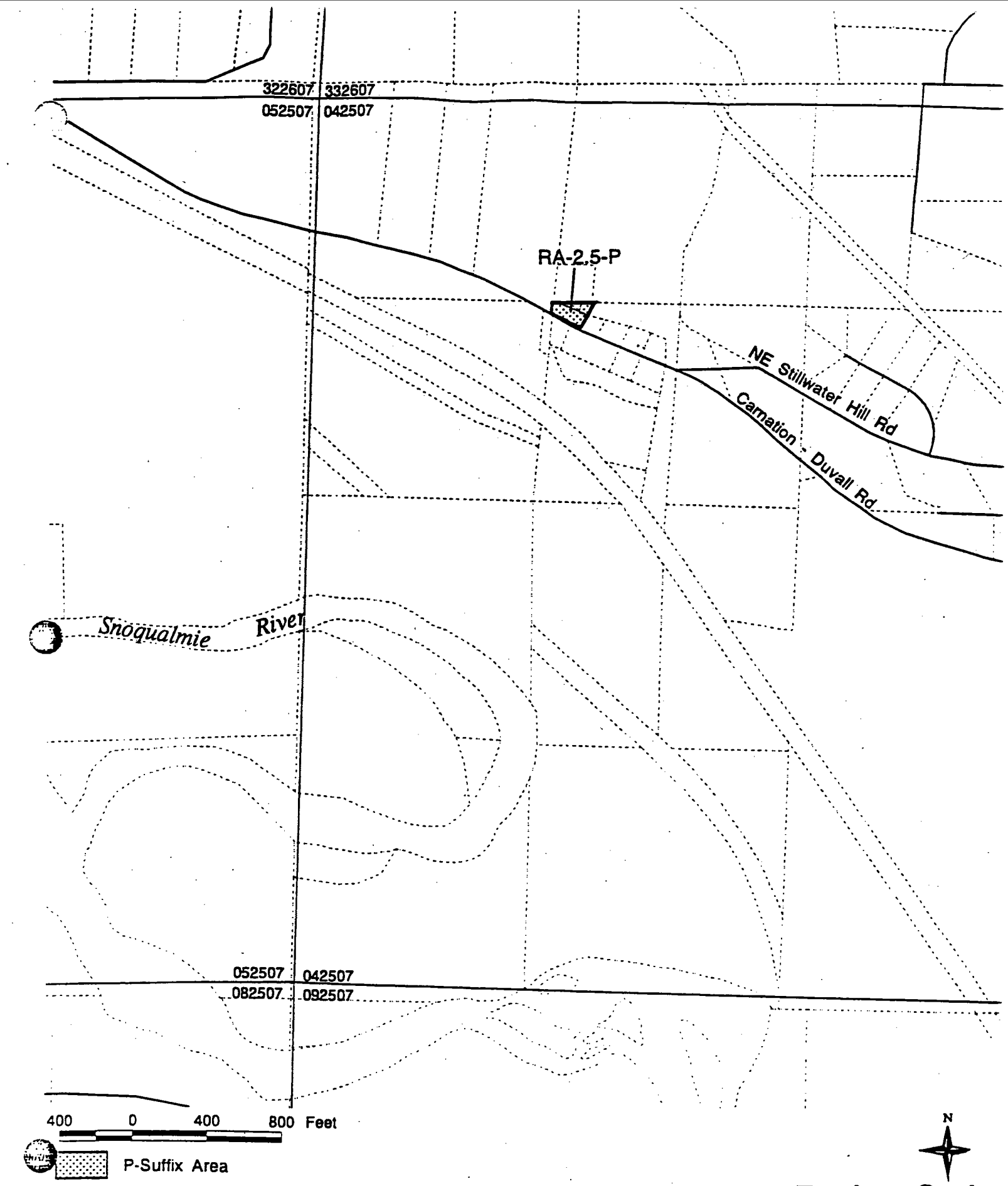
Snoqualmie Community Planning Area

Zoning Code Conversion Phase Two

SV-P3. Unincorporated Rural Activity Centers: Fall City Floodplain Protection (Source: Snoqualmie Valley Community Plan Area Zoning p.150 as modified by Amendment 12 to Attachment A to Ordinance 12531.)

The P-suffix condition shall be applied to the area of parcels 9007 and 9078 as follows:

No new or additional fill is permitted within the FEMA Floodway.



SV-P11. Stillwater
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P11. Stillwater (Source: Snoqualmie Valley Community Plan Area Zoning p.44)

The zone can only be actualized if the operator of the Stillwater Store wishes to move the store or rebuild on the potentially zoned NB-site.

The following P-Suffix conditions shall apply:

Only the following uses will be allowed:

1. One small convenience store for this site.

2. Neighborhood-scale mixed use business-residential subject to a conditional use permit, and subject to conditions governing mixed use development in the NB zone.

3. The applicant shall remove all buildings and fuel tanks from the former store site and the stream corridor on the site should be restored to natural conditions (as feasible), based on recommendations by State Department of Fisheries (WDF).

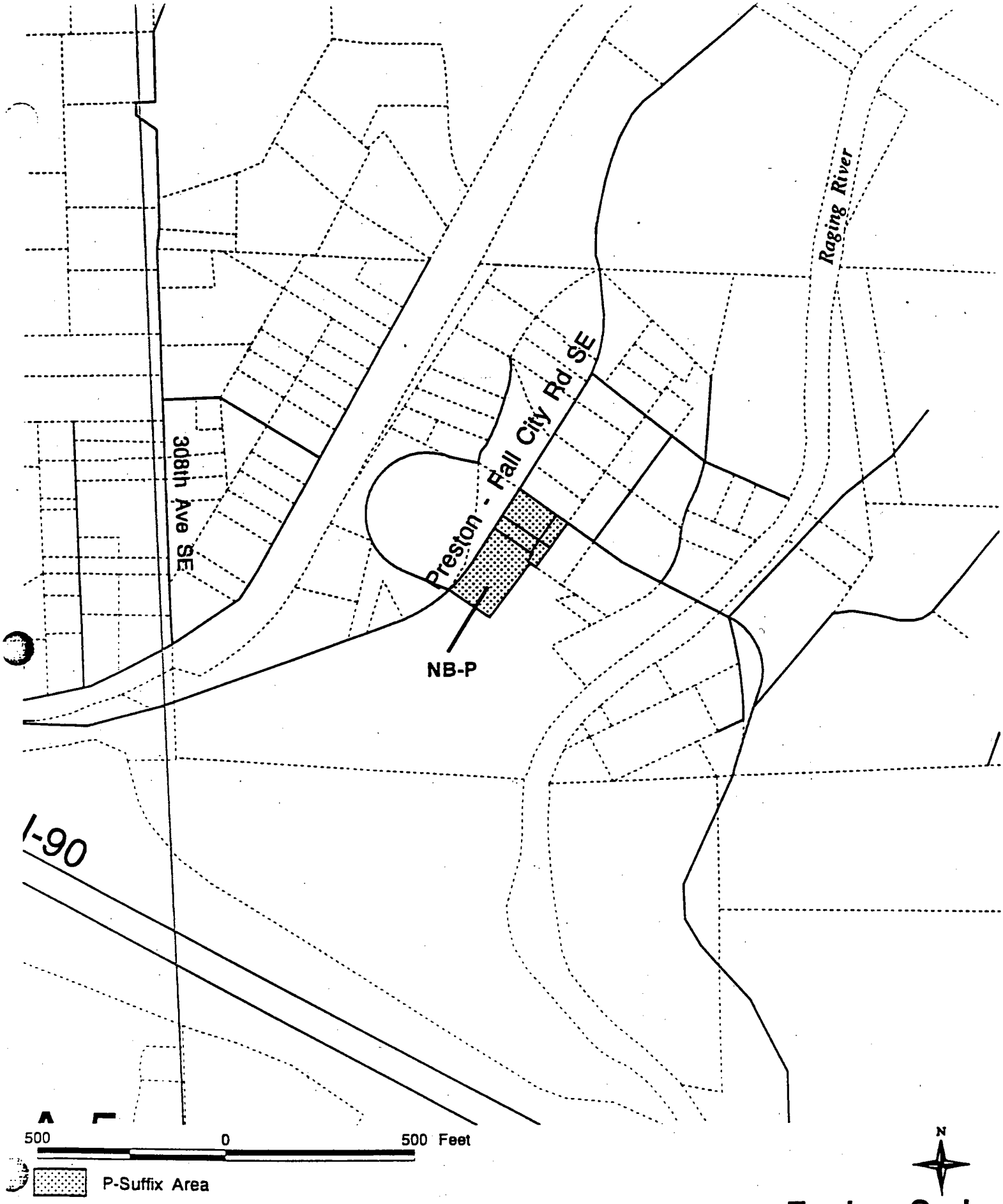
4. Additional right-of-way, to be determined by the State, shall be dedicated along SR-203 for operational, pedestrian, and safety improvements at the intersection of Northeast Stillwater Road and SR-203.

5. Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where NB zoned properties abut rural or resource lands.

Commercial Screening Matrix

Adjacent Property Zoning	Commercial Property Zoning		
	NB Neighborhood Business	***RB Regional Business***	***I Industrial***
RA (Rural Area)	Type I Buffer 30' Depth	Type I Buffer 30' Depth	Type I Buffer 50' Depth
F (Forest) A (Agricultural)	Type I Buffer 30' Depth	Type I Buffer 50' Depth	Type I Buffer 50' Depth

(Source: Snoqualmie Valley Community Plan Area Zoning; p. AZ-36)



SV-P12. Preston: Neighborhood Business
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P12. Preston: Neighborhood Business(NB-P) (Source: Snoqualmie Valley Community Plan and Area Zoning p.45)

The following P-Suffix conditions shall apply:

1. The only use allowed at this site is a small convenience store not to exceed 3,000 square feet of gross floor area.

2. Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where NB zoned properties abut rural or resource lands.

Commercial Screening Matrix

Adjacent Property Zoning	Commercial Property Zoning		
	NB Neighborhood Business	***RB Regional Business***	***I Industrial***
RA (Rural Area)	Type I Buffer 30' Depth	Type I Buffer 30' Depth	Type I Buffer 50' Depth
F (Forest) A (Agricultural)	Type I Buffer 30' Depth	Type I Buffer 50' Depth	Type I Buffer 50' Depth

(Source: Snoqualmie Valley Community Plan Area Zoning; p. AZ-36)

SV-P13. Preston: W-1/2 T24N R7E: (I-P and RA-10-P) (Source: Snoqualmie Valley Community Plan and Area Zoning p.135)

If the MP-P zoning is approved, the following P-suffix conditions shall apply:

Prior to the preliminary approval of any subdivision, short subdivision, or the issuance of the building permit, an overall development plan shall be submitted to and be approved by the Department of Development and Environmental Services. The site plan shall be consistent with these additional P-suffix conditions:

1. Applicants will be required to design and construct the access road to the northeastern portion of the site to conform to King County's standards for industrial roads. Signs shall be posted prohibiting truck traffic from accessing 308th Ave. SE as it goes through the residential areas adjacent to the site. This segment of 208th Ave. SE should only be used for local access. Truck traffic shall be channeled so they cannot access through this area.

2. All uses of the I-P zone are permitted except small convenience retail stores.

3. Utilities shall be underground.

4. Business signs consistent with those required in a NB (Neighborhood Business) zone classification shall apply. Any ground-supported sign shall not exceed 5 feet in height.

5. Landscape buffers as defined in the Commercial Screening Matrix, p. AZ-36, will be required where manufacturing uses abut rural or resource lands.

Commercial Screening Matrix

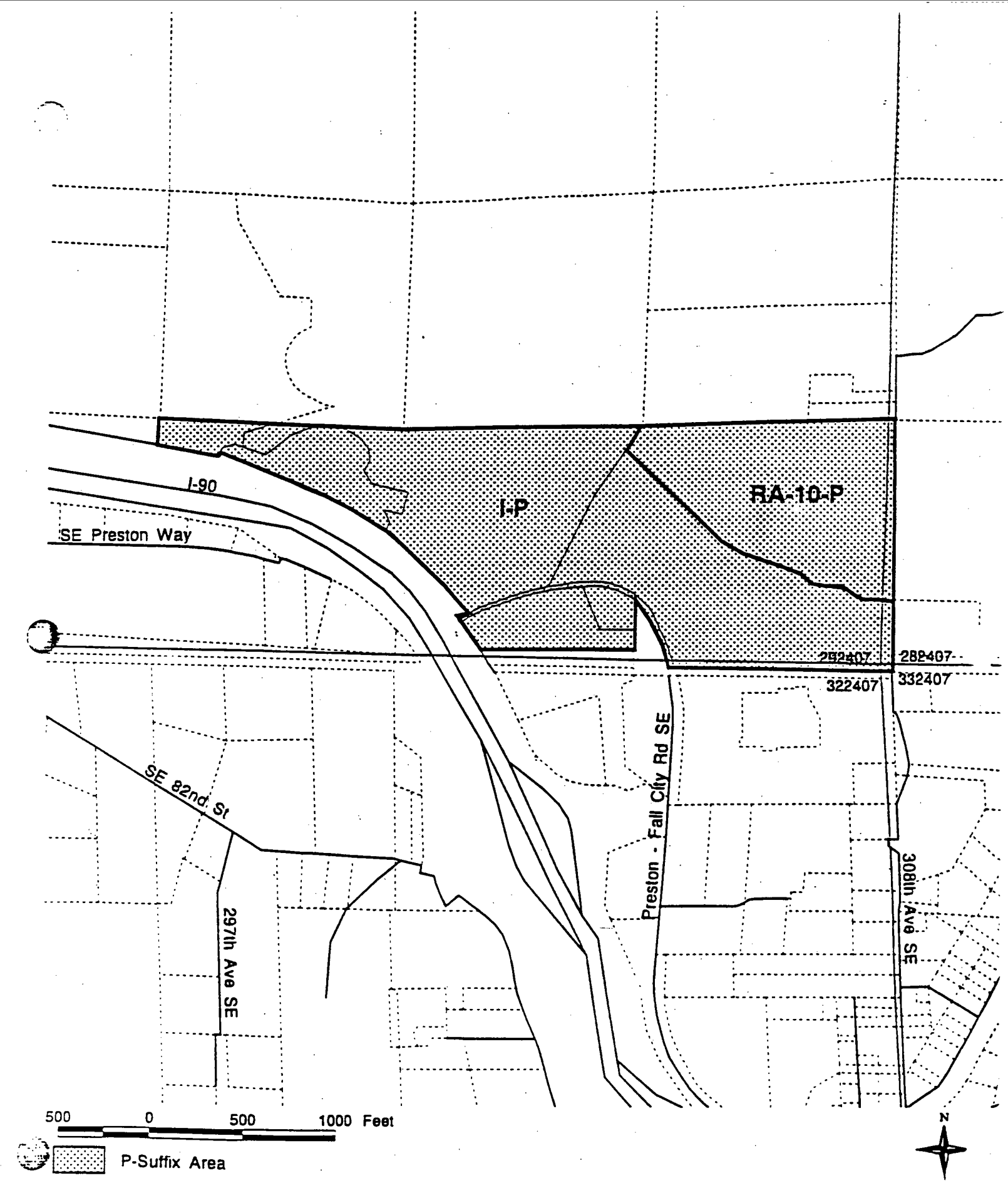
Adjacent Property Zoning	Commercial Property Zoning		
	NB Neighborhood Business	***RB Regional Business***	***I Industrial***
RA (Rural Area)	Type I Buffer 30' Depth	Type I Buffer 30' Depth	Type I Buffer 50' Depth
F (Forest) A (Agricultural)	Type I Buffer 30' Depth	Type I Buffer 50' Depth .	Type I Buffer 50' Depth

