

1 September 19, 1996  
2 Ord96.2.25

Introduced by Jane Hague  
Proposed No. 96-329

3  
4  
5  
6  
7  
8 ORDINANCE NO. **12601**  
9

10 AN ORDINANCE concurring with the  
11 recommendation of the Hearing Examiner,  
12 amending Ordinance No. 8846 and  
13 K.C.C. 20.12.170, as amended, to amend the  
14 Bear Creek Area Zoning P-suffix conditions  
15 relating to the western portion of the  
16 southern half of the Novelty Hill Master  
17 Plan Development (MPD) Area as requested  
18 by The Quadrant Corporation, designated  
19 Department of Development and  
20 Environmental Services File No. BCCP0002.  
21

22 PREAMBLE:

23  
24 The Bear Creek Community Plan and Area Zoning (BCCP) as  
25 adopted by the Council on January 30, 1989, in Ordinance No.  
26 8846, contained highly detailed P-suffix conditions and  
27 policies specifying the processing and development standards  
28 for the Novelty Hill Master Plan Developments (now termed Urban  
29 Planned Developments--UPDs, and Fully Contained Communities--  
30 FCCs). The following changed circumstances have created  
31 conflicts or inconsistencies between these earlier site-  
32 specific zoning provisions for developing master plans in the  
33 BCCP and current policies, regulations, and procedures, and  
34 known facts:

35 1. Policies and regulations adopted by King County  
36 after enactment of the BCCP have established new standards and  
37 procedures for reviewing development proposals which are more  
38 detailed and stringent than those that were in effect at the  
39 time the BCCP was adopted. These include:

- 40 A. The Surface Water Design Manual (SWDM);  
41 C. The Road Mitigation Payment System (MPS) Fee;  
42 B. The Sensitive Areas Ordinance (SAO) in 1990  
43 Ordinance in 1991;  
44 D. School Concurrency and Mitigation Ordinance in  
45 1991;  
46 E. Demonstration Project Ordinance 10153, allowing a  
47 retirement community in the Novelty Hill MPD Area, in 1991;  
48

- 1 F. Bear Creek Basin Plan in 1992;
- 2 G. Zoning Code Title 21A in 1994, as amended in  
3 1995;
- 4 H. Revised King County Road Standards in 1993;
- 5 I. King County County-wide Planning Policies in  
6 1993, as amended in 1994;
- 7 J. Zoning Maps implementing Title 21A county-wide in  
8 1995;
- 9 K. Amendments to Title 13 changing sewer and water  
10 service criteria in 1995;
- 11 L. Transportation Concurrency Management Ordinance  
12 in 1995, and;
- 13 M. King County Comprehensive Plan in 1994.
- 14 2. Major changes have been made to the UPD/FCC project  
15 proposals, including downsizing of both projects and conversion  
16 of the Blakely Ridge proposal to an age-restricted community.
- 17 3. Environmental Impact Statements have been issued  
18 which now provide a more accurate and elaborate analysis of the  
19 physical properties of the sites.
- 20 4. K.C.C. 21A.39.030(B) has been enacted, which  
21 provides that a UPD or FCC permit and the development agreement  
22 in implementation thereof may authorize development standards  
23 different from those otherwise imposed under the King County  
24 Code in order to provide flexibility to achieve public  
25 benefits, respond to changing community needs, and encourage  
26 modifications which provide the functional equivalent or  
27 adequately achieve the purposes of county standards.
- 28 5. Ordinance 11954 was enacted in September 1995,  
29 amending certain key Bear Creek Community Plan policies  
30 pertaining to Novelty Hill Master Plan Development (MPD) and  
31 amending Ordinance No. 8846 and K.C.C. 20.12.170.
- 32 6. Ordinances 12090 and 12093 were enacted in December  
33 1995, authorizing the Blakely Ridge Urban Planned Development  
34 Permit and amending Bear Creek Area Zoning P-suffix conditions

1 related to development of the Blakely Ridge UPD. Ordinance  
2 12093 deleted in their entirety the original Bear Creek Area  
3 Zoning P-suffix conditions related to Blakely Ridge and  
4 provided substitute P-suffix conditions as provided in  
5 Attachment A to that ordinance.

6 Accordingly, it is appropriate and desirable that the  
7 Novelty Hill UPDs or FCCs be developed under the King County  
8 policies and regulations established since the adoption in 1989  
9 of the Bear Creek Community Plan and Area Zoning. Many of the  
10 P-suffix conditions for the Novelty Hill Master Plan  
11 Developments contained in the Bear Creek Community Plan and  
12 Area Zoning are no longer applicable or feasible, or are less  
13 effective than more recently adopted King County policies and  
14 regulations in promoting high-quality urban development while  
15 still protecting the natural environment. The substitute area-  
16 wide P-suffix conditions applied to Blakely Ridge as the  
17 northern half of the Novelty Hill Master Plan are also  
18 appropriate conditions to be applied to the Northridge proposal  
19 within the southern half of the Novelty Hill Master Plan.

