

REVISED POLICY  
Replaces Policy N-10, page 19 of Proposed Plan

**N-10** WHERE LOT CLUSTERING OCCURS IN THE SUBURBAN CLUSTER (S-C) ZONE, THE RESERVE TRACT SHOULD BE DEDICATED OR RESERVED AS PERMANENT OPEN SPACE PROVIDED THAT RECREATIONAL FACILITIES AND STRUCTURES SUPPORTING THE RAISING OR KEEPING OF LIVESTOCK ARE ALLOWED WITHIN THE RESERVE TRACT.

Policy N-10 would require the amendment of the suburban cluster (S-C) zone.

NEW POLICY

Follows Policy N-11, page 19 of Proposed Plan

N-11a IN ORDER TO PROMOTE INFILL DEVELOPMENT WHICH BOTH PROVIDES AFFORDABLE HOUSING AND MAINTAINS THE SINGLE-FAMILY CHARACTER OF EXISTING NEIGHBORHOODS, TOWNHOUSE DEVELOPMENT AT UP TO SIX UNITS PER ACRE SHOULD BE ENCOURAGED IN AREAS WITHIN A SEWER LOCAL SERVICE AREA WHICH: 1) ARE SERVED BY ALL MAJOR PUBLIC CAPITAL IMPROVEMENTS, AND 2) HAVE A HIGH LEVEL OF IMPORTANT PUBLIC SERVICES.

The King County Zoning Code allows the development of townhouses in RS zones under certain conditions. These include a restriction of density to that allowed within the base zone. The County allows townhouses because they are a good infill tool, providing economic and energy-efficient development while maintaining the current allowable development density and encouraging home ownership.

Policy N-11a thus further defines and supports Policy N-1 which encourages development in areas already designated for urban and suburban development. In the Newcastle planning area, Policy N-11a would apply to the Northwest Subarea where urban facilities already exist or are proposed.

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REVISOR REVISED POLICY

Replaces Policy N-21, page 24 of Proposed Plan

**N-21** IN ORDER TO PROMOTE FACTORIA AS A RETAIL AND OFFICE CENTER, GENERAL COMMERCIAL USES SHOULD BE PERMITTED ONLY IN LIMITED AREAS, AND USES REQUIRING HEAVY TRUCKING AND HANDLING OF MATERIALS (SUCH AS ASSEMBLY, FABRICATION, HEAVY REPAIR, STORAGE OR OUTSIDE SALES) SHOULD BE CAREFULLY CONTROLLED.

General Commercial (C-G) uses include auto-dependent and space-consuming activities such as auto sales lots, bowling alleys, lumberyards, discount stores, and highway facilities and services. Some uses traditionally part of General Commercial zones are potentially detrimental to a retail business center like Factoria. These uses can generate considerable truck traffic and noise, conflict visually with retail shops and office uses, or consume excessive amounts of land.

Commercial uses which introduce heavy trucking and handling of materials that can destroy the maximum service and attraction of the Factoria business center are limited in two ways by the Plan. On 128th Ave. SE, the Plan recommends a change from General Commercial (C-G) zoning to Community Business (B-C) zoning. B-C zoning is more restrictive, precluding more intensive types of commercial uses. Second, in areas zoned C-G, the Plan recommends that no assembly, fabrication, heavy repair, storage or outside sales (e.g., car, boat, or trailer sales) be visible from 128th Ave. SE, SE 38th St. or the I-90 frontage road.

REVISED POLICY  
Replaces Policy N-22, page 24 of Proposed Plan

**N-22 EXISTING NEIGHBORHOOD STORES AND BUSINESS AREAS ARE RECOGNIZED AS A VIABLE PART OF THE IDENTITY OF NEIGHBORHOODS. IN THESE AREAS, THE EXISTING CHARACTER OF BUSINESS USES SHOULD BE MAINTAINED.**

The existing neighborhood commercial areas at Coalfield, Newport Hills, and the Holiday Foods shopping center on the East Renton Plateau are recognized in the Newcastle Community Plan. No expansion of business zoning is recommended at these locations. A P-suffix condition will be applied in the Area Zoning to the existing RM-900 zoning in the Coalfield business area. This condition will require that if there is a change from the existing mobile home park use, then a residential zoning category consistent with adjacent properties should be applied.

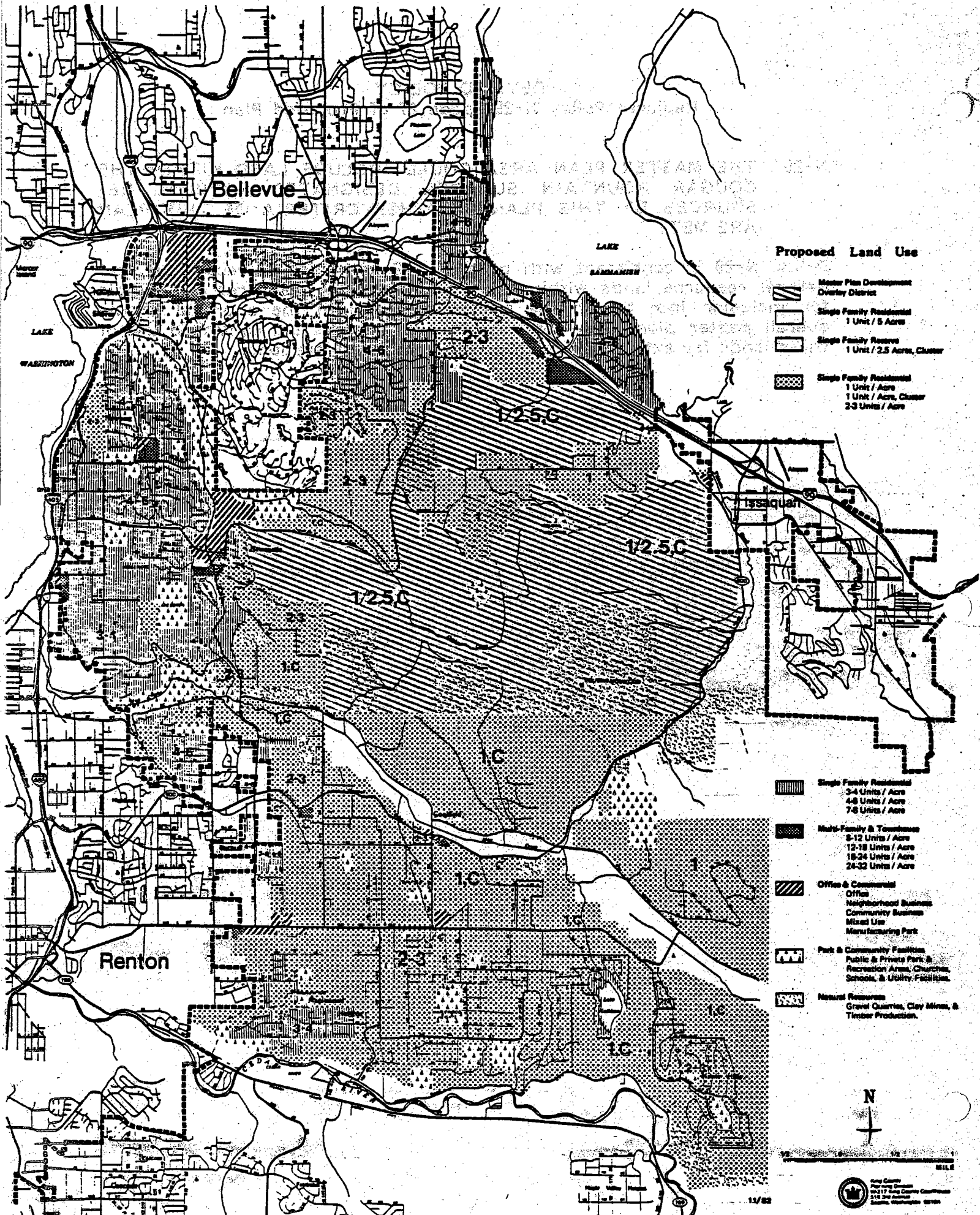
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**REVISED POLICY**  
**Replaces Policy N-29, page 27 of Proposed Plan**





