1/21/83

Introduced By: _____

Proposed No. 83-29

ORDINANCE NO. 6422

AN ORDINANCE relating to Comprehensive Planning; adopting the Newcastle Community Plan; adopting the Newcastle Area Zoning; amending the King County Sewerage General Plan (Ordinance No. 4035); amending the Newcastle Area Zoning Guidelines (Resolution No. 31816); and adding a new section to K.C.C. 20.12.

PREAMBLE:
For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

(1) The Newcastle area is an appropriate geographic area for augmentation and amplification of the King County Comprehensive Plan through the adoption of the Newcastle Community Plan and Area Zoning. The Newcastle Community Plan is a continuation of the program to plan area-by-area in King County.

(2) The Newcastle area is a growing area with competing demands for land uses and development and requires areawide planning and zoning.

(3) King County, with the assistance of the Newcastle Community Plan Committee, the Technical Advisory Committee and general citizen input, has studied and considered alternative policies, programs and other means to provide for the orderly development of the Newcastle area and has considered the social, economic and environmental impacts of the plan and areawide zoning. King County has prepared and distributed an Environmental Impact Statement for the Newcastle Community Plan and areawide zoning.

(4) The Newcastle Community Plan and areawide zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is added to K.C.C. 20.12 a new section to read as follows: The Newcastle Community Plan, attached to Ordinance 6422 as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official County policy for the geographic area defined therein.

SECTION 2. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B, is adopted as the

official zoning control for that portion of unincorporated King County defined therein.

SECTION 3. Ordinance #4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Section 1.

SECTION 4. Resolution No. 31816, previously adopting area zoning for Newcastle on May 9, 1966, is hereby amended in accordance with Section 2.

SECTION 5. All public testimony previously received by the Newcastle Community Plan Panel and the King County Council on Proposed Ordinance 82-242 is hereby incorporated by this reference and is intended to serve as a basis for the Newcastle Community Plan documents attached hereto. Proposed Ordinance 82-242 was passed by the Council on December 20, 1982, as Ordinance 6235 and was vetoed by the Executive on January 6, 1983.

INTRODUCED AND READ for the first time this 17th day of January, 1983.

PASSED this 31st day of May, 1983.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Chairman

ATTEST:

Dorothy M. Owens
Clerk of the Council

APPROVED this 5th day of June, 1983.

King County Executive

King County Executive
Randy Revelle

June 7, 1983

RECEIVED
1983 JUN -7 PM 3:02
CLERK
KING COUNTY COUNCIL

The Honorable Bruce Laing
Chairman, King County Council
C O U R T H O U S E

RE: Newcastle Community Plan

Dear Mr. Chairman:

We are pleased to transmit Ordinance 6422 adopting the Newcastle Community Plan and Area Zoning. The adopted Plan is the result of many weeks of negotiation, capping four years of hard work and commitment by many people. We believe the provisions of this Plan will preserve the environment, assure responsible development, and protect the Cougar Mountain Regional Wildland Park.

I have signed Ordinance 6422 because the adopted Plan establishes the following requirements to assure responsible development:

- Up to two villages may be permitted to develop on Cougar Mountain. A second village, however, will be allowed only after fifty percent of a first village is completed.

- Although the Plan allows King County the possibility of adopting a revised schedule for phasing two villages, the Plan establishes a rigorous process through which findings must be documented and carefully evaluated. Such a schedule would have to be established by ordinance as part of the first village master plan approval. This process would include a thorough review of planning, design, financing, and construction details by King County and other agencies, the public, the Zoning and Subdivision Hearing Examiner, as well as the King County Council and the King County Executive.

- Any proposed village development on Cougar Mountain must be located and designed to prevent significant adverse impacts on the natural environment and the proposed Cougar Mountain Regional Wildland Park. Transportation and visual guidelines in the Plan further define how the Park is to be protected from noise, light, glare, and air quality problems posed by roads and visual intrusion due to development.

- The eastern village site, which poses the greatest potential threat to the Park, can only be considered for a second village.

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- Specific criteria for village development include criteria for housing, open space and recreation, commercial/industrial development, transportation, drainage, utilities, energy, public services, and a financial plan for capital facilities.

I commend the King County Council for your diligent work on the Newcastle Plan. Difficult issues were thoroughly analyzed and discussed. I believe the resulting Plan is in the public interest; it is a blueprint for responsible development in the Newcastle community.

We must now turn to the task of implementing the Newcastle Plan. Achieving the Cougar Mountain Regional Wildland Park and carrying out the policies of the Newcastle Plan presents an agenda for renewed commitment and diligence. We welcome your continued interest in meeting this challenge.

If you have any further questions about the Newcastle Community Plan, please call me or Rita Elway of my Executive Staff at 344-4040, or call Holly Miller at 344-7503.

Sincerely,

Randy Revelle

RANDY REVELLE
King County Executive

RR:RE:ew

cc: King County Councilmembers
ATTN: Jerry Peterson, Council Administrator
Holly Miller, Director, Department of Planning and Community Development
ATTN: Harold Robertson, Manager, Planning Division
Tom Fitzsimmons, Program Development Manager
ATTN: Rita Elway, Staff Assistant
Members, Newcastle Community Plan Committee

CONTENTS OF THIS DOCUMENT AS IT RELATES TO THE

PROPOSED NEWCASTLE COMMUNITY PLAN


I. PROPOSED ORDINANCE 83-29

II. KING COUNTY EXECUTIVE REVELLE'S VETO MESSAGE

III. AMENDMENTS TO THE PROPOSED PLAN AND AREA ZONING

1/27/83

Introduced by: Bill Reams

Proposed No. 83-29

ORDINANCE NO._____

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(2) The Newcastle area is a growing area with competing demands for land uses and development and requires areawide planning and zoning.

(3) King County, with the assistance of the Newcastle Community Plan Committee, the Technical Advisory Committee and general citizen input, has studied and considered alternative policies, programs and other means to provide for the orderly development of the Newcastle area and has considered the social, economic and environmental impacts of the plan and areawide zoning. King County has prepared and distributed an Environmental Impact Statement for the Newcastle Community Plan and areawide zoning.

(4) The Newcastle Community Plan and areawide zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is added to K.C.C. 20.12 a new section to read as follows: The Newcastle Community Plan, attached to Ordinance as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official County policy for the geographic area defined therein.

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INTRODUCED AND READ for the first time this _____day of _____, 19_____.

PASSED this_____day of_____, 19____.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

_____
Chairman

ATTEST:

_____
Clerk of the Council

APPROVED this _____day of_____, 19____.

_____
King County Executive

CLERK OF THE COUNCIL

King County Executive
Randy Revelle

January 7, 1983

The Honorable Lois North
Chairman, King County Council
C O U R T H O U S E

RE: Newcastle and East Sammamish Community Plans

Dear Madam Chairman,

The Newcastle Community Plan, adopted December 20, 1982, and the East Sammamish Community Plan, adopted December 22, 1982, represent critical land use decisions which will have significant impacts on future growth in King County. Based on a thorough review, I have decided to veto the adopted Newcastle Plan because it does not promote balanced and responsible growth management in the Newcastle area. The fundamental purpose of my veto is not to reject outright the adopted Plan, but to provide the opportunity to refine the Plan to meet the legitimate environmental and development needs of the Newcastle area.

While I have several reservations about the adopted East Sammamish Plan, for the reasons discussed below I have decided to allow it to become law without my signature. The following discussion further explains my position on each Plan.

NEWCASTLE COMMUNITY PLAN

My fundamental support of responsible growth management and my commitment to a Regional Wildland Park on Cougar Mountain are the two major reasons for vetoing the adopted Newcastle Plan. The adopted Plan encourages unnecessary development in an area unsuited for major growth. Further, the adopted Newcastle Plan fails to ensure that the authorized village development will have to provide housing for a range of income levels, synchronize infrastructure with the village development, and safeguard against undue burdens on the taxpayers of King County. Finally, the adopted Plan is incompatible with the proposed Cougar Mountain Regional Wildland Park.

Village Development

On April 30, 1982, when I transmitted the enclosed letter and the proposed Newcastle Community Plan to the King County Council for review and adoption, I strongly supported developing only a single village on Cougar Mountain and establishing a Cougar Mountain Regional Wildland Park. I continue to support only a single village development because:

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(1) A single village represents a realistic response to meeting the housing needs of the Newcastle community and King County;
(2) A single village would not unreasonably impact the proposed Regional Wildland Park; and
(3) The single village concept is supported by the majority of the Newcastle Community Planning Committee and the Newcastle community.

I respectfully urge the King County Council to restore the single village concept to the Newcastle Community Plan. Development of a single village on Cougar Mountain would adequately meet the housing needs of the Newcastle community well into the year 2000. It would also meet these needs in a manner which respects the essential integrity of the proposed Cougar Mountain Regional Wildland Park.

About 80,000 people are expected to be living in the Newcastle area in the year 2000. The single village, along with other development in the Newcastle planning area, would accommodate about 133,500 people. The multiple village concept would provide unnecessary capacity for an additional 16,500 people. Such an increase would have significant adverse impacts in the Cougar Mountain area because of the physical constraints of the land and the close proximity of village development to the Park. The substantial growth capacity of the adopted East Sammamish Community Plan makes more than one village on Cougar Mountain even more unnecessary.

In addition, it is important to give significant weight to the proposals of the Newcastle Community Planning Committee, which ably represented the diverse interests in the Newcastle area. The process used by the Committee was thorough, equitable, and reasonable. The single village concept represents a responsible compromise made by the Committee after many months of discussions about development and growth management on Cougar Mountain.

If the single village concept is not restored to the Plan by the County Council, then development of the two villages should be phased. The start of a second village could be contingent upon demonstrating that: 1) all facilities and services necessary for the first village are assured; and 2) the village center containing commercial, retail, educational, and civic uses is developing and will be completed commensurate with the population growth.

About 5,000 people will support the kinds of activities contemplated for the village center. Assuming a mix of seventy percent single-family and thirty percent multi-family housing, about 1,800 occupied units would be needed to support the village center activities. A similar phasing provision is included in the adopted East Sammamish Plan and would make development of two villages in the Newcastle area more acceptable.

On December 3, 1982, I sent the enclosed letter to the King County Council explaining my continued support for the single village concept for Cougar Mountain and the Regional Wildland Park. In my letter, I made one adjustment to my previous position. I recommended that the

eastern village site be removed from consideration for village development because a village located on the eastern site would require construction of a road through the Regional Wildland Park and remove a critical area from the proposed Park.

The County Council's adopted Newcastle Plan would allow one or two villages to develop on any of the original three potential village sites. The prospect of a road through the core of the Regional Wildland Park is unacceptable. Also, I continue to support including in the Park all of the additional 362 acres I previously recommended to the County Council in the enclosed December 3, 1982 letter. In the adopted Newcastle Plan, the Council encouraged village development in "the least environmentally sensitive, undeveloped portions of Cougar Mountain." The Council needs only to be more explicit and delete the eastern village site to assure this criterion is met.

Master Plan Development Criteria

The adopted Newcastle Plan does not include the criteria proposed by the County Council Panel to guide master planned village development, even though the Cougar Mountain property owners did not contest them. The guidelines remaining in the adopted Plan are more general than the criteria and will not provide certain and explicit management of the impacts and costs of growth. The prospect that conditions of village development would be negotiated during the review of a specific proposal is cause for serious concern. Such a process is unpredictable for property owners and inadequately protects residents of the Newcastle area and King County.

The housing criteria omitted from the adopted Newcastle Plan by the County Council would result in housing for a range of income levels. Thirty percent of the total residential units would be used as a target in providing housing affordable to median, moderate, and low income persons.

The open space criteria would establish a target of forty percent of the overall master plan area to be preserved in open space. The criteria would also assure that capital improvements needed as a result of the village development would be provided by the master plan development. These improvements include water and sewer facilities, school sites, external access roads and internal streets, and drainage facilities. Finally, the criteria omitted by the County Council address phasing to synchronize facilities and services with development and financial planning to assure the needed improvements are completed.

For village development to be in the public interest, the master plan development criteria should be restored to the Plan. Such an action would be consistent with the County Council's action on the adopted East Lake Sammamish Plan, which includes all of the master plan development criteria.

Cougar Mountain Regional Wildland Park

Achieving the proposed Cougar Mountain Regional Wildland Park will enable all citizens of King County to enjoy a precious natural resource. That important goal should not become clouded by unrealistically tying the Park to the development of villages on Cougar Mountain.

