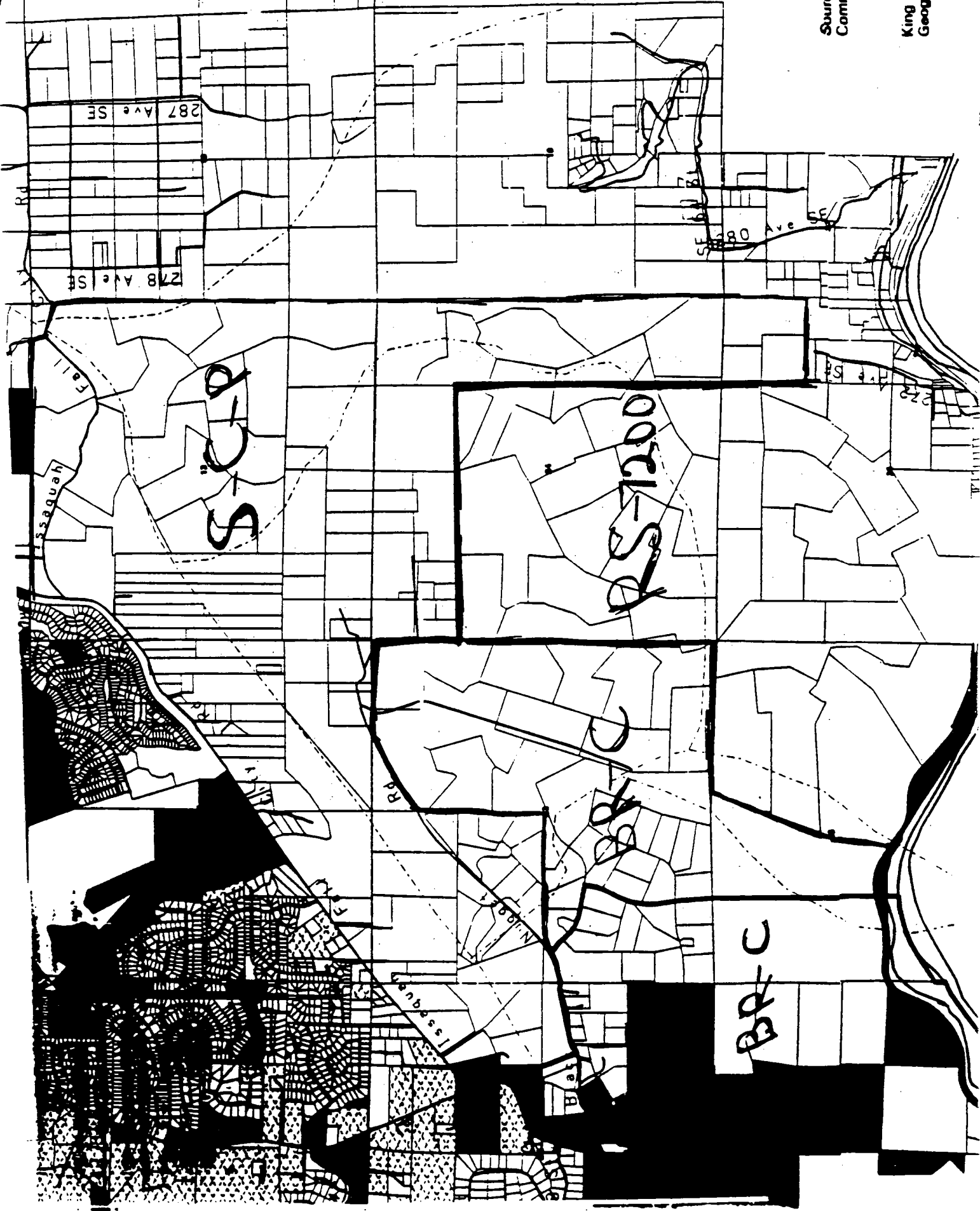


#	Summary	ACTION TAKEN
GRAND RIDGE		
1	Grand Ridge....Revise Comprehensive Plan, and the Panel-recommended Community Plan and Area Zoning to permit a Master Planned Development	REMOVED FROM CONSIDERATION
2	North Fork Issaquah Creek/Wetland #7 area....Apply AR-2.5 zoning and development conditions related to development within environmentally-constrained areas	WITHDRAWN
3	North Fork Issaquah Creek/Wetland #7 area....designate the area Urban, apply SC-P zoning with conditions that call for a joint development proposal from area property owners	PASSED SUBSTITUTE
4	A demonstration transfer of development rights program for Grand Ridge	PASSED SUBSTITUTE
5	Expand AR-2.5 zoning on Grand Ridge near the I-90/High Point Interchange	FAILED
GROWTH RESERVE		
6	Remove the Growth Reserve from all properties in the planning area	FAILED
7	Revise Policy GM-4 to add performance goals for Growth Reserve	FAILED
8	Revise Policy GM-4 to call for a Parks <u>functional</u> plan	PASSED
9	Revise Policies GM-2, 3 & 5 to lift Growth Reserve in 3 years	PASSED SUBSTITUTE
10	Revise Policy GM-7 to remove the Growth Reserve from properties adjacent to sewer ULIDs	PASSED
11	New policy to eliminate small islands of proposed Growth Reserve	FAILED
12	Remove from Growth Reserve several properties along the E. Lake Sammamish Parkway at SE 43rd St. (Tyee)	PASSED
13	Remove the Providence Point P.U.D. from Growth Reserve	PASSED
14	Remove the Growth Reserve and apply RS-7200 zoning to area zoning request #197	PASSED
15	Remove the Growth Reserve from area zoning requests #403 &404	WITHDRAWN
16	Remove the Growth Reserve from area zoning request #68	PASSED
17	Remove the Growth Reserve from area zoning requests #23 & 25	WITHDRAWN
18	Remove the Growth Reserve from area zoning request #155	PASSED
19	New policy to apply Growth Reserve to lands in the Beaver Lake watershed until the Beaver Lake Water Quality Study is adopted	WITHDRAWN
20	New policy to apply Growth Reserve to lands in the Beaver Lake watershed until a plan amendment study is completed	FAILED