**N-29 THE MASTER PLAN AREA COULD INCLUDE LAND WITHIN THE COUGAR MOUNTAIN SUBAREA DESIGNATED NATURAL RESOURCES BY THIS PLAN IF OTHER CRITERIA OF THIS PLAN ARE MET.**






**Policy N-29 is consistent with policies N-2 and N-3. It recognizes that natural resource lands within the potential master plan area are eligible for inclusion into the village master plan. Until the approval of the overall master plan, however, the Plan encourages the continued use of these lands for extractive industry and forestry operations.**

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**Proposed Land Use**

-  Master Plan Development Overlay District
-  Single Family Residential 1 Unit / 5 Acres
-  Single Family Reserve 1 Unit / 2.5 Acres, Cluster
-  Single Family Residential 1 Unit / Acre, Cluster 2-3 Units / Acre

-  Single Family Residential 3-4 Units / Acre 4-8 Units / Acre 7-8 Units / Acre
-  Multi-Family & Townhomes 8-12 Units / Acre 12-18 Units / Acre 18-24 Units / Acre 24-32 Units / Acre
-  Office & Commercial Office Neighborhood Business Community Business Mixed Use Manufacturing Park
-  Park & Community Facilities Public & Private Park, Recreation Areas, Churches, Schools, & Utility Facilities.
-  Natural Resources Gravel Quarries, Clay Mines, & Timber Production.



King County  
 Planning Department  
 1001 175th Avenue, Suite 100  
 Seattle, Washington 98148

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REVISED TEXT

Revised text on page 35 & 36 of Proposed Plan

RECOMMENDATIONS FOR DESIGNATION OF HISTORIC SITES

This section would remain the same except that the sites listed would not be ranked and the Thomas Rouse Road would be added to the list of Sites Suggested for Consideration as County Landmarks.

NEW POLICY

Follows Policy N-34, page 54 of Proposed Plan

N-34a KING COUNTY SHOULD PROVIDE FOR INVOLVEMENT OF ADJACENT CITIES AND OTHER AFFECTED AGENCIES IN THE REVIEW OF VILLAGE DEVELOPMENT ON COUGAR MOUNTAIN.

The County supports the close involvement of the Cities of Bellevue, Issaquah, and Renton as well as any affected agencies in the review of village development on Cougar Mountain. One vehicle for allowing this involvement would be an inter-jurisdictional agreement between the Cities and the County. This agreement could establish the responsibilities of each jurisdiction and a process for reviewing master plan development proposals. The interjurisdictional agreement would benefit both the cities and the County by providing a method for reaching an agreement on utility service, land uses, development conditions, and potential municipal annexation boundaries.



NEW SPECIAL RECOMMENDATION  
Follows Special Recommendation #2, page 61 of Proposed Plan

3. KING COUNTY SHOULD STUDY THE EROSION/SEDIMENTATION PROBLEMS IN THE LAKEHURST LANE AREA AND DRAINAGE BASIN TO DETERMINE IF SPECIAL DESIGNATION IS APPROPRIATE.

The Lakehurst Lane area, waterfront property along Lake Washington and south of Newport Shores, has experienced severe sedimentation associated with upstream development. The limited capacity of the outlet into the lake has contributed to this sedimentation problem. Although the lakeshore property is within the City of Bellevue, most of the upstream properties which drain into this outlet are in the unincorporated Newcastle area.

The King County Department of Public Works has the authority to designate critical drainage areas and other areas which require special treatment in locations where existing flooding, drainage, and/or erosion conditions present an imminent likelihood of harm to the welfare and safety of the surrounding community (King County Code 20.50.055). Development in designated areas must meet special drainage conditions set by the Department such as volume maintenance (limitation of volume of discharge to predevelopment levels), preservation of wetlands, or more stringent erosion/sedimentation controls.

The Department of Public Works, Surface Water Management Division, should study the Lakehurst Lane situation to assess whether special designation is warranted. If so, the Department would determine the appropriate designation and conditions for the area.

NEW DRAINAGE SPECIAL RECOMMENDATION  
Follows Special Recommendation #3, page 61 of Proposed Plan

4. KING COUNTY SHOULD DESIGNATE THE ENTIRE COAL CREEK DRAINAGE BASIN AS A CRITICAL DRAINAGE AREA UNTIL THE COMPLETION OF A COMPREHENSIVE BASIN PLAN. THIS CRITICAL DESIGNATION COULD BE CONTINUED FOR ALL OR PART OF THE BASIN, OR REMOVED, BASED UPON THE RECOMMENDATIONS IN THE BASIN PLAN.

Recent urbanization of the Coal Creek watershed south of Bellevue is causing severe problems of property damage and environmental degradation. Increased storm runoff volume from new developments has resulted in increased channel scour, bank erosion and massive hillside failures. The eroded material is deposited in the stream where it smothers aquatic life, endangering salmon and trout populations. The force of the stream then carries the sediment to Lake Washington where it is forming a huge delta. Private residences and boat moorage are being impacted by this sedimentation. In addition to the damage sustained on private property, a large portion of the stream and canyon are contained in Coal Creek Park -- a County facility. The rest of the canyon and stream has been recommended for acquisition by King County. Both the existing and proposed parks would be severely degraded by continued uncontrolled flows and erosion.

The County is currently negotiating an agreement with the City of Bellevue to conduct a basin plan to identify the causes of the drainage problems and the most feasible solutions. Prior to the adoption and implementation of the basin plan, new developments which only meet standard drainage requirements could increase the causes of the problem.

To prevent an increased level of damage from occurring, all new developments in the drainage basin should be required to maintain the volume of surface water runoff at predevelopment levels. This level of control can be achieved through the critical drainage areas designation contained in the Surface Water Ordinance 20.50.050. This section authorizes special controls where flooding, drainage or erosion conditions present an imminent likelihood of harm to the welfare and safety of the surrounding community. This critical designation should be reviewed upon completion of the study to determine whether the designation should be continued or not, and whether it should apply to only certain portions of the Coal Creek Drainage Basin.

REVISED POLICY

Replaces Policy N-52, page 80 of Proposed Plan

N-52 THE LOCAL SERVICE AREA ESTABLISHED BY THIS PLAN SHOULD BE AMENDED TO INCLUDE VILLAGE DEVELOPMENT SITES ON COUGAR MOUNTAIN WHEN A MASTER PLAN PROPOSAL HAS BEEN APPROVED BY KING COUNTY. AREAS ADJACENT TO THE VILLAGE MASTER PLAN MAY ALSO BE CONSIDERED FOR INCLUSION IN THE SEWER LOCAL SERVICE AREA EITHER CONCURRENT WITH OR FOLLOWING MASTER PLAN APPROVAL. INCLUSION OF THESE ADJACENT AREAS SHOULD BE CONSISTENT WITH THE APPROVED MASTER PLAN.

NEW POLICY  
Follows Policy N-52, page 80 of Proposed Plan

N-52a THE SEWER LOCAL SERVICE AREA SHOULD INCLUDE THE SITE OF LIBERTY HIGH SCHOOL. THE USE OF ANY SEWER LINE CONNECTING THE SITE WITH THE NEAREST AVAILABLE EXISTING SEWER LINE SHOULD BE RESTRICTED TO THE HIGH SCHOOL ITSELF. THE COUNCIL FINDS THAT ANY FURTHER EXTENSION OF THE LOCAL SERVICE AREA ON THE EAST RENTON PLATEAU IS NOT APPROPRIATE AT THIS TIME.

The Issaquah School District purchased the Liberty High School site in 1969 with the understanding that sewer service would become available. The construction of the sewer facility that would serve the area, the Orton Road Interceptor, was stopped, however, due to a protracted controversy among area residents, the school district and the water district serving the area (W.D. 90).

The school was completed in 1975, but occupancy was not authorized by the King County Health Dept. until some form of wastewater disposal was available. Because the site could not support an on-site facility, the School District had no alternative other than installing a holding tank and trucking the stored wastes.