During the County Council's debate on the number of villages, Councilmembers discussed at length the dubious premise that by increasing the number of potential villages, King County would increase the possibility of obtaining the Regional Wildland Park property without paying for it. That simply is not the case. Owners of large parcels within the Park area have consistently stated their properties may be available for purchase or trade; they have not said they would dedicate all or even a significant portion of their land to King County.

The adopted Newcastle Plan states that "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." Although this may result in a small amount of land being dedicated for the Regional Wildland Park, dedication will not be the principal means of establishing the Park. King County residents will have to pay for the vast majority of the Park, either through trades or land purchases. A second or third village would not alter this basic fact.

We are actively exploring submittal of a Cougar Mountain Regional Wildland Park bond issue and/or re-submittal of a County-wide bond issue as additional options for achieving the Park. Each option will be submitted to the County Council at a later date.

Owners of the major land holdings on Cougar Mountain have suggested they may be willing to sign an option agreement with King County as a way of cooperating in our efforts to acquire the Park. This option agreement would only be available if the property owners generally support the final adopted Newcastle Plan. We plan to pursue the option agreement with the property owners and the County Council, as appropriate, as well as to explore the actual means of obtaining the Park land.

For the foregoing reasons, I respectfully request your careful and timely reconsideration of the Newcastle Community Plan. My staff and I are ready to assist the County Council in any way possible to achieve our common goal of meeting our growth management responsibilities to the residents of King County.

EAST SAMMAMISH COMMUNITY PLAN

The King County Council began reviewing the East Sammamish Community Plan in 1979 -- two and one-half years before my election as King County Executive. Because of the Council's long history with the Plan, I felt it would be appropriate for the County Council to continue its leadership role and inappropriate for me to take an active role in the Plan review process.

Adoption of the East Sammamish Community Plan by the County Council resulted from many months of complex and difficult analysis. While I have reservations about the adopted Plan, because of the unanimous vote I have decided to defer to the Council's judgment and allow the adopting ordinance to become law without my signature. I would, however, like to summarize my reservations about the adopted Plan.

Growth Management

Similar to my concerns about the adopted Newcastle Plan, I am not convinced that the East Sammamish area needs a Plan that provides excessively for growth. The adopted East Sammamish Plan has ultimate capacity for about three times the population forecast for the area in the year 2000. That is particularly excessive, since the Newcastle Plan also provides ample growth capacity, even with only one village.

I am also concerned about the higher densities authorized in the Evans/Patterson Creek area (the Boeing property). Introducing one unit per acre densities into this rural area may cause pressure for similar densities throughout rural King County. This is particularly troublesome because the County Council has not yet considered a comprehensive rural land use policy. I plan to recommend such a policy to the Council this year as part of the General Development Guide.

I would also like to offer my views on two other aspects of the East Sammamish Plan -- master plan development and the plan development/review process.

Master Plan Development

Many residents of the East Sammamish area have expressed genuine fears about the potential impacts of development. They have raised legitimate concerns about the potential costs to surrounding residents, the impacts of higher density development on semi-rural lifestyles, and the dependability of cost estimates for the infrastructure necessary to support master plan development.

For those reasons, I believe the master plan criteria are very important to ensure acceptable development. I strongly support the County Council's inclusion of the criteria in the adopted East Sammamish Plan. As stated previously, I also respectfully urge the Council to include the criteria in the Newcastle Plan.

Plan Development/Review Process

Many people have expressed concerns to me about the development/review process used for the East Sammamish Plan. Opponents of the adopted Plan feel the 1978 Proposed East Sammamish Plan was treated unfairly. They believe the adopted Plan was developed with little citizen involvement. They also feel the Plan review process invited zoning changes to be made with less detailed analysis than is provided by the Department of Planning and Community Development in preparing the Area Zoning, or by the Hearing Examiner in the reclassification process.

I realize that the alternatives developed for the East Sammamish area were reviewed at numerous public meetings and East Sammamish Panel work sessions. I am very concerned, however, about the bitterness that grew throughout the very long East Sammamish deliberations. Since the development/ review process contributed unnecessarily to this problem, I am committed to working with the County Council to improve the process for the future.

We will soon discuss with Councilmembers possible revisions to the community planning process for use in developing the Bear Creek and Snoqualmie Plans. Also, the 1983 Executive Work Program will include establishing a process for community plan updates. Finally, I hope to work with Councilmembers to evaluate the role of Executive department staff in the Council review and adoption process for community plans and area zoning.

I would like to take this opportunity to commend the King County Council for its diligent work on the East Sammamish and Newcastle Community Plans. Many complex issues were addressed thoughtfully and responsibly. We stand ready to work with the County Council in a cooperative effort to make the Newcastle Plan the blueprint for responsible development it can and should become.

If you have any questions about my veto of the Newcastle Plan or my comments on the East Sammamish Plan, please contact me personally or Holly Miller at 344-7503.

Sincerely,

Randy Revelle

RANDY REVELLE
King County Executive

RR:HR:mlm

Enclosures

cc: King County Councilmembers
ATTN: Jerry Peterson, Council Administrator
Harry Thomas, Deputy Executive
King County Department Directors
Tom Fitzsimmons, Manager, Program Development
ATTN: Rita Elway, Staff Assistant

KING COUNTY COUNCIL

NEWCASTLE COMMUNITY PLAN

Council adopted plan consists of the Plan and area zoning documents as changed by the following material in the following packet.

Yellow pages - Panel Recommendations

Blue Pages - Additional Panel recommendations based on 12/6/82 public hearing

Pink Pages - Council action on 12/6/82

White Pages - Council action on 12/20/82

December 20, 1982

1

Policy N-2

The development of up to two villages may be permitted. Village development should be encouraged within the least environmentally sensitive, undeveloped portions of Cougar Mountain. Village development within the undeveloped portions of Cougar Mountain should proceed only as part of a master plan. The development should be located and designed to prevent significant adverse impacts on the natural environment and the proposed Cougar Mountain Regional Wildland Park, as well as to provide for cost-effective infrastructure improvements. No judgement about significant adverse impacts, if any, of any village development will be made until King County reviews a master plan development proposal. Village development within the undeveloped portions of Cougar Mountain should proceed only as part of the establishment of the Cougar Mountain Regional Wildland Park by means of dedication and/or trade and/or purchase of land. Master plan approval would be at least a two stage process. The first stage would be general review of the overall master plan development on Cougar Mountain. During the first stage of the review, the County will make a determination on the phasing, timing, and location of the villages. The County will determine the sequence of village development based on a review of information submitted which must detail the proposed and required facilities, services, and other information as outlined in the Master Plan Development Guidelines. Depending upon the 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, as well as specific conditions for development. The review process for each stage of approval would be the same as the existing zoning reclassification process.

ADOPTED May 25, 1983

5/25/83

Policy N-2b

Any approval of a second village shall be considered only after one of the two following criteria are met:

I. Fifty percent (50%) of the housing units in the first village are completed, all facilities and services necessary for full development of the first village are completed or committed for construction, and the first village center is established and will be completed commensurate with the growth of the village.

II. If King County finds that the approval of a second village is essential in order to make it possible to plan, design, finance, and construct the facilities and services necessary for any village development, a schedule different from (I) above may be established as part of the first village master plan approval.

ADOPTED May 25, 1983

APPENDIX A -- Add Sections 7-15 of the Criteria

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

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.

May 25, 1983

# NEWCASTLE COMMUNITY PLAN
# CONSISTENCY BETWEEN PROPOSED LAND USE AND AREA ZONING ON EAST RENTON PLATEAU

There is an inconsistency between the Proposed Newcastle Land Use Map and the Area Zoning Map in the East Renton Plateau Subarea.

Land Use Map:

Developed areas in the Maplewood Heights neighborhood and several other nearby locations in the western portion of the East Renton Plateau are shown on the Proposed Land Use Map as single-family residential, 3 to 4 units per acre (see attached map). This designation reflects existing subdivisions developed on 9600 square foot lots.

Area Zoning Map:

The Proposed Area Zoning Map shows the Maplewood Heights neighborhood and other nearby sites designated 3 to 4 units per acre on the Land Use Map as SR-15,000 (Suburban Residential, 15,000 square feet minimum lot size).

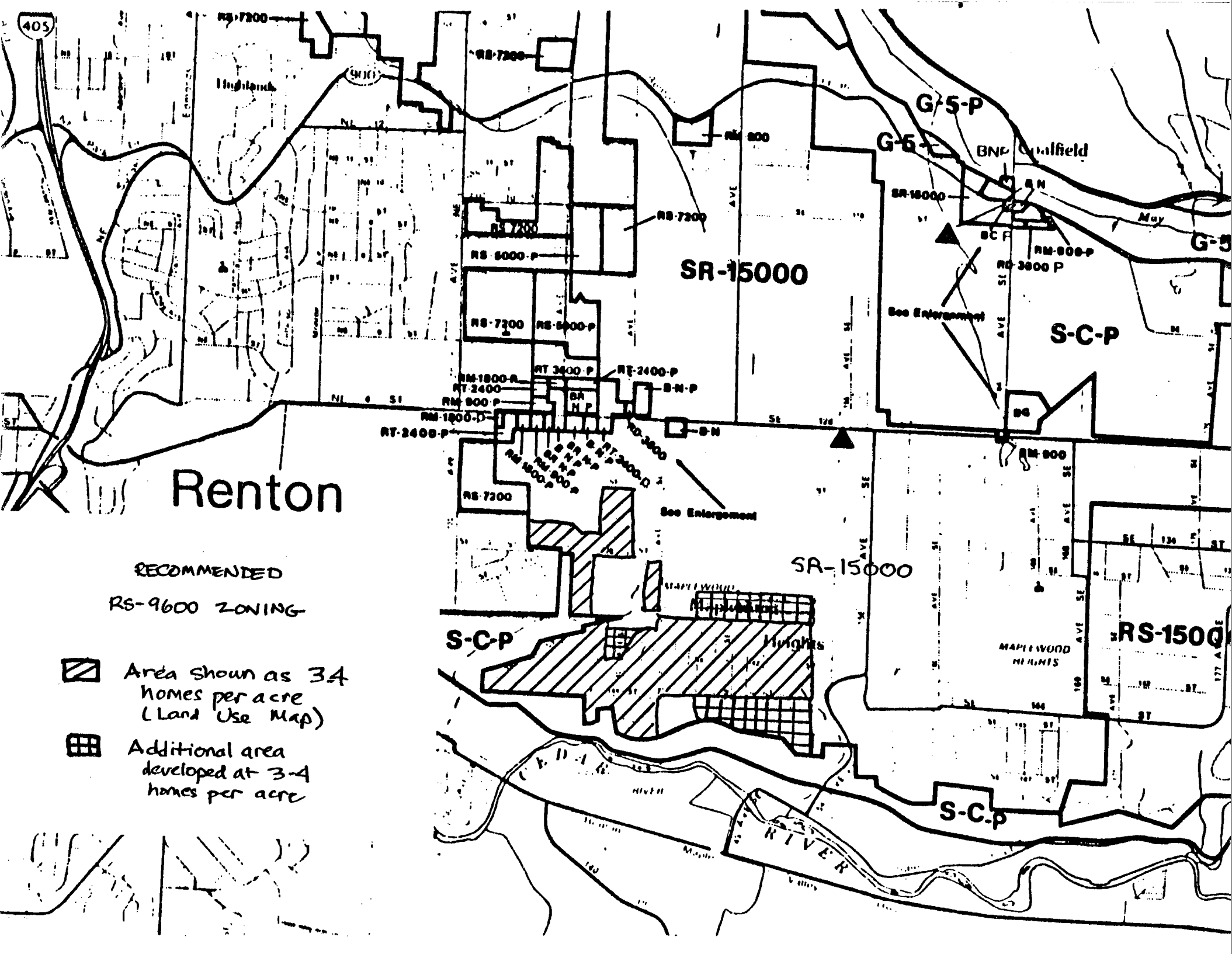
Staff Recommendation:

Zone the areas shown as 3 to 4 units per acre on the Land Use Map RS-9600 (Residential Single Family, 9600 square foot minimum lot size) to be consistent with the Land Use Map. The Land Use Map has been shown on hearing notices mailed to all area property owners. It has also been the official map during the King County Council review of the Newcastle Community Plan.

