

- i. Completion of any final clearing/grading work for construction activities which meet all applicable permit conditions and best management practices for a period for time (not to exceed two weeks) in the month of October if dry weather conditions are present.

NOTE: The exemptions set forth above do not exempt clearing and grading from any requirements imposed under authority of the Shoreline Management Master Program (KCC Title 25).

Vegetation Retention in Rural Areas

Protection of natural vegetation coverage moderates surface water runoff and erosion and protects the integrity of stream channels. Removing forest cover increases the peak rate of surface runoff. Forest cover intercepts falling rain, absorbs water through roots and creates an absorbent duff layer on the forest floor.

- 1. In the Rural Area zones (AR-2.5, AR-5, AR-10) the following limits on clearing and other site disturbance shall apply to each lot in a subdivision or short subdivision within the ((drainage-basins-specified below)) Rural Area zones (except for the stricter limits set forth in Chapter III of the Area Zoning for specified drainage basins):

Lot Size	Maximum Disturbance Allowed
2.5 acres or smaller	35 percent
Over 2.5 acres to 5 acres	25 percent
Over 5 acres	20 percent

All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.

- 2. Separate Tract Alternative. As an alternative to the lot size-based limits set forth above, lots may be clustered as provided in the AR zone and ((the-required-percentage)) 65 percent of the site ((in-undisturbed areas)) shall then be included in separate permanent open space tracts, which shall remain undisturbed except for selective logging or other resource-based activities allowed under a management plan approved by the King County ((Surface-Water-Management)) Division of Development and Environmental Services.

All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.

The separate tract shall retain vegetation in large contiguous areas rather than isolated patches, strips or individual trees. Forest or trees are the preferred vegetation type to be included in the tracts, shrubs are the second preference and grasslands or pastures are least preferable.

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter V of the Area Zoning, Wildlife Corridor/Urban Separator P-Suffix Conditions as follows:

The following P-suffix conditions implement ESCP policies GM-((14)) 15, NE-9, NE-10, R-((6)) 5, and R-17, and KCCP policies E-104, E-202 and E-303.

Permanent open space for wildlife corridors and urban separators shall be secured through lot clustering on all parcels of land within the S-C zoned lands shown on the Area Zoning map (see the half-section maps that will be prepared for the adopted Area Zoning for specific parcels affected by these P-suffix conditions) as follows:

1. At least 50 percent of the site are being subdivided or developed shall be placed in a separate tract or tracts of undisturbed open space, except for trails or other non-intensive passive recreation improvements authorized by the Department.
2. A management plan for the tract or tracts shall be prepared which specifies the permissible extent of recreation, forestry or other uses compatible with preserving and enhancing the wildlife habitat value of the tract or tracts.
3. The permanent open space tract or tracts shall be located on the site to maximize continuity with the wildlife corridor/urban separator designation on adjacent properties, as shown on the East Sammamish Community Plan Map. If adjacent properties are already subdivided pursuant to these P-Suffix conditions, the proposed open space tracts or tracts shall be located to maximize continuity with the open space tracts already created on the adjacent properties.
4. Where the designated corridor includes streams or wetlands required to be protected under the Sensitive Areas Ordinance(SAO), an additional 50 feet shall be added to the SAO-required undisturbed buffer on all edges. The additional buffer area shall be given full credit for calculating the site's project density. In corridor segments not regulated by the SAO, the permanent open space tract or tracts shall be located so as to provide a 300-foot-wide undisturbed corridor when it is possible to do so without reducing development density. This 300-foot-wide goal also may be achieved in conjunction with existing or prospective open space tracts on adjoining properties.

10847

BASIS:

Executive-requested technical corrections (Surface Water Management and Division of Development and Environmental Services). This action is consistent with Panel Review Panel approved policies NE-2, NE-3 and NE-4.

- B. Any recreation space located outdoors shall:
1. Be of a grade and surface suitable for recreation;
 2. Be on the site of the proposed development;
 3. Contain at least 5,000 square feet in area, provided that when more than one recreation space is proposed, only one of the proposed recreation spaces is required to meet the area requirement;
 4. Have no dimension less than 30 feet (except trail segments);
 5. In single detached or townhouse subdivision development, have a roadway or pavement area frontage along 10 to 50 percent of the recreation space perimeter (except trail segments);
 6. Be centrally located and accessible and convenient to all residents within the development;
 7. Be connected by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.
 8. Indoor recreation areas may be credited toward the space requirement;
 9. If located in developments in the S-E, S-C and RS zones 20 acres or larger in size, be at least one acre in size and within walking distance of all residents and with opportunities for active recreation on at least 50 percent of its area.

II. Improvements and Maintenance

- A. All apartment, townhouses, and mixed use development, excluding senior citizen apartments, shall provide tot/children play areas within the recreation space except when such facilities are available on properties within a 1/4 mile that are developed as public parks or playgrounds and are accessible without the crossing of arterial streets.
- B. If any play apparatus is provided in the play area, the apparatus shall meet Consumer Product Safety Standards for equipment, soft surfacing and spacing, and shall be located in an area that is at least 400 square feet in size with no dimension less than 20 feet, and adjacent to main pedestrian paths or near building entrances.
- C. Unless the recreation space is dedicated to King County pursuant to subsection D, maintenance of any recreation space retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the Parks Division.
- D. Recreation space may be dedicated as a public park when the following criteria are met:
1. The dedicated area is at least 20 acres in size, except when adjacent to an existing or planned county park; and
 2. The dedicated park provides one or more of the following:
 - a. Shoreline access;
 - b. Regional trail linkages;
 - c. Habitat linkages;
 - d. Recreation facilities, or
 - e. Heritage sites.

- E. If on-site recreation or space is not provided, the applicant shall pay a fee-in-lieu of actual recreation space. King County acceptance of this payment is discretionary, and may be permitted if the proposed on-site recreation space does not meet the criteria of this chapter, or the recreation space provided within a county park in the vicinity will be of greater benefit to the prospective residents of the development. Fees provided in-lieu of on-site recreation space shall be determined annually by the Parks Division on the basis of the typical market value of the required recreation space land area prior to the development. Any recreational space provided by the applicant shall be credited toward the required fees.

BASIS:

The amendment is consistent with Council Review Panel action on approved policies P-11, P-23, P-31 and R-17. This is an Executive requested technical correction.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review
Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter VII of the Area Zoning, On-Site Recreation Space and Parks P-Suffix Conditions as follows:

The P-suffix conditions set forth in this chapter shall expire and be superceded if Countywide requirements for on-site recreation space and mitigation of impacts on park services are adopted as part of KCC Title 21. In case of a conflict with the requirements of KCC Chapter 19.38, the stricter requirements shall apply.