The Orton Road study of September 1980 analyzed various wastewater collection, treatment and disposal methods for Liberty High School. The study recommended the continuation of trucking the stored wastes to Metro's Renton treatment facility. Policy N-52a, however, permits the school district the alternative of installing sewers to the site should funds become available. The policy is explicit that a sewer line is to be extended to the school only, not to residences in the surrounding area.

REVISED POLICY

Replaces Policy N-58, page 84 of Proposed Plan

N-58 ALL OF THE NEWCASTLE COMMUNITY PLANNING AREA IS DESIGNATED A WATER SERVICE AREA. IN THE AREAS CONSIDERED AS APPROPRIATE FOR VILLAGE DEVELOPMENT, THE PROVISION OF WATER SERVICE SHOULD BE PHASED SO THAT IT IS CONSISTENT WITH THE DEVELOPMENT OF THE VILLAGES.

REVISED POLICY  
Replaces Policy N-64, page 87 of Proposed Plan

N-64 TRAFFIC GENERATED BY NEW DEVELOPMENTS SHOULD NOT CAUSE SAFETY PROBLEMS OR REDUCE THE LEVEL OF SERVICE ON EXISTING ROADS TO AN UNACCEPTABLE LEVEL. IF EXISTING ROADS ARE INADEQUATE, THEN A FAIR SHARE OF OFF-SITE TRANSPORTATION IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE DEVELOPMENT SHOULD BE REQUIRED OF THE DEVELOPMENT.

REVISED TEXT

Revised Recommended Transportation Projects, pages 89-100

PROJECT	OLD COST	NEW COST*
Nt-1 130th Ave. SE (SE 38th St. to Newport Way) 0.6 miles	\$ 750,000	\$1,010,000
Nt-2 SE 41st St. (128th Ave. SE to new 130th Ave. SE) 0.13 miles	125,000	219,000
Nt-3 Lakemont Blvd. (164th Way SE to I-90) 1.5 miles	2,700,000	4,014,000
Nt-4 Hilltop area access east 0.2 miles	150,000	314,000
Nt-5 Newcastle Rd. Elbow 0.35 miles	430,000	1,306,000
Nt-6 SE 68th St. (112th Ave. SE to Lk. Washington Blvd.) 0.1 miles	109,000	170,000
Nt-7 154th Ave. SE (149th Ave. SE to 156th Ave. SE) 0.2 miles	260,000	517,000
Nt-8 138th Ave. SE extension (SE 128th St. to Renton-Maple Valley Highway) 1.7 miles	2,900,000	6,150,000
Nt-9 Maple Hills access north 2.0 miles	250,000	2,759,000
Nt-10 Factoria RID	2,200,000	371,000
Nt-11 128th Ave. SE (SE 41st St. to Newport Way) 0.23 miles	664,000	664,000
Nt-12 Newport Way (128th Ave. SE to Bellevue) 0.3 miles	300,000	620,000
Nt-13 Coal Creek Pkwy. I (I-405 to Newport Way) 0.5 miles	775,000	1,119,000
Nt-14 Coal Creek Pkwy. II (Newport Way to SE 72nd St.) 1.8 miles	1,700,000	3,656,000
Nt-15 Coal Creek Pkwy. III (SE 72nd St. to Renton-Issaquah Rd.) 2.3 miles	3,000,000	6,407,000

\*In 1981 Dollars.

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Revised Text  
Replaces text on page 130 of Proposed Plan

The Parks Division has worked with the Planning Division to identify park needs and projects to meet these needs in the Newcastle area. There is no major source of funding at this time to implement the Parks program. Even though projects may have no identifiable source of funding, the Parks Division suggests that community plans continue to serve as a guide to park acquisition and development if additional resources do become available.

Opportunities may occur through a possible future bond issue. Some acquisition and development of parks could be realized through land dedication and/or fees in lieu of dedications, as subdivisions are approved. Federal and state funds, while drastically reduced from previous levels, will be sought by the Parks Division.

1000 West  
1000 West

**REVISED MASTER PLAN DEVELOPMENT GUIDELINES**

**TO ALLOW THE DEVELOPMENT OF UP**

**TO THREE VILLAGES ON COUGAR MOUNTAIN**

**REVISED MASTER PLAN DEVELOPMENT GUIDELINES  
TO ALLOW THE DEVELOPMENT OF UP TO THREE VILLAGES  
ON COUGAR MOUNTAIN**

Replaces Chosen Plan Concept: Single Village, pp. 38-47  
in The Proposed Plan and Alternative  
Plan Concept, pp. 48-53 in the Proposed Plan

The Newcastle Community Plan designates a Master Plan Development (MPD) district within the undeveloped portions of Cougar Mountain. Within this district, up to three villages may be allowed if a proposal(s) is made which meets the following locational criteria and design guidelines.

The master plan approval process contained in Appendix A would be a P-suffix condition for the property within the master plan development district and it would be described in the Newcastle Area Zoning. If village development is to occur on Cougar Mountain, it would be required to follow the process and criteria presented in Appendix A in addition to meeting these locational criteria and design guidelines.

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 three 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 each phase of development and/ or development of each village site. The review process for each stage of approval would be the same as the existing zone reclassification process.

Within the master plan development, the gross overall density including both developed areas and open space should be limited to 3 housing units per acre. Within each village, development should be limited to a maximum of 4,000 housing units. Additional County policies and guidelines and the design guidelines in Section II would further control development within each village.

The minimum size for each village should be 500 acres with a target of 40% of the village committed to open space.

In addition to residential development, neighborhood shopping, and public facilities, the master plan development may also include a regional conference center. The conference center could include overnight accommodations and facilities for conferences, training, and seminars.

**I. LOCATIONAL CRITERIA**

**A. Sewer Facilities**

Appropriate locations for village development are only those areas that can be served by gravity sewer, provided that those areas that would require service to the May Creek Interceptor are not appropriate.

**B. Transportation**

Appropriate locations for village development are:

1. Areas where traffic from any village would not reduce the level of service (LOS) on existing roads affected by the village development below LOS/D or where adequate improvement to existing roads to meet this standard can be achieved prior to village development.
2. Areas where roads to the village would not go through the designated residential areas along SE 60th Street.
3. Areas where the road system would not adversely impact the proposed Cougar Mountain Regional Park. Elements of the environment meriting concern include but are not limited to: noise, light and glare, wildlife habitat, and air quality.

**C. Sensitive Areas**

Appropriate locations for village development are areas where development would not have an adverse impact on drainage, when existing County standards are applied. (King County Code 20.50 provides generally that the rate of runoff cannot exceed the rate at predevelopment levels.)

Preferred areas for development are lands not classified as environmentally sensitive by the Sensitive Areas Ordinance No. 4365. If village development is to occur on lands classified as environmentally sensitive, it would be subject to the provisions of the Sensitive Areas Ordinance.

**II. VILLAGE DESIGN GUIDELINES**

The following guidelines have been established as a means of directing the development of the master plan for village development on Cougar Mountain. The guidelines would be applied to the project as a whole and are divided into the following categories: general; residential; commercial; historic preservation; schools; energy; open space, parks and recreation, and trails; drainage; transportation; utilities; fire service; and visual. Although most guidelines apply to the overall villages area, some transportation guidelines are presented for each village. A process for ensuring that the master plan development meets the Village Design Guidelines is established in the area zoning (Appendix A). No village development would be approved by King County unless such a development can meet the Village Design Guidelines, the policies of the Newcastle Community Plan, conditions identified through the environmental review of the project, and any applicable County plans and regulations including drainage controls and transportation standards.

**A. General Guidelines**

1. Each village should be a separate and distinct community.
2. Each village should have a center containing commercial, retail, elementary education, and civic uses.
3. The infrastructure which is necessary for each village shall be determined and required as conditions of development during the villages approval process. The infrastructure and development of the village centers are to be implemented in phases appropriate to village growth.