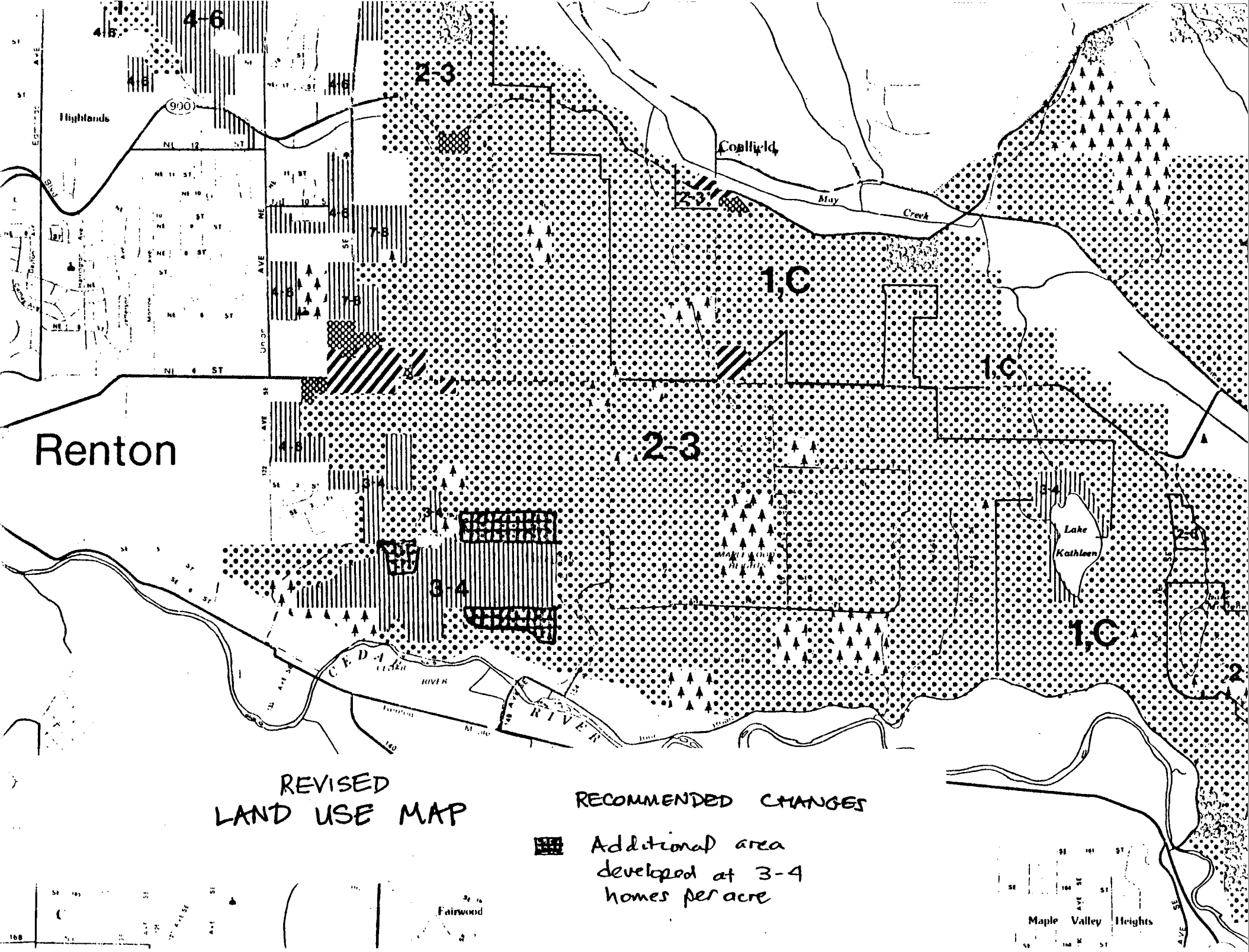
The RS-9600 zone, rather than SR-9600, is recommended because the S-R zone classification specifically states that 9600 square foot lots are only permitted where served by sanitary sewers. The areas in question are not presently served by sewers, and the RS-9600 zone does not stipulate that sewers are required.

The Planning Division staff also recommend a small expansion of the RS-9600/3 to 4 homes per acre designation to recognize existing subdivisions adjacent to Maplewood Heights (see attached map). This expansion area is also developed at the 3 to 4 unit density, and it is contiguous with the area shown on the Proposed Land Use Map.

ADOPTED May 25, 1983



405
900
Highlands
RS-7200
RS-7200
RS-7200
RS-7200
RS-5000-P
RS-7200
RS-5000-P
RS-7200
RM-900
SR-15000
G-5-P
G-5
BNP
Coalfield
SR-15000
BC P
RM-900-P
RD-3600 P
See Enlargement
S-C-P
RT 3600-P
RT-2400-P
RM-1800-P
RT-2400
RM-900-P
RM-1800-D
RT-2400-P
B-N-P
B-N
RD-3600
RT-2400-D
RM-1800-P
RM-900-P
RS-7200
See Enlargement
Renton
SR-15000
MAPLEWOOD
Maplewood
Heights
S-C-P
MAPLEWOOD HEIGHTS
RS-1500
S-C-P
CEDAR
RIVER
RIVER
RECOMMENDED
RS-9600 ZONING
Area shown as 3.4 homes per acre (Land Use Map)
Additional area developed at 3-4 homes per acre




REVISED
LAND USE MAP

RECOMMENDED CHANGES

Additional area developed at 3-4 homes per acre

Amendment

The Panel on 12/15/82 amended residential guideline B.2 and the footnote from the village master plan guidelines. The Council on 12/20/82 voted to restore the guideline as follows:

B. Residential Guidelines

...

2. Housing shall be provided for all income levels, including the low income. A target of 20% of the housing should be set aside for low to median income persons: 10% low, 10% moderate, and 10% median. Low income housing shall be provided in conjunction with publically funded programs.

COUNCIL ACTION:

Approve (12-20-82)



2 3
9

Amendment

Source: CNPOA - Wally Toner

SECTION: Revised Master Plan Development Guidelines

Page 3

Residential Guidelines proposed for amendment as follows:

B.3. A mix of approximately ((~~30%~~)) 40% multifamily (12+ D.U./acre),((~~and 70% single family attached and detached housing~~)) 30% single family attached (8-12 D.U./acre) and 30% single family detached (less than 8 D.U./acre) should be provided.

Footnote:
((~~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.~~))

Panel Recommendation:

No Recommendation.

Note: The proposed mix of housing will result in additional land for potential open space.

COUNCIL ACTION:

Approve (12-20-82)



34
40

AMENDMENT - Cougar Mountain subarea

APPLICANT: Walter B. Toner, Jr. representing the Central Newcastle Property Owners Association.

PROPERTY LOCATION: Southwest of the Issaquah City Limits; east of State Highway 900 (Renton-Issaquah Road.)

KROLL MAP/NUMBER: 467E

EXISTING ZONING: FR, Panel has recommended GR 2.5

PROPOSED ZONING: The applicant is requesting that the property owned by Northwest Investors II, east of Highway 900, be added to the Master Plan Development (MPD) Overlay District for Cougar Mountain.

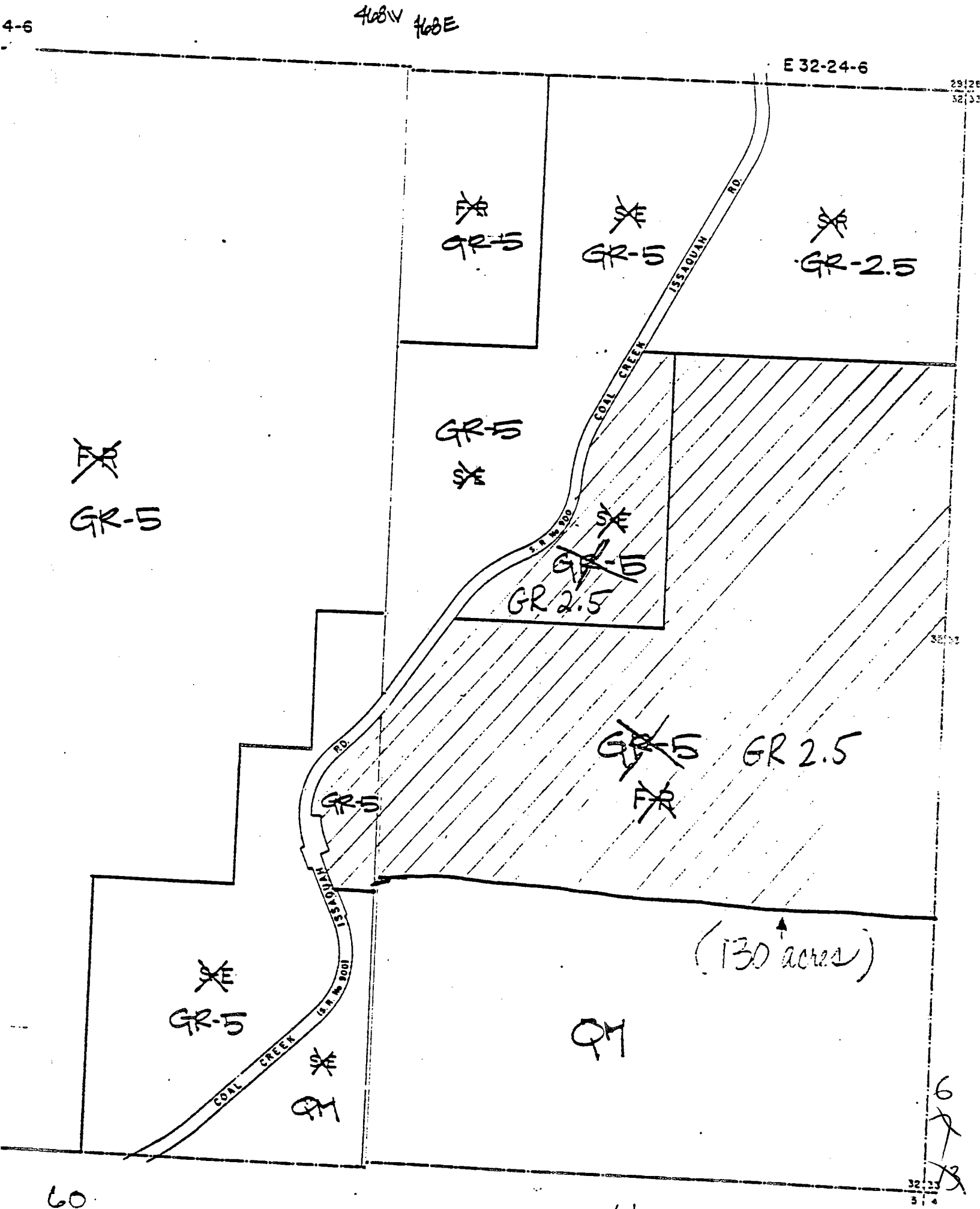
COMMENTS: The applicant contends that during the community plan process, this land was included within the Cougar Mountain Subarea and has been assumed as a part of the East Village. Arguably, the status of this land has been unclear; it has been both included and not included in the MPD designated area during the community plan process.

The land has a number of constraints to future development, including steep slopes in excess of 40%, seismic III, erosion and coal mine hazards, according to the King County Sensitive Areas Map Folio. The applicant, however wishes to maintain zoning similar to that owned on the west side of Highway 900, in the proposed MPD area. The parcel may qualify for dedicated open space required of any future Master Plan developments in the area.

RECOMMENDATION: Grant the addition of this parcel to the Master Plan Overlay District for Cougar Mountain.

COUNCIL ACTION:

Approve (12-20-82)


4-6
468W 468E
E 32-24-6
29 28
32 33
~~F-R~~
GR-5
~~S-E~~
GR-5
~~S-R~~
GR-2.5
ISSAQUAH RD.
COAL CREEK
GR-5
~~S-E~~
~~F-R~~
GR-5
S.R. No 900
~~S-E~~
~~GR-5~~
GR 2.5
~~GR-5~~
GR 2.5
~~F-R~~
GR-5
R.D.
ISSAQUAH
(130 acres)
~~S-E~~
GR-5
(S.R. No 900)
COAL CREEK
~~S-E~~
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QM
6
7
8
32 33
5 4
60

REZONE REQUEST: COUGAR MOUNTAIN SUB-AREA

DATE RECEIVED: NOVEMBER 29, 1982

APPLICANT: Richard Hessler

PROPERTY LOCATION: SE¼ of the SW¼ of Sec. 24, Township 24 N, Range 5E.