The following P-suffix conditions implement ESCP policies P-((13)) 11, P-((20)) P-((22-and)) 23, P-31, and R-((27-to-R-31)) 17, and KCCP policies E-205 and E-2-7 to E-211.

New subdivisions, short subdivisions, mobile home parks and multifamily permits in the S-E, S-C, RS-15000, RS-9600, RS-7200, RS-5000, RD-3600, RM-2400 and RM-1800 zones shall provide on-site recreation space or park sites in compliance with chapter VII of the Area Zoning.

Subdivisions and short subdivisions in the GR-5 zone also shall meet these requirements by dedicating and improving a site based on the site's potential zoning. If a fee-in-lieu of land is allowed, it shall be prorated to the number of lots allowed on the site by the GR-5 zone; the remainder of the fee shall be collected upon development of the reserve tract. A tract or tracts of land set aside to meet this requirement may be located on the reserve tract, and shall be located to provide recreation opportunities for all lots permitted by the site's potential zoning.

I. Quality and Amount of Spaces

A. The amounts of recreation space required by dwelling unit type are:

- 1. Single detached and Townhouse --390 square feet per unit (and if development size is 20 acres or more, be at least one acre in size);
- 2. Mobile home park --260 square feet per unit;
- 3. Apartment
 - a. Studio and one bedroom --90 square feet per unit;
 - b. Two bedroom -- 130 square feet per unit;
 - c. Three or more bedroom --170 square feet per unit;

2. All non-residential buildings set back more than 100 feet from the public right-of-way shall provide for direct pedestrian access from the building to buildings on adjacent lots; and
 3. Pedestrian walkways across parking areas shall be located as follows:
 - a. If walkways run parallel to the parking rows at least one walk way shall be provided for every four rows. Rows without walkways shall be landscaped or contain barriers or other means to encourage pedestrians to use the walkways; and
 - b. If the walkways run perpendicular to the parking rows no parking space shall be further than ten parking spaces from a walkway. Landscaping, barriers or other means shall be provided between the parking rows to encourage pedestrians to use the walkways; and
- C. Pedestrian access and walkways shall meet the following minimum design standards:
1. Access and walkways shall be well lit and physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic;
 2. Access and walkways shall be a minimum of 60 inches of unobstructed width and meet the surfacing standards of the King County Road Standards for walkways or sidewalks;
 3. Access (~~shall be usable by the mobility-impaired and~~) shall be designed and constructed to be easily located by the sight impaired pedestrian either by grade change, texture or other equivalent means;
 4. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles;
 5. Wherever walkways are provided, raised crosswalks or speed bumps shall be located at all points where a walkway crosses the lane of vehicle travel;
 6. Where the building entrance is more than 250 feet from the public right-of-way, a sheltered rest area may be required at the public street; and
- D. Blocks in excess of 900 feet shall be provided with a crosswalk at the approximate midpoint of the block.

BASIS:

The amendment is consistent with Council Review Panel action on approved policies R-19, R-20, CI-10i, T-18, and T-19. This is an Executive requested technical correction (the issue of access design standards for mobility impaired is dealt with in the Uniform Building Code).

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter VI of the Area Zoning, Pedestrian Circulation P-Suffix Conditions as follows:

The P-suffix conditions set forth in this chapter shall expire and be superceded if comparable Countywide requirements are adopted as part of KCC Title 21.

The following P-suffix conditions implement ESCP policies R-((24-to-R-26)) 19, R-20, CI-((1K))10i, T-18 and T-19, and KCCP policy F-234.

New development on B-N and B-C-zoned lands, new multifamily development, and new subdivisions and short subdivisions within all Urban residential lands zoned RS-15,000, RS-9600, RS-7200 or RS-5000, and interim development within the GR-5 zone shall provide pedestrian access onto the site.

- A. Pedestrian access points shall be provided at all pedestrian arrival points to the development including property edges, adjacent lots, abutting street intersections and mid-block crosswalks, existing transit stops and at least every 900 feet of consecutive perimeter street frontage. Pedestrian access shall be located as follows:
 - 1. Access points at property edges and to adjacent lots shall be coordinated with existing development to provide circulation patterns between developments; and
 - 2. Residential developments shall provide links between cul-de-sacs or groups of buildings to allow pedestrian access from within the development and from adjacent developments to activity centers, parks, common tracts, open spaces, schools, or other public facilities, transit stops and public streets.

- B. Pedestrian walkways shall form an on-site circulation system that minimizes the conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. Pedestrian walkways shall be provided when the pedestrian access point or any parking space is more than 75 feet from the building entrance or principal on-site destination and as follows:
 - 1. All developments which contain more than one building shall provide walkways between the principal entrances of the buildings;

5. Permanent open space in compliance with all of the above the corridor-related P-suffix conditions, except the increased buffer around streams and wetlands, may also include undisturbed open space to meet any other applicable requirements, such as surface water management. If a trail or other non-intensive recreation improvement is authorized by the Department, the improvement and its land area may be credited toward the development's on-site recreation requirement.

BASIS:

The proposed amendments are consistent with Council Review Panel action on approved policies GM-15, NE-9, NE-10, R-5 and R-17.

3. For lands designated for multifamily residential development and having their primary vehicular access to East Lake Sammamish Parkway, updated road adequacy standards are adopted by the King County Council; and
4. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and
5. The serving utility can provide electrical service to new development consistent with its public service obligations; and
6. King County's Park, Recreation and Open Space Plan is adopted.

Different subareas of the planning area may meet these conditions at different times; therefore specifically defined subareas containing groups of properties in similar circumstances (e.g., all sharing a common primary freeway access point) may be reclassified from Growth Reserve sooner than others.

Bush Lane Addition - Employment Center

The zoning for this area is Growth Reserve, 1 du per 5 acre with a potential zone of Office Development only, GR-5 (Potential RM-900-P). In addition to meeting the conditions stated above for actualizing the potential zone, a plan amendment study also shall be required. The purpose of the plan amendment study is to assure that all properties in the Bush Lane Addition are planned together, and that the development plan is consistent with the land use plans and policies of the City of Issaquah.

BASIS:

The amendment is consistent with Council Review Panel action on approved policies GM-4 and GM-5.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter X of the Area Zoning, Potential Zone Reclassification Requirements as follows:

The following P-suffix conditions implement ESCP policies GM-4 and GM-5, and KCCP policy R-202 B.