***EAST SAMMAMISH
COMMUNITY PLAN***

***AMENDMENT PACKAGE
KING COUNTY COUNCIL
MEETING OF
MAY 24, 1993***



**AMENDMENTS TO EAST SAMMAMISH COMMUNITY PLAN POLICIES
WITH GRAND RIDGE DESIGNATED "URBAN" AND FOR URBAN PLANNED DEVELOPMENT**

POLICY	PROPOSED AMENDMENT	REASON
GM-6	<p>a. Are within existing cities or designated annexation areas; b. Exclude designated resources lands unless the resource is protected by the City with adopted mineral policies meeting RL-9 or the resource use is terminated; c. Already characterized by urban development, or are adjacent to such areas, that can be efficiently and cost effectively served by roads, water, sanitary sewer, storm drainage, schools and other urban services, within the next 20 years; d. Do not extend beyond are bounded by recognized natural boundaries, such as watersheds, that impede provision of urban services. e. Utilize topographical features which form a natural edge, such as rivers and ridge lines where appropriate.</p>	<p>a. As drafted, UGA's are only existing city boundaries, but should include their designated annexation areas. b. RL-9 allows resource lands to be annexed if a city has adopted resource use policies; also if the resource use is terminated, the land should be eligible for annexation, if it otherwise meets annexation criteria. c. GMA specifies Urban Growth Areas can include "territory already characterized by urban growth or adjacent to territory already characterized by urban growth." (RCW 36.70A.110) d. To conform language to criteria in Countywide Planning Policy LU-14. e. To conform language to criteria in Countywide Planning Policy LU-14.</p>
GM-8	<p>The portion of Grand Ridge which is designated Urban is included within Issaquah's Urban Growth Area.</p>	<p>Adds Grand Ridge to Issaquah's Urban Growth Area.</p>

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POLICY	PROPOSED AMENDMENT	REASON
<p>GM-10</p>	<p>Lands within designated municipal urban growth areas are appropriate for annexation or incorporation. King County should encourage and will support annexation or incorporation proposals that meet the following criteria:</p> <p>a. Urban level public services, including police and fire protection, schools, parks, public transportation, an urban street network, a domestic water system, storm drainage and sewer systems, and general governmental services, can be provided to annexing or incorporated areas without a significant degradation in service levels.</p> <p>b. Standards for and the ability to implement level of service requirements, mitigation of adverse land use impacts, and environmental protection that are equal to or better than <u>comparable or functionally equivalent to King County standards for urban development</u> have been adopted by the annexing city or in the case of an incorporation the petition for incorporation should include an objective to meet such standards and such standards will be adopted by the new city;</p> <p>c. The annexation or incorporation does not create islands or pockets of unincorporated King County or special service districts that are difficult or inefficient to serve;</p> <p>d. A sub-area land use and service plan for the annexation area that is consistent with the current East Sammamish Community Plan (ESCP), the KCCP and the GMA and will provide a variety of urban densities, had been adopted or is to be adopted concurrently with the annexation by the annexing city. In the case of incorporation the petition for incorporation should include goals to plan for land uses that are consistent with the ESCP, KCCP and the GMA including planning for urban densities and full urban services;</p> <p>e. For annexations either (1) an interlocal agreement has been negotiated between the annexing city and the special districts that now provide services to the proposed annexation area to insure that the annexation will not cause a significant degradation in service levels to areas outside the proposed annexation area or (2) King County believes the annexation will not cause degradation of service levels; and</p> <p>f. Urban separators designated by the ESCP are maintained and preserved.</p>	<p>Absolutely <u>no</u> degradation is unworkable and the degradation should key to a significant or meaningful change.</p> <p>King County has no authority, nor should it attempt, to dictate to cities their environmental protection standards, so long as they are comparable or functionally equivalent of the County's; further, the County must recognize that environmental standards for designated urban areas may of necessity be different than in the rural or undeveloped areas covered by County standards for unincorporated areas.</p> <p>Absolutely <u>no</u> degradation is unworkable and the degradation should key to a significant or meaningful change.</p>