KROLL MAP #: 568 E

EXISTING ZONING: SE

PROPOSED ZONING: SE

REQUEST: The applicant is requesting a suburban cluster, SC-P classification for his property to allow for clustering of development away from steep slopes.

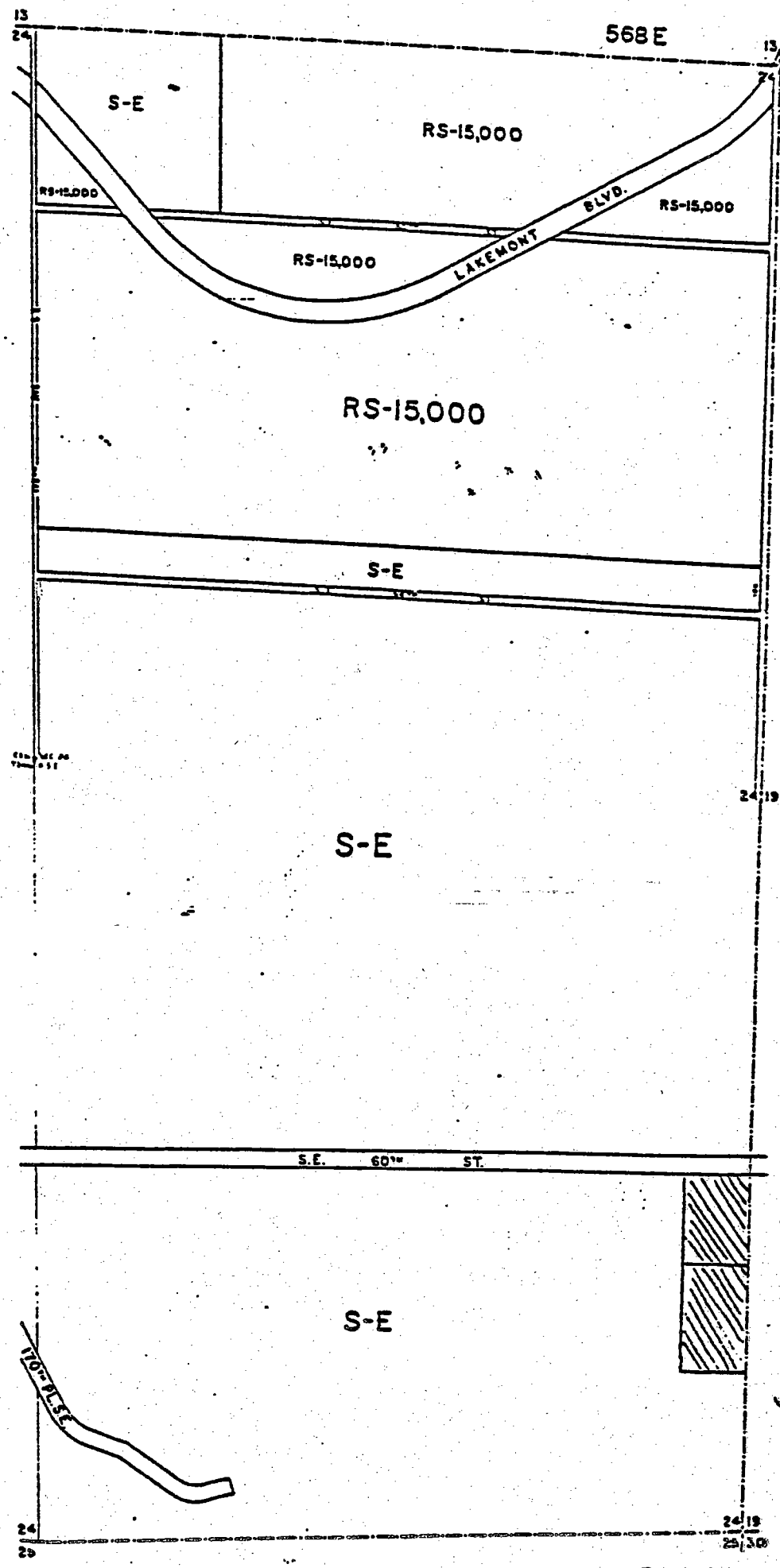
The subject properties are located in the developed portion of the Cougar Mountain Sub area, along SE 60th Street. The residential development in this area is characterized by single family use on lots that are 1 or more acres in size. Recognizing the existing suburban development in the area, the Proposed Newcastle Community Plan designates this property and the surrounding area as SE (1 unit per acre), as is much of the land along SE 60th also currently designated.

The applicant's properties are adjacent to property owned by Mr. Charles Wexler, a prior applicant for zoning change in the Newcastle area zoning, Cougar Mountain Issue #9. Similar to Mr. Wexler's property, the subject property is situated on steeply sloping land and has been identified by King County's Sensitive Areas Map Folio as Class III seismic hazard lands.

The Panel recommended SC-P zoning to Mr. Wexler on October 22, 1982. Due to the proximity of the subject parcels to those of Mr. Wexlers, and the similarity in terrain, staff recommends that the SC-P zoning classification be granted to the applicant. Also, as in Cougar Mountain Issue #9, a P-suffix condition to the SC zoning should be added, requiring dedication of permanent open space. This zoning would allow flexibility in lot design to avoid steep slopes while not increasing the one home per acre density of this neighborhood.

COUNCIL ACTION:

Approve (12/06/82) SC-P




(WEXLER CM #9)

F24-24-5

Factoria: Issue #3

Applicant: Leong

Existing Zoning: RM-900
Proposed Zoning: RM-900P (restricted to office use)
Request at 12/6/82 Public hearing: RM-900

COUNCIL ACTION:

Approve (12-6-82)

9 10
16

REZONE REQUEST: FACTORIA SUB-AREA

DATE RECEIVED: OCTOBER 29, 1982

APPLICANT: SAINT MARGARET'S EPISCOPAL CHURCH

PROPERTY LOCATION: Tax lot number 174 in the NE quadrant of Section 16, Township 24, Range 5 East, at the NE corner of the intersection of 128th Ave. SE and SE Newport Way. (See Newcastle Area Zoning, Factoria Property Group 7, Parcel No. 8).

KROLL MAP #: 453E

EXISTING ZONING: RS-7200

PROPOSED ZONING: RS-7200P

REQUEST: The applicant is requesting a change of zoning classification from RS-7200 to RM-900 or BN to accommodate an office building on the northern portion of the property, to be used for "licensed professionals, church administration and church related business."

COMMENTS: The subject parcel is located in the Factoria sub-area, in an area formerly designated by the Factoria Development Plan, as well as the Proposed Newcastle Community Plan, to be developed ultimately for residential use. While there are existing professional/office uses across the street on the west side of SE 128th, additional RM-900 or BN zoning would increase development pressure for office and commercial uses in this area, instead of concentrating that type of activity around the Factoria shopping center and/or north of SE 41st Street. Although the applicant's desire for office use is acknowledged as legitimate accessory use to the church buildings, such development may be accommodated through use of zoning consistent with the surrounding uses.

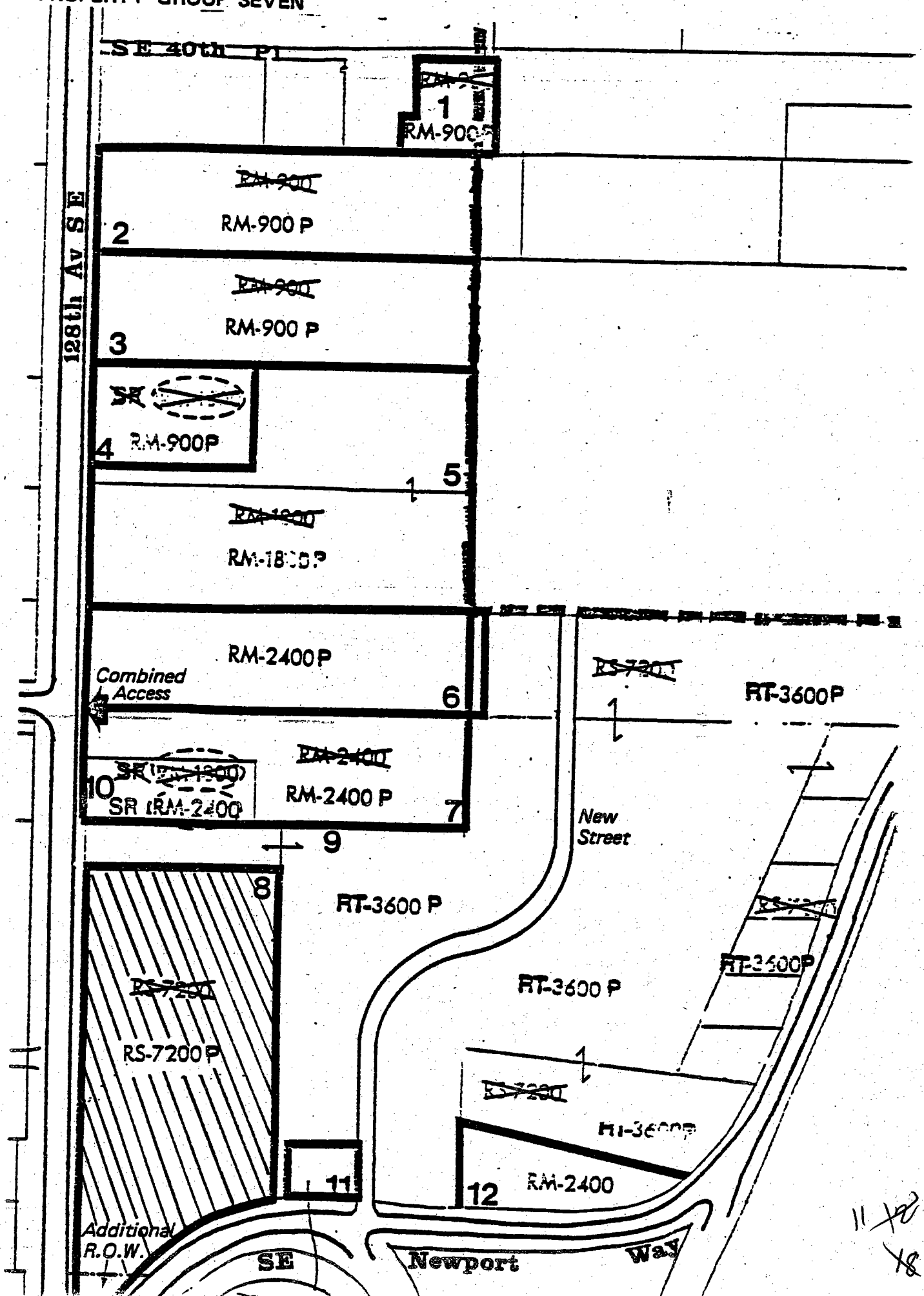
RECOMMENDATION: Staff recommends a change in the zoning classification from RS-7200P to RM-2400P. With the proposed underlying RM-2400P zoning on the parcel, offices that are accessory to the church building are permitted. (If non-church related or non-accessory office buildings are desired, a change in zone classification would be necessary.) In addition, the underlying multifamily designation of RM-2400P would be consistent with policies articulated in the Factoria Development Guide and Proposed Newcastle Community Plan.

The P-suffix conditions attached to the parcel in the Area Zoning specify traffic improvements that would be required as a condition for further development. It is recommended that the P-suffix conditions remain with the proposed RM-2400 zoning designation.