Urban Residential Areas Designated Urban Growth Reserve

Potential zones are applied to properties with a base zone, under which some uses and densities are permitted outright, and a potential zone, which allows a different use or density when certain conditions have been met. Potential zones are designated when a given zone is desirable at a certain location, but the circumstances surrounding development of the site under the potential use require additional information, design review or phasing with public services. The criteria for actualizing the proposed potential zones in the East Sammamish area are listed on the following pages. These criteria must be met before the potential zone can be actualized. The zones will be actualized by an ordinance amending this area zoning document consistent with the ESCP's policies and plan map. This process may include either the entire planning area or a defined subarea, depending on the extent which the reclassification criteria of ESCP policies GM-4 or GM-5 are met. Individual reclassification requests may also be considered, if they meet the criteria in policy GM-4 or for certain multifamily developments, the criteria in policy GM-5.

King County may reclassify GR-5 zoning, in whole or in part, to its potential zone, or it may accept an application for a zone reclassification, ((or accept an application for a Master Planned Development in the Grand Ridge subarea,)) when King County finds that by the time a development is ready to be occupied the following criteria will be met:

1. Domestic water supplies are adequate to support planned growth, by virtue of either an intertie between the Plateau and the regional water supply in cooperation with the City of Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and
2. Updated road adequacy standards are adopted by the King County Council and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate, based upon those standards; ((and)) or

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter XII of the Area Zoning, Mineral Resource Extraction P-Suffix Conditions as follows:

The P-suffix conditions set forth in this chapter shall expire and be superceded if Countywide requirements are adopted as part of KCC Title 21.

The following P-suffix conditions implement ESCP policies RL-6 to RL-9, and apply to all QM-P zoned land in the planning area.

- 1. All extractive operations shall be subject to review of development, operating and reclamation standards every 5 years from date of permit issuance.
- 2. The review shall be conducted by the Manager of DDES through grading permit review, as provided in KCC Title 16.
- 3. The review shall be used to ascertain consistency with the most current standards and to establish any new conditions necessary to mitigate identified environmental impacts.

BASIS:

The amendment is consistent with Council Review Panel action on approved policies RL-6 through RL-9. This is an Executive requested technical correction.

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Delete Chapter XI of the Area Zoning, Proposed Master Planned Development P-Suffix Conditions as follows:

((Chapter XI, ----- Proposed Master Planned Development P-Suffix Conditions

The following P-suffix conditions implement ESCP policies GM-16 and GM-17 (Chapter II), and KCCP policy PI-206. The plan calls for consideration of redesignation of the western portion of Grand Ridge to Urban through a plan amendment study. The plan amendment study may begin once the Issaquah Wellhead Protection Study is complete and the Grougn Water Management Plan is adopted by the State Department of Ecology. Land use decisions should be compatible with the findings of the Wellhead Protection Study and the adopted Grougn Water Management Plan. Should the conclusion of the Plan amendment study recommend urban on the western portion of Grand Ridge, urban development should occur through a Master Plan Development (MPD). An MPD on this site shall meet the following conditions:

A. The reclassification of the site's Rural Area zoning shall meet the phasing criteria set forth in ESCP policies GM-16 and GM-17 and Chapter X of this area zoning document.

B. Improved access to I-90 shall be operational at the time any part of the development becomes available for occupancy. The MPD proponent shall contribute right-of-way and funds based on its prorata share of traffic volume projected for the year 2000 to interchange improvements and a new arterial to provide access to I-90, or build these improvements itself if it desires to proceed in advance of the schedules for public completion of them. The development shall provide a regional Park and Ride facility; location, size and design shall be determined in cooperation with METRO. The development shall contribute right-of-way for a regional trail, location of which will be determined by the King County Parks Division. The commercial portion of the MDP shall provide at least 20 park and pool parking spaces.

C. The MPD site is within the City of Issaquah's Municipal Urban Growth Area. Review of the MPD application shall proceed in close consultation with the City of Issaquah, and shall comply with the

city's policies and regulations, whether or not it is annexed to the city at the time the application is filed.

- D. --- The minimum site size for an MPD permit application shall be not less than 80 acres, including up to one-half of any abutting public right-of-way. --- "Site size" for purposes of this requirement means contiguous land under one ownership or under the control of a single legal entity responsible for submitting an MPD permit application and for carrying out all conditions of approval.
- E. --- The MPD shall provide a mix of dwelling types and densities, provided the minimum average zoned base density shall be not less than five dwellings per acre of all portions of the site area allocated for residential development, and not less than 30 percent of the dwelling units shall be developed at a density of 12 or more units per acre.
- F. --- The MPD shall provide a mix of affordable housing. The mix shall be as follows:
1. --- At least ten percent of all residential units shall be affordable to low-income households. --- "Low-income" is an income level below 60 percent of the median household income for King County;
 2. --- At least ten percent of all residential units shall be affordable to moderate-income households. --- "Moderate-income" is an income between 60 and 80 percent of the median household income for King County;
 3. --- At least ten percent of all residential units shall be affordable to median-income households. --- "Median-income" is an income level between 80 and 100 percent of the median household income for King County;
 4. --- Median income for King County and affordable monthly housing payments based on a percentage of this income shall be determined annually by the department;
 5. --- Housing required by this section shall contain a mix of units designed for families and the elderly, and contain a mix of units designed to be accessible to handicapped persons. --- Elderly and handicapped units shall be distributed throughout the MPD site. Demographic or market data may be used by the developer of an MPD to support a proposed housing mix complying with this section;
 6. --- Housing required by this section shall be affirmatively marketed to racial minorities and handicapped persons.
- G. --- The MPD shall provide at least a neighborhood business center in accordance with the size and spacing policies of the Comprehensive Plan, or demonstrate that existing or proposed development in the City of Issaquah will meet the convenience shopping needs of MPD residents.
- H. --- On-site recreation requirements set forth in Chapter VI of this Area zoning document shall be waived for individual developments within the MPD, in lieu of which the MPD shall be required to set aside not less than 20 percent of gross site area for on-site

recreation-and-open-space-preservation---The-following-may-be credited-toward-the-20-percent-requirement:

- 1.----Private-parks-and-recreation-facilities-available-for-use-by the-general-public-free-of-charge-or-for-reasonable-usage fees;
- 2.----Public-parks-or-trails-improved-to-King-County-standards (during-MPD-review-King-County-will-determine-what-sites and/or-facilities-are-acceptable-for-dedication);
- 3.----Drainage-control-measures-having-open-space-or-recreational value-such-as-grass-lined-swales-or-artificial-lakes;-and
- 4.----Areas-preserved-in-a-natural-state-which-have-one-or-more-of the-open-space-attributes-set-forth-in-the-King-County-Open Space-Plan-and-would-otherwise-be-eligible-for-acquisition by-King-County-or-another-qualifying-agency:

I.----Impact-assessment-and-compliance-with-adopted-road-and-school adequacy-standards-shall-be-based-on-complete-development-of-the total-site-area-in-the-MPD-application.---Required-facility construction-and-dedication-and-other-mitigation-measures-may-be phased-in-conjunction-with-individual-zone-reclassifications; subdivisions;-or-other-land-use-approvals-consistent-with-their proportion-of-the-total-project:

J.----The-MPD-shall-be-served-with-public-water-and-sewer-systems.-No use-of-on-site-sewage-disposal-systems-shall-be-permitted.---The developer-shall-be-responsible-for-the-construction-of-all-on-site and-off-site-improvements-and-additions-to-water-and-sewer facilities-required-to-support-the-MPD.---If-other-properties benefit-from-the-improvements;-the-MPD-developer-may-secure participation-from-their-owners-through-latecomer-fees-or-other financial-arrangements.---Regardless-of-how-the-improvements-are funded;-they-shall-be-in-place-when-needed-to-serve-the-MPD-or-any completed-phase-thereof.)