**B. Residential Guidelines**

1. A village development shall provide a variety of housing types, densities, and prices. In order to provide a range of housing prices and provide affordable housing for the greatest number of people, a village development plan shall include all of the following:
  - a. Various lot sizes;
  - b. Both attached and detached singlefamily housing units;
  - c. Multifamily housing units;
  - d. Housing units of various sizes;
  - e. Housing units which minimize energy consumption and maintenance costs.
2. Housing shall be provided for all income levels, including the low income. A target of 30% of the housing should be set aside for low to median income persons: 10% low, 10% moderate, and 10% median.
3. A mix of approximately 30% multi-family and 70% single family attached and detached housing should be provided.
4. Housing should be encouraged within commercial areas, under the mixed use concept.

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1. Low to moderate income is defined as 80% and below of the King County median income. Handicapped and elderly persons are generally assumed to be within this category.

2. Multi-family housing includes townhouse development at 8 or more dwelling units per acre and all other multi-family development permitted by the Zoning Code. Single family housing includes single family detached development and townhouse development up to 8 dwelling units per acre.

5. **Low residential densities should be located as buffers between the village and existing low density development.**
6. **Highest density housing should be located within and surrounding the village centers, in areas with high view amenities and solar access, and adjacent to community open space.**

**C. Commercial Guidelines**

1. **Commercial areas should be designed so that they are compatible with the character of each village. Criteria such as scale, color, use of materials, building form, and sign standards should be considered to ensure that commercial sites are consistent with the overall scheme.**
2. **Commercial areas should be sized and developed to adequately provide for neighborhood needs. Commercial uses should be designed and scaled so as to serve primarily the residents of each village.**
3. **Development of mixed commercial and residential use buildings within commercial areas should be encouraged.**

**D. Historic Preservation Guidelines**

1. **Historic sites which meet National, State or County standards should be preserved and protected.**
2. **Historic sites which are considered important by the community, but do not meet National, State or County standards, should be recognized and preserved when possible.**

**E. School Guidelines**

1. **Affected school districts should determine during the master plan approval process the number, size and location of sites necessary to serve the residents of each village. This review shall include the ability to veto proposed sites. The necessary school sites shall be obtained by:**
  - a. **Dedication of any site or portion thereof whose need would be generated by the villages; and**
  - b. **Purchase by the school districts of any remaining portion of the sites.**
2. **During the process of determining the necessary school sites, the following should be considered:**

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- a. School districts should be encouraged to use existing school facilities within the adjacent communities.
  - b. Schools should be an integral part of each village, connected to pathways and adjacent to open space areas. Active recreation areas within the open space system should be shared by the schools and community.
  - c. Schools should have safe access to residential areas, be off major arterials but close to or on secondary roads.
  - d. Schools should be accessible to public transportation.
3. Consideration should be given to the provision of active recreational facilities in conjunction with and adjacent to schools.
- a. Site design and the location of buildings shall be such that maximum use of the site can be made for active recreational uses.
  - b. School buildings should be designed to accommodate community use of outdoor recreational facilities, such as providing outdoor access to restrooms.
4. School buildings may allow a mix of public facilities such as day care centers, senior citizen centers and libraries. Zoning which permits this mix should be applied.

**F. Energy Guidelines**

- 1. The overall design and density of the villages should promote energy conservation. For example, the villages should be designed to be dense enough to assure efficient transit service.
- 2. Areas which have the best solar exposure and are protected from winter winds and fog should be encouraged for higher residential densities and other land uses that can make the best use of these opportunities.
- 3. Energy efficient building types, such as townhouses and multifamily dwellings, weatherized structures, and the use of passive solar systems, should be encouraged.

**G. Open Space, Parks and Recreation and Trail Guidelines**

**Overall Requirement:**

Within the general village development area, a target of 40% of the land should be in open space including parks and a trail system.

### Open Space

1. Open space areas should aesthetically enhance each village, functioning as urban separators and providing for different activities. Types of open space include environmentally sensitive land, conservation areas playfields, play equipment and landscaped areas.

#### a. Environmentally Sensitive Land

Wherever possible, land addressed by the Sensitive Areas Ordinance #4365 -- erosion hazard areas, coal mine hazard areas, Class III landslide hazard areas, Class III seismic hazard areas, wetlands, fishbearing waters, and flood hazard areas -- should be included within a system of permanent open space.

#### b. Conservation Areas (valuable natural areas)

Conservation areas are areas with unique or ecologically important features which are valued for enjoyment by the public. Conservation areas should be part of the permanent system of open space whenever possible. This would include areas with special natural characteristics such as the DeLeo Wall, Lakemont Ravine, Long Marsh and Coal Creek. Conservation areas could include environmentally sensitive land.

2. Permanent open space areas should border the villages, providing a separation between the villages and adjacent areas.

3. Open space areas should be interconnected, providing for pedestrian and equestrian access within and between the villages, to the proposed Cougar Mountain Regional Park and to the region.

4. Open space areas should incorporate the natural drainage system.

5. Some open space areas should be useable and accessible for active recreation.

6. Some open space areas should remain in a natural condition.

7. Access should be provided to natural amenities (i.e., streams, trails, viewpoints, historic areas).



## Parks and Recreation

1. A central park/town square should be developed as a focal point of each village.
2. The standards of the King County Park Policy Task Force Report (Ordinance 3813 and Motion 3527 and any applicable future park and recreational standards) shall be used as minimum requirements for park and recreation facilities.
3. Open space requirements for the village master plan can be met through the dedication of lands within the village sites as well as within the Proposed Cougar Mountain Regional Park. The master plan development may include areas recommended for inclusion within the Proposed Regional Park provided that land is dedicated to the County as open space. If lands within the Park are used to meet the 40 percent open space target, such dedication does not remove the requirement to meet the guidelines related to sensitive areas, conservation areas, outdoor recreation sites, buffer areas, trails within the village and other appropriate village open space within each village site.

## Trails

1. A natural hiking and horseback riding trail system which is consistent with the Newcastle Community Plan, Policy N-77 and trail recommended project Nt-71, should be provided. These trails should provide connections within the villages, to the Proposed Cougar Mountain Regional Park and to the region.

## H. Drainage Guidelines

1. Runoff from the villages should not increase existing drainage, erosion, or sedimentation problems or cause new problems in the onsite or downstream natural drainage system. To adequately identify and assess constraints within the drainage system and the impacts of the villages, drainage basin plans or drainage studies and site suitability studies shall be required as part of the master plan development application.
  - a. Site suitability studies should be provided prior to the first phase of MPD approval to guide land use designations and to determine the extent of drainage basin plans or other drainage studies which may subsequently be required based on specific village development proposals.

b. Basin plans or drainage studies should evaluate existing conditions, changes in water quality and quantity expected to occur as a result of the proposal, project impacts on the drainage system, identify resources to be managed and preserved, and the range of solutions within the basins necessary to accomplish Newcastle Community Plan Drainage Policies N-37 and N-38. Financing and implementation should also be discussed.

2. A mechanism to construct and maintain the facilities necessary to prevent additional or increased drainage problems from the villages should be established. Implementation of the necessary structural measures can be required as a condition of the development approval process. Maintenance of these facilities is mandatory to achieve long-range control of runoff. Maintenance can be accomplished by a variety of means including but not limited to a special drainage district, U.L.I.D., storm-water utility, or trust fund established by the developer.

#### I. Transportation Guidelines

##### 1. Village Development

The following guidelines for all villages shall apply to the first phase of master plan development approval:

a. All public roads shall be designed and constructed to be consistent with King County road standards as specified in the "1979 King County Road Standards" and its revisions. (Ordinance #0004463 and future amendments)

b. The King County Department of Public Works shall review and comment upon the suitability of the village road access plan.

c. Adequate access and road capacity shall be provided to major arterial roads and highways from each village.

d. The road system shall be designed so that traffic generated by the development does not use existing non-arterial roads for access.

e. The road system shall be designed so that it does not adversely impact public facilities such as schools and the Proposed Cougar Mountain Regional Park.

f. The commercial center of each village shall be located on roadways which connect to the major arterials.

g. Each village shall provide appropriate off-site road improvements, and traffic management systems such as vanpooling and carpooling, necessary to mitigate the impacts of traffic generated by the development. Improvements to existing roads made necessary by village traffic, shall be required as a condition of approval for each village. The improvements shall be constructed in time to insure the level-of-service of the road is not reduced below LOS/D.

h. Alternative forms of transportation may be required to discourage auto use and reduce traffic congestion. This should include transit service, vanpooling, pedestrian walks, bicycle paths, and carpool facilities.

i. Housing and activity centers shall be located so that transit service by Metro and use by the residents is encouraged.

j. Amenities for public transit and school buses, such as bus turnouts, shelters and park-and-ride facilities, shall be provided. Transit facilities shall be encouraged in village commercial centers. Decisions on these amenities shall include consultations with Metro and the affected school district.

k. Safe, protected pedestrian walks and bicycle paths shall be provided, connecting residential areas to schools, parks, and commercial areas within villages and adjacent areas. This shall include pedestrian/bicycle facilities along roads and on separate rights-of-way.