(Source: Snoqualmie Valley Community Plan Area Zoning: p. AZ-36)

6. Type III landscaping, 10 feet wide, shall be required along the perimeter of each separate lot or development.

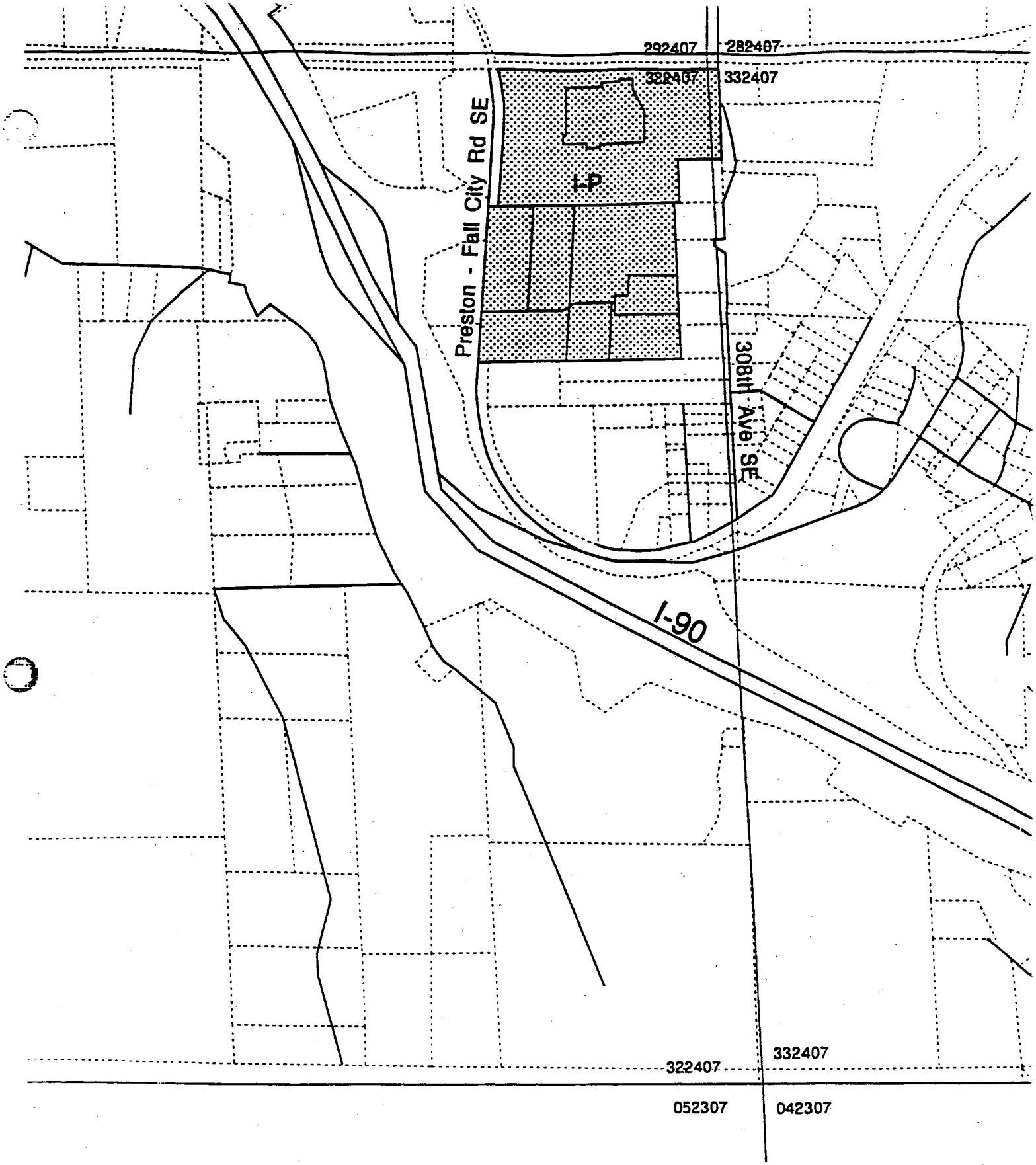
7. Along identified public trails or trail easements, Type II landscaping, 10 feet wide on both sides of the trail, shall be required.

8. The site plan should include a development plan for a passive public open space area located in the northeastern corner of the site, and shall include park benches and picnic areas.



SV-P13. Preston: W-1/2 T24N R7E, I-P and RA-10-P
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two



SV-P15. Preston: I-P
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P15. Preston: I-P (Source: Snoqualmie Valley Community Plan and Area Zoning pp.135 - 136)

The purpose of this zoning is to add developmental conditions to the outright zoned industrial land in the Preston industrial area. The following P-suffix conditions shall apply:

Prior to the preliminary approval of any subdivision, short subdivision, or the issuance of a building permit, an overall development plan shall be submitted to and be approved by the Department of Development and Environmental Services. The site plan shall be consistent with the following P-suffix conditions:

1. Applicants will be required to design and construct the access road to the northeastern portion of the site to conform to King County's standards for industrial roads. Signs shall be posted prohibiting truck traffic from accessing 308th Ave. SE as it goes through the residential areas adjacent to the site. This segment of 308th Ave. SE should only be used for local access. Truck traffic shall be channeled so they cannot access through this area.

2. All uses of the I zone area permitted except small convenience retail stores.

3. No buildings or structures shall exceed a height of 45 feet.

4. Utilities shall be underground.

5. Business signs consistent with those required in a NB (Neighborhood Business) zone classification shall apply. Any ground-supported sign shall not exceed 5 feet in height.

6. Landscape buffers as defined in the Commercial Screening Matrix, p. AZ-36 will be required where manufacturing uses abut rural or resource lands.

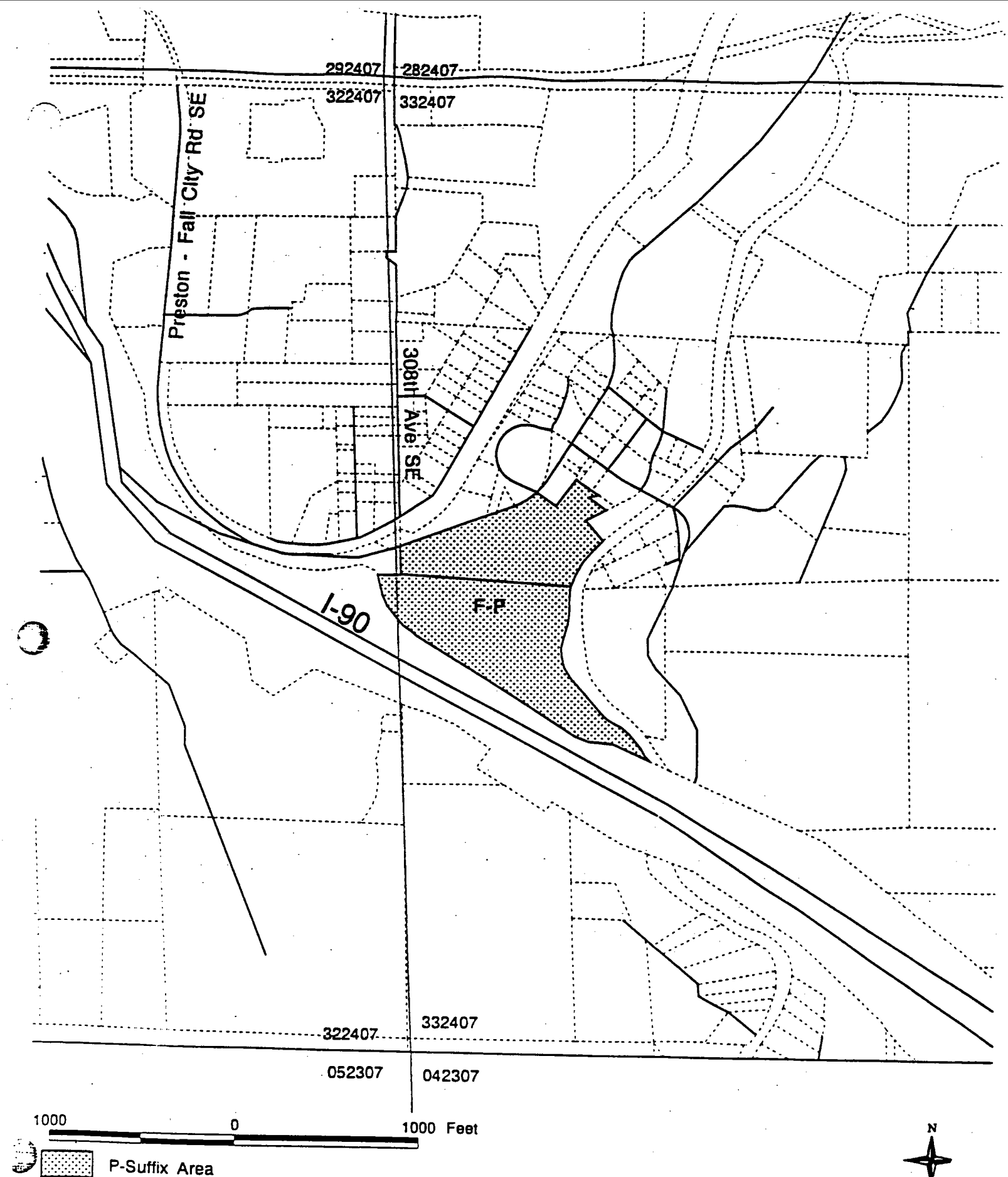
Commercial Screening Matrix

Adjacent Property Zoning	Commercial Property Zoning		
	NB Neighborhood Business	***RB Regional Business***	***I Industrial***
RA (Rural Area)	Type I Buffer 30' Depth	Type I Buffer 30' Depth	Type I Buffer 50' Depth
F (Forest) A (Agricultural)	Type I Buffer 30' Depth	Type I Buffer 50' Depth	Type I Buffer 50' Depth

(Source: Snoqualmie Valley Community Plan Area Zoning; p. AZ-36)

7. Type II landscaping, 10 feet wide on both sides of the trail, shall be required along identified public trails or trail easements.

8. The site plan should include a development plan for a passive public open space area located in the northeastern corner of the site, and include park benches and picnic areas.



SV-P17. Preston: W33-24-7; F-P
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P17. Preston: W 33-24-7: F-P (Source: Snoqualmie Valley Community Plan and Area Zoning, p. 144)

The purpose of this zoning is to permit the Preston Mill to continue to operate as a legal land use. Current operations at the mill are considered to be primary processing and as such are outright permitted uses under the F zone. A Conditional Use Permit would be required for uses beyond primary processing activities, such as film drying.

SV-P18. Weyerhaeuser Mill (Source: Snoqualmie Valley Community Plan and Area Zoning p.166)

I-P, M-P and RA-5-P, UR-P: These zoning designations recognize the Weyerhaeuser Mill in Snoqualmie as a resource-based industrial use. The mill is in the City of Snoqualmie Expansion Area 2, described on page 97 of the Snoqualmie Valley Community Plan. The RA-5-P, UR-P zoning is applied to land within the floodway. I-P, M-P zoning is applied to land outside the floodway. The following P-suffix conditions shall apply:

A. General

1. Minimum 50' buffers on all property boundaries adjacent to residential areas.

2. Joint planning between King County and the City of Snoqualmie is required for redevelopment of the mill site for uses other than forest products manufacturing pursuant to an interlocal agreement to be adopted by the City, the County and the property owner. The interlocal agreement shall provide for a review process under which:

   a. An application is submitted to both jurisdictions.

   b. The City shall provide its comments to the County.

   c. The County shall consider the City's comments and render a decision which it shall transmit to the City.

   d. The City shall approve or deny the County's decision in its entirety within 60 days, but may not modify its application to address those concerns. A modified application shall be subject to the review process outlined in paragraphs a-d.

3. The City's review and approval or denial shall be governed by the following development standards. The interlocal agreement may elaborate upon these standards.

B. Public Services and Utilities

1. The property owner shall pay its proportionate share of the capital cost of expansion of any city utility or service which is necessitated by the proposed development to ensure that burdens which would not otherwise occur will not be imposed on existing residents or facilities.

C. Compatibility

As indicated in Policy SQP-79, the City and County recognize the historic industrial use and support continued industrial use of the property. Industrial use of the property other than forest product manufacturing should not be construed as a public nuisance per se where carried on in a reasonable manner and in compliance with any applicable regula-

tions even though it may have impacts on nearby rural properties. Consideration shall be given to the existing rural, resource-related character of the City of Snoqualmie and to the nature and extent of impacts on surrounding properties.

D. Open Space

A portion of the property shall be set aside for open space. Open space may include the floodway and trail along the Snoqualmie River.

E. Drainage Facilities

1. A master drainage plan consistent with the criteria in the King County Surface Water Design Manual for the entire property shall be prepared.