BASIS:

The Executive Proposed ESCP recommended a Master Plan Development on the western portion of Grand Ridge through policy R-18. Policy R-18 was deleted by the Council Review Panel. The offered amendment is consistent with Council Review Panel action on approved policy GM-16.

10847

95

GM-16

The eastern portion of Grand Ridge shall retain its Rural designation and is not included within the UGA. Zoning for this eastern portion shall require rural clustering. The western portion of Grand Ridge that is less environmentally constrained shall also be retained in a Rural designation and is not within the urban growth area. Residential development within the western portion of Grand Ridge should require rural clustering. The western portion is substantially less constrained than the balance of Grand Ridge and redesignation to Urban may be considered through a plan amendment study, once the Issaquah Wellhead Protection Study is complete. ~~It also must comply with the Ground Water Management Plan is when adopted by the State Department of Ecology.~~ Land use decisions should be compatible with the findings of the Wellhead Protection Study and the adopted Ground Water Management Plan. GM-16

approved (PB friendly)

Such plan amendment study also
(PB friendly amendment)

10847

Proposed Ordinance 92-597

Appendix A

Panel-Recommended Revisions to the Executive-Proposed East
Sammamish Community Plan Update

EAST SAMMAMISH COMMUNITY PLAN

GM-1	<p>King County should develop interlocal agreements with Issaquah, Redmond and the Muckleshoot Indian Tribe providing for timely agency notice, review and comment opportunity and staff consultation on proposed development within the impact area designated for each jurisdiction. The agreements should include, but not be limited to, review of:</p> <ul style="list-style-type: none"> a. Zoning reclassifications; b. Preliminary subdivisions; c. Master planned developments; d. Regional use and conditional use permits; e. Shoreline substantial development permits; and f. Threshold determinations under SEPA. 	12/13/92
GM-2	<p>Urban Reserve Areas shall be designated in East Sammamish for the purpose of phasing, with a residential density of one house per five acres, and with tight clustering of lots required to preserve the maximum possible amount of land for future development at urban densities. Projects Lands within the Reserve areas shown on the Plan Map shall not develop be reclassified at higher densities until adequate self-necessary facilities and services are available.</p>	12/15/92
GM-3	<p>Lands within the Urban Reserve Areas shall be given a potential zone, along with Growth Reserve zoning, consistent with the long-term land use policies for the East Sammamish planning area. Any substantiated development under Growth Reserve zoning shall disallow include "shadow-plots" to show probable future road alignments, parks and open space, and build-out density consistent with the site's potential zoning.</p>	01/25/93
GM-4	<p>Lands within the Urban Reserve Area should be reclassified to their potential zones, either through an amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide service deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied the following criteria will be met:</p> <ul style="list-style-type: none"> a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Placau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and b. Updated road adequacy standards are adopted by the King County Council and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate based upon those standards; and c. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and d. The serving utility can provide electrical service to new development consistent with its public service obligations; and e. King County's Park, Recreation and Open Space Plan is adopted. 	10847 01/25/93

CHAPTER 2 - GROWTH MANAGEMENT

GM-5

Lands within the Urban Reserve Area which have access to East Lake Sammamish Parkway, and which are designated for multifamily residential development and given a potential multifamily zone in the Area Zoning, should be reclassified to their potential zones, either through an amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied, the following criteria will be met:

- a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity; and
 - b. Updated road adequacy standards are adopted by the King County Council; and
 - c. The East Lake Sammamish Basin Plan and Nonpoint Action Plan are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and
 - d. The serving utility can provide electrical service to new development consistent with its public service obligations; and
- King County's Park, Recreation and Open Space Plan is adopted.

4/3/93

CHAPTER 2 - GROWTH MANAGEMENT

GM-6 The East Sammamish Community Plan designates municipal urban growth areas based on the following criteria. Urban Growth Areas should include only lands that:

- a. Rural Areas and Resource Lands must be protected from urban development pressures. Therefore, lands designated Rural or Resource under the KCCP are inappropriate in urban growth areas; and
- b. The urban area has been designated as a potential expansion area by Issaquah or Redmond; and
- c. The boundaries of the area promote and preserve neighborhood and community identity and efficient extension of urban services by considering topographical and physical features, including but not limited to bodies of water, highways, slopes, urban separators and sensitive areas; and
- d. The areas discourage urban sprawl by including only lands needed to accommodate population growth at sufficient densities to provide a range of housing, support transit and allow economic provision of services; or
- e. The areas discourage urban sprawl by including only lands already developed; and
- f. The boundaries of the area help prevent abnormally irregular jurisdictional boundaries.
 - a. Are within existing cities;
 - b. Exclude designated resource lands
 - c. Are already characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer storm drainage, schools and other urban services, within the next 20 years;
 - d. Are bounded by recognized natural boundaries, such as watersheds, that impede provision of urban services;
 - e. Utilize geographical features which form a natural edge such as rivers and ridge lines;
 - f. Are adjacent to areas of environmental sensitivity so as to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator; and
 - g. Promote orderly and consistent growth and are needed to accommodate at least a 20 year growth projection.

01/25/91

GM-7

Growth Reserve shall not be applied on lands where sewer Utility Local Improvement Districts have been formed and the King county Council has approved the District's Comprehensive Utility Plan.

GM-8

The municipal urban growth areas, designated by the East Sammamish Community Plan are appropriate for annexation to Issaquah or Redmond or incorporation when they meet the criteria of ESCP policy GM-8. a. The western portion of Happy Valley (Section 18) which is west and south of the ridge-line shall be within the MUGA for the City of Redmond urban growth area. The remaining portion of Happy Valley shall remain outside of the MUGA because its long term rural land use designation, its environmentally critical lands and its topography mean that it will not require urban services.

b. The western portion of Grand Ridge which it is designated Urban is included within Issaquah's MUGA.