## 2. Site Specific Village Development Guidelines - North Village, West Village, and East Village.

In addition to the transportation guidelines for Village Development, the following guidelines have been added to address the access feasibility characteristic of each village site. These supplemental guidelines have been developed to address access problems caused by topography and sensitive areas and the impacts of roads for each site. Other guidelines may be applied during the site plan review process for each village.

### North Village Transportation Guidelines

a. A new Lakemont Boulevard connection to I-90 shall serve as the principal access to the north village. The road shall be a major arterial with at least four lanes of travel.

b. The north village shall be required to fund the construction of the Lakemont Boulevard connection to I-90. Other villages using Lakemont Boulevard for access shall also contribute a fair share to the funding and construction of the road.

c. Other road improvements shall be funded by the north village based on traffic and access requirements. This shall include but not be limited to:

1. Widening existing roads, such as parts of the existing Lakemont Boulevard,
2. Traffic signals at entrances to the village and at the new Lakemont Boulevard's intersections with Newport Way and I-90 ramps, and
3. Fair share funding for other off-site road improvements resulting from the north village traffic.

d. New roads shall be laid out to discourage use of Forest Hill Drive by village traffic.

e. Village traffic shall be discouraged from using existing streets in the Hill Top and Eastgate neighborhoods for access to I-90.

**West Village Transportation Guidelines**

a. The west village shall be required to fund a fair share of the widening and improvement of Coal Creek Parkway (between I-405 and SR-900) as needed to carry traffic from the village.

b. The west village shall be required to fund a fair share of the widening and improvement of SE 72nd St./Newcastle-Coal Creek Rd. (between Coal Creek Pkwy. and Lakemont Blvd.) as needed to carry traffic from the village.

c. Other road improvements shall be funded by the west village based on traffic and access requirements. This shall include but not be limited to:

1. Traffic signals at entrances to the village and at or near SE 72nd and Coal Creek Parkway,
2. Road and shoulder upgrading of SE 68th St./SE 69th Pl., and
3. Fair share funding for other off-site road improvements resulting from the west village traffic.

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d. Traffic from the west village shall be discouraged from passing through the Newport Hills and Hazelwood neighborhoods.

e. The Cities of Bellevue and Renton shall be consulted to determine the adequacy of city streets which would be used by village traffic, the need for improving or upgrading those streets, and fair share funding of road improvements to mitigate the impacts of the village.

f. The developer of the village shall work with the Washington State Department of Transportation, King County, and Renton to prepare and implement a plan to address village traffic flow on I-405 and the capacity of the intersection of Coal Creek Parkway and I-405 and the intersection of Coal Creek Parkway and SR-900.

#### East Village Transportation Guidelines

a. A road feasibility study shall be done to determine major access routes (connectors to major arterials and highways) to the eastern village.

b. Major access routes shall be suitable for all-season use by traffic. This should specifically be shown for winter, icy conditions.

c. Roads shall be located and developed to minimize negative impacts on the Cougar Mountain Regional Park.

d. Roads to the village shall not go through the designated residential areas along SE 60th St. between 168th Pl. SE and Klein Hill Rd.

e. New roads shall be laid out to discourage use of Forest Hill Drive by village traffic.

f. The following routes shall be considered as alternative major arterial connections to the village. The east village shall be responsible for funding the construction of the arterial.

1. A route to the east to connect to Renton-Issaquah Rd. Improvements to the Renton-Issaquah Rd. made necessary by growth in the east village shall be funded and constructed at the appropriate time by village developers.

2. A route north of the Cougar Mountain Regional Park to connect to Lakemont Blvd.

3. A route through the north part of Cougar Mountain Regional Park to connect to Lakemont Blvd., providing that -

- a. no other feasible corridors exist, and
- b. the road is designed and constructed to minimize environmental and disruptive impacts on the Park (such as employing cut sections, berms, and landscaping).

g. Other road improvements shall be funded by the east village based on traffic and access requirements. This shall include but not be limited to:

- 1. Traffic signals at entrances to the village and at other intersections of village traffic with major streets, and
- 2. Fair share funding of other off-site road improvements resulting from the east village traffic.

**J. Utilities Guideline**

Each village development proposal should include an acceptable method for providing improvements and additions to public and private water and sewer facilities required as a result of the development, including off-site facilities and improvements. Such facilities must be in compliance with applicable County, utility district, and other agency plans and regulations.

**K. Fire Service Guideline**

Each village development proposal should include an acceptable method for providing fire district improvements required as a result of the development. Such facilities shall be consistent with applicable County, fire district, and other agency plans and regulations.

**L. Visual Guidelines**

1. Wherever possible, structures should be sited below and set back from promontories, ridgelines, and summits, so that they are not silhouetted against the skyline from major viewpoints and so that visual prominence is reduced.

2. Development adjacent to the proposed Cougar Mountain Regional Wildland Park should be carefully sited and screened by landscaping, berming, or other means from the park.

3. Wherever possible, vegetation should be selectively cleared and trimmed to enhance views from the site to outlying areas, while screening views into the villages from off-site.
4. Wherever possible, roads and building development areas should be sited perpendicular to significant off-site lines of sight in order to screen development from view.
5. Vegetation should be preserved, and additional landscaping and open space buffer areas using native plants shall be provided between different land uses.
6. Contrasts between development and the surrounding natural environment should be minimized by using color tones which blend with the surroundings and by selecting facade and roof surfaces which are non-reflective.

**REVISED APPENDIX A**

**P-SUFFIX CONDITIONS FOR  
MASTER PLAN DEVELOPMENT OVERLAY DISTRICT**

**APPROVAL PROCESS AND CRITERIA FOR  
MASTER PLAN DEVELOPMENT  
WITHIN THE COUGAR MOUNTAIN SUBAREA**



APPENDIX A

Replaces Appendix C on pp. 143-144 in Proposed Plan,  
former Appendices A & B become Appendices B and C

Appendix A contains both the Suggested P-suffix Conditions for Properties within the Master Plan Development Overlay District and the Approval Process and Criteria for Master Plan Development within the Cougar Mountain Subarea. The P-suffix conditions will be applied to properties within the master plan development overlay district in the Newcastle Area Zoning. The master plan development approval process and criteria will also be included in the Area Zoning.

SUGGESTED P-SUFFIX CONDITIONS FOR PROPERTIES  
WITHIN THE MASTER PLAN DEVELOPMENT OVERLAY DISTRICT

- I. 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 in Appendix A of this document.
- II. 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 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 in Appendix A of this document.

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 of the zoning PROVIDED that, any reclassification granted as a result of such a request shall be consistent with the overall master plan.

APPROVAL PROCESS AND CRITERIA FOR MASTER PLAN DEVELOPMENT WITHIN THE COUGAR MOUNTAIN SUBAREA.

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 Planning and Community Development, hereafter called the Department, Building and Land Development Division (BALD) 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

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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 three 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 times 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 PUD's in K.C.C. Chapter 21.56 and for plats in K.C.C. 21.08.080 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.

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 development. 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 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 prepared 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 the Department at the time of application. Such fees 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 succes-

...sor 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.