2. Surface water drainage control systems shall prevent the following unacceptable impacts:

   a. Aggravation of existing flooding problems;

   b. Destabilization of natural drainage systems;

   c. Unstable soil conditions; and

   d. Degradation of water quality in the Snoqualmie River.

F. Transportation

1. A Transportation Plan shall be prepared which considers applicable City and County plans and policies.

2. The property owner shall develop a Transportation Management Plan to minimize the necessity for single occupancy automobile usage.

G. Sensitive Areas

1. The old Mill Pond shall be restored to improve its habitat and water quality functions, including removal of sinker logs and fill. The restoration plan shall be reviewed and approved by the King County wetland biologist and Resource Planning Section staff.

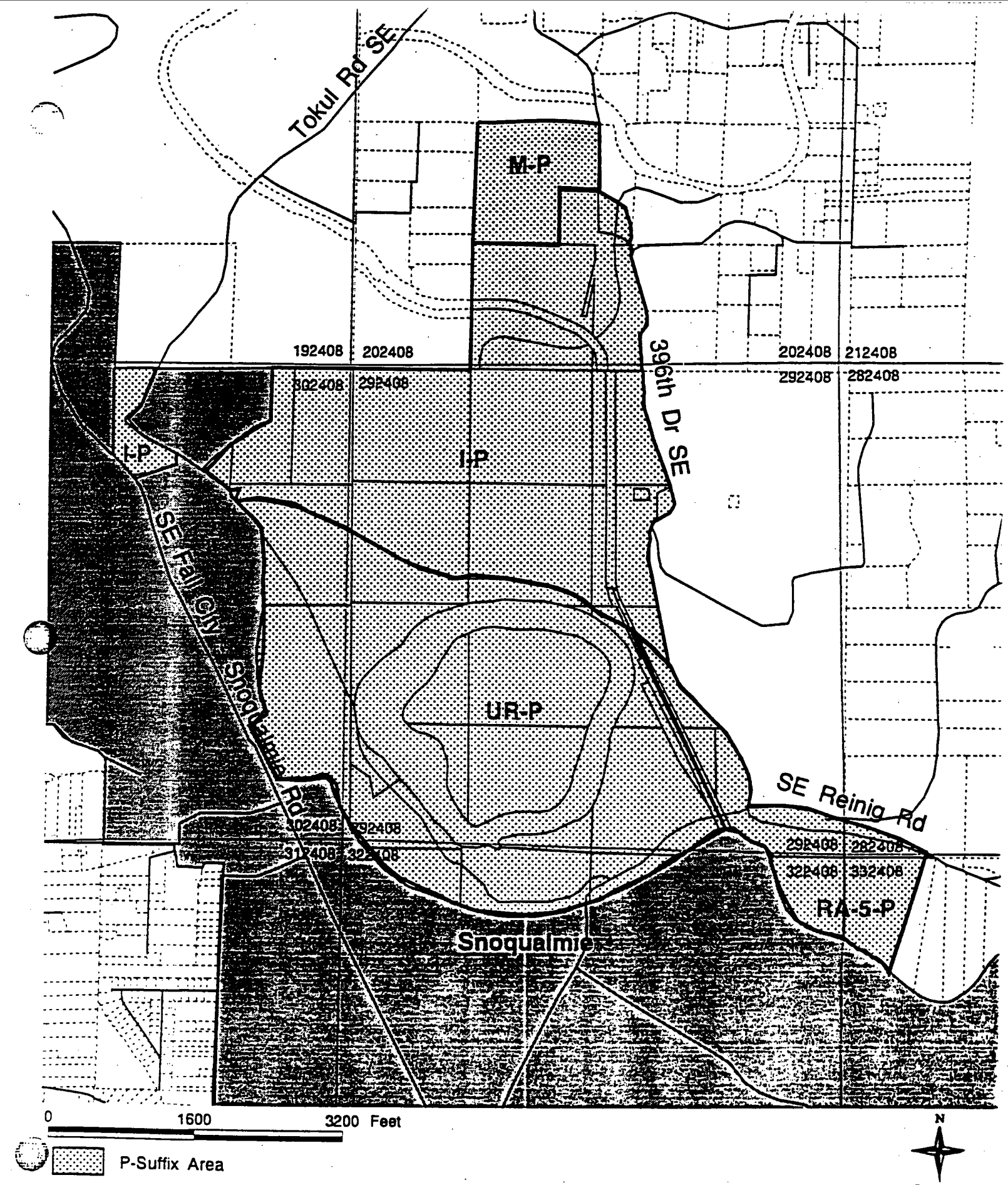
2. Bank restoration along the reach of the Snoqualmie River, if necessary as a result of the proposed development.

3. Public access along the Snoqualmie River and the southern portion of the old Mill Pond.

4. The property owner will not oppose annexation if the proposed development requires extension of additional city services.

5. P-suffix conditions apply to redevelopment of the mill site with other industrial uses, not forest product manufacturing.

6. The rezone process may be used to modify the zone boundary based on additional information regarding the more precise location of the zero rise flood boundary.



SV-P18. Weyerhaueser Mill
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

All new development and re-development shall be of a scale, modulation, materials and color that will transition with the surrounding land uses including village open space, trails and rural residential neighborhoods.

D. Permitted Uses

Heavier industrial uses; new or re-developed industrial uses providing substantial waste by-products or wastewater discharge; or new or re-developed paper, chemical and allied products manufacturing uses shall be prohibited.

Uses shall be limited to those that are dependent upon a location in proximity to a Rural Area or Natural Resource Lands, and are compatible with the functional and visual character of rural residential uses in the immediate area, as follows:

1. A Conditional Use Permit (CUP) shall be required for new building construction permits or for expansion of existing buildings to ensure that:

a) The visual character of the Rural Area will be protected and enhanced. In addition to the decision criteria of KCC 21A.44.040, the CUP review process shall focus on the view sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible from a given point or points, terminating at the horizon, such as a ridgeline, treeline or other prominent linear physical feature.

b) The proposed new use is dependent upon a location in proximity to the Rural Area or Natural Resource Lands. The Director should consider the following criteria in the CUP review process:

- The majority of the product(s) being manufactured, processed or sold are primarily composed of materials extracted or grown in the Rural Area or Natural Resource Lands.
- The majority of the product(s) being manufactured, processed or sold are primarily used or consumed in the Rural Area or Natural Resources Lands.
- The proposed use requires a location in proximity to the natural and physical features of the Rural Area or Natural Resource Lands.
- The proposed use provides services predominantly to Rural Area residents, or to other uses of the Rural Area or Natural Resource Lands.

Examples of such uses include, but are not limited to: food processing, feed mills and stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair, agricultural product warehousing, and sales facilities for farm/forest products or for products and services used by Rural residents and customarily retailed or wholesaled in Rural Areas or Natural Resource Lands.

2. For industrial buildings already built or for vested applications, tenant improvements and changes of use completely within existing structures shall not be subject to this P-suffix condition. However, P-suffix conditions for new development and redevelopment established under Ordinance 11653 in 1994 will continue to apply.

E. Environment

SV-P19. Preston Industrial Park (Source: Ordinance 11653, Amendment 95A; as amended by Ordinance 12170, Amendment 12-3)

The 1994 Comprehensive Plan (Policy R-314) recognized the industrial area adjacent to the rural neighborhood of Preston with appropriate zoning for industrial uses provided that any new industrial development or redevelopment shall be conditioned and scaled to maintain and protect the rural character of the area and to protect sensitive natural features of the environment. In order to preserve the rural character and sensitive areas, new rural industrial development shall be conditioned consistent with Policy R-316 to ensure a scale and nature distinct from urban industrial areas. New development or redevelopment of the parcels for which this environmental impact statement was prepared shall also meet the conditions identified in the Environmental Impact Statement requested under Ordinance 9110.

In addition to meeting the rural industry development standards under K.C.C. 21A.14, the following P-suffix conditions apply to the subject property:

A. Access

Controlled access roads from SE High Point Way/Preston-Fall City Road shall be required. All industrial and commercial uses shall directly connect off-street parking to the access roads.

B. Buffers, trails and aesthetics

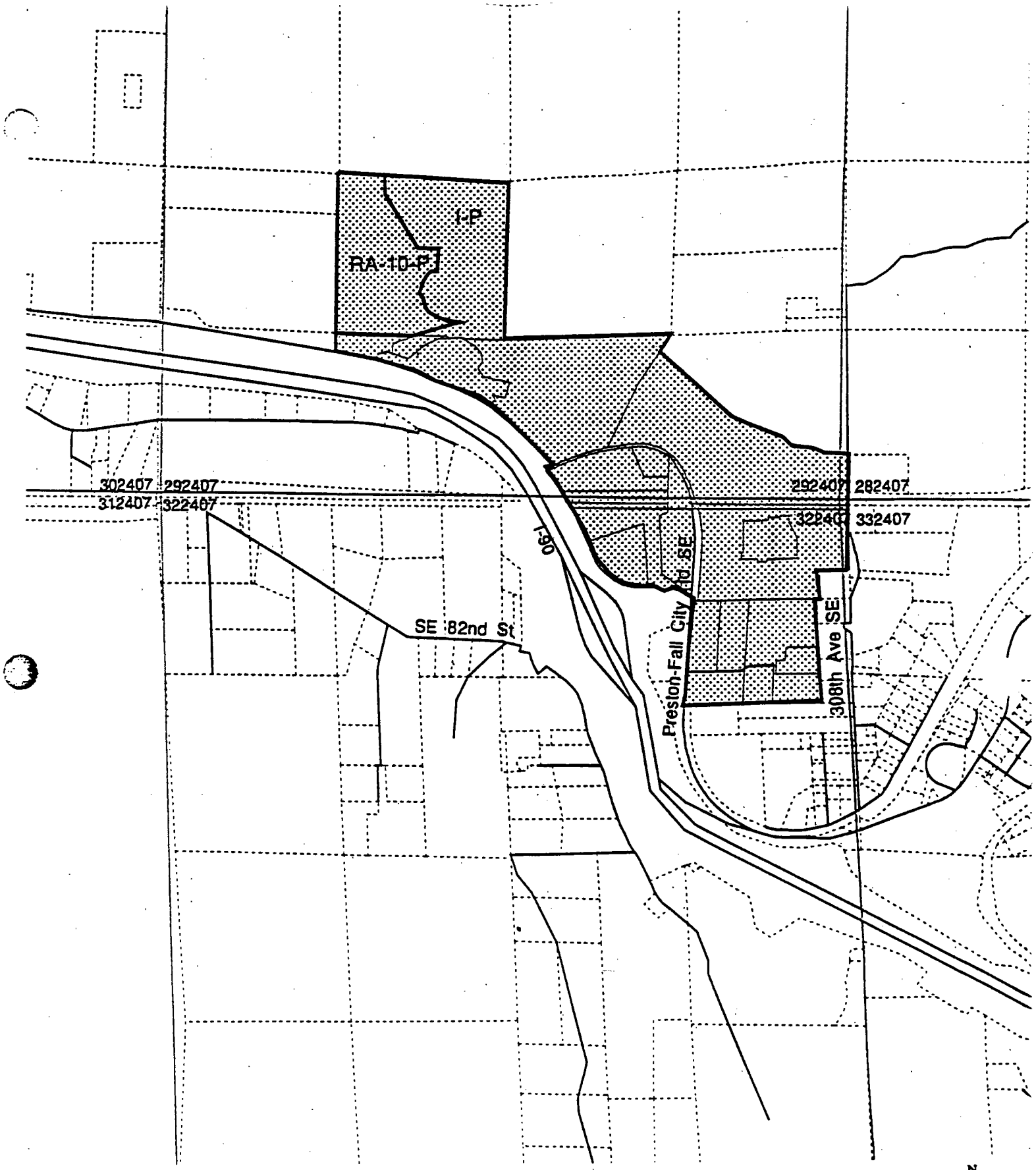
In addition to the landscape and buffers requirements under rural industry development standards, additional buffering between different land uses and the transition to the Preston rural neighborhood shall be required for all new development and redevelopment. Additional buffer types and landscaping shall include the following:

1. All new development and re-development adjacent to SE High Point Way/Preston-Fall City Road shall provide a landscaped, natural buffer along the Preston-Snoqualmie Trail and other trail easements identified in the village Trail Plan component of the Village Development Plan. Landscape design shall be designed in cooperation with the parks division to promote uniform corridor development of the trail system.

2. For new development and re-development easements shall be provided for all trail segments identified in the village trail plan component of the Village Development Plan. Pedestrian access to the Preston-Snoqualmie trail and other components of the village trails plan shall be provided where feasible for new development and re-development.

3. Each new development and re-development project shall be required to complete their portion of the Reforestation Program component of the Village Development Plan. New development and re-development shall preserve or restore natural vegetation, forest cover and the appearances of affected hillsides to enhance the greenway corridor along Interstate 90 to a more natural and rural setting.

C. Building Scale



SV-P19. Preston Industrial Park
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

1. All new development or re-development for which this Environmental Impact Statement was prepared, shall meet all reasonable conditions and mitigations identified in the Environmental Impact Statement requested under Ordinance 9110 as determined necessary by the Director of Development and Environmental Services.

2. New stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 1/2 of the 2 year and the 100-year events.

3. Any new stormwater discharges shall provide source control best management practices and treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids, and result in the removal of at least 50% of total phosphorus.

The subject property consists of tax lots:

2924079009	2924079020	2924079018
2924079055	2924079058	2924079056
2924079019	3224079019	3224079002
3224079033	3224079059	3224079001
3224079133	3224079004	3224079124
3224079125	3224079126	3224079128
3224079129	3224079130	2924079053

The 1994 Comprehensive Plan identified two areas of Preston that may be developed under specific development conditions. These properties were designated in the Snoqualmie Community Plan and Area Zoning for future consideration for industrial use. All of these properties received potential zoning that acknowledges appropriate industrial or mixed use development consistent with the Preston Village Development Plan; Preston Village parcels -- CB-P potential zoning; Preston Mill parcels -- I-P and CB-P potential zoning. Consistent with the Comprehensive Plan, these properties shall only actualize their potential zoning if the development proposals meet these conditions and the site finishes adequate environmental review.