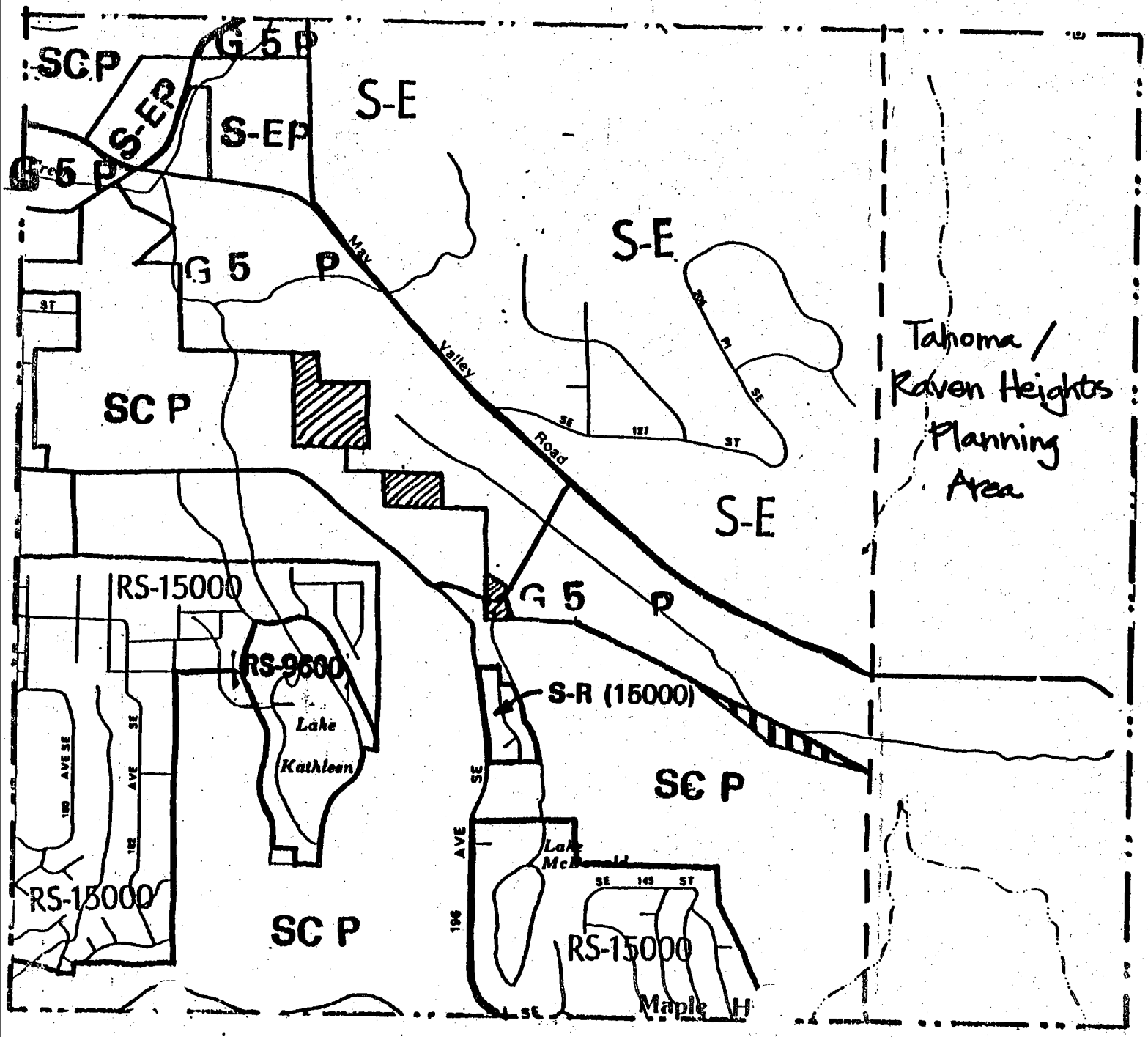
COUNCIL ACTION (12-6-82) RM-2400P

10 11
X2

FACTORIA
PROPERTY GROUP SEVEN



# Mason Creek Zoning Issue




Property changed from G 5 P to SC P

Property changed from SC P to G 5 P

December 15, 1982

NEWCASTLE COMMUNITY PLAN

Subject: Re-wording of last paragraph, p. 86, proposed Newcastle Plan; regarding SE 62nd St. between 152nd Ave. SE and Lakemont Blvd.

**REVISED TEXT**

THE PLAN SUPPORTS THE FUTURE CONNECTION OF SE 63RD ST. BETWEEN 152ND AVE. SE AND LAKEMONT BLVD. AS A RESIDENTIAL ACCESS STREET. THE PRIMARY FUNCTION OF THE STREET SHOULD BE TO PROVIDE LOCAL ACCESS FOR ADJACENT PROPERTIES AND SECONDARY ACCESS FOR PROPERTIES IMMEDIATELY TO THE WEST. USE OF THE STREET BY THROUGH TRAFFIC, ORIGINATING OUTSIDE THE NEARBY AREA, SHOULD BE DISCOURAGED.

**OLD TEXT**

The Newcastle Community Plan Committee does not support the new construction of SE 62nd Street between 152nd Ave. SE and Lakemont Blvd. SE. Completion of this road would increase traffic on a non-arterial street, impact residential neighborhoods and deteriorate traffic conditions on Coal Creek-Newport Rd. and at the intersection with Coal Creek Pkwy. In light of these negative impacts, the project is not recommended by the Plan.

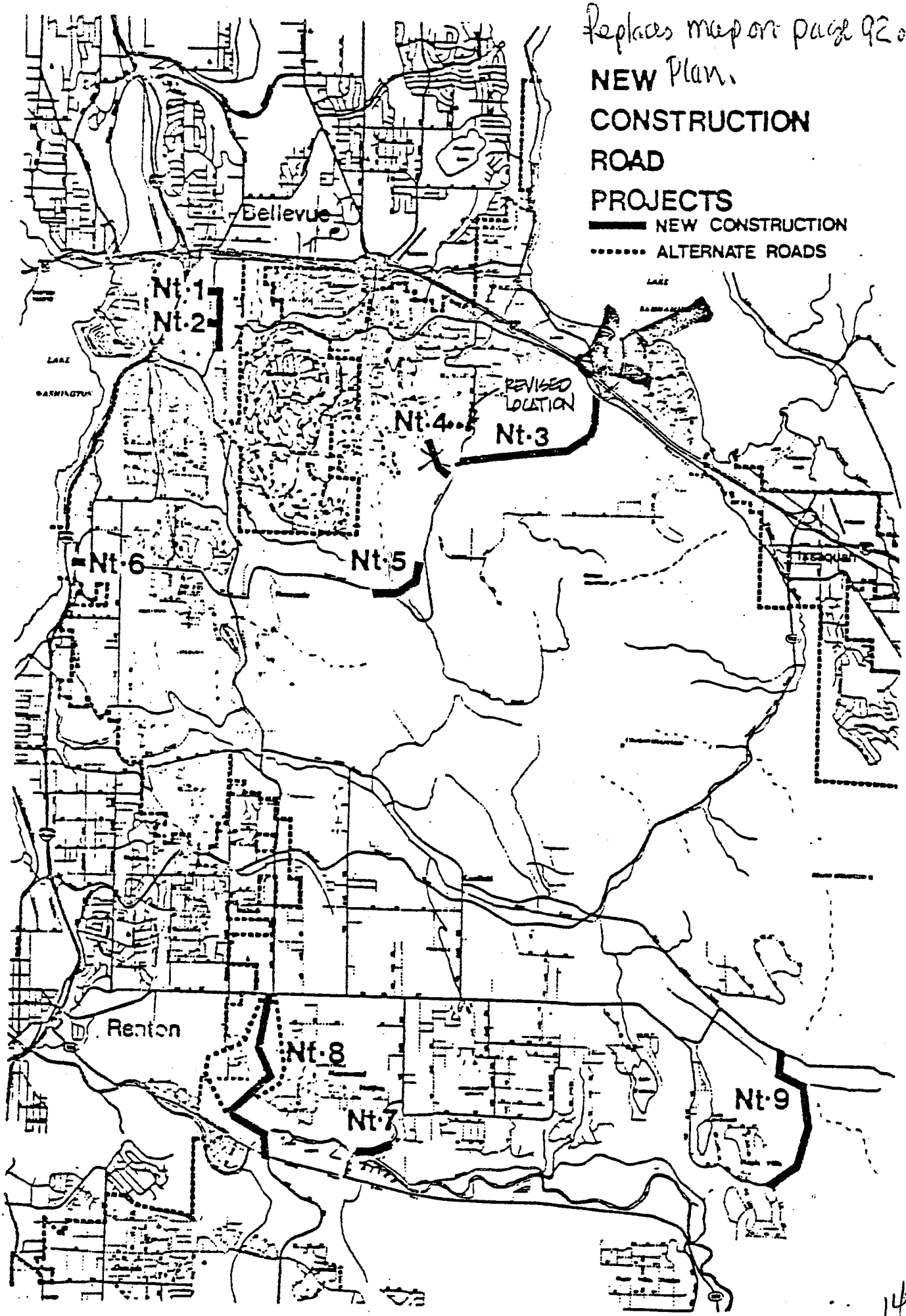
Page 14a Revised Plan Policies 13 ~~14~~ 20

Replaces map on page 92 of NEW Plan.

# NEW CONSTRUCTION ROAD PROJECTS

NEW CONSTRUCTION

ALTERNATE ROADS



Amendment

Source: Harvey Manning

SECTION: Wherever there's a reference to the Cougar Mountain Regional Park.

Page: Various.

ISSUE: Add "Wildland" to the name of the regional park.

Panel Recommendation:

Approve the change in name

"Cougar Mountain Wildland Regional Park wherever it appears.

Amendment

Source: Councilman Bruce Laing

SECTION: Revised Master Plan Development Guidelines (and Appendix A.)

Page 3.

ISSUE: Residential guidelines proposed for amendment to delete the 10/10/10/ housing targets but retain the policy to require housing for all income levels.

Panel Recommendation:

Approve as follows (See also pages 8a, and 13a for associated changes):

B. Residential Guidelines

...

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.~~)) Low income housing shall be provided in conjunction with publicly funded programs.

...

Footnotes:
((~~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.~~))

Amendment

Source: City of Bellevue

SECTION: Revised New Master Plan Development Guidelines

Page 4

ISSUE: Amend Village Residential Guidelines to add public transit facilities as another requirement for the location of the highest density housing.

Panel Recommendation:

Approve as follows:

B. 6. Highest density housing should be located within and surrounding the village centers, in areas with high view amenities and solar access, adjacent to community open space and public transit facilities.

Amendment

Source: CNPOA - Wally Toner

SECTION: Revised Villages Master Plan Development Guidelines

Page 4

ISSUE: Add two guidelines to the Commercial Guidelines for development of a regional conference center and to allow development of office space.

Panel Recommendation:

Approve as follows:

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 commmercial sites are consistent with the overall scheme.

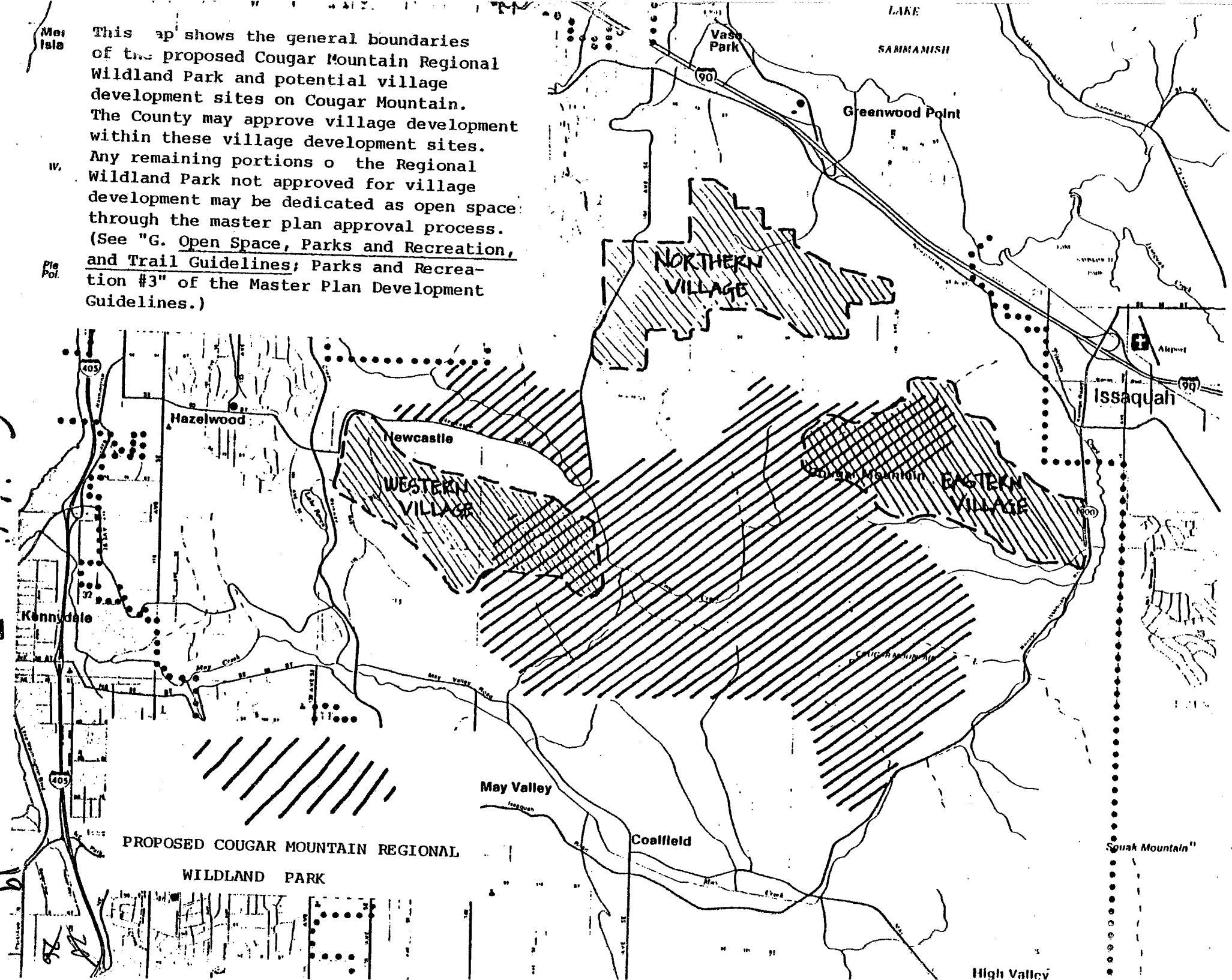
2. Commercial areas should be sized and developed to adequately provide for neighborhood needs. Commercial uses should be designed and scaled so as to serve primarily the residents of each village.