POLICY	PROPOSED AMENDMENT	REASON
GM-11	<p>The County should encourage annexations or incorporations within a UGA of areas already characterized by urban growth, or adjacent to areas characterized by urban growth, or zoned for current urban growth that have existing public facility and service capabilities, or can readily be extended, to such development.</p>	<p>Countywide Planning Policy LU-16 expressly talks about urbanized areas where utilities and infrastructure can be easily extended; similarly, the GMA expressly provides for urban growth served "by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources." RCW 36.70.110(3).</p>
GM-16	<p>The western portion of the Grand Ridge subarea should have an urban designation, and the urban development of this portion shall be done through master planning consistent with the Area Zoning P-Suffix conditions for the Grand Ridge UPD. The eastern portion of the Grand Ridge subarea should be retained in a rural designation and is not included within Issaquah's UGA. Zoning for this eastern portion shall require rural clustering, and the county should seek to secure as much of it as possible for publicly owned open space.</p>	<p>This provision originally appeared in the Executive's draft as GM-14 and recognized the western portion of the subarea was appropriate for an UPD while the eastern portion should remain rural. The Urban designation is implemented through the P-Suffix conditions which are to be concurrently adopted as part of the Area Zoning.</p>
GM-16A	<p>The Grand Ridge UPD shall be developed consistent with the Area Zoning P-Suffix conditions adopted concurrently with these Policies, and the County, the City of Issaquah and the owners of the Grand Ridge UPD property shall develop a tri-party annexation agreement addressing the planning process elements specified in GM-12 and GM-13. The proposed three-party agreement shall be presented to the County Council and the City of Issaquah Council within two months of council adoption of this community plan.</p>	<p>The Grand Ridge UPD would be developed pursuant to a three-party agreement as contemplated by existing East Sammamish Plan Policies. The three-party agreement should generally follow the process used in the County/Snoqualmie/Snoqualmie Ridge agreement, and shall describe the core UPD project as set forth in P-Suffix conditions and shall provide for County inter-agency review after annexation.</p>
GM-17	<p>All residential development, whether urban or rural in the Grand Ridge subarea that is located within the Issaquah Creek basin shall be subject to stringent adopted drainage control and tree clearing standards, in order to reduce or eliminate increased flood damage in the lower part of the basin, including within the City of Issaquah.</p>	<p>Clarify that adopted standards apply to avoid ad hoc staff decisions; if the Issaquah Creek Basin Plan has implementation measures, they would apply uniformly.</p>
NE-12	<p>Water used for irrigating golf courses should come from non-potable water sources wherever possible feasible. Use of natural surface water sources, such as streams, should be avoided where there are impacts on fish or other resources.</p>	<p>Mitigation should be both feasible and based on actual impacts.</p>
R-9A	<p>Notwithstanding the percent of buildable areas applicable under Policies R-5 through R-8, the densities for the Grand Ridge UPD shall be as specified in the Area Zoning.</p>	<p>The UPD will have site specific overlays and designations apart from any percentage of buildable area.</p>

POLICY	PROPOSED AMENDMENT	REASON
R-12A	New multi-family developments shall be included as part of the Grand Ridge Urban Planned Development as provided in the area zoning criteria.	The UPD area zoning will specify the percentage of multi-family units required, including affordable housing.
R-17	All urban residential developments, including multifamily developments, regardless of size, shall provide or contribute to park sites that meet the park site and location criteria in the Open Space Plan and Ordinance 3813 County Code. For single family plats 20 acres in size or larger, at least 1 acre of land toward this requirement shall be provided on-site, within walking distance of all residents and with opportunities for active recreation. On-site parks shall be privately developed to the extent provided by the County Code. At least fifty percent of the land set aside should be for active recreation and developed as tot-lots, playgrounds, open lawn area or with other active recreation facilities. Land set aside for active recreation should be well-drained, level, and suitable for the active uses specified in the site plan. Trail improvements to power line and pipeline rights-of-way also should be considered as a means of providing recreation opportunities.	Park standards are already adopted as part of the County Code (and are in the new Title 21A) and consequently should be the reference for mitigation requirements.
CI-3	All future commercial development in the East Sammamish Planning Area shall locate within the designated Urban Activity Centers and Community and Neighborhood Business Centers and the Grand Ridge UPD.	The area zoning will specify certain commercial areas for the Grand Ridge UPD.
CI-4	d. And the Grand Ridge UPD.	The area zoning will specify certain commercial areas for the Grand Ridge UPD.
CI-7	Industrial/office park development shall be located within the Urban Activity Centers and at the Employment Center designated at the southern end of the plateau, near the I-90 corridor and north of the Front Street Interchange, and in the designated portions of the Grand Ridge UPD.	The Grand Ridge UPD will have certain commercial uses designated in the area zoning.
CI-10	a. Limiting the commercial uses to those that provide community and neighborhood-scale convenient shopping and services to the surrounding area, plus those commercial uses designated for the Grand Ridge UPD in the area zoning.	The Grand Ridge UPD will have certain commercial uses designated in the area zoning.
T-17	Bicycle and pedestrian facilities should be incorporated into all East Sammamish Road improvement projects unless such facilities are provided at alternative off-road locations which serve the same function.	It may not be feasible or consistent with a capital facility budget to have each and every road project have full bike and pedestrian facilities.