10847

01/10/91

CHAPTER 2 - GROWTH MANAGEMENT

GM-9 If the MUGAs identified in this plan conflict with the urban growth areas as identified by Ordinance 10450, changes to the adopted UGA boundary shall be recommended to the Growth Management Planning Council by King County the regional Growth Management Act process adjustments shall be made through the community plan amendment process. 12/15/92

GM-10 Lands within designated municipal urban growth areas are appropriate for annexation or incorporation. King County should encourage and will support annexation or incorporation proposals which meet the following criteria:

- a. Urban level public services, including police and fire protection, schools, parks, public transportation, an urban street network, a domestic water system, storm drainage and sewer systems, and general governmental services, can be provided to annexing or incorporating areas without a degradation in service levels to existing service areas in that area or to the remainder of the community planning area;
- b. Standards for and the ability to implement levels of service requirements, mitigation of adverse land use impacts, and environmental protection that are equal to or better than King County's standards, have been adopted by the annexing city or in the case of an incorporation the petition for incorporation should include an objective to meet such standards and such standards will be adopted by the new city; and
- c. The annexation or incorporation does not create islands of pockets of unincorporated King County islands or special service districts that are difficult or inefficient to serve;
- d. A sub-area land use and service plan for the annexation area which that is consistent with the current East Sammamish Community Plan (ESCP), the KCCP and the GMA and will provide a variety of residential urban development at urban densities, sufficient to support transit and sewer services, had been adopted or is to be adopted concurrently with the annexation by the annexing city; or in the case of incorporation the petition for incorporation includes an objective goal to plan for land uses which that are consistent with the ESCP, KCCP and the GMA including planning for urban densities and full urban services; and
- e. For annexations either (1) an interlocal agreement has been negotiated between the annexing city and the special districts which that currently now provide services to the proposed annexation area to insure that the annexation will not cause a degradation in service levels to areas outside the proposed annexation area or (2) King County believes the annexation will not cause degradation of service levels; and
- f. Urban separators designated by the ESCP are maintained and preserved.

01/25/93

GM-11 King County will support the phased annexation of land which that encourages urban growth to occur within cities. The County should encourage annexations or incorporations within MUGAs of areas already characterized by urban growth or zoned for current urban growth that have existing public facility and service capacities to serve such development.

GM-12 Pre-annexation planning agreements should be negotiated between the County and Issaquah and Redmond. These agreements can be for individual annexations or for all proposed annexations by a city. 11/10/92

CHAPTER 2 - GROWTH MANAGEMENT

GM-13 Pre-annexation planning agreements should establish a process to address, at a minimum, the following issues in the proposed annexation area:

- a. Land use planning, including consistent language and terminology;
- b. Transportation planning and mitigation;
- c. Development standards and development review;
- d. Surface water drainage and flood control;
- e. Utilities planning and service provision;
- f. Housing, including affordable and fair share housing;
- g. Historic preservation;
- h. Parks, trails, wildlife corridors and open space;
- i. Environmentally sensitive areas including but not limited to steep slopes, bodies of water, flood plains, and wetlands;
- j. Identification of resource lands and critical areas;
- k. Identification of lands for public purposes;
- l. Urban separators;
- m. Financing of regional facilities (such as parks and libraries) and local urban services;
- n. Financing of projects for which impact fees have been collected;
- o. Financing to lessen infrastructure deficiencies; and
- p. Distribution of tax revenue among service providers.

11/10/92

GM-14 A joint county-city team should be established to coordinate annexation and incorporation proposals and that help a smooth transition from county to city jurisdiction.

11/10/92

GM-15 The East Sammamish Community Plan designates urban separators based on the following criteria:

- a. The land can serve as wildlife habitat, is designated as a sensitive area, serves to link sensitive areas, is a topographic feature such as a major elevation change, encompasses part of a historic trail, or is part of a public park or trail or open space; and
- b. The land helps to define and provide a visual separator between neighborhoods or communities; and

01-30-91

~~c. The land is characterized by low density development.~~

GM-16 The eastern portion of Grand Ridge shall retain its Rural designation and is not included within the UGA. Zoning for this eastern portion shall require rural clustering. The western portion of Grand Ridge that is less environmentally constrained shall also be retained in a Rural designation and is not within the urban growth area. Residential development within the western portion of Grand Ridge should require rural clustering. The western portion is substantially less constrained than the balance of Grand Ridge and redesignation to Urban may be considered through a plan amendment study, once the Issaquah Wellhead Protection Study is complete and the Ground Water Management Plan is adopted by the State Department of Ecology. Land use decisions should be compatible with the findings of the Wellhead Protection Study and the adopted Ground Water Management Plan.

4/3/93

GM-17 All residential development, whether urban or rural in the Grand Ridge subarea that is located within the Issaquah Creek basin shall be subject to stringent drainage control and tree clearing standards, in order to reduce or eliminate increased flood damage in the lower part of the basin, including within the City of Issaquah.

11/10/92

DELETED

GM-16 Proposed commercial/industrial development for the Grand Ridge-Meeter Plan Development must consider its relationship and function relative to the Issaquah Urban Activity Center. The size, scale and location of the proposed commercial/industrial uses should be jointly planned by King County and Issaquah.