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**NEW APPENDIX I**

**TRANSPORTATION PROJECT FEASIBILITY AND COST**

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## TRANSPORTATION PROJECT FEASIBILITY AND COST

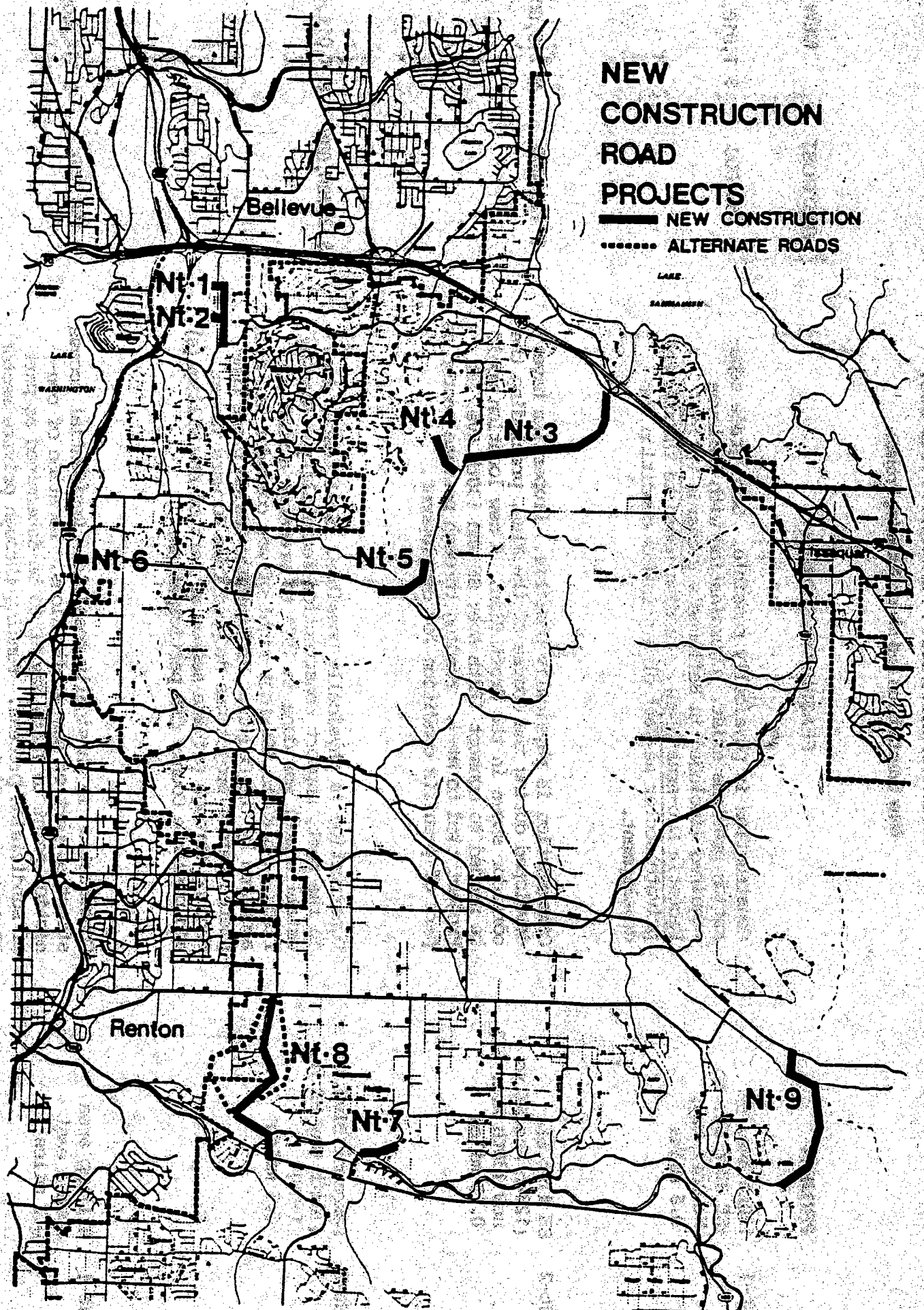
## New Construction and Major Widening Projects

PROJECT	FEASIBILITY COMMENT	OLD COST	NEW COST *
Nt-1 130th Ave. SE (SE 38th St. to Newport Way) 0.6 miles	Construction is physically possible. Some grade separation problems exist. Coordination with Bellevue required (included in Bellevue's Richards Valley/ <u>Factoria Sub-area Plan</u> ). Funding would be through the private sector as part of a p-suffix condition for development.	\$ 750,000	\$ 1,010,000
Nt-2 SE 41st St. (128th Ave. SE to new 130th Ave. SE) 0.13 miles	Construction is physically possible. Properties have developed during the course of the Plan, precluding the corridor shown in the draft Plan. A new location would be needed to connect 128th Ave. SE and 130th Ave. SE. Project tied to Nt-1. Funding through private sector as part of p-suffix condition for development.	\$ 125,000	\$ 219,000
Nt-3 Lakemont Blvd. (164th Way SE to I-90) 1.5 miles	Construction is physically possible. Soil tests, done in the past, support construction feasibility. Roadway establishment was done in 1971 to preserve a road corridor. An 80 to 100-foot right-of-way corridor has been acquired by the County. Preliminary design plans completed before project was dropped from Forward Thrust. Funding through private sector as part of new village(s) and possible County CIP participation.	\$ 2,700,000	\$ 4,014,000
Nt-4 Hilltop area access east 0.2 miles	Construction is physically possible. Residential access street as part of new subdivisions. Location of connection point to 164th Way SE to be determined as part of subdivision process. Funding through private sector as part of subdivision process.	\$ 150,000	\$ 314,000

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**NEW  
CONSTRUCTION  
ROAD  
PROJECTS**