Normally permitted uses in the Community Business zone that have extensive outdoor storage and auto related uses shall be prohibited. Mixed use of these properties to develop housing of a scale and density compatible with the surrounding village is encouraged.

Uses shall be limited to those that are dependent upon a location in proximity to a Rural Area or Natural Resource Lands, and are compatible with the functional and visual character of rural residential uses in the immediate area, as follows:

1. A Conditional Use Permit (CUP) shall be required for new building construction permits or for expansion of existing buildings to ensure that:

a) The visual character of the Rural Area will be protected and enhanced. In addition to the decision criteria of KCC 21A.44.040, the CUP review process shall focus on the view sheds of the Preston neighborhood. A view shed is that portion of the landscape that is visible from a given point or points, terminating at the horizon, such as a ridgeline, treeline or other prominent linear physical feature.

b) The proposed new use is dependent upon a location in proximity to the Rural Area or Natural Resource Lands. The Director should consider the following criteria in the CUP review process:

- The majority of the product(s) being manufactured, processed or sold are primarily composed of materials extracted or grown in the Rural Area or Natural Resource Lands.
- The majority of the product(s) being manufactured, processed or sold are primarily used or consumed in the Rural Area or Natural Resources Lands.
- The proposed use requires a location in proximity to the natural and physical features of the Rural Area or Natural Resource Lands.
- The proposed use provides services predominantly to Rural Area residents, or to other uses of the Rural Area or Natural Resource Lands.

Examples of such uses include, but are not limited to: food processing, feed mills and stores, small retail or wholesale stores, farm/forestry machinery manufacturing or repair, agricultural product warehousing, and sales facilities for farm/forest products or for products and services used by Rural residents and customarily retailed or wholesaled in Rural Areas or Natural Resource Lands.

2. For industrial buildings already built or for vested applications, tenant improvements and changes of use completely within existing structures shall not be subject to this P-suffix condition. However, P-suffix conditions for new development and redevelopment established under Ordinance 11653 in 1994 will continue to apply.

The subject property consists of tax lots 3224079029 and 3224079035.

SV-P20. Preston Village (Source: Ordinance 11653, Amendment 95A, as amended by Ordinance 12170, Amendment 12-3)

For new development and re-development, the following P-suffix conditions apply to the subject property:

a. Village Access

1. New controlled access roads from SE High Point Way/Preston-Fall City Road shall be required. All industrial and commercial uses shall directly connect off-street parking to the access roads.

2. Pedestrian access to the village open space, trails and residential neighborhoods shall be provided when feasible.

b. Buffers

Landscape buffers shall exceed the requirements of 21A.16 by 50 percent to provide additional buffering between different land uses and the transition to the Preston rural neighborhood. Buffer types shall include the following:

1. All development adjacent to SE High Point Way/Preston-Fall City Road shall provide a landscaped, natural buffer along the Preston-Snoqualmie Trail and other trail easements identified in the Village Trail Plan component of the Village Development Plan. Landscape design shall be designed in cooperation with the parks division to promote uniform corridor development of the trail system.

2. Easements shall be provided for all trail segments identified in the village trail plan component of the Village Development Plan. Pedestrian access to the Preston - Snoqualmie trail and other components of the village trails plan shall be provided where feasible.

3. All new development and re-development on parcels adjacent to SE High Point Way/Preston-Fall City Road shall provide a landscaped buffer between each development or adjoining land use. Type 1 landscaping shall be required between the park and residential or commercial development, and between residential development and commercial or industrial uses.

4. Each new development or re-development shall be required to complete their portion of the Reforestation Program component of the Village Development Plan.

c. Building Scale

All new development or re-development shall be of a scale, modulation, materials and color that will transition with the surrounding land uses including village open space, trails and rural residential neighborhoods.

d. Permitted Uses

SV-P21. Preston Mill (Source: Ordinance 11653, Amendment 95A)

In addition to meeting the rural industry development standards under K.C.C. 21A.14, the following P-suffix conditions apply to the subject property:

a. Access

1. A new controlled access road from Upper Preston Road shall be required. All Industrial, commercial and residential uses shall directly connect off-street parking to the access road to avoid additional congestion along SE High Point Way/Preston Fall City Road.

2. Pedestrian access to open space, trails and residential neighborhoods shall be provided where feasible.

b. Buffers

Landscape buffers shall exceed the requirements of 21A.16 by 50 percent to provide additional buffering between land uses and the transition to the Preston rural neighborhood. Buffer types shall include the following:

1. All new development or re-development shall provide a landscaped buffer between each separate building site and adjoining uses and scenic vistas. Type 1 landscaping shall be required between the Raging River and residential or commercial development, and between residential development and commercial uses.

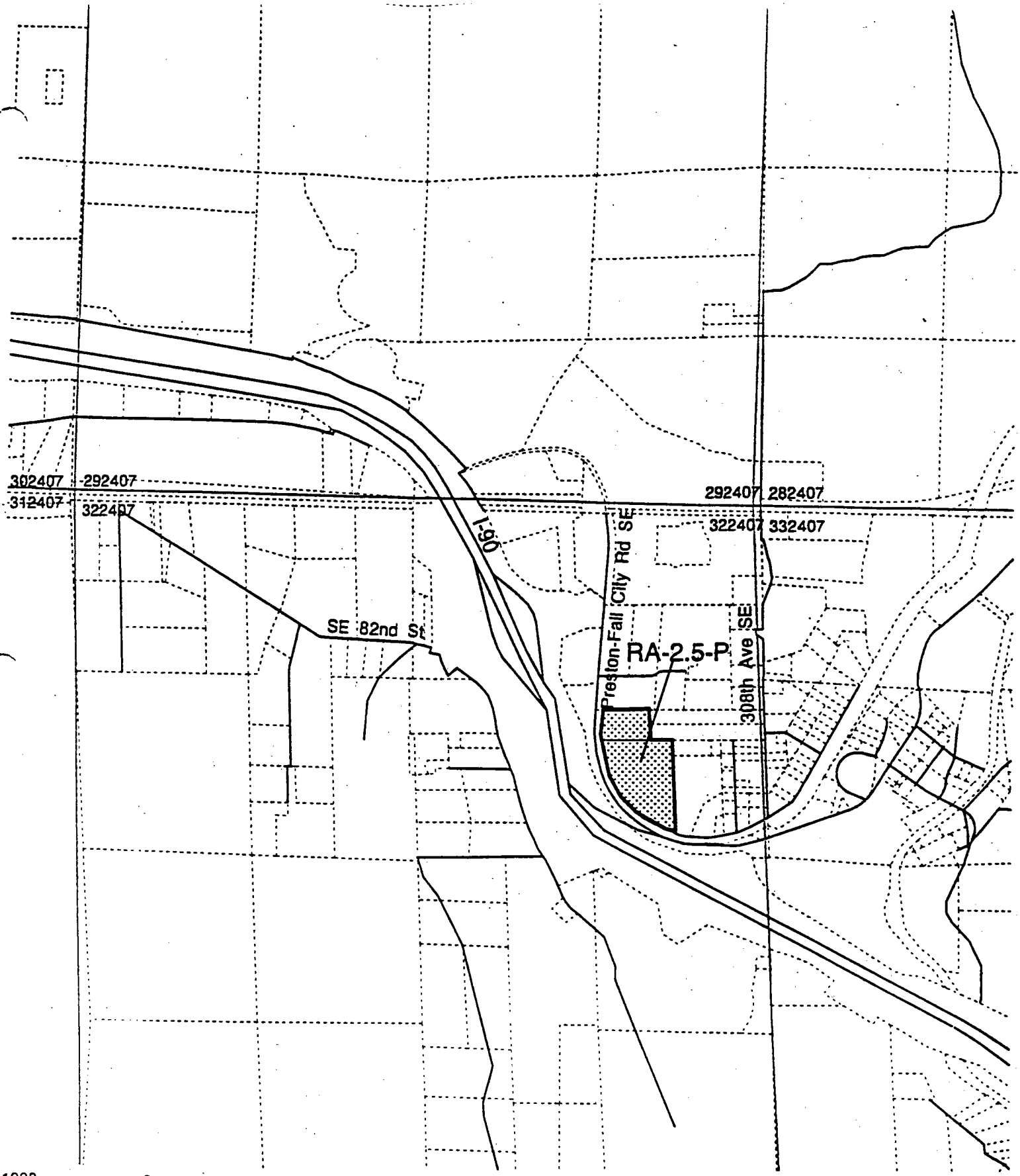
2. Easements shall be provided for all trail segments identified in the Village Trail Plan component of the Village Development Plan. Pedestrian access to the trails of the village trails plan and the Raging River shall be provided where feasible. All new development or re-development shall provide a landscaped, natural buffer along the trail easements identified in the Village Trail Plan. Landscape design shall be designed in cooperation with the parks division to promote uniform corridor development of the trail system.

3. Any new development or re-development shall be required to complete their portion of the Reforestation Program component of the Village Development Plan. New development or re-development shall preserve and restore natural vegetation of the hillsides and woodlands that stretch along Upper Preston Road, SE High Point Way/Preston Fall City Road and the Sodeman Creek/Raging River corridor to visually buffer the mill site from the major roadways into Preston.

c. Building Scale

All new development or re-development shall be of a scale, modulation, materials and color that will transition with the surrounding land uses including the Old Preston Store, village open space, trails and rural residential neighborhoods.

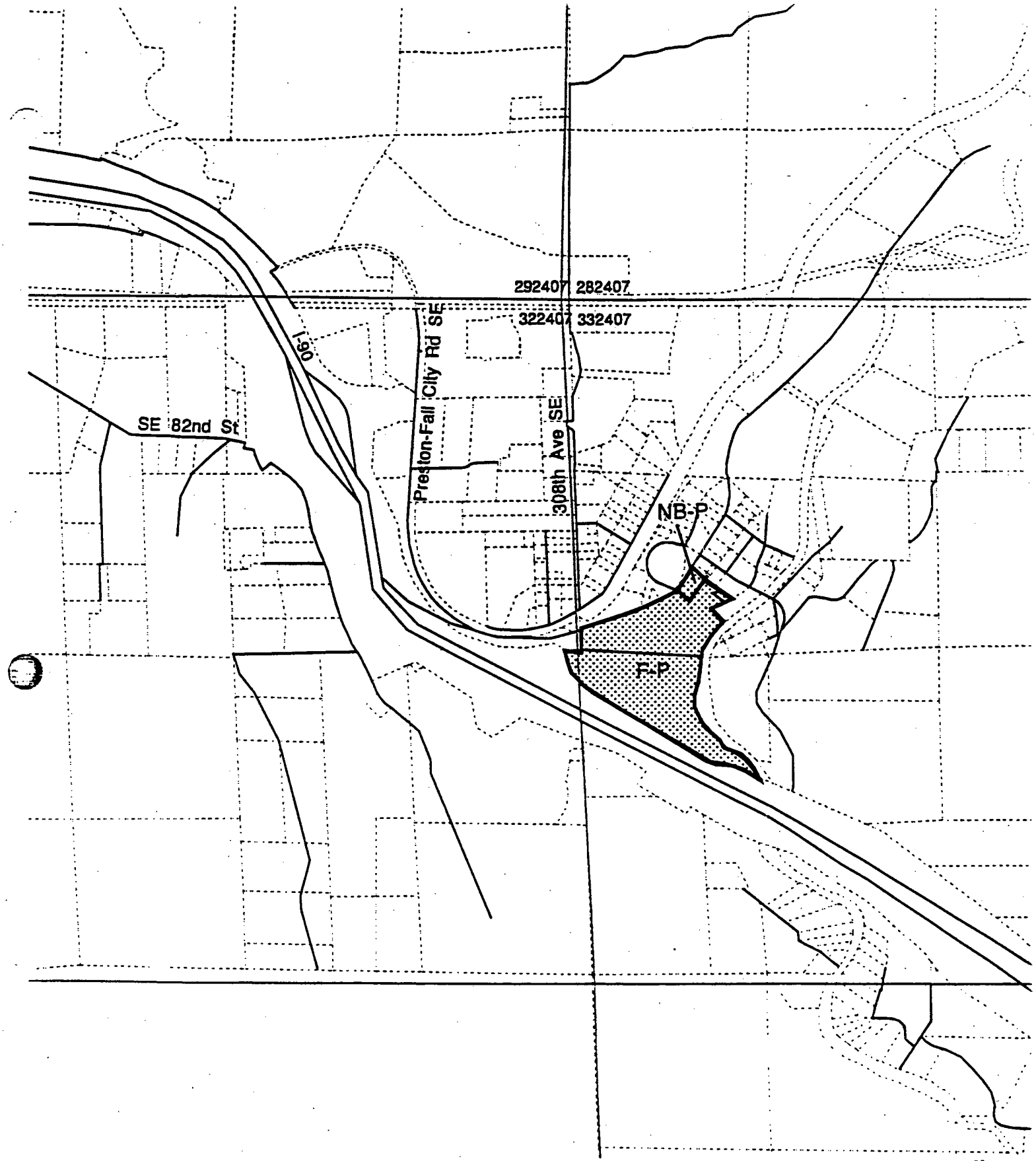
d. Permitted Uses



12824

SV-P20. Preston Village
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two



SV-P21. Preston Mill
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

Permitted uses with the Community Business zone in the subject property shall exclude normally permitted uses that incorporate extensive outdoor storage and auto related uses. Retail of wood from the Preston Mill and related products is encouraged. Mixed use of these properties to develop housing of a scale and density compatible with the surrounding village is also encouraged.