12/1/92

10847

CHAPTER 3 - NATURAL ENVIRONMENT

<p>NE-1 For all new development, increased standards for retention/detention, water quality facilities, and monitoring shall be considered, adopted and implemented as appropriate within the areas identified in surface water management basin planning and reconnaissance study</p>	<p>11/10/92</p>
<p>NE-2 Clearing and grading shall be limited on all short plats, plats, and commercial projects to protect water quality, maintain hydrologic functions of wetlands, attenuate surface water runoff, limit erosion, and maintain fish and wildlife habitat and visual buffers. Seasonal limits should restrict clearing and grading in Urban Areas to the driest months. Rural Areas should be subject to both seasonal limits and permanent tree retention requirements.</p>	<p>11/10/92</p>
<p>NE-3 As new roads are built and existing roads widened, special consideration shall be taken to create or retain the aesthetic character of the area through the use of vegetated buffers that utilize native vegetation.</p>	<p>11/10/92</p>
<p>NE-4 The recommendations regarding runoff control, and infiltration of storm water in the adopted Bear Creek Basin Plan, and, upon adoption, the recommendations in the East Lake Sammamish Basin and Nonpoint Action Plan, Issaquah Creek Basin and Nonpoint Action Plan, and the Patterson Creek Reconnaissance Report, and the regarding runoff control, clearing, and infiltration of storm-water should be implemented.</p>	<p>12/22/92</p>
<p>NE-5 Where commercial and industrial uses and high levels of vehicular traffic are established, water quality should be protected and enhanced. Petroleum, solvents, and other potential water pollutants should be stored in such a way as to prevent entry into natural drainage systems or ground water.</p>	<p>12/22/92</p>
<p>NE-6 Public sewers are the preferred method for wastewater treatment in Urban Areas, including Urban Reserve Areas. Within Rural Areas, and Urban Areas where sewers are not yet available, proper siting and maintenance of septic systems should continue to receive special attention for new and existing land development to preserve the valuable ecological functions and provide beneficial public uses of water resources.</p>	<p>12/22/92</p>
<p>NE-7 Control mechanisms equal to or better than those adopted by Ordinance 9365 limiting or removing phosphorus and other nonpoint source pollutants from water bodies should be established and implemented as special requirements in area-specific basin plans to provide added protection to streams, lakes, and wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-point Source Control Plan recommendations should be implemented to protect water bodies from nonpoint source pollution.</p>	<p>12/22/92</p>
<p>NE-8 Upon adoption of the GWAC policies, the recommendations of the GWAC- Issaquah Creek, Redmond Bear Creek and East King County Groundwater Management Programs should be implemented through zoning and other mechanisms to protect ground water resources.</p>	<p>12/22/92</p>
<p>NE-9 To protect wildlife resources in East Sammamish and the surrounding region, a network of wildlife habitats should be established. The network should be of sufficient width to protect habitat and corridors for small mammals, amphibians, reptiles and birds. This network should be protected through incentives, low-density zoning, and other appropriate mechanisms.</p>	<p>12/15/92</p>
<p>NE-10 Development shall protect wildlife through site design and landscaping. New development within or adjacent to the wildlife habitat network should incorporate design techniques that protect and enhance wildlife habitat values.</p>	<p>12/22/92</p>
<p>NE-11 All golf course proposals shall be carefully evaluated for their impact on surface and ground water quality and quantity, sensitive areas, and fish and wildlife resources and habitat.</p>	<p>12/22/92</p>
<p>NE-12 Water used for irrigating golf courses should come from non-potable water sources wherever possible. Use of natural surface water sources, such as streams should be avoided due to impacts on fish and other wildlife habitat. Landscaping should consist of drought-tolerant plant species to limit water use. Site design should include as much native vegetation as possible. Water should be recycled wherever possible. A water conservation plan shall be submitted with golf course applications which should address measures such as the use of drought tolerant plant species.</p>	<p>12/22/92</p>

<p>R-1</p> <p>The East Sammamish planning area shall provide for a variety of housing types and densities. This variety may be achieved through small and large lot urban single family development, town houses, duplexes, apartments, mixed business-residential developments in urban activity centers and community and neighborhood centers, mobile home parks, and rural residential development.</p>	<p>11/10/92</p>
<p>R-2</p> <p>Residential land use designations shall allow for development that will accommodate a range of incomes by providing for a range of housing types and prices, and households at different life cycle stages (e.g., elderly as well as families with children).</p>	<p>11/10/92</p>
<p>R-3</p> <p>Urban Growth Reserve Areas shall be permitted an interim residential density of one house per five acres. Lots shall be tightly clustered (not on no more than 25 percent of the parcel being subdivided, not including any sensitive area or required buffers) to preserve maximum flexibility and capacity for later development at urban densities. When sewers are available, they shall be used to facilitate tighter clustering so that resulting lots are compatible with those that will be permitted by all lots created under the Growth Reserve designation shall comply with density provisions of the King County Code as applied to the site's potential zoning. Sewers shall be considered available when they extend to within the distances for required connections to public sewer mains. The Code of the King County Board of Health. Urban Reserve Areas shall include all parcels of 2 acres or more area within Urban Residential areas.</p>	<p>12/22/92</p>
<p>R-4</p> <p>Residential densities compatible with the prevailing development pattern shall be used in Urban Areas where the predominant subdivision pattern has already developed. Infill development compatible with surrounding residential neighborhoods should be encouraged on vacant or under-used parcels of land where urban services can be provided. should be encouraged that is compatible with surrounding residential neighborhoods and feasibility of urban service levels. For purposes of guiding area zoning decisions, a parcel of land should be considered suitable for compatible infill at a density higher than surrounding development if:</p> <ul style="list-style-type: none"> a. It contains enough area to accommodate development with a suitable buffer, (i.e. a minimum site area of 1.5 acres), such as landscaping or native vegetation, in addition to any open space required to be retained to protect environmentally sensitive areas, and b. Urban services are available and off-site impacts (e.g., such as traffic) can be mitigated. 	<p>12/22/92</p>
<p>R-5</p> <p>A 1-acre residential density designation shall be applied in the East Sammamish planning area based on the following location criteria:</p> <ul style="list-style-type: none"> a. Areas that are substantially developed with an established pattern of 1 acre lots b. Urban lands that are severely environmentally constrained (a parcel of land with 25 percent or less buildable area, as defined by King County's environmental regulations, should be considered "severely constrained" for purposes of this policy); or c. Areas with significant open space value that can function as a defining community separator between the urban growth areas adopted by this plan for the Cities of Redmond and Issaquah, or as a wildlife habitat network to link major wetlands and other environmentally constrained features with good habitat value; these areas should be developed with clustered subdivisions to protect the open space; or d. Areas that can provide a buffer between higher density Urban development and Rural Areas; or e. Areas where there are very long term, environmental, financial obstacles to the provision of urban services and infrastructure sufficient to support development at higher urban densities. 	<p>12/22/92</p>
<p>R-6</p> <p>A residential density of 2-3 homes per acre shall be designated in Urban Areas meeting the following criteria:</p> <ul style="list-style-type: none"> a. Areas already developed at a density of 2-3 homes per acre without significant opportunities for higher density infill consistent with ESCP Policy R-4, and b. Areas less environmentally constrained than those specified in ESCP Policy R-5, but where a density of 2-3 homes per acre would afford a substantially higher degree of environmental protection than could be attained at higher residential densities. 	<p>4/3/93</p>
<p>R-7</p> <p>A residential density of 4 homes per acre shall be designated in Urban Areas meeting the following criteria:</p> <ul style="list-style-type: none"> a. Public water and sewer are or can be made available at the time of subdivision; and b. The parcels have 26 to 59 percent of the parcel is buildable area, as defined by King County's environmental regulations; and c. The parcels have convenient access to a current or planned neighborhood collector street. 	<p>12/22/92</p>

CHAPTER 4 - RESIDENTIAL DEVELOPMENT

R-8 A residential density of 6 homes per acre shall be designated in Urban Areas meeting the following criteria:

- a. Public water and sewer are or will be available at the time of subdivision;
- b. The parcels have 60 percent or more buildable area, as defined by King County's environmental regulations;
- c. The parcels have convenient access to a current or planned neighborhood collector street; and
- d. If surrounded by existing lower-density development, the parcels are large enough in order to provide a buffer such as landscaping or permanently protected tree cover.