3. Development of mixed commercial and residential use buildings within commercial areas should be encouraged.

4. Development of a regional conference center as a part of a master plan should be encouraged.

5. Development of office space should be encouraged where it would be complementary with surrounding office developments and where the result would contribute to internalizing work trips within Cougar Mountain.

This map shows the general boundaries of the proposed Cougar Mountain Regional Wildland Park and potential village development sites on Cougar Mountain. The County may approve village development within these village development sites. Any remaining portions of the Regional Wildland Park not approved for village development may be dedicated as open space through the master plan approval process. (See "G. Open Space, Parks and Recreation, and Trail Guidelines; Parks and Recreation #3" of the Master Plan Development Guidelines.)



Amendment

Source: City of Bellevue

SECTION: Revised New Master Plan Development Guidelines

Pages 8 and 12

ISSUE: Amend Village Drainage and Utilities Guidelines to change "should" to "must".

Panel Recommendation:

Approve as follows:

II. H. Drainage Guidelines (p.8)

2. A mechanism to construct and maintain the facilities necessary to prevent additional or increased drainage problems from the villages ((~~should~~)) shall 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., stormwater utility, or trust fund established by the developer.

II. J. Utilities Guideline (p.12)

Each village development proposal ((~~should~~)) shall 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.

Amendment

Source: CNPOA - Wally Toner

SECTION: Revised Master Plan Development Guidelines

LOCATION: Page 8

ISSUE: Drainage Guidelines proposed for amendment to include homeowner's association as one of the possible means for maintenance of drainage facilities.

Panel Recommendation:

Approve as follows:

"...stormwater utility, ((or)) trust fund established by the developer, or homeowner's association.

Amendment

Source: Seattle Master Builders - Bill Connor

SECTION: Revised Appendix A.

Page 2.

ISSUE: P-suffix conditions proposed for amendment as follows:

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.~~))

Panel Recommendation:

Amend as follows:

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

Amendment: For description see page 3a

Change Section 8 as follows:

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.))

A. The master plan development shall meet housing needs for all income levels by providing the following:

1. Various lot sizes,
2. Both attached and detached single-family housing units,
3. Multi-family units,
4. Housing units of various sizes,

B. A preliminary schedule for the phasing of the ((construction-of-the-housing-called-for-above)) proposed housing 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-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~~)) <u>needs</u> will be reevaluated at the next phase.

D. ((~~The-master-plan-development-will-be-reviewed-to-establish-a-minimum-percentage-for-each-housing-level.--Criteria for-establishing-these-minimums~~)) <u>Criteria to be used in developing the housing mix</u> 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.

Amendment

Source: Seattle Master Builders - Bill Connor

SECTION: Appendix A.

Page 9

ISSUES: Section 9. Open Space and Recreational Criteria. Proposes deletion of 40% open space target for open space.

Panel Recommendation:

Retain existing language.

Amendment

Source: CNPOA - Wally Toner

SECTION: Revised Master Plan Development Guidelines

Page 5.

ISSUES: School Guiidelines proposed for amendment to allow land dedicated for schools to be counted as part of the open space target.

Panel Recommendation:

Approve the proposal as follows:

Appendix A Section 9 at pages 9 and 10.

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

1. Unique, fragile, and valuable elements of the environment plus any necessary protective buffer areas, such as prime wildlife habitats or natural drainage features,
2. Areas unsuitable for building due to natural hazards,
3. Agricultural and fisheries resources,
4. Physical and/or visual buffers within and between areas of urban development; except that private open space areas associated with residential dwellings shall not be included in the calculation of the minimum community open space area,
5. Natural areas with significant educational, scientific, historic, or scenic values,
6. Outdoor recreation areas. Park and recreational facilities shall be provided by the developer in accordance with current County standards (Ordinance 3813 and Motion 3527 and any applicable future amendments).
7. Perimeter buffering of the master plan development.
8. Existing and proposed trail corridors.
9. 80% of the land dedicated for school purposes.

Amendment

Source: Seattle Master Builders

SECTION: Revised Appendix A, Section 11

Page 10 and 11.

ISSUE: Proposes to delete the requirement for dedication of sites for schools and fire districts.

Panel Recommendation:

Retain existing language.

Amendment: For description see page 3a

Change Section 14.B. as follows:

SECTION 14. Phased Development.

...

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.~~)) whether or not publicly funded low income housing can be implemented in that phase.

Amendment

Source: Seattle Master Builders

SECTION: Appendix A

Page 15.

ISSUE: Propose adding new section which states that development criteria used for the master plan development is not a precedent.

Panel Recommendation:

Approve as follows:

Section 19: Development Criteria Not a Precedent.

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

Cougar Mountain Issue # 8

Existing Zoning: FR

Proposed Zoning: GR-5

Requested Zoning: 1/du per acre

Recommendation: GR-2.5

Panel Recommendation: Retain GR-2.5 (12/15/82)

10a Area Zoning

Northwest: Issue 4

Applicant: James Egge, representing Herbert E. Mull, Inc.

Property Location: SW 1/4 of the NW 1/4 of Section 18, Township 24N, Range 6E

Kroll Map#: 554W

Existing Zoning: RS-7200

Proposed Zoning: RS-7200

Request: The applicant is requesting an RD-3600 (two-family dwelling) for his client's property instead of the proposed RS-7200 zoning classification.

Comments: The subject property is located in the northeast quadrant of the intersection of SR 901 and Interstate 90. The land is gently sloping and portions have been identified as erosion hazard land (K.C. Ord. 4365). Water and sewer are available to the property. The area immediately to the east is developed at a density of 4-6 homes per acre (RS-7200). There is some RM-1800 zoning a few hundred feet to the west and RM-900 zoning (a remnant of an old mobile home park) a half-mile east on West Lake Sammamish Parkway.

Policy N-13 states that "multifamily housing should be located in, or near, existing areas of intensive residential development or where this level of use is recommend by the Plan". Although a fair amount of multifamily zoning exists nearby, this area is not primarily an intensely developed area. Much of the RM-1800 zoning contains an existing elementary school and a bible camp. Granting the applicant's request would be marginally consistent with policy N-13.

Panel Recommendation: Apply RD-3600-P with the following P-suffix conditions:

1. Site plan review shall be subject to a public hearing by the King County Zoning and Subdivision Examiner to allow testimony from neighborhood residents.

2. Access shall be approved by the King County Department of Public Works and the State Department of Transportation (for access along SR 901, West Lake Sammamish Parkway SE). The preferred major access shall be from tract "D" to 180th Ave. SE, subject to approval from the State Department of Transportation.

3. Parking and access shall be provided on the west (rear) side of housing units to minimize impacts on single family residential property to the east and northeast of the site.

15a Area Zoning

31
32

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

5. A 20-foot type II landscaped visual buffer shall be provided where the property abuts single family uses pursuant to King County Code 21.51. Existing vegetation shall be retained in this buffer area wherever possible.

6. Outdoor recreational activities, e.g., tennis courts, or swimming pools, shall be located on the westerly margin of the property. (December 15, 1982)

Northwest: Issue 10

Area suggested for Reconsideration by Planning Division

Property Location: Forest Hill Drive Extension, N 1/4 Section 27, Township 24N, Range 5E and Section 26, Township 24N, Range 5E.

Kroll Map#: 459E

Existing Zoning: SR, QM and SE

Proposed Zoning: SC-P

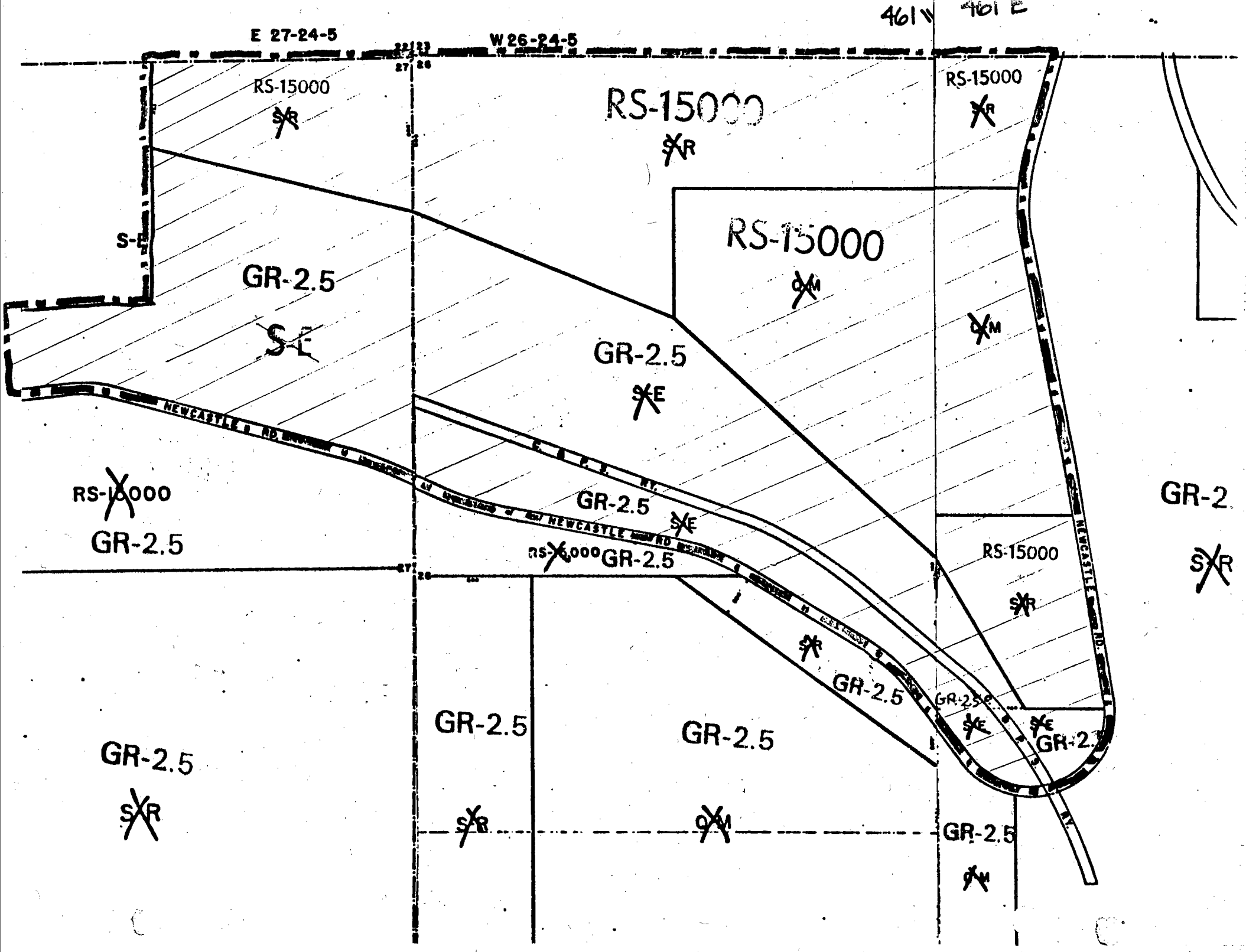
Requested Action: The Central Newcastle Property Owners Association requests that RS7200-P be applied to the area within the subject parcel north of Coal Creek and that the area within the subject parcel south of Coal Creek be included in the Master Plan Overlay District in the Cougar Mountain Subarea applying GR-2.5 to this area.