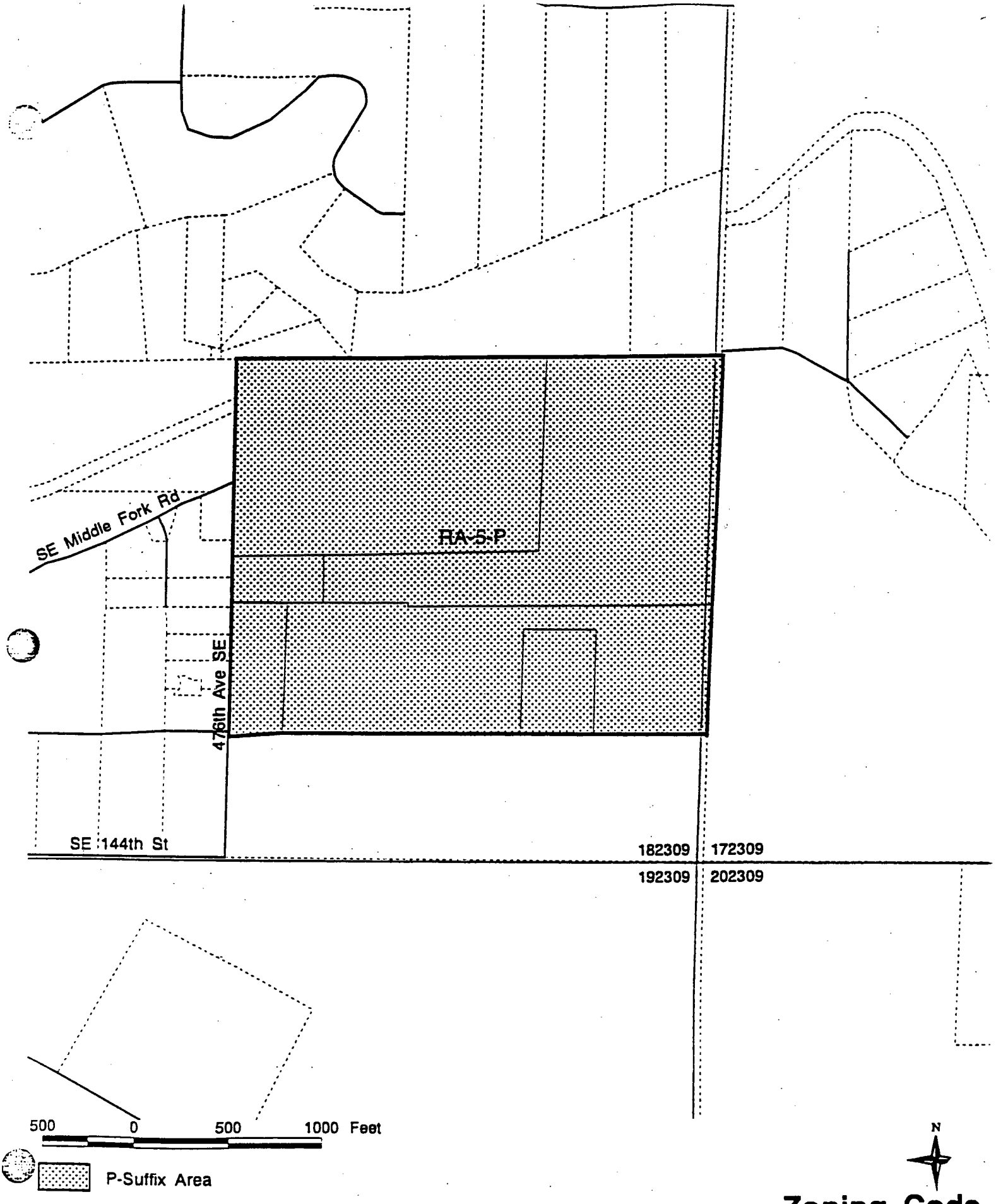
Permitted uses within any Industrial zoned portions of the subject property shall limit institutional, commercial, office and other non-industrial uses to those necessary for the convenience of industrial activities. Heavier industrial uses: uses providing substantial waste by-products or wastewater discharge; or paper, chemical and allied products manufacturing uses shall be prohibited. The Preston Mill shall be encouraged to remain as the principle use.

e. Environment

1. Stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 2- and the 100-year events.

2. Any stormwater discharges shall provide source control best management practices and treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids.

The subject property consists of tax lots 3324079013, 6893300620 and 6893300401.



SV-P23. 18-23-9: RA-10-P to RA-5-P
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

12824

SV-P23. Section 18, Township 23, Range 9: RA-10-P to RA-5-P (Parcels 13, 27, 33, 35, 36, 37) (Source: Ordinance 11653, Amendment 87)

1. Residential development on the subject properties shall be clustered

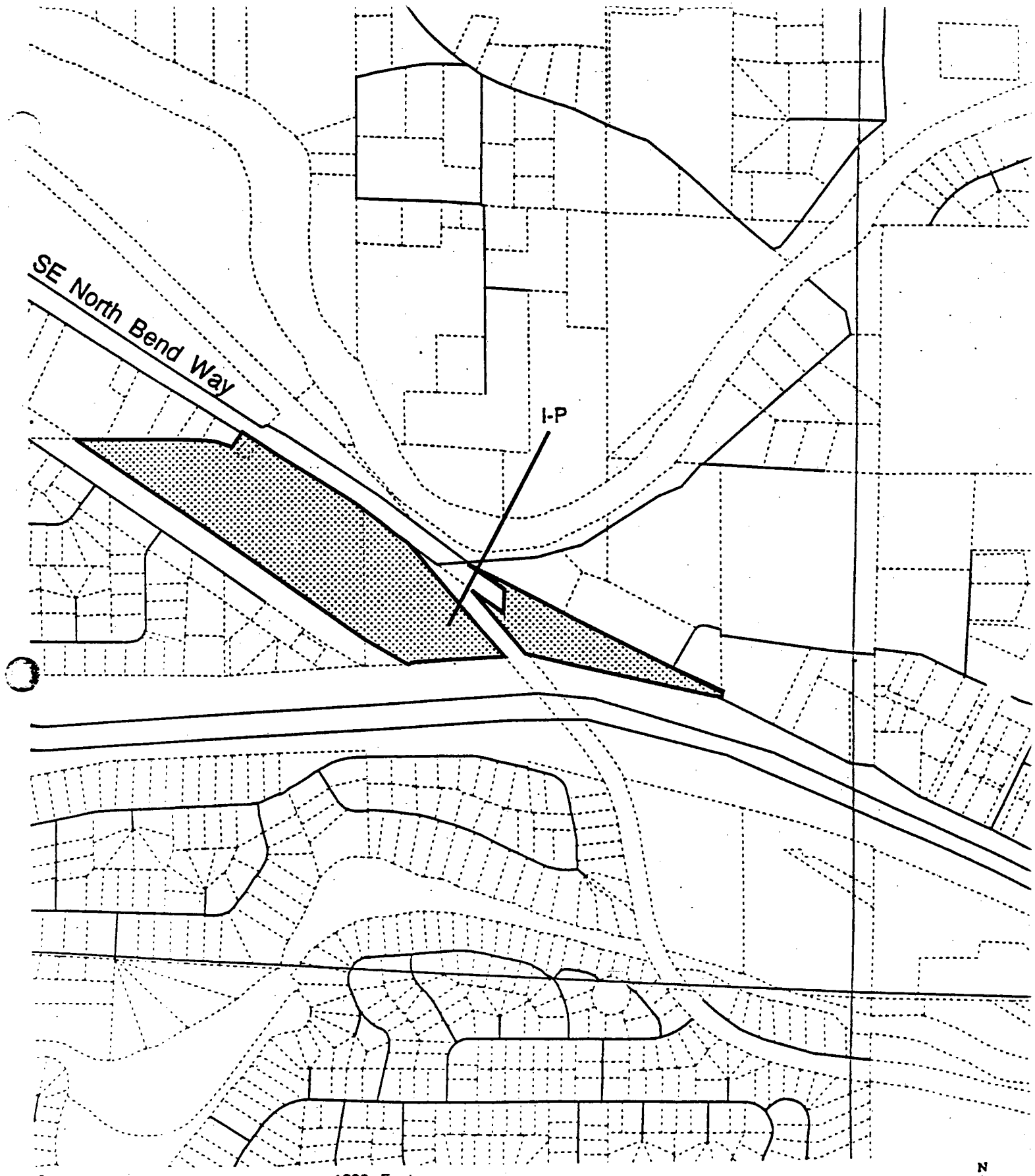
2. Residential development (each cluster) shall not be located closer than 100 feet of the Forest Production District plus an adequate fire break.

SV-P24. STR E 6-26-7 T.L. 062607-9032-00
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P24. Tax Lot # 062607-9032-00, located in Section 6, Township 26, Range 7E (Source: Ordinance 11653, Amendment 90; Effective Date: 2/2/95)

An environmental study for the Mineral Resources zoning or project-specific proposal per the Mineral Resources zoning shall be commenced within two years of the effective date of this zoning action or the zoning shall revert to RA-10 (Potential Mineral Resource).



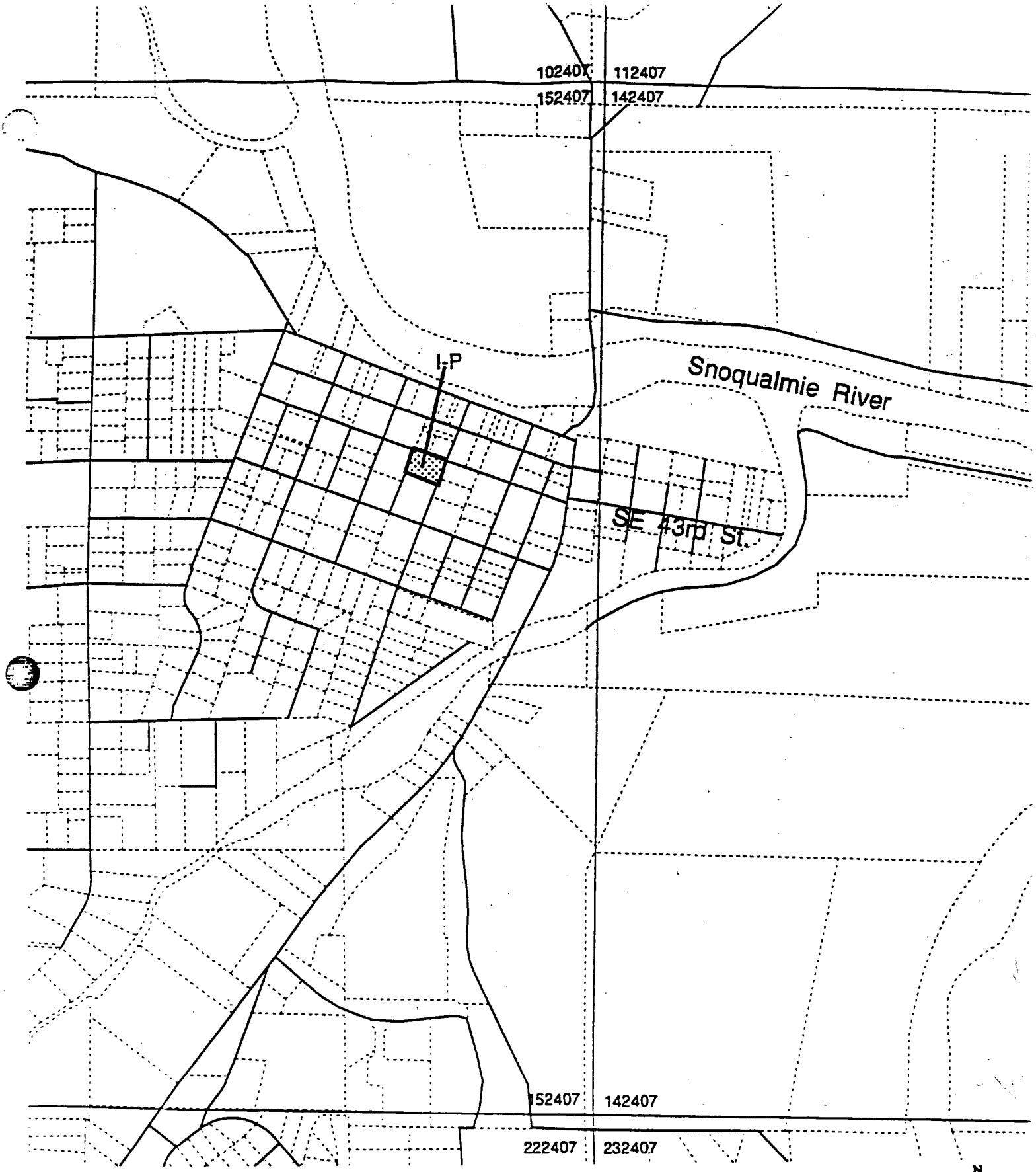
SV-P25. 112-79R (Ordinance 5744)

Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P25. 112-79R (Ordinance 5744)

1. The uses on the subject property shall be limited as follows:
   a. Parcels 1 and 2 to log storage and moorage and saw mills, and shingle mills and lumber mills, wood planing mill (SIC 2421, 2429), and accessory use as follows:
      1. Circle head saw;
      2. Planer;
      3. Log truck deliveries and lumber shipments;
      4. Yard equipment usage such as rubber tire forklift, log stacker and crawler tractor;
      5. Two resaws;
   b. Parcel 3 to truck repairing and rental (SIC 7359, 7699), and truck parking (limit 12).



SV-P26. 157-80R (Ordinance 5664)
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P26. 157-80R (Ordinance 5664)

1. This rezone shall expire and the use shall be discontinued if and when a Community Plan and area zoning for the property are adopted designating the site for uses inconsistent with the present use, unless the applicant can demonstrate legal non-conforming use status.

2. The subject property shall be insulated for noise reduction as illustrated in Exhibit 23 except that the exterior insulation shown shall not be required. If said insulation is not sufficient to reduce the noise emitted from the subject property to the standard set out in KCC 12.88, then the applicant shall work with Seattle-King County Health Department Noise Abatement staff to further insulate or modify the building to achieve this standard.