POLICY	PROPOSED AMENDMENT	REASON
FS-26	<p>. . . an inventory of vegetation will be conducted to identify significant trees and vegetation to the extent required in the County Code. . . . Should incorporate existing vegetation as much as possible feasible. Retention of significant trees of vegetation along roadways is required encouraged in order to provide visual buffering of these facilities, subject to safety and sight distance concerns.</p>	<p>Tree retention and landscaping regulations should be those adopted in the County Code. Retention of trees should be encouraged where feasible but safety and sight distance concerns must be balanced, which the policy does not know do.</p>
P-23	<p>. . . public access or easements shall be required acquired to complete development of a local trail system for these properties where existing trails have historically used by the public where the new development has created impacts which require mitigation.</p>	<p>First, mandating private property owners to provide or preserve existing trails can only be done where it mitigates a direct impact of that development; it is a taking of private property to simply require trails because the County determines it is in the public interest. Second, a requirement to retain all historical trails is not good planning, particularly where better routes may be available or new and alternative trails provided.</p>

GRAND RIDGE UPD P-SUFFIX CONDITIONS:**Grand Ridge Project Elements and
Development Regulations**

The following P-Suffix zoning conditions set forth the general project description, conceptual site plan and development regulations which comprise the Grand Ridge Urban Plan Development "Project Elements" to be adopted by King County as part of the East Sammamish Community Plan and Area Zoning and by the City of Issaquah upon annexation pursuant to the City's police power authority, including RCW 35A.14.330. The development regulations reflect the advanced site studies and level of planning for the Partnership Property (shown on the attached site plan). The proposed development regulations are intended to be innovative and flexible.

These P-suffix conditions shall be used in the subsequent processing step of actual master plan approval, which would be through a Urban Plan Development Permit (UPD Permit) if processed in King County under the new zoning code or through a comparable master plan approval step if processed by the City after annexation. References in these P-suffix conditions to "UPD Permit" shall include the City's comparable master plan approval if the City does the master plan approval after annexation.

DEVELOPMENT OF THREE-PARTY AGREEMENT

Within two months following the County's adoption of the East Sammamish Community Plan and Area Zoning, a three-party agreement between the City of Issaquah, King County and the Grand Ridge UPD owner shall be presented to the King County Council and the City Council for approval. The three-party agreement shall incorporate these P-suffix conditions as the general project description and development standards and regulations. Further, the three-party agreement shall define the process for permit processing by the City of Issaquah or King County, as well as a process for establishing the standards to be applied with regard to the issues identified in Exhibit A and policies GM-12, GM-13, and GM-16A. The three-party agreement shall generally follow the process outlined in the three-party agreement between the County, City of Snoqualmie, and owner of the Snoqualmie Ridge project, with County participation after annexation through an interagency review team.

URBAN PLAN DEVELOPMENT OVERLAY ZONING SUMMARY**1. URBAN PLANNING VALUES**

1.1 Planning Rationale and Values. An urban master plan development for the Partnership Property achieves growth management and planning objectives including the following: reasonably priced housing; innovative and sensitive land development with clustering, sensitive area preservation, and extensive areas of contiguous natural open space; efficient major infrastructure improvements, including the Sunset Interchange; creative solutions for housing, water conservation and traffic demand management; creative mix of residential and commercial uses; and sustainable economic vitality.

1.2 Grand Ridge Urban Village Master Plan. The Partnership Property consists of 2,225 acres to be developed as an urban master plan and designated Urban Plan Development Overlay Zone or comparable zoning designations which allow development as described herein (referred to herein as "UPD Zone"). The urban village shall contain an integrated mix of single and multi-family residential uses, commercial uses including retail and office, open space and recreation areas, and related public facilities and amenities. The urban village shall incorporate and emphasize pedestrian and transit access.

2. Transit Center. The applicant and the City shall work with Metro, King County and other affected agencies to establish a public transit center either within the Partnership Property or on nearby land. The Partnerships shall pay their fair share of the cost for establishing the transit center, which may include dedication of land.

3. Conceptual Plans and Flexibility.

3.1 Conceptual Site Plans. A conceptual site plan showing the areas for open space, residential and commercial uses and the transportation, utility and other infrastructure services and facilities is attached hereto as Exhibit S/P.

3.2 Flexibility Objectives. The adopted conceptual site plans provide the desired initial certainty based upon the best information available. However, modifications are expected to occur during the buildout period implementing the UPD Permit, such as subsequent plats and other permits. The parties acknowledge the need to resolve competing interests or values, and flexibility in design and layout are encouraged to meet the planning values stated in Section 1.1. Modifications can achieve a number of public purposes, including incorporation of new information, responding to changing community needs, encouraging reasonably priced housing and encouraging modifications which provide comparable benefit or functional equivalents with no reduction in public benefits or increased costs to the development. However, such modification should not cause increased environmental degradation.