12/22/92

R-9 A residential density of 8 homes per acre shall be designated in Urban Areas meeting the following criteria:

- a. Public water and sewer are or will be available at the time of subdivision;
- b. The parcels have 60 percent or more buildable area, as defined by King County's environmental regulations;
- c. The parcels have convenient access to a current or planned neighborhood collector street and are within one-half mile of a current or planned arterial; and
- d. If surrounded by existing lower density development, on parcels are large enough to provide a buffer such as landscaping or permanently protected tree cover.

12/22/92

R-10 New multifamily development zoning in the East Sammamish planning area should be located on parcels with 60 percent or more buildable area, as defined by King County's environmental regulations, and that are within one-quarter mile of a current or planned arterial and that are:

- a. Close to or in the cities of Issaquah and Redmond and the planning area's community and neighborhood centers; or
- b. In master planned developments; or
- c. On small, dispersed sites identified on the Plan Map:
 1. within urban residential areas; and
 2. where public sewer and water can be made available at the time of development.

Parcels of land about 2.5 acres in size or smaller, and separated from each other by a distance of about 660 feet if within two miles of the boundaries of Redmond or Issaquah, or 1320 feet if located elsewhere, should be considered "small, dispersed sites" for purposes of this policy. Sites adjacent to or within convenient walking distance of public parks should be considered especially suitable for multifamily development if they meet criteria a through f set forth in this policy.

01/25/93

R-11 New multifamily development located on small, dispersed sites in the Pine Lake, Beaver Lake and Sahalee sub-areas shall be at a zoned base-density of 12 units per acre, except for sites in or adjacent to the Sammamish Highlands and Pine Lake Plaza business areas, and the Klakanic master planned development, are appropriate for densities of 18 or 24 units per acre.

01/25/93

R-12 New multifamily development in the Lake Sammamish subarea shall be located on small, dispersed sites at a zoned density of up to 12 units per acre, except for sites close to the Cities of Redmond and Issaquah where higher densities may be appropriate when consistent with those cities' land use plans. Sites in or adjacent to the neighborhood business area at the intersection of East Sammamish Parkway SE and SE 33rd Street, should have base densities of 12 or 18 units per acre.

New multifamily developments at densities up to 24 units per acre, are appropriate in some portions of the area to the east of the Lake Sammamish Parkway at the intersection of SE 41st St. Environmental constraints may substantially reduce the density that can be achieved in this area. Actual densities shall be determined through the development review process subject to adopted County policies and regulations and the recommendations of the East Lake Sammamish Basin and Non-point Action Plan when it is adopted.

04/3/93

DELETE

R-13 New multifamily development in the Urban designated portion of the Grand Ridge subarea shall be part of a master planned development (MPD), following the detailed criteria set forth in the BSCP Update's area zoning. Multifamily development shall account for at least 35 percent of all housing units in the Grand Ridge Master Planned Development.

01/10/93

R-13	The Happy Valley subarea and portions of the Patterson Creek sub-basin, including lands adjacent to the Patterson Creek Agricultural Production District, meet KCCP criteria for rural levels of development and shall be redesignated Rural.	4/3/93
R-14	Residential development in designated Rural Areas in the East Sammamish planning area shall be at a density of one house per 5 acres, when parcel size permits and the land is physically suitable.	12/22/92
R-15	<p>A residential density of one house per 10 acres shall be applied to Rural Areas where the predominant lot size is 10 acres or larger and where at least one of the following circumstances applies:</p> <ul style="list-style-type: none"> a. The lands are adjacent to a designated Agricultural Production District, Forest Production District or legally approved long-term Mineral Resource Extraction Site; b. The lands include significant areas of 40 percent steep slopes, severe landslide hazards, number 1 and 2 wetlands or other severe development constraints; or c. The lands are within the identified 100-year floodplains of Evans or Patterson Creeks or other streams in the East Sammamish planning area. 	4/3/93
R-16	<p>A residential density of one house per 2.5 acres shall be applied to Rural Areas where the following circumstances apply:</p> <ul style="list-style-type: none"> a. The existing lot size pattern is predominantly 2.5 acres or smaller; b. The lands are predominantly free of environmentally sensitive areas and wildlife habitat; c. Soils on the lands are predominantly those rated by the U.S. Soil Conservation Service as having "none to slight" or "slight to moderate" limitations for septic tank drainfields; d. Public water supply is available to serve the area. <p>de. When sufficient information is available, where it can be determined that there is a low risk of aquifer contamination.</p>	12/22/92
R-17	DELETED A maximum residential density of one home per 10 acres shall be maintained in the Patterson Creek Agricultural Production District, to maintain compatibility with agricultural use.	12/22/92
R-18	DELETED The East Sammamish planning area's active gravel pits should be encouraged to be mined to their full potential, and shall be restored and reused when extraction operations cease. Residential development at urban densities in conjunction with mixed commercial/residential uses or a master planned development (MPD) shall be the preferred reuse of the mineral sites in the vicinity of the City of Issaquah. Any MPD for these sites shall be reviewed in cooperation with the City of Issaquah.	12/22/92
R-19	DELETED The following areas shall be designated as sending areas eligible to transfer zoned density to designated receiving areas in exchange for their dedication to King County or a qualifying private organization such as a nature conservancy, and their permanent protection as open space and/or park sites: a. The wildlife habitat networks shown on the "Proposed Plan Land Use" map; b. Any completely undeveloped Rural parcel, with existing tree cover intact, of 20 acres or more area in the Grand Ridge and Beaver Lake (e.g., Section 26) subareas and the Evans and Patterson Creek Valleyet c. The scenic corridor; d. Any completely undeveloped land, with existing tree cover intact, on the hillside overlooking Lake Sammamish and I-90; and e. Any site of 10 acres or larger in the Urban designated portion of the East Sammamish planning area that is compatible to King County or the Cities of Redmond or Issaquah as a neighborhood or community park site.	12/22/92

CHAPTER 4 - RESIDENTIAL DEVELOPMENT

R-20 DELETED

The following shall be receiving areas eligible to receive density credits transferred from sites meeting the criteria of Policy R-19, when the conversion criteria in Chapter 4 Policy GM-4 are met—