Comments: This roughly 300 acre site lies north of Newcastle and west of Lakemont Blvd.; Coal Creek passes directly through the center of the area. Most of the area north of Coal Creek is free of designated sensitive areas while the remainder is designated coal mine, seismic, erosion, and landslide hazards.

The area to the north within the county is zoned RS-15,000 and is within the LSA. Access to the site would be from either Forest Hill Drive through Bellevue or onto Lakemont Blvd. The Proposed Plan recommends SC-P zoning and excludes it from the LSA. Presently, this area is zoned a combination of SE, QM, and SR.

Panel Recommendation: Apply GR-2.5 in the area south of Coal Creek and include the area in the Master Plan Overlay District as requested by the Central Newcastle Property Owners Association. Retain the RS-15000 in the area to the north as recommended by the Panel on October 22, 1982 in order to be consistent with RS-15,000 zoning north of this area. (See Northwest: Issue 5.) (December 15, 1982)

25a Area Zoning



461 W
461 E
E 27-24-5
W 26-24-5
RS-15000
RS-15000
RS-15000
RS-15000
S-E
GR-2.5
S-E
GR-2.5
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NEWCASTLE RD.
NEWCASTLE RD.
NEWCASTLE RD.
C. & P. S. RY.

East Renton Plateau: Issue 5

Applicant: Steven P. Elkins, representing George Bales

Property Location: Parcel #5, Proposed Newcastle Area Zoning, p. 61, Holiday Foods Business Area (SW ¼ of Section 12, Township 23N, Range 5E)

Kroll Map #: 807W

Existing Zoning: S-R, potential RM 900

Proposed Zoning: S-R (15,000)

Request: The applicant is requesting C-G (Commercial-General) zoning for his client's property to accommodate mini-storage.

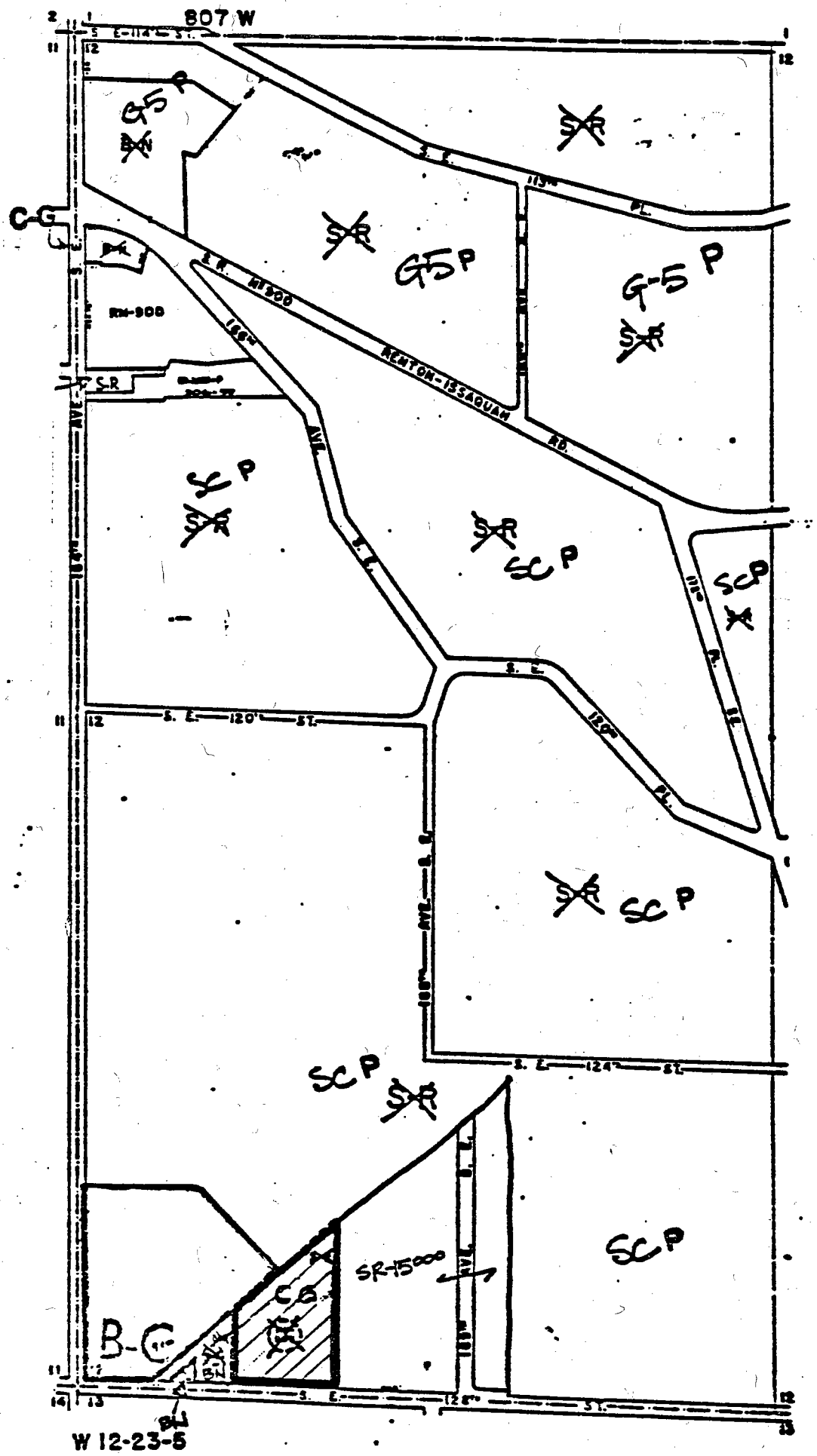
Comments: The reason that the Proposed Newcastle Area Zoning removed the potential multifamily zoning on this property was because the area is outside the sewer local service area and multifamily development would require sewers. The subject property is east of existing community business and neighborhood business zoning. Additional business zoning was not deemed necessary at the Holiday Foods Shopping Area during the development of the Newcastle Community Plan.

The Proposed Area Zoning removed some business zoning at the northwest quadrant of the intersection of SE 128th St. and 164th SE. The remaining area zoned for business use is about 10 acres, larger than the 3 to 6 acre normal size of neighborhood business area. Also, based upon the one to two unit residential density in this area, additional business or industrial zoning would not be needed.

The Proposed Area Zoning also recommends removal of commercial general (C-G) zoning at the southeast quadrant of the intersection because of the lack of sewer service and the low density residential character of the surrounding area. Also, the County recently denied a request for C-G Zoning (BALD File No. 156-79R) at the southwest quadrant of the intersection. Therefore, C-G Zoning at parcel #5 would be inconsistent with the past County actions in this area as well as with Policy N-22 in the Proposed Newcastle Community Plan. Policy N-22 states that "Existing neighborhood stores and business areas are recognized as a usable part of the identity of neighborhoods. In these areas, the existing neighborhood character of business uses should be maintained."

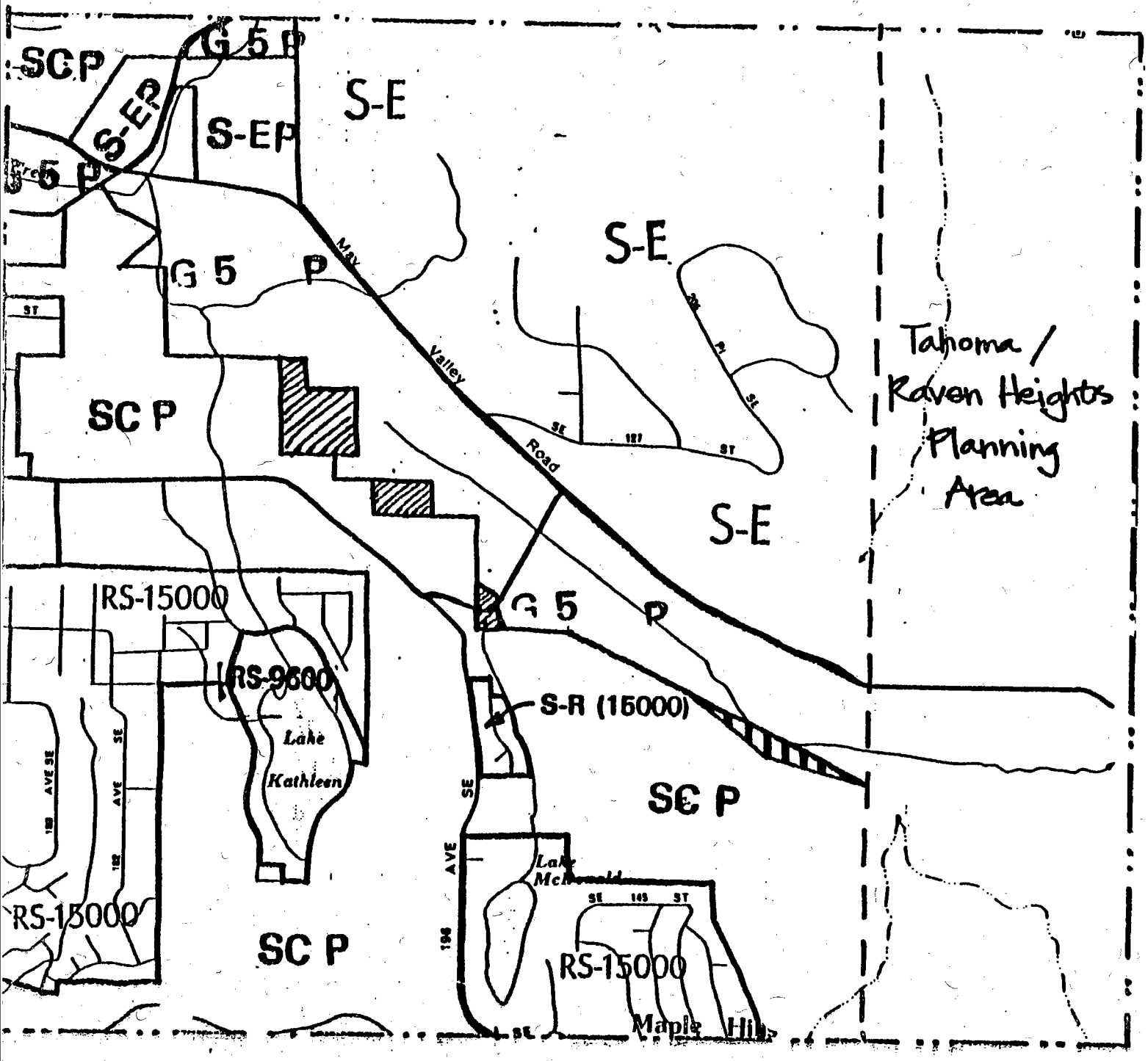
Panel Recommendation: Grant S-R (15,000), potential C-G-P to allow a zone reclassification to permit mini-warehouse storage use subject to site plan review. The P-suffix condition should include:

1. limiting the use to mini-warehouse storage; and
2. providing landscaping to screen the development from adjacent single family zoned property. (December 15, 1982).


807 W
S. E. 114th ST.
G5P
S-R
C-G
RM-900
S.R. No 900
RENTON-ISSAQUAH RD.
S.E. 113th PL.
G5P
G-5P
SCP
S.E. 120th ST.
S.E. 120th PL.
SCP
S.E. 124th ST.
SCP
SR-15000
SCP
B-C
S.E. 128th ST.
W 12-23-5
RENTON

35
36

# Mason Creek Zoning Issue




Property changed from G 5 P to SC P

Property changed from SC P to G 5 P

# REVISED NEWCASTLE COMMUNITY PLAN

# POLICIES AND TEXT

REVISED POLICIES
Replace Policy N-2, page 13 of Proposed Plan

N-2 THE DEVELOPMENT OF A MASTER PLAN ALLOWING UP TO THREE VILLAGES SHOULD BE ENCOURAGED WITHIN THE LEAST ENVIRONMENTALLY SENSITIVE, UNDEVELOPED PORTIONS OF COUGAR MOUNTAIN. VILLAGE DEVELOPMENT WITHIN THE UNDEVELOPED PORTIONS OF COUGAR MOUNTAIN SHOULD PROCEED ONLY AS PART OF AN OVERALL MASTER PLAN.