4. **Administrative Modifications.** To implement flexibility objectives, the City's designated official (or the Director of the County's Development and Environmental Services Department if processing is done before the effective date of annexation) ("Director") shall be authorized to administratively modify the residential, commercial and other development standards based upon specific criteria describing "minor" changes to be set forth in enacted ordinances or the Development Agreement.

5. **Legislative Modifications.** The three-party agreement shall set forth procedures for legislative modifications which exceed the thresholds for administrative approval under Section 4.

GOVERNING DEVELOPMENT STANDARDS FOR THE VILLAGE

6. **Open Space.** In the 2,025 acres of the Partnership Property located outside of the 200 acre quarry area, the Project Elements shall include approximately 1,300 acres of open space including up to 100 acres for public facilities and uses (such as schools or fire stations) as shown on Exhibit S/P, which open space includes a variety and mix of uses and areas for natural and retained open space and sensitive areas, parks, trails and recreational amenities. No further dedications of land beyond the 1,315 acres for public open space or public facilities and uses shall be required. Open space and public use dedications for the 200 acre quarry area shall be determined by the City at the time the 200 acre quarry area is proposed for development.

6.1 **Wetlands and Buffers.** All wetlands and buffers shall be governed by the County's Sensitive Area Ordinance.

6.2 **I-90 View Buffer.** The natural vegetation buffer along I-90 as shown on the attached Exhibit S/P shall be retained.

6.3 **Other Sensitive Areas.** Other sensitive areas within the Partnership Property shall be governed by the County's Sensitive Area Ordinance.

6.4 **Parks and Trails.** The Partnerships shall pay applicable park impact fees or provide park areas or improvements (with a credit against applicable park impact fees) in accordance with adopted County and City park standards to accommodate recreational needs generated by the Village. Trails and parks for public use may be dedicated to the County, City, a park or recreation district or other appropriate public entity. Those trails retained in private ownership shall be owned and maintained by the homeowner's association or other appropriate entity approved by the City.

6.5 Golf Course. The Project Elements may include a golf course and related facilities and club houses as shown on the conceptual site plan attached as Exhibit S/P. The golf course will be privately owned and operated, but open to the public for use on a fee basis. The golf course design and management shall include selection of disease-resistant turf grasses, use of slow-release nitrogen fertilizers, a schedule of application for fertilizer/installation of pesticides, installation of an on-site weather station and an irrigation system using the on-site weather station information, possible use of recycled water for irrigation, and other measures to minimize potential significant impacts to water quality.

6.6 Perimeter Buffer. The Project Elements shall maintain a natural buffer around the perimeter of the Partnership Property as shown on the conceptual site plan attached as Exhibit S/P. The buffer is established, along with appropriate sizing of utilities and permanent public dedication of open spaces, to avoid development pressures on adjoining areas and provide appropriate transition.

7. Housing. The Grand Ridge UPD shall include a mix of housing densities and types which are integrated with the open space, retail, commercial and transportation uses.

7.1 Residential Uses and Densities. The Project Elements shall provide a range of housing types, including a mix of lot sizes, attached and detached units, and housing units of various sizes. The total number of residential units shall range between 4,250 and 4,750. This number of residential units may be increased if the authorized commercial square footage is decreased as follows: the applicant may elect to convert up to fifty percent (50%) of the total square feet authorized for commercial (retail and office under Section 8.1 and 8.2 below) to residential units, to be located in the "Village Center," whereby one residential unit in excess of the maximum of 4,750 shall be allowed for each 1,200 feet of commercial space which the applicant agrees not to build (e.g., conversion of 50% of 2.34 million commercial square feet at ratio of 1,200 square feet: 1 residential unit equals 975 additional residential units). The City may also alter the mix of commercial/residential using the same ratios and may require location in the same area. The conceptual site plan may show the density range which the applicant may elect for each subarea, subject to the minimum single family and multi-family/attached housing per subarea.

7.1.1 A minimum of 25% of the units shall be for persons age 55 or over so long as that portion of the Village meets all federal, County and City requirements.

7.1.2 A minimum of 40% and maximum of 50% of total units shall be multi-family or attached housing such as duplexes, townhouses and multi-plex buildings.

7.1.3 A minimum of 50% and maximum of 60% of total units shall be single family detached housing.

7.2 **Affordable Housing.** The Partnerships are encouraged to develop an innovative and feasible affordable housing program for the Partnership Property, which may include incentives for provision of additional low income housing, pilot projects and other features to achieve affordable housing. If an alternative program is not approved, then the following affordable housing requirements shall apply: At least 30 percent of the residential units in each phase shall be affordable housing units defined and allocated as follows:

7.2.1 Ten percent of the affordable housing units shall be affordable to households at an income level:

- below 80 percent of the median household income for ownership units and/or
- below 50 percent of the median household income for rental units;

Housing affordable for households at this level of median income will be required in any phase only if publicly funded or private non-profit programs for such housing are available, provided that the developer sets aside sufficient land for a period of up to five years. That period shall begin with approval of the final plat for each subdivision containing any land set aside for low income housing. If during that period, programs become available, the developer shall cooperate with the public agency or private non-profit for the development of such housing.