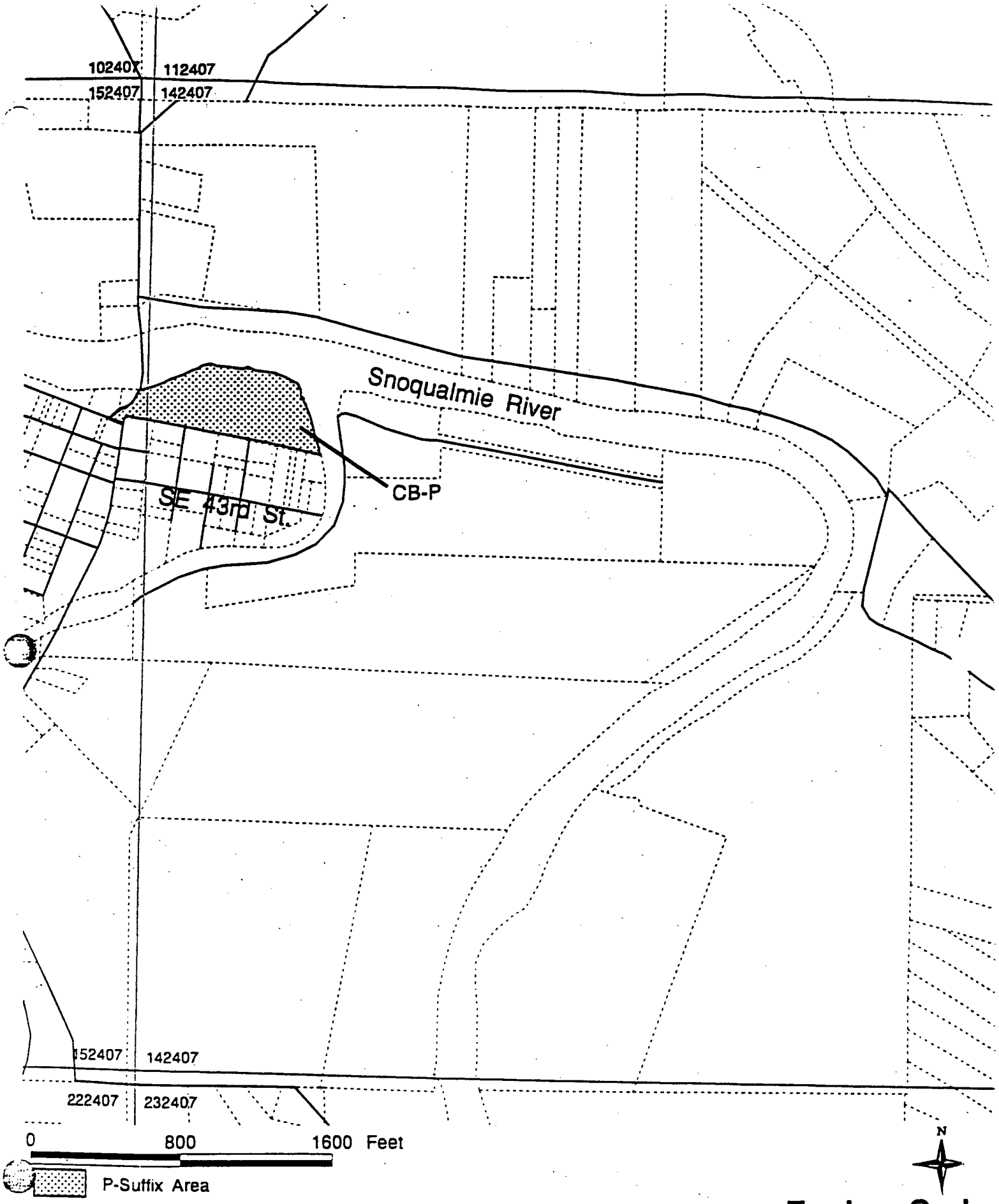
3. All parking shall be moved to the east and west ends of the property as shown on the attached site plan (Exhibit 23). Signs, painting, moveable pylons or similar moveable barriers shall be provided to limit stopping of vehicles in front of the building on SE 43rd St. (i.e., in front of the rolling doors) to that necessary for loading and unloading of things so large they must enter or leave the building through the rolling doors.

4. All pounding and grinding activities shall cease when the doors are open.

5. The use of the site shall be limited to machine shop and welding activities.

6. This approval shall not grant the applicant any legal nonconforming use status should the site not be designated for the permitted use by the Community Plan and area-wide zoning. Said status shall only be determined by Code Enforcement action which should be initiated if and when the Community Plan indicates a conflict between the proposed use and the plan designation.

7. All work shall be done in the building other than disassembly and dismantling.

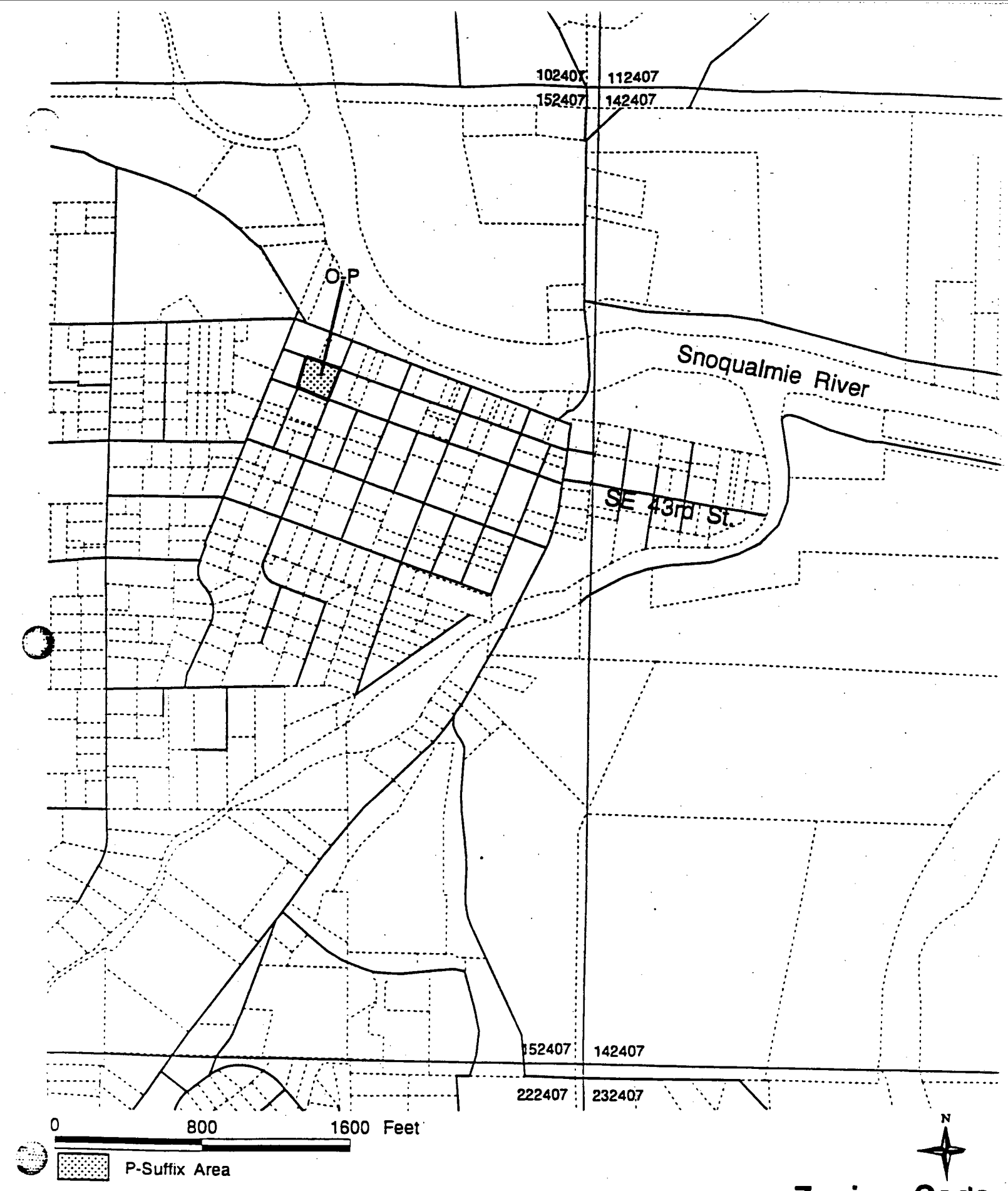


SV-P27. 120-82R (Ordinance 6993)
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P27. 120-82R (Ordinance 6993)

1. The site plan should provide for continuation of the riverside park in Fall City to be landscaped and improved in a manner consistent with existing park facilities.

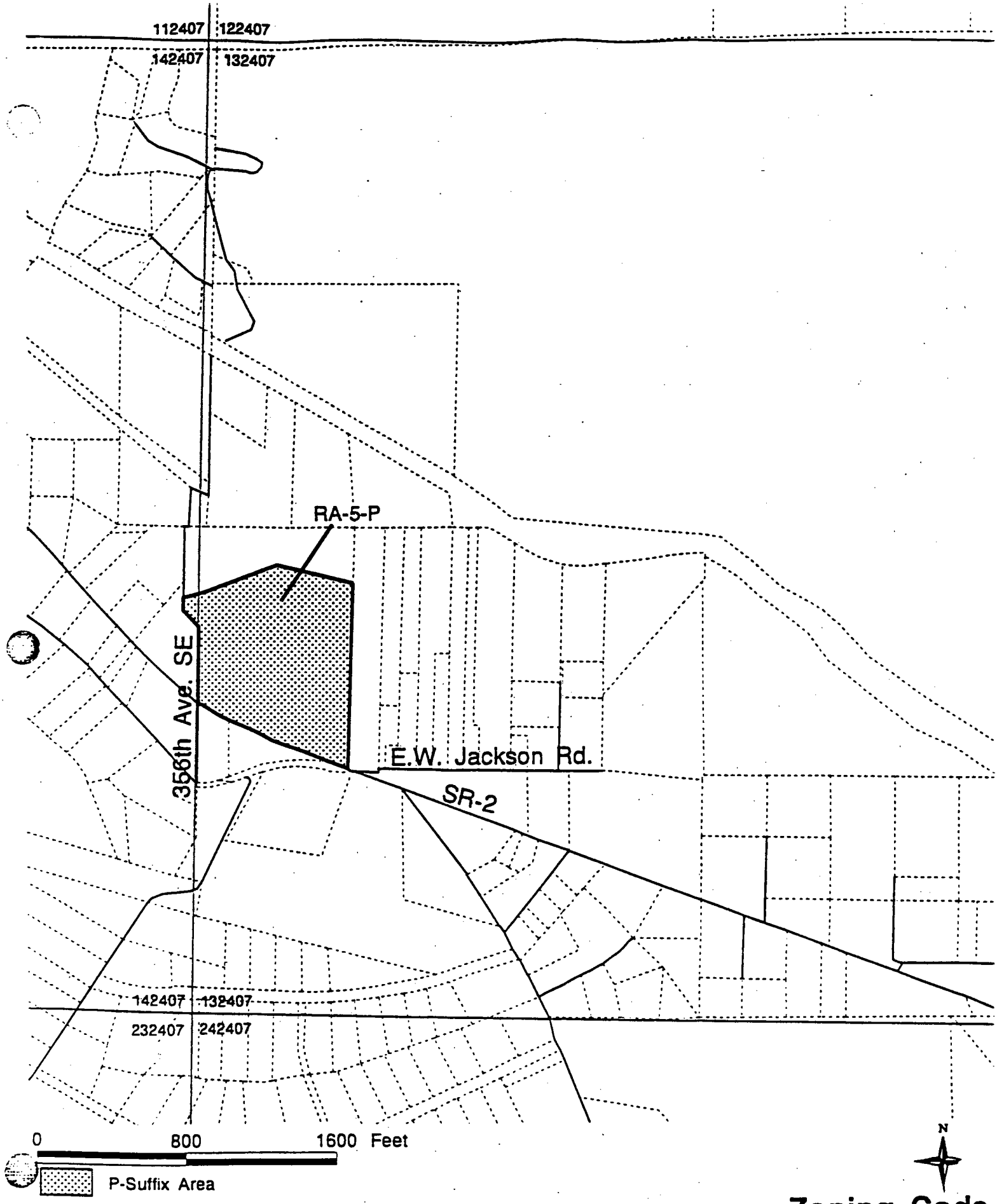


SV-P28. 108-84R (Ordinance 6916)
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P28. 108-84R (Ordinance 6916)

1. No overnight parking or storage of trucks is permitted on the site.



SV-P29. 109-85R (Ordinance 7831)
Snoqualmie Valley Community Planning Area

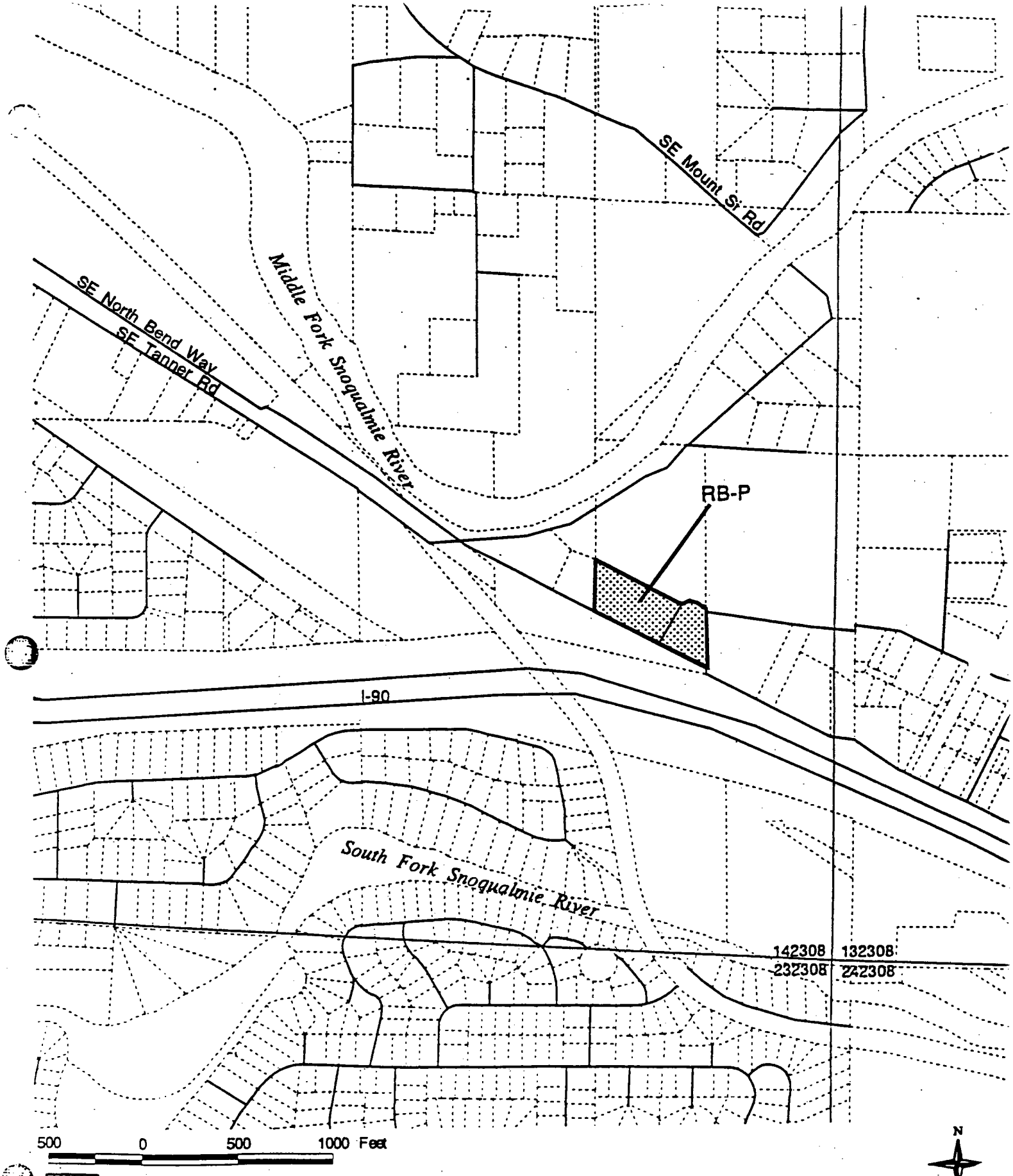
Zoning Code Conversion Phase Two

SV-P29. 109-85R (Ordinance 7831)

12824

1. Use of the property shall be limited to a mobile home park.

2. The mobile home park use shall be limited to the existing boundaries of the subject property and no expansion of the use to adjoining parcels shall be permitted.