**————** NEW CONSTRUCTION  
**.....** ALTERNATE ROADS



**TRANSPORTATION PROJECT FEASIBILITY AND COST**

**New Construction and Major Widening Projects**

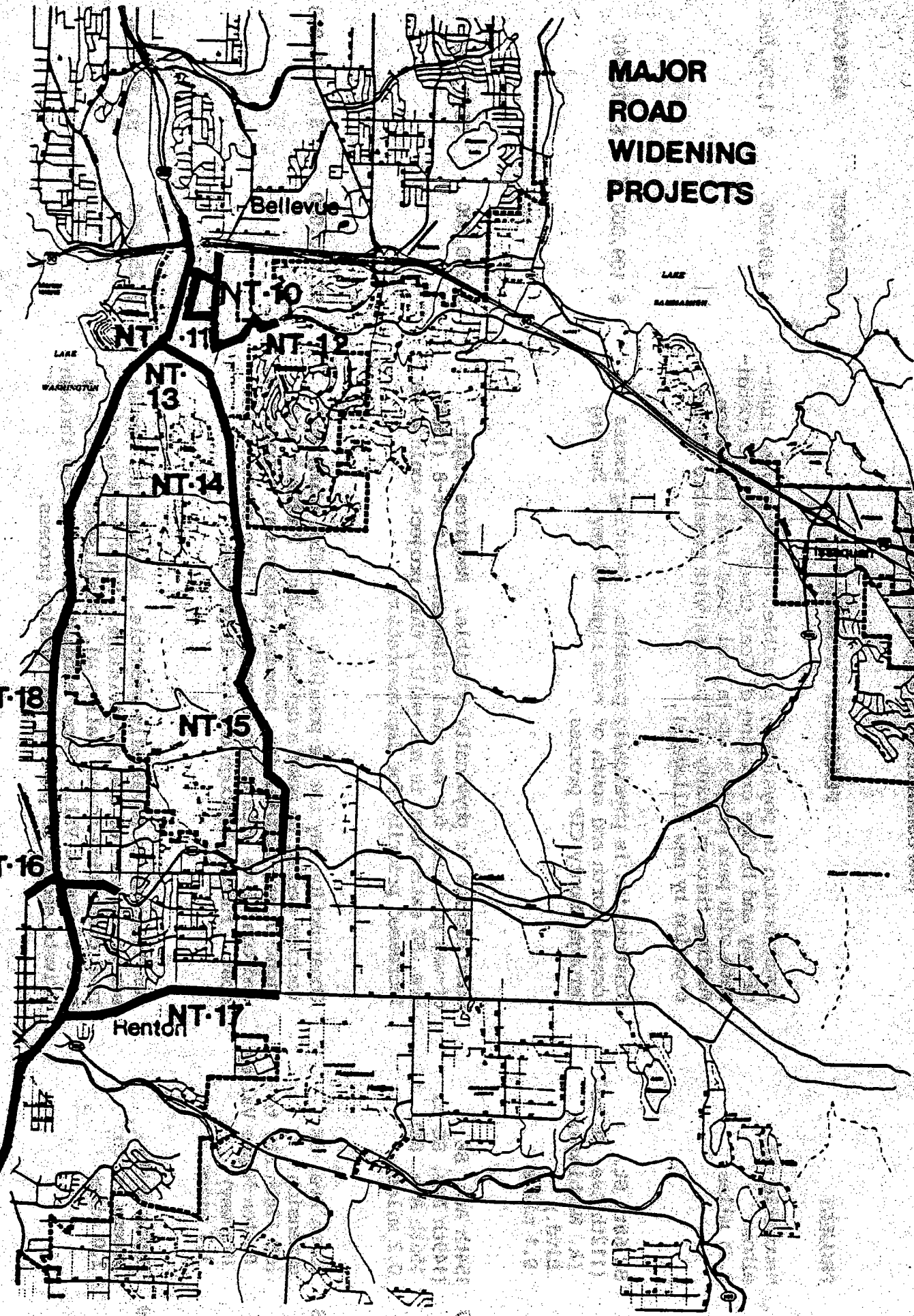
**NEW COST\***

**OLD COST**

**FEASIBILITY COMMENT**

PROJECT	FEASIBILITY COMMENT	OLD COST	NEW COST*
Nt-5 Newcastle Rd. elbow 0.35 miles	Construction is physically possible. Requires new right-of-way and bridge crossing of Coal Creek. Need to coordinate with park project Np-1a Coal Creek Park extension. Funding through County CIP process with possible participation by new village(s).	\$ 430,000	\$ 1,306,000
Nt-6 SE 68th St. (112th Ave. SE to Lk. Washington Blvd.) 0.1 miles	Construction is physically possible. Existing houses located north and south of road right-of-way. Funding through County CIP process.	\$ 109,000	\$ 170,000
Nt-7 154th Ave. SE (149th Ave. SE to 156th Ave. SE) 0.2 miles	Construction is physically possible. Requires right-of-way purchase for new road alignment. If Nt-8 (138th Ave. SE extension) is not built, this project would have increased priority for implementation.	\$ 260,000	\$517,000
Nt-8 138th Ave. SE extension (SE 128th St. to Renton-Maple Valley Highway) 1.7 miles	Construction may not be possible. Detailed study and testing needed to make a determination. Problems with right-of-way acquisition, housing relocation, topography, and conflicts with Cedar River Park. High construction cost. Funding through County CIP process.	\$2,900,000	\$ 6,150,000
Nt-9 Maple Hills access north 2.0 miles	Construction is physically possible. Residential access street as part of new subdivisions. North section of road connecting to May Valley Rd. established in 1979 as part of Sunset Valley Farms subdivision. Funding through private sector as part of subdivision process.	\$ 250,000	\$2,759,000
Nt-10 Factoria RID	Constructed, except for SE 41st St. between 124th Ave. SE and 128th Ave. SE. Construction of SE 41st St. is a required condition of property to north and will be built by private sector.	\$ 2,200,000	\$ 371,000

# MAJOR ROAD WIDENING PROJECTS



**TRANSPORTATION PROJECT FEASIBILITY AND COST**  
**New Construction and Major Widening Projects**

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**PROJECT**

**FEASIBILITY COMMENT**

**OLD COST**

**NEW COST**

Nt-11 128th Ave. SE  
 (SE 41st St. to  
 Newport Way)  
 0.23 miles

Construction is physically possible. Some right-of-way acquisition is required. Funding through County CIP process. Road Improvement District funding is an alternative, though not likely due to extensive public property frontage along street.

\$ 664,000

\$ 664,000

Nt-12 Newport Way  
 (128th Ave. SE to  
 Bellevue)  
 0.3 miles

Construction is physically possible. Some grade separation problems exist which may require some "cut and fill" along the road. Coordination with Bellevue required (included in Bellevue's Richards Valley/Factoria Subarea Plan). Funding through the County CIP process.

\$ 300,000

\$ 620,000

Nt-13 Coal Creek Pkwy. I  
 (I-405 to  
 Newport Way)  
 0.5 miles

Construction is physically possible. Some right-of-way may be required for fill to the south of the road. Possible conflict with acquisition of needed right-of-way in Coal Creek Park. Funding through County CIP process. Possible private sector participation as part of new village(s) to mitigate off-site traffic impact.

\$ 775,000

\$ 1,119,000

Nt-14 Coal Creek Pkwy. II  
 (Newport Way to  
 SE 72nd St.)  
 1.8 miles

Construction is physically possible. Until 1982, was part of County CIP but was dropped due to funding shortage and higher project priorities elsewhere. Right-of-way presently graded to allow widening. Funding through County CIP process. Possible private sector participation as part of new village(s) to mitigate off-site traffic impact.

\$ 1,700,000

\$ 3,656,000

Nt-15 Coal Creek Pkwy. III  
 (SE 72nd St. to  
 Renton-Issaquah Rd.)  
 2.3 miles

Construction is physically possible. Requires additional right-of-way (from 60 to 100 feet) along a 0.3 mile section. Some topography constraints, requiring "cuts and fills" along the road, would carry high costs. Requires widening of May Creek Bridge of a new bridge. Funding through County CIP. Private sector participation as part of new village(s) to mitigate off-site

\$ 3,000,000

\$ 6,407,000

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**TRANSPORTATION PROJECT FEASIBILITY AND COST**

**New Construction and Major Widening Projects**

**PROJECT**

**FEASIBILITY COMMENT**

**OLD COST**

**NEW COST**

PROJECT	FEASIBILITY COMMENT	OLD COST	NEW COST
Nt-16 NE Park Dr. (Edmonds Ave. to Lk. Washington Blvd.) 0.8 miles	Construction is possible but difficult due to existing curbs and gutters and undercrossing of I-405. Funding through State.	\$ 750,000	\$ 1,380,000
Nt-17 SE 128th St./NE 4th St. (138th Ave. SE to I-405) 1.5 miles	Construction is possible but difficult due to business frontage along road, existing curbs and gutters, and I-405 undercrossing. Funding through County CIP and Renton CIP process.	\$ 2,070,000	\$ 2,400,000
Nt-18 I-405 HOV Lanes (I-90 to SR-900) 5.8 miles	Construction is physically possible. Design and environmental analysis have been completed by State. Construction delayed until 1985 due to lack of funding.	\$ 8,000,000	\$ 8,000,000

ESTIMATED IN 1981 DOLLARS

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**TRANSPORTATION PROJECT ( ) FEASIBILITY AND COST**

**New Construction and Major Widening Projects**

**FEASIBILITY COMMENT**

**OLD COST**

**NEW COST \***

**PROJECT**

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\$ 3,000,000

\$ 6,407,000

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**TRANSPORTATION PROJECT FEASIBILITY AND COST**

**New Construction and Major Widening Projects**

**NEW COST**

**OLD COST**

**FEASIBILITY COMMENT**

**PROJECT**

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**ESTIMATED IN 1981 DOLLARS**

NEWCASTLE AREA ZONING AMENDMENT PACKAGE

## NEWCASTLE AREA ZONING AMENDMENT PACKAGE

### Cougar Mountain: Issue 1

Applicants: Alhadeff, Franco and Murdoch

Property Location: SE quadrant of the intersection of Lakemont Blvd. and SE Newport Way.

Existing Zoning: SE

Proposed Zoning: GR-5

Request: Multifamily or Townhouse zoning, with a small amount of BN zoning.