If housing funds do not become available by the end of the five-year period the land shall be released for other development consistent with the UPD. The overall requirement for units available to blow 80 or 50 percent of the median income households, whichever is applicable, shall be reduced by the number for which the five-year period has elapsed and the overall requirement for units available to households between 80 to less than 100 percent (ownership units) or 50 to less than 80 percent (rental units) of median income shall be increased by the same number.

7.2.2 Ten percent of the affordable housing units shall be affordable to households at an income level:

- between 80 and less than 100 percent of the median household income for ownership units and/or
- between 50 and less than 80 percent of the median household income for rental units;

7.2.3 Ten percent of the affordable housing units shall be affordable to households at an income level:

- between 100 and 120 percent of the median household income for ownership units; and/or
- between 80 and 100 percent of the median household income for rental units; and

The formula for determining median income for King County and affordable monthly housing payments based on a percentage of this income shall be determined at the time of the UPD permit approval. The affordable housing units that are owner-occupied shall be resale restricted to same income group (based on typical underwriting ratios and other lending standards) for 15 years from date of first sale. Renter occupied units shall be restricted for thirty years to ensure continuing affordability for households of the applicable income level.

7.3 Flexibility and Bulk Standards. The location and precise number of units within each subarea shall be implemented through subsequent plats. Transfers of density between subareas shall be authorized pursuant to administrative or legislative adjustments. Bulk standards for lot widths, heights, side yards and landscaping shall be flexible and seek to achieve reasonably priced housing consistent with good environmental practices.

8. Urban Village.

8.1 Mixed Use Village Concept and Uses. A portion of the Grand Ridge UPD shall include an urban village which integrates residential uses with a mix of retail, office and commercial uses through an urban mixed use concept. This urban village shall have transit and pedestrian access to encourage HOV and nonmotorized travel within and between the village and residential areas. Retail uses may include between 375,000 and 390,000 square feet in the area shown generally on Exhibit S/P. Office, community business, general commercial and light manufacturing uses integrated within the urban village may total between 1.8 and 1.95 million square feet in the area shown on the attached Exhibit S/P. To minimize repeated grading and vegetation loss, the applicant is encouraged to work with the quarry operator within the Quarry Mining (QM) and QMP areas to develop or modify its mining reclamation plan and quarry grading permits to grade those portions of the Partnership Property at

the level and in the manner needed for ultimate buildout under the UPD Permit.

8.2 Flexibility and Bulk Standards. The bulk and performance standards for the urban village will be developed as part of the UPD Permit. The standards are to be flexible and may be modified administratively to promote innovative and efficient land use.

9. Surface Water Drainage and Water Quality. The UPD Permit shall at a minimum comply with the King County SWM Manual for design, operation, maintenance and monitoring of drainage facilities, which includes submittal and approval of a Master Draining Plan ("MDP"). The stated objectives of the development are as follows:

9.1 Prevent Flooding: prevent increases in flow rates and volumes that would result in flooding along the natural or constructed drainage system or aggravate existing flooding problems either on-site or downstream;

9.2 Prevent Erosion: prevent increases in flow rates and volumes both on-site or off-site which would destabilize the existing geomorphic balance of the natural drainage systems, such as avoiding stream bank erosion or bank/slope failures along stream corridors or downstream sedimentation reducing channel capacity;

9.3 Soil Stability: prevent alteration of natural topography and native vegetation resulting in unstable soil conditions, slopes or embankments;

9.4 Natural Hydrologic Features: prevent alteration of the natural hydrologic features that would reduce their functional ability to preserve water quality and quantity and in-stream or other aquatic habitat values;

9.5 Base Flows: prevent alteration of ground water/interflow that would adversely change downstream base flows, aquifer recharge characteristics and/or impair existing water rights;

9.6 Technical Analyses: the master drainage plan shall include detailed technical analyses with appropriate geotechnical investigations, water quality and aquatic habitat analysis and hydrologic computer modeling;

9.7 Operation and Maintenance: the MDP also shall specify maintenance and operation provisions for existing natural drainage systems and any on-site drainage facilities. Specific maintenance plans and agreements, identifying maintenance

responsibilities, shall be provided for any privately or publicly maintained facility.

9.8 Issaquah Basin Plan; Wellhead Protection Study. The UPD Permit (or comparable master plan approval within the City after annexation) also shall comply with applicable provisions of the Issaquah Creek Basin Plan and Wellhead Protection Study which are currently being developed.

10. Transportation.

10.1 Transportation Management Plan. The Grand Ridge UPD shall provide its fair share of transportation improvements and fair share of required rights-of-way. The UPD Permit (or comparable master plan approval by the City after annexation) shall adopt a transportation management plan which may include shuttle service, bus shelters and turnouts and other HOV incentives.

10.2 Transit Center. The Partnerships shall cooperate to establish a public transit center.

10.3 Road Standard Flexibility. To the extent authorized by the City Council by ordinance, the Director of the Department of Public Works (or other designated official) is authorized to modify road standards, including road widths, sidewalk, location and types, and other road standards to achieve flexibility, reflect the rural character of adjoining areas, promote reasonably priced housing and promote development consistent with the general health, safety and public welfare.