20 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

21 Section 1. This ordinance adopts and incorporates the  
22 findings and conclusions of the June 28, 1996 report and  
23 recommendation of the hearing examiner, as modified by the  
24 August 14, 1996, supplemental report and recommendation, filed  
25 with the clerk of the council on September 19, 1996, amending  
26 Ordinance 8846 and K.C.C. 20.12.170, on the application of The  
27 Quadrant Corporation, to delete in their entirety the existing  
28 Bear Creek Area Zoning P-suffix conditions relating to the  
29 Novelty Hill Master Plan Development (MPD) Area as applied to  
30 the Northridge Urban Planned Development Permit and Fully  
31 Contained Community Permit and to add in lieu thereof new P-  
32 suffix conditions as provided in Attachment A hereto,  
33 designated department of development and environmental service  
34 file no. BCCP0002.

35 SECTION 2. The recommendation of the hearing examiner to  
36 amend the Bear Creek Area Zoning P-suffix conditions related to  
37

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65

the Northridge property within the Novelty Hill Master Plan  
Development area in the manner described in Section 1 above is  
hereby adopted.

INTRODUCED AND READ for the first time this 1st day of  
April, 1996.

PASSED by a vote of 8 to 3 this 10th day of  
January, 1997.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

James Hogue  
Chair

ATTEST:

Gerald A. Peterson  
Clerk of the Council

Attachment A  
P-SUFFIX CONDITIONS FOR NORTHRIDGE

NOVELTY HILL MASTER PLAN DEVELOPMENTS/URBAN PLANNED DEVELOPMENTS,  
AREA P-SUFFIX CONDITIONS

1. Process

The review process for the Master Plan Developments/Urban Planned Developments shall include:

- A. A project-level Environmental Impact Statement;
- B. Participation by the public, agencies, and other jurisdictions through EIS comments, meetings, and through public hearings held before a Hearing Examiner;
- C. Permit processing fees paid by the applicant;
- D. Final action by the King County Council;
- E. A recorded development agreement which contains final conditions of approval.

2. Environmental Resource Protection

The Master Plan Developments/Urban Planned Developments shall include:

- A. Establishment of a natural resource protection area (NRPA) to protect wetlands, surface water quality, groundwater recharge, groundwater quality, wildlife, and aquatic resources.
- B. A Master Drainage Plan (MDP) consistent with King County Surface Water Design Manual requirements to be prepared by the applicant. The MDP shall include a post-development monitoring program.

3. Housing

The Master Plan Developments/Urban Planned Developments shall provide the following:

- A. A range of housing types including lot sizes, attached and detached single-family and multi-family housing units and densities;
- B. Of the total residential units, 10% shall be affordable to low-income households (income level below 80% of the median-income for King County); 10% shall be affordable to moderate-income households (income levels between 80 and 100% of the median income for King County); and 10% shall be affordable to median-income households (income levels between 100 and 120% of the median income for King County). No low-income housing will be required unless publicly-funded programs for such housing are available, provided that the developer sets aside sufficient land for a period of up to 5 years.
- C. A post-development monitoring program for affordable housing.

4. Retail/Commercial and Business Park Development

The Novelty Hill Master Plan Developments/Urban Planned Developments shall provide sufficient area to accommodate retail/commercial and business park uses to serve the needs and provide employment for future residents and employees.

5. Public Services

The Master Plan Developments/Urban Planned Developments shall ensure that provisions for the following public services are provided to adequately mitigate the impacts of these proposals on the following:

- A. Fire and police protection;
- B. Public water and sewer systems;
- C. School facilities. Northridge shall provide for adequate school sites consistent with the Lake Washington School District standards and requirements. Such sites shall be provided with utility connections and shall be dedicated to the Lake Washington School District.

6. Transportation

The Master Plan Developments/Urban Planned Developments shall include:

- A. A transportation plan which provides for compliance with King County concurrency standards, level-of-service standards, safety and operation standards, and which identifies on and off-site transportation improvements, methods of funding, and a post-development monitoring program.
- B. On-site design shall promote the use of alternative modes of transportation including, but not limited to, transit, carpool, bicycle, pedestrian, and equestrian trail facilities.
- C. Private developer participation in City of Redmond and state projects is governed by Title 14 of the King County Code. Private developer significant adverse impact and mitigation share will be determined through application of the Intersection Standards in KCC 14.80, unless modified through an interlocal agreement.

7. Parks, Trails and Open Space

The Master Plan Developments/Urban Planned Developments shall provide the following:

- A. A variety of parks and recreational facilities designed to meet the needs of future residents and employees.
- B. A pedestrian, bicycle, and equestrian trail system which provides circulation throughout the project and which provides linkage to off-site regional trails.
- C. Perimeter buffers to screen adjacent rural lands.