#### Comments:

The Planning Division has expanded the area to be considered for possible zoning changes beyond this 32 acre parcel to a total of about 45 acres located at the SE quadrant of I-90/Newport Way and the proposed Lakemont Blvd. All of the property in this area has similar natural characteristics and is adjacent to I-90. The western 200 feet slopes steeply down into Lakemont Gorge through which flows Lewis Creek. The western 500 feet along Newport Way slopes steeply up; the remaining land along that road, to a depth of about 500 feet, is relatively level. The remaining area is moderately to moderately steeply sloped. The Sensitive Areas Folio designates the western and southern portion of the area as a Class III erosion and seismic hazard area. The area is not within the LSA but is adjacent to it.

The applicants in Cougar Mountain Issue 1 request RM or RT zoning with a small amount of BN zoning. The Panel tentatively recommended RM-1800-P for a property to the west (Northwest: Issue 1, Fiorito). This property is separated from the area by a steep wooded hillside, a 30-foot cement retaining wall, Lakemont Blvd., and Lakemont Gorge. The Panel's recommendation was based on the property's view amenities and proximity to I-90. Although the subject area is near the freeway interchange and has fewer development limitations, it has no or very little view amenity.

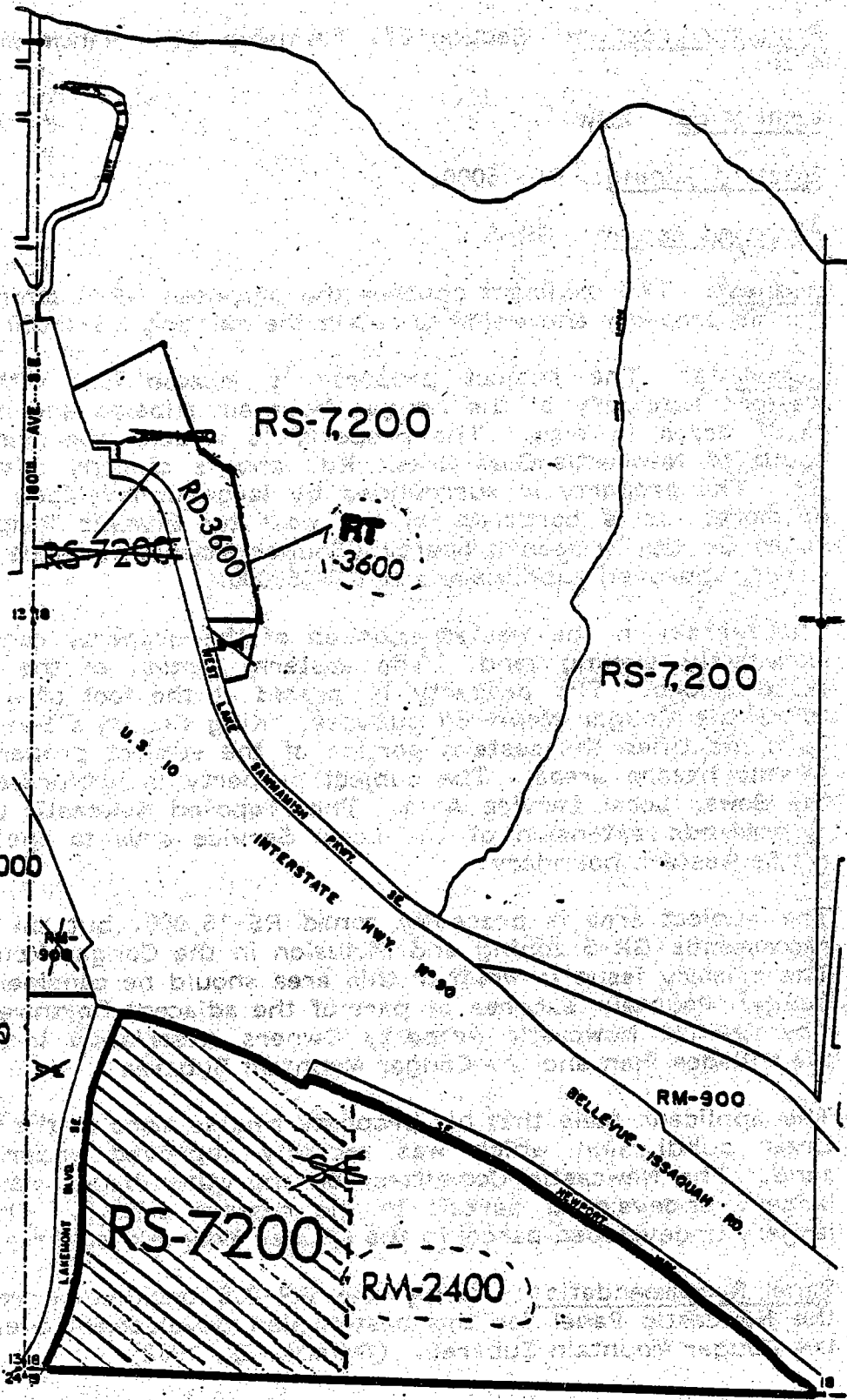
Although there is some multi-family zoning at this intersection, it is scattered and separated by single-family uses, an elementary school, trees, and rights-of-way. In addition, although some neighborhood business use would be appropriate at this intersection, the only existing BN zoning there is proposed for removal in the Proposed Newcastle Area Zoning. Without some commercial use at the intersection, multi-family use in the subject area may not be appropriate. However, there is no good site for BN zoning here. The best site is now zoned RM-1800, but it is adjacent to the elementary school.

Other potential sites have similar problems. The subject area, while it has sufficient room for business zoning, is physically and visually separate from the majority of its potential market.



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Cougar Mountain: Issue 2

Applicant: Maurice Benyon

Property Location: Section 27, Township 24N, Range 5E. Tax lots 24 & 25.

Kroll Map#: 459W

Existing Zoning: RS-15000

Proposed Zoning: GR-5

Request: The applicant opposes the proposed GR-5 zoning classification for his property and wants to retain the existing RS-15000 zoning.

Comments: The subject property is located just within the north-western boundary of the Cougar Mountain subarea and is approximately 15.31 acres in size. The property is located approximately 1200 ft. south of Newcastle-Coal Creek Rd. and is directly east of 136th Ave SE. The property is surrounded by large undeveloped lots of 5 acres or more. It is bordered on the west by Olympic Ridge, and on the south by the Friesen property (Cougar Mountain: Issue 4) and Rainier Crest, approved subdivisions at RS-15,000.

The terrain in the western portion of the property consists of flat to moderately sloping land. The eastern portion of the property is in steep slopes. The property is located at the foot of a large hill that forms the Cougar Mountain subarea. King County's Sensitive Area Map Folio identifies the eastern portion of the subject property as Class III seismic hazard areas. The subject property is not presently located in the Sewer Local Service Area. The Proposed Newcastle Community Plan recommends extension of the Local Service area to the subject property's western boundary.

The subject area is presently zoned RS-15,000, but the Proposed Plan recommends GR-5 zoning and inclusion in the Cougar Mountain subarea. The primary issue is whether this area should be considered part of the Cougar Mountain subarea or part of the adjacent Northwestern subarea. The Central Newcastle Property Owners Association includes it within the Villages Plan and the Cougar Mountain Subarea.

The applicant feels that his property relates more to the nearby Rainier Crest subdivision which was recently approved under the RS-15000 zone. The Newcastle Committee, on the other hand, wanted to include larger, undeveloped parcels in the reserve zoning. This parcel is a larger, undeveloped parcel in the Cougar Mountain subarea.

Panel Recommendation: Apply the GR-2.5 designation recommended by the Newcastle Panel for the master plan development overlay district in the Cougar Mountain Subarea. (October 22, 1982)



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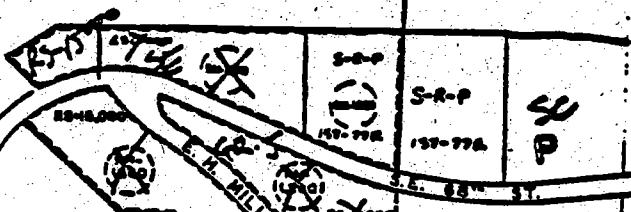
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See Area Zoning document pp 52-53



GR-2.5

RS-15000

RS-7200 P

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