11. Agreed Mitigation and Credits. If the Partnerships provide more than agreed level contribution, through actual payments or incurring binding obligations or land dedications, to the Sunset Interchange or for other infrastructure improvements and services including without limitation roads, sewer, water, fire, police, schools, or parks and recreational facilities, then the Partnerships shall receive offsets, credits, reductions, latecomer fees or other adjustments to reflect the project's obligations. Unless otherwise agreed, any offsets or credits shall apply only to the particular type of infrastructure involved (e.g., credits for oversizing water facilities applied against other water fees or obligations, but not school fees, etc.). The parties acknowledge road fees and other transportation mitigation may be aggregated so that the fees or contributions relating to the impacted roadway system may be consolidated for construction of one or more of the improvements for which the project otherwise would only have a partial obligation. Since the Project Elements allows a range of density for both residential and commercial uses, all mitigation to the extent feasible shall reflect the phasing or incremental

development of the Grand Ridge Master Plan, including without limitation the following:

11.0.1 mitigation consisting of impact fees on a per unit basis (e.g., per residence or per square foot) shall be based upon the actual number of units submitted for a given permit approval;

11.0.2 mitigation consisting of new or expanded roadways, park and recreation facilities, fire, police or other facilities shall be provided in increments corresponding with a threshold number of developed residential units and/or commercial areas pursuant to a schedule approval as part of the UPD Permit.

11.0.3 mitigation where it would be wasteful or impractical to install in phases or increments, such as major sewer or water lines or other comparable facilities, shall be installed initially to serve the full buildout.

11.0.4 fees shall be subject to construction impact inflation adjustment.

12. **Capital Facilities Plan.** The Partnerships shall prepare a capital facilities plan subject to approval by the City prior to or concurrent with approval of the UPD Permit, consistent with concurrency and phasing, for infrastructure, including dedications, LIDs, developer extension agreements with latecomer provisions, impact fees and credit for oversizing or overcapacity.

13. **Applicable Codes and Effective Dates.** The references herein to the County's Sensitive Area Ordinance, SWM Manual, and Road Mitigation Payment System or Road Adequacy Standards shall refer to those standards and requirements in effect at the time of the UPD Permit (or comparable master plan approved by the City after annexation) approval (or any different date provided in the implementing Development Agreement).

CONCURRENCY AND PHASING

14. **Sunset Interchange.** The Grand Ridge UPD shall be subject to the following concurrency standards and phasing with respect to a Sunset Interchange at I-90:

14.1 **Phase 1 -- Rural Equivalent.** Prior to completion of a Sunset Interchange, the project may receive building permits for no more than 445 primary households, (which is equal to 1 unit per 5 acres), plus uses including a neighborhood retail area not exceed 25,000 square feet, and a golf course, clubhouse and related facilities.

14.2 Phase 2 -- Second Phase. Once a financial commitment is in place to complete a Sunset Interchange within three (3) years, then the Grand Ridge Master Plan may receive building permits for an additional 1,780 primary households. No retail areas in addition to the 25,000 square feet authorized in Section 14.1 shall be permitted except to the extent additional retail areas still result in reduced vehicle trips or other traffic mitigation.

14.3 Other Phases -- Remainder of Grand Ridge Master Plan. Building permits will be granted for the balance of the project's residential and commercial uses only after completion of a Sunset Interchange and other transportation mitigation as required in the UPD Permit.

14.4 Equivalent Units. The residential portions of the described above are based upon units of primary households (i.e., non-age restricted) households. To the extent either of those phases contains age-restricted housing, then the number of units in that phase shall be adjusted to an equivalent number of age-restricted household units based upon the reduced peak hour trip generation rate for age-restricted housing.

15. Other Concurrency. Phasing of other infrastructure shall be based upon concurrency through a performance-based phasing plan to be established during the Master Plan approval process.

CONCOMITANT DEVELOPMENT AGREEMENT

The project elements, conceptual site plans, development regulations and other features of the UPD Permit (or comparable master plan approved by the City after examination) shall be set forth in a concomitant Development Agreement recorded with the real property records. The UPD Permit and Development Agreement may allow development standards and conditions different from those otherwise imposed under the East Sammamish Community Plan policies or these P-suffix conditions in order to provide flexibility to achieve public benefits, respond to changing community needs, to reflect additional site investigation and information, and encourage modifications which provide the functional equivalent or adequately achieve the purposes of the East Sammamish Plan policies and these P-suffix conditions. Any approved development standards and conditions which differ from those in the East Sammamish Plan policies or the P-suffix conditions shall not require any further zoning reclassification, variance from King County standards or other County approval apart from the UPD Permit approval (or comparable City approval if the master plan is approved after annexation).