- a. Urban lands with an area of five acres or larger that are designated for a residential density of 4 dwellings per acre or higher within the Lake Seminole, Scales, Pine Lake and Beaver Lake subareas (smaller parcels may be combined to meet the 5-acre threshold);
- b. Urban land within the Grand Ridge subarea provided the density transfer is approved as part of a master-planned development; and
- c. Urban lands within a city from any eligible lands within its Municipal Urban Growth Area, when consistent with the city's land-use policies and subject to an interlocal agreement. (01/02/92)

DELETE

R-21 The BSCP supports use of density incentives in all Urban Areas zoned for 4 or more dwellings per acre, especially to encourage acquisition of neighborhood and community parks; however, allowable densities should not be increased in Single-Family Urban Designations zoned for 8 dwellings per acre, in order to maintain greater compatibility with surrounding single-family development. 01/25/91

DELETE

R-22 New residential development at densities of 4 homes per acre or higher, particularly multifamily development, shall include design amenities including but not limited to:

- a. Usable private outdoor areas for each residence;
- b. Variety in building styles, rooflines and facade treatments;
- c. On-site recreation areas whenever possible; and
- d. Retention of as much natural vegetation as possible, especially on the development perimeter.

01/25/91

R-23 DELETED

All new urban residential developments, including multifamily developments, shall provide public pedestrian access to and through the development, and to parks, schools, and Activity Centers. The access shall be a direct and convenient link to existing or planned routes, including sidewalks and trails, beyond such development. All developments shall provide sidewalks or walkways designed to decrease the walking distances between parking areas, building entrances, bus stops, recreation facilities, external sidewalks, and to other destination points. 01/05/91

R-24 DELETED

Urban residential development shall be designed so that pedestrian access to and through the neighborhood is not impeded. Where topographic barriers exist in the route of a public path, the developer should provide stairs or ramps where they can be provided consistent with environmental regulations. Walls, fences, or other physical barriers that extend the entire length of external-site boundaries should not be erected unless pedestrian access points are established at convenient intervals. 01/05/91

R-25 DELETED

Along the perimeter of residential uses, landscaping is encouraged rather than fences, walls or other structures that impede pedestrian travel. If long unbroken stretches of fences or walls are planned, breaks for through-block pedestrian access should be included with appropriate provision for the privacy of abutting lots. 01/05/91

R-17

All urban residential developments, including multifamily developments, regardless of size, shall provide or contribute toward park sites that meet the park site and location criteria in the Open Space Plan and Ordinance 3813. For single family plots 20 acres in size or larger, at least 1 acre of land toward this requirement shall be provided on site, within walking distance of all residents and with opportunities for active recreation. On-site parks shall be privately developed. At least fifty percent of the land set aside should be for active recreation and developed as lot-lots, playgrounds, open lawn area or with other active recreation facilities. Land set aside for active recreation should be well drained, level, and suitable for the active uses specified in the site plan. Trail improvements to power line and pipeline rights of way also should be considered as a means of providing recreation opportunities. 01/30/91

R-18	If no land within or adjacent to the development meets the Open Space Plan criteria for park sites, a fee-in-lieu of park dedication (equal to the value of land and facility development) shall be substituted. Resulting accumulated funds shall be applied to purchase lands as close as possible to the contributing development site.	01/05/93
R-19	Wherever possible, land dedicated for park sites shall be linked with park sites in adjacent developments and with nearby trail systems.	11/10/92
R-20	Sidewalks, pathways, and trails shall link homes to recreation areas within the development and to park space outside the development.	01/05/93
R-21	Homeowner associations shall maintain recreational park land and facilities not meeting criteria for public dedication. The County should require a recorded homeowner maintenance agreement to ensure park facilities are adequately maintained.	01/05/93

CHAPTER 5 - COMMERCIAL/INDUSTRIAL DEVELOPMENT

CI-1	<p>The cities of Issaquah and Redmond are recognized as the Urban Activity Centers for the East Sammamish planning area. Industrial and major commercial activities shall be directed to these urban activity centers. 11/10/92</p>	
CI-2	<p>Commercial and industrial areas shall be compact rather than extending in strip developments along arterials. The boundaries of the commercial and industrial areas are defined by the land use planning map and area zoning. Rezoning nearby multifamily land for additional commercial or industrial uses is inconsistent with the intent of this plan.</p>	
CI-3	<p>All future commercial development in the East Sammamish planning area shall locate within the designated Urban Activity Centers and Community and Neighborhood Business Centers. 01/30/92</p>	
CI-4	<p>The Community Centers designated for serving the East Sammamish area are:</p>	
a.	<p>the Pine Lake Village shopping center, located at the intersection of 228th Avenue S.E. and the Issaquah Pine Lake Road;</p>	
b.	<p>the Sammamish Highland/Inglewood Plaza shopping center located at the intersection of Inglewood Hill Road (NE 8th) and 228th Ave. SE; and</p>	
c.	<p>the planned shopping center within the Klakanie development. 01/30/92</p>	
CI-5	<p>The Neighborhood Centers for serving Plateau residents are the the southeast quadrant of the S.E. 32nd Street and East Lake Sammamish Parkway (Sammamish Plaza) intersection.</p>	
b.	<p>the Merionwood Health Care Center located at Providence Point Drive SE and 228th Avenue SE, and</p>	01/30/92
c.	<p>on the shoreline of Lake Sammamish at the intersection of SE 42nd Street and East Lake Sammamish Parkway.</p>	
CI-6	<p>Criteria for future additional Community and Neighborhood Activity Centers on the plateau:</p>	
a.	<p>Documentation of need for the proposed center by demonstrating that population growth has exceeded what was anticipated by this plan, the market can support a new center, and existing centers will continue to be economically feasible;</p>	
b.	<p>Site shall be located adjacent to multifamily, commercial, or industrial uses;</p>	
c.	<p>Site shall avoid being not located next to rural areas;</p>	
d.	<p>Site shall be served by transit by the time 50% of the site is developed;</p>	
e.	<p>Site shall not be within a 100-year flood plain, wetland, steep slopes, landslide and erosion hazard areas, or other environmentally sensitive areas, and</p>	
f.	<p>Site does not result in any net loss in land designated and zoned for multifamily development. 12/22/92</p>	
CI-7	<p>Industrial/office park development shall concentrate be located within the Urban Activity Centers and at the Employment Center designated at the southern end of the plateau, near the I-90 corridor and north of the Front Street interchange.</p>	
CI-8	<p>Support services such as restaurants, banks, grocery store, deli, cleaners, printing establishments, retail sales and consumer service establishments catering to the employees are encouraged to locate within the Employment Center. 12/22/92</p>	
CI-9	<p>Support services shall should only make-up only 20% of the total land area designated for Employment Center development and should should be located in such a way that encourages safe pedestrian access from surrounding, existing and planned industrial and office development. 12/22/92</p>	