Zoning Code Conversion Phase Two

SV-P30. 130-85R (Ordinance 7694)
Snoqualmie Valley Community Planning Area

SV-P30. 130-85R (Ordinance 7694)

12824

1. Access shall be limited to Southeast North Bend Way in conjunction with the access driveway to the proposed RV park.

2. The storage facilities (buildings and pads) shall be limited to no more than 32,000 square feet, more or less.

3. The use of the property shall be limited to mini-storage and boat, trailer and RV storage.

SV-P31. 122-86R (Ordinance 8307)

1. The quarry operation shall be subject to approval of grading permits which (except as otherwise provided by these conditions) shall be consistent with the operational concept illustrated in the revised plans dated 3-20-86, received July 1, 1986 (Exhibit no. 12).

1A. The property line between the existing M zoned parcel and the RA zoned 4.5 acre parcel adjacent to the northwest (excluded from this reclassification), shall be fenced in a secure manner, not less than 5 feet in height, and setbacks shall be maintained as required by KCC21A.22.060. This condition shall be of no further force or effect in the event the northwest parcel is subsequently reclassified to M when new area zoning is adopted by King County. In that event, unless otherwise provided by the area zoning, a minimum 150 foot setback shall be maintained from property authorized to be developed for residential use, of which not less than 75 feet shall be on the M zoned property. Except for the required fencing, the 150 foot setback area shall be subject to a native growth protection easement.

2. The applicant shall obtain a grading permit yearly from the King County Department of Development and Environmental Services (DDES) and be subject to the conditions of King County ordinances 3108 and 1488. Any subsequent modification to equipment due to technology may be subject to additional standards at that time.

3. In order to insure compliance with the conditions of this permit, the applicant shall post the following bonds and maintain the following insurance: A. Surety bond in the amount of $25,000, B. $5,000 cash operating bond, C. Site reclamation bond in the amount of $25,000, These bonds shall be maintained at full value at all times and King County shall be named as an assign. The requirement for posting these bonds with King County may be waived if similar bonds are posted with the State of Washington in an amount at least equal to the monetary requirements stated above and for the purposes intended by King County.

4. Maximum hours of operation are as follows: 7:00 a.m. to 7:00 p.m. Monday through Friday; provided, however, loading of the trucks shall be restricted to the hours of 7:30 a.m. to 4 p.m., 8:00 a.m. to 4:30 p.m. Saturday, provided, however, that activity shall be restricted to maintenance of equipment. (THESE HOURS OF OPERATION MAY BE INCREASED ONLY IN THE EVENT OF AN EMERGENCY SITUATION AS IDENTIFIED BY THE MANAGER OF THEDEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES.) Maintenance of equipment may occur on the site only during the stipulated hours of operation. Minor maintenance (lube, oil changes, etc.) of equipment is permissible during non-operating hours provided that in no event shall such equipment be started and tested outside the approved operating hours.

5. The site operators shall insure that no trucks waiting to enter the quarry shall be permitted to park on the Carmichael Road prior to the stipulated hours of operation. At no time shall trucks be permitted to park or queue on the Preston-Fall City Road.

6. All blasting to be performed at the site shall be "confined" blasts and shall be done in accordance with State and Federal regulations. The preparation and actual blasting

operation shall be conducted under the supervision of a licensed blasting contractor. All blasting shall be confined to no more than twice a week and only between the hours of 3:00 p.m. and 4:30 p.m., Monday through Friday. Notice shall be given to local area residents at least five minutes prior to detonation. Notice shall either be by way of a bell, siren or whistle and audible within the surrounding area for at least a distance of one mile from the site. (See Condition No. 28; under "sound/noise".) Explosive materials shall only be stored on the subject property with the prior approval of the Department of Development and Environmental Services.

7. No removal of vegetation shall be permitted within 200 feet of the Raging River or lower than the 300 foot contour, whichever is greater (except to accommodate the necessary drainage ditches). These demarcation lines shall be clearly staked and maintained during the mining process.

8. All drainage ditches, interceptors, and holding ponds shall be kept clean and free of obstructions.

9. Rehabilitation of the subject property shall be done in conformance with the provisions of KCC 16.82.110. Earth material, suitable for use in the rehabilitation of the site, shall be stockpiled in such a manner as to prevent sedimentation from entering the natural drainage system. The site operators shall work in close cooperation with King County Conservation District as rehabilitation work is undertaken. As final topography is progressively achieved, rehabilitation of finished areas/slide shall be undertaken on an ongoing basis.

10. The applicant shall provide signs indicating truck operations, such as "caution - truck crossing." The specific character and location of the signs shall be determined by the Washington State Department of Transportation or the King County Department of Public Works. A flag shall be affixed to the signs when operations are being conducted at the site and removed when operations are not being conducted. The King County Department of Development and Environmental Services may require the applicant to provide flaggers when the volume of truck traffic at the site would interfere with the normal traffic flow along the Preston-Fall City Road. The applicant shall notify the Building and Land Development Division at least 48 hours prior to commencing continuous or "highball" trucking operations (continuous operations shall generally mean an average, over a four hour period, in excess of one truck leaving or entering the site every 5 minutes.

11. The entire length of the Carmichael Road from the Preston-Fall City Road into the quarry working area, at least as far as the quarry office and scale, shall be paved and such paving shall be maintained to the satisfaction of the King County Department of Public Works and Department of Development and Environmental Services to reduce the carriage of direct and debris onto the Preston-Fall City Road, areas of corrugated or corduroy roadway and/or a wheel wash facility may be required.

12. Berms, solid fencing and landscaping shall be provided on both sides of the Carmichael Road, from the intersection of the Preston-Fall City Road to the quarry office and scale, or for so much of that distance as is necessary to reasonably mitigate noise and visual impacts of the quarry, as they affect persons traveling on the Preston-Fall City Road and

adjacent and nearby residents. The design of the berms, solid fencing and landscaping shall reflect analysis of the specific types of vehicles anticipated, their noise sources and intensities, and critical lines of sight. The analysis shall be reviewed by the King County Department of Public Health and Department of Development and Environmental Services, and an opportunity for review shall be provided to adjacent property owners.

13. The applicant shall construct rock berms or acoustical walls around the rock crusher, screener and other similar types of stationary and semi-stationary noise producers. Said berms or walls shall be constructed to the satisfaction of the King County Department of Health, Environmental Health Division.

14. No signs, other than signs required by KCC 21A.20 and these conditions, are authorized.

15. The site operator shall, at all times, comply with King County Ordinance 3139 (noise control ordinance). The King County Department of Health shall have the responsibility of monitoring the applicant's proposed quarry operation and shall make periodic site inspections and noise evaluations, at the expense of the site operators, in order to assure continued compliance with King County Ordinance 3139. The King County Department of Health shall have the authority shall have the authority to require monitoring devices to be located on or adjacent to the site to assure compliance with King County noise regulations. should noise occur in excess of the allowed levels off the site, the operators shall be notified and immediate steps to correct the violation must be taken. Failure to implement corrective measures in a timely fashion may result in the imposition of a Stop Work Order and, if necessary, other enforcement measures.

16. In the event that extraction activities cease for a period in excess of 120 days, all trucks and equipment shall be stored and maintained in a workmanlike manner to insure the site does not become an unsightly storage facility, until such time as excavations are recommenced. No maintenance of equipment, except as necessary for preservation, shall be allowed during periods that the quarry is inactive for a period of 120 days or more.

17. The issuance of the grading permit does not relieve the operators from obtaining other required State and local permits. However, the applicant shall be excused from compliance with any condition which is rendered unlawful to perform as the result of denial of a required permit.

18. If for any reason the conditions of the required grading permit are violated, operations on the subject property shall cease and work shall not resume until remedial action has been accomplished to the satisfaction of the King County Department of Development and Environmental Services.

19. The granting of this rezone does not imply approval of any permit(s) which may be required for site rehabilitation.

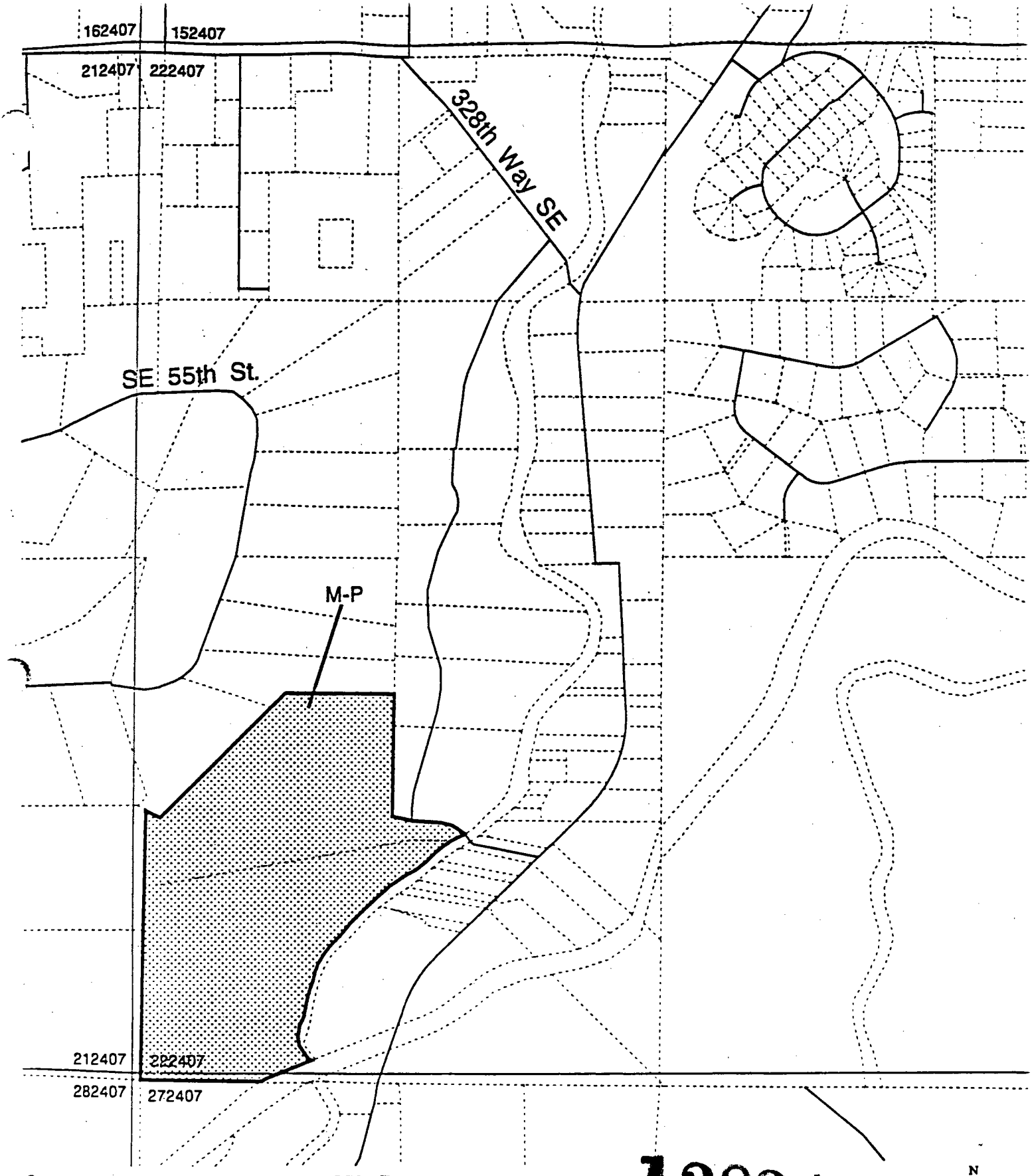
20. The applicant shall provide quarterly reports to the Department of Development and Environmental Services, indicating the amount of rock removed from the site, the number of truck trips generated and the number, size and dates of all blasts.

21. As the quarry operation proceeds in a southwesterly direct, the processing equipment shall be periodically moved to take maximum advantage of the shielding effect of topography. This condition shall be specifically reviewed at the time of each grading permit renewal.

22. At the time of application for grading permits, the Department of Development and Environmental Services shall cause to be reviewed, by appropriate state and county agencies, the condition of the bridge which provides access to the subject property across Raging River, including measures taken to protect the bridge and their effect on the flow of the Raging River. If corrective actions are required. conditions may be imposed upon the grading permit, or, if necessary, the grading permit may be denied, to assure that the necessary corrections are made.

23. The blast warning signal shall be modulated, directed or otherwise controlled to reduce its impact on adjacent residents to the maximum extent feasible consistent with assuring audibility of the signal for one mile radius area from the location of the blast.