EXHIBIT A

City Mitigation Measures

In addition to the GRP Master Plan elements and development standards set forth in Exhibit C, the City and the Partnerships agree to use all reasonable efforts during the six-month Review Period following execution of the Agreement to address and resolve specific mitigation measures or project modification and other review issues relating to the proposed GRP Master Plan. The parties agree these additional measures are important to the goals of environmental protection water quality and quantity and provision of a range and diversity of housing, including affordable housing. The parties agree to address the following issues, as well as any others either party may request:

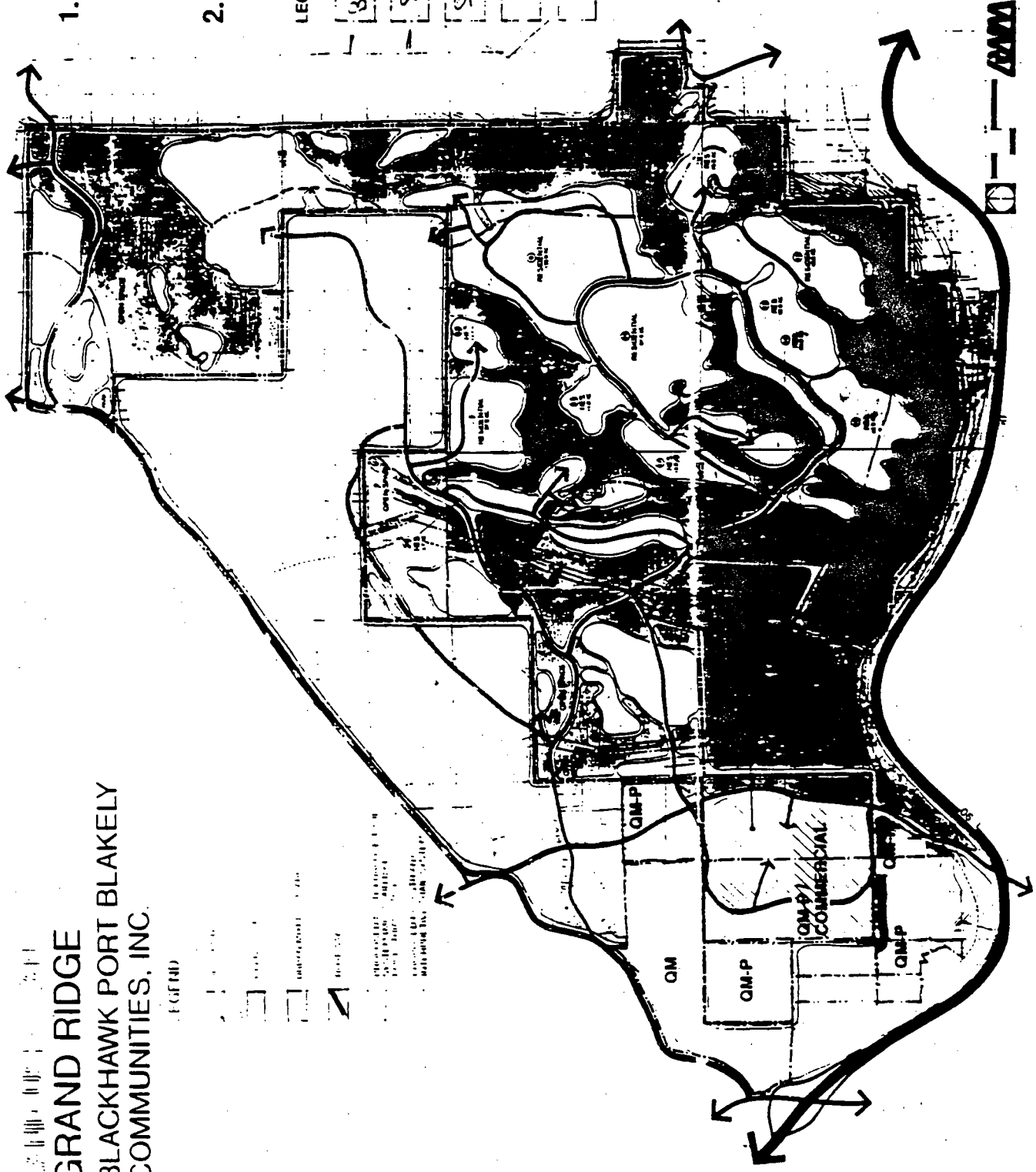
1. Stormwater and Flooding.
2. Park Standards.
3. Fire Standards.
4. Police Standards.
5. Water Standards.
6. Sewer Standards.
7. Aquifer Recharge.
8. Project/Permit Processing.
9. Buildout Period and Vesting.
10. Other.

1. EXHIBIT S/P
CONCEPTUAL
SITE PLAN

2. OVERLAY
ZONING

LEGEND

SR-C	COMMERCIAL
SR	RESIDENTIAL
SR-L	LOW IMPACT RESIDENTIAL
	OPEN SPACE
	I-90 BUFFER



GRAND RIDGE
BLACKHAWK PORT BLAKELY
COMMUNITIES, INC.

LEGEND

[Symbol]	PROPOSED
[Symbol]	EXISTING
[Symbol]	EASEMENT
[Symbol]	ROAD
[Symbol]	PROPERTY
[Symbol]	BOUNDARY
[Symbol]	UTILITIES
[Symbol]	RE-DEVELOP
[Symbol]	RE-DEVELOP 2010