24. The quarry operator shall be responsible for any damage to nearby properties, including domestic water supply wells, attributable to blasting on the subject property. Claims for any such damage shall be the responsibility of the affected property owner and the quarry operator to handle directly between themselves, but a failure of the quarry operator to respond in good faith to any such claim may be cause for denial of future grading permits, or prohibition or restriction upon future blasting.



12824

SV-P31. 122-86R (Ordinance 8307)
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two

SV-P32. L91RZ003 (Ordinance 10668)

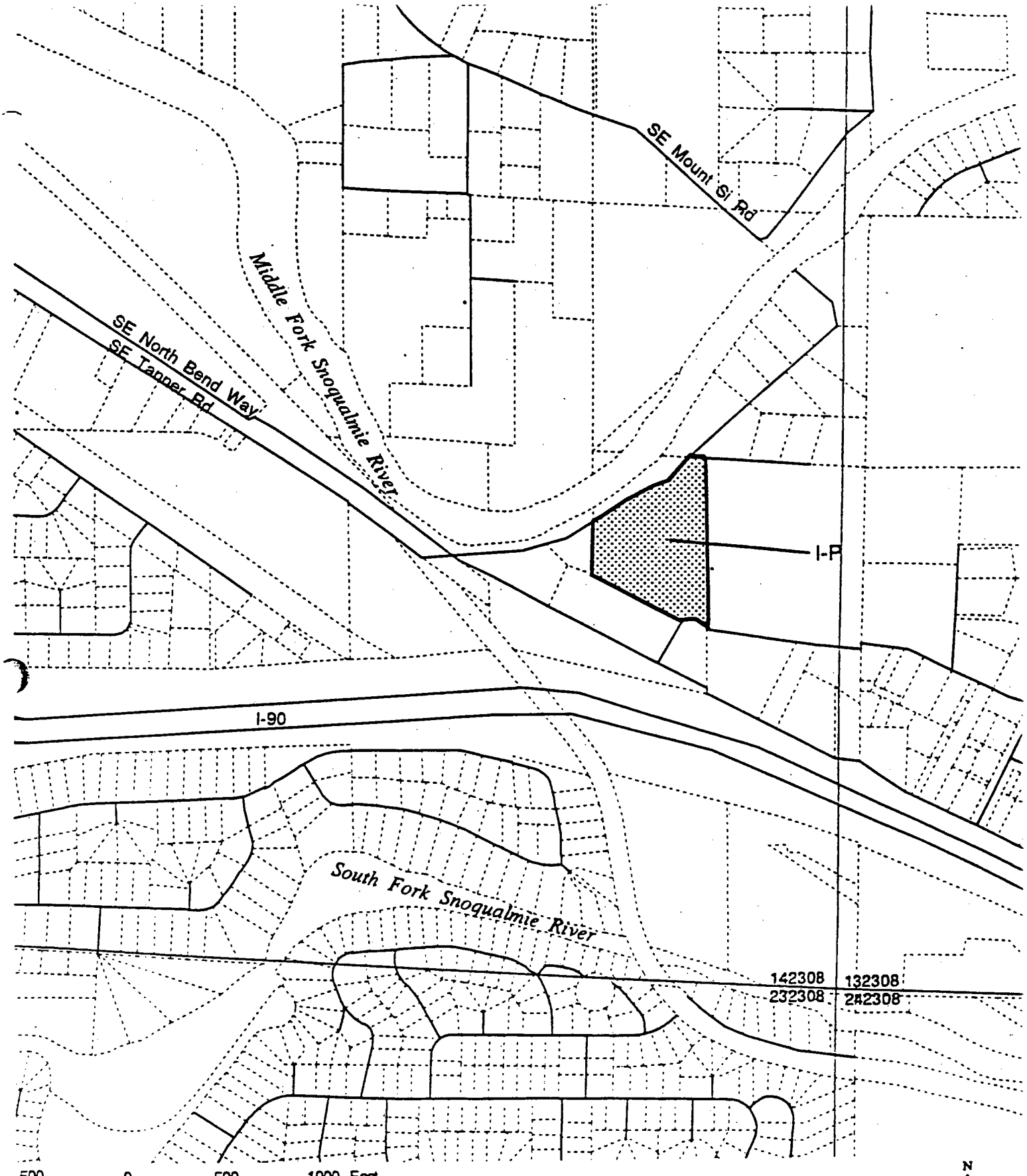
1. Development and use of the property shall be limited to mini-storage warehousing, recreational vehicle storage (both covered and open) and to those ancillary, accessory or appurtenant uses, structures or other improvements which are associated with the principal uses of mini-storage warehousing and recreational vehicle storage.

2. The required two retention/detention (R/D) wetponds shall be designed and vegetated to resemble natural ponds or wetlands. Wetpond plans shall be submitted to the Technical Services Section for review and approval prior to building permit issuance.

3. Business signs shall not be displayed toward Southeast Tanner road, which is a rural residential street.

4. Access shall be limited to the existing mini-warehouse and RV storage access on Southeast North Bend Way.

5. The Conservancy Environment boundary within the subject property shall be established by survey. The approved site plan shall respect that boundary.



12824

Zoning Code Conversion Phase Two

SV-P32. L91RZ003 (Ordinance 10668)
Snoqualmie Valley Community Planning Area

SV-P33. L93RZ008 (Ordinance 11774)

1. Use of the site shall be for "mini" self storage and recreational vehicle storage.

2. Only a caretaker's residence (or other use also allowed in the U-R zone) shall be permitted within the 50-foot wide area adjacent to the north half of the east property line. This condition shall remain in effect until such time as the adjacent property to the east is rezoned to permit commercial or industrial use and the existing residential use is eliminated.

SV-P34. 115-77R (Ordinance 4004)

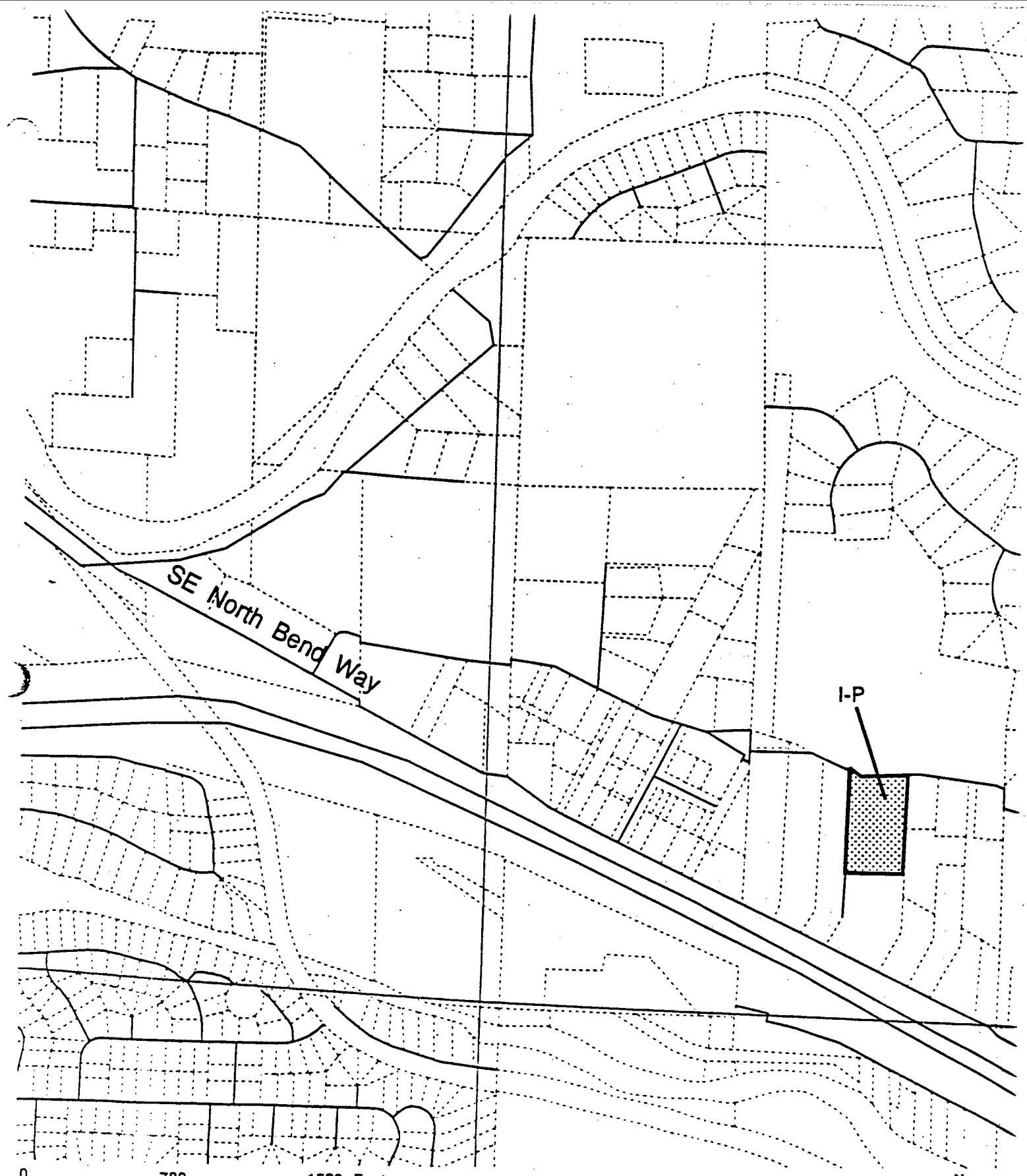
1 No removal of trees and vegetation within fifty feet of the south, east and north boundaries of the subject property.

2 A 25 foot landscaped buffer area shall be maintained along Edgewick Road.

3. Signs oriented towards attracting travelers along Interstate-90 shall be limited to State of Washington Department of Highway logo signing only. On-site signing shall be oriented towards the internal access roads and shall be no higher than ten feet from existing ground level or not above the roof line of any structure if attached to such structure. (The applicant's "identification landmark" (clock tower) shall not be considered a sign provided no commercial advertising is affixed).

4. All utilities shall be underground.

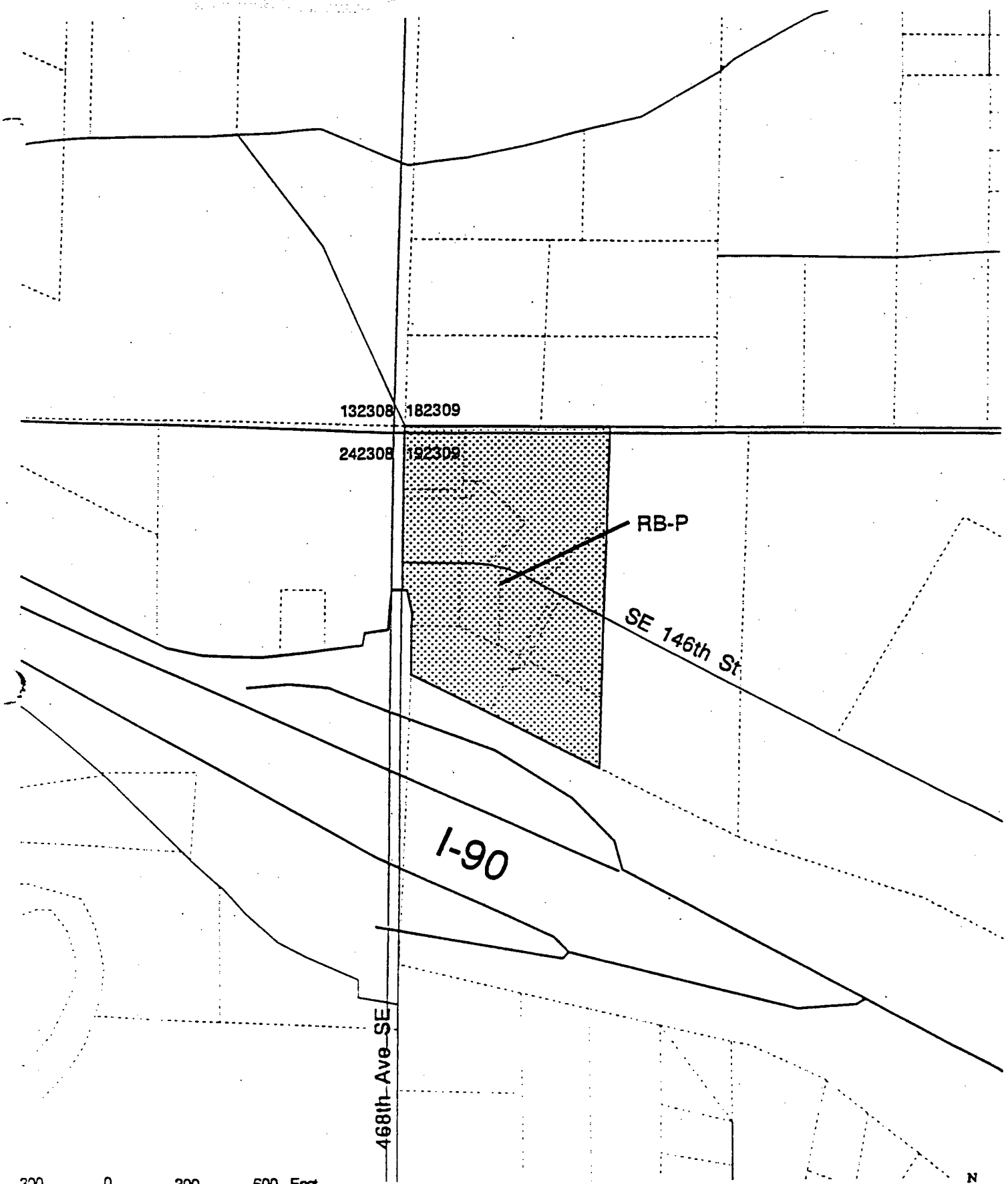
5. Uses on the subject property shall be specifically limited to highway oriented activities designed to meet the primary needs of the motoring public. All future uses to be located on the subject property shall be approved by the Department of Development and Environmental Services (DDES).



12824

SV-P33. L93RZ008 (Ordinance 11774)
Snoqualmie Valley Community Planning Area

Zoning Code Conversion Phase Two



SV-P34 115-77R (Ordinance 4004)
Snoqualmie Valley Community Planning Area

12824

Zoning Code Conversion Phase Two