Cougar Mountain provides a unique opportunity for a master plan of up to three villages. Environmental constraints such as steep topography, extensive coal mining areas, and seismic, landslide, and erosion hazards encourage clustered development while the existence of large parcels of undeveloped land allows effective master planning. Master planning and village development can benefit the County in several ways including predictability, coordinated facility and service development, developer-financed improvements and more environmentally responsive development. Master planning also benefits property owners by allowing predictability and increased profitability of development.

Village development should be allowed only after the approval by the County of a master plan covering the three designated village development core areas. Preparation and approval of a master plan covering only one or two of the village development core areas shall include consideration of the cumulative impacts of such proposed development and other potential development within the master plan overlay area. If the County finds that one or more of the potential village sites is not feasible or does not meet the guidelines of this Plan, then the County may approve development of less than three villages.

N-2a EACH VILLAGE SHOULD CONTAIN A MIX OF SINGLE AND MULTI-FAMILY HOUSING, NEIGHBORHOOD SHOPPING, AND REQUIRED PUBLIC FACILITIES. NO VILLAGE SHOULD EXCEED 4000 DWELLING UNITS. WITHIN THE MASTER PLAN DEVELOPMENT AREA, THE OVERALL DENSITY SHOULD NOT EXCEED 3 UNITS PER ACRE.

While no village should contain more than 4000 dwelling units, the actual size of each would be determined during the master plan review process. The actual extent of environmental constraints and the limits of adjacent facilities and services would act to limit the amount of development actually allowed.

38

Issaquah
Greenwood Point
LAKE SAMMAMISH
LAKE WASHINGTON

REVISED POLICY
Replaces Policy N-3, page 14 of Proposed Plan

N-3 PHASING OF DEVELOPMENT WITHIN EACH VILLAGE SHOULD BE BASED ON THE APPROVED MASTER PLAN AND LIMITED BY THE ADEQUACY OF PUBLIC FACILITIES.

During the master plan review, an extensive investigation of the impacts of the master plan on existing and proposed public facilities and services would be required. Based on this review, those facility and service improvements needed to mitigate the impacts of the master plan would be required as conditions of development approval. In addition, actual development could not proceed until those improvements necessary to mitigate the development are completed.

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.



41

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.

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.



43

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.

44

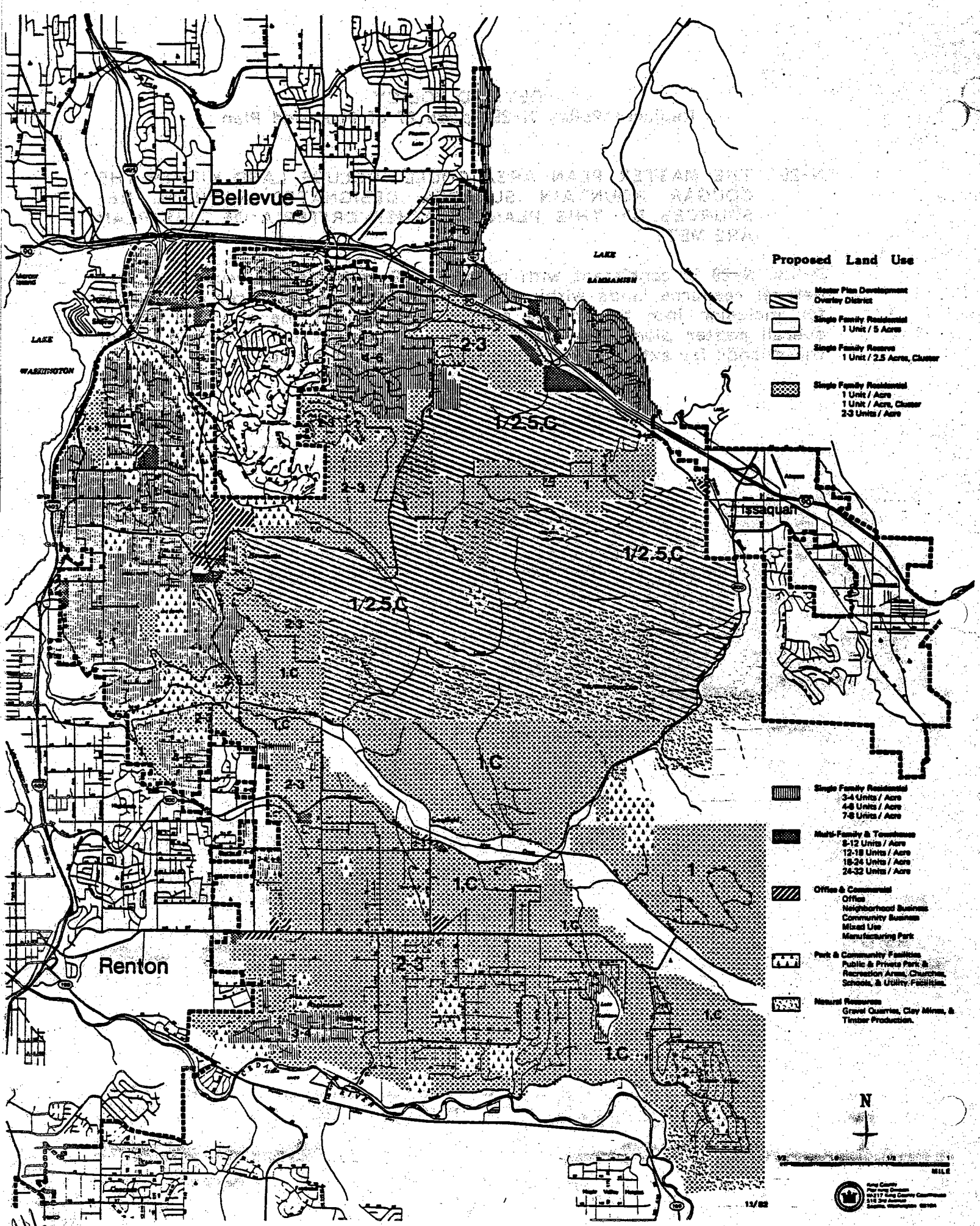
REVISED POLICY
Replaces Policy N-29, page 27 of Proposed Plan

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.



45


Bellevue
LAKE WASHINGTON
LAKE SAMMAMISH
Issaquah
Renton
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 1 Unit / Acre, Cluster 2-3 Units / Acre
Single Family Residential 3-4 Units / Acre 4-6 Units / Acre 7-8 Units / Acre
Multi-Family & Townhouse 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.
1/2.5,C
1,C
2-3
N
MILE
11/82

46

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.



47

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.



49

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.



-50

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.



51

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.

82

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.



53

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.



55

| PROJECT | OLD COST | NEW COST* |
|---|---|---|
| Nt-16 NE Park Dr. (Edmonds Ave. to Lk. Washington Blvd.) 0.8 miles | 750,000 | 1,380,000 |
| Nt-17 SE 128th St./NE 4th St. (138th Ave. SE to I-405 1.5 miles | 2,070,000 | 2,400,000 |
| Nt-18 I-405 HOV Lanes (I-90 to SR-900) 5.8 miles | 8,000,000 | 8,000,000 |

*In 1981 Dollars.



86

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 thorugh 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.



56

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

58

# 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.



60

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[1], 10% moderate[1], and 10% median.

3. A mix of approximately 30% multi-family and 70% single family attached and detached housing should be provided.[2]

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.



61

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:



62

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. <u>Energy Guidelines</u>

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. <u>Open Space, Parks and Recreation and Trail Guidelines</u>

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).



64

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.



65

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., stormwater utility, or trust fund established by the developer.

I. <u>Transportation Guidelines</u>

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.



66

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.



67

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.



68

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.



69

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.



10

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 additonal 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.



711

# 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

12

## 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.



74

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.



75

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



76

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



77

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).



79.

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.



60

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).



81

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.



8r

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.



83

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



85

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.



87

# NEW APPENDIX I

## TRANSPORTATION PROJECT FEASIBILITY AND COST

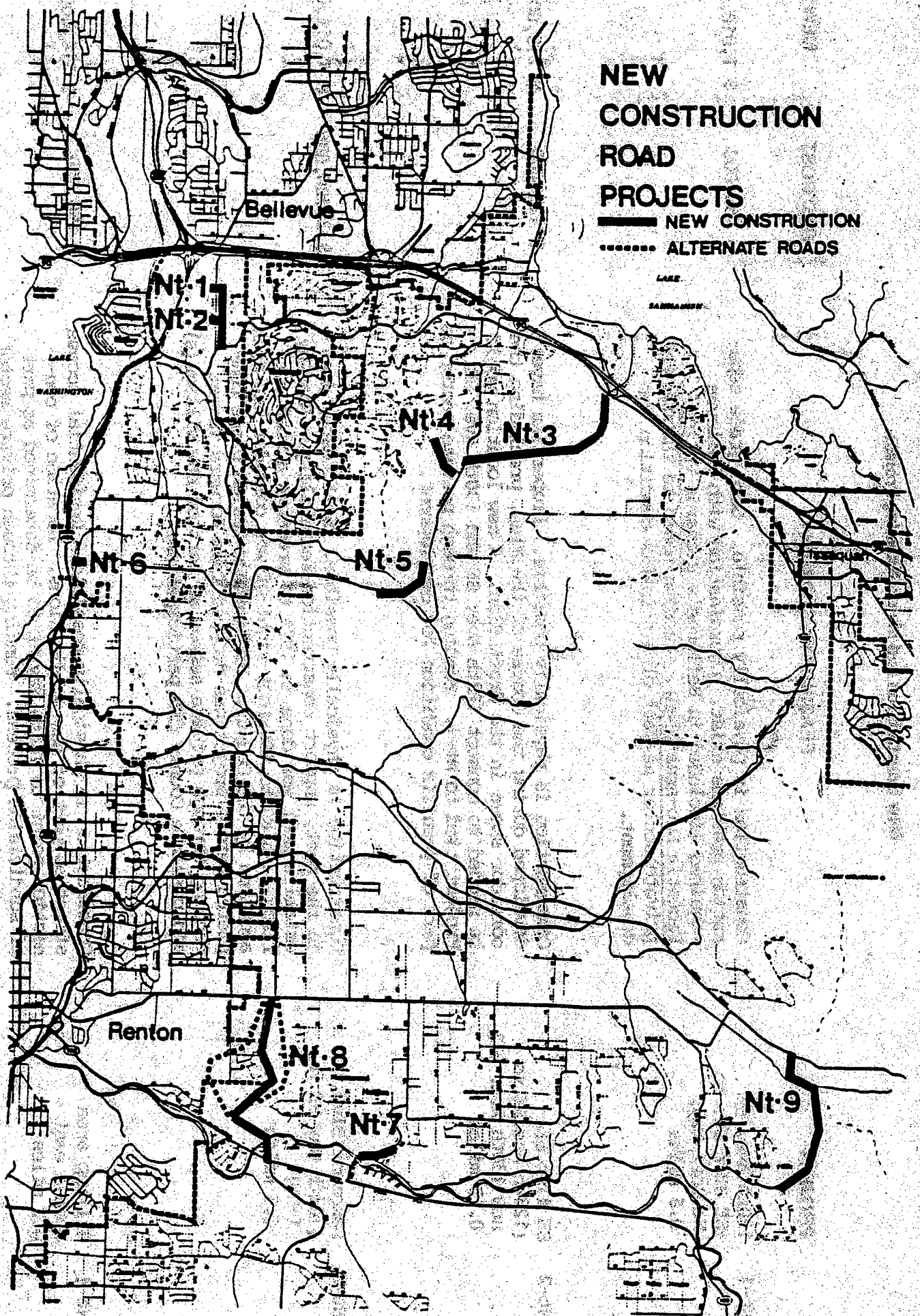
88

NEW APP' 'DIX I

# 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/ Factoria Sub-area Plan). 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 projct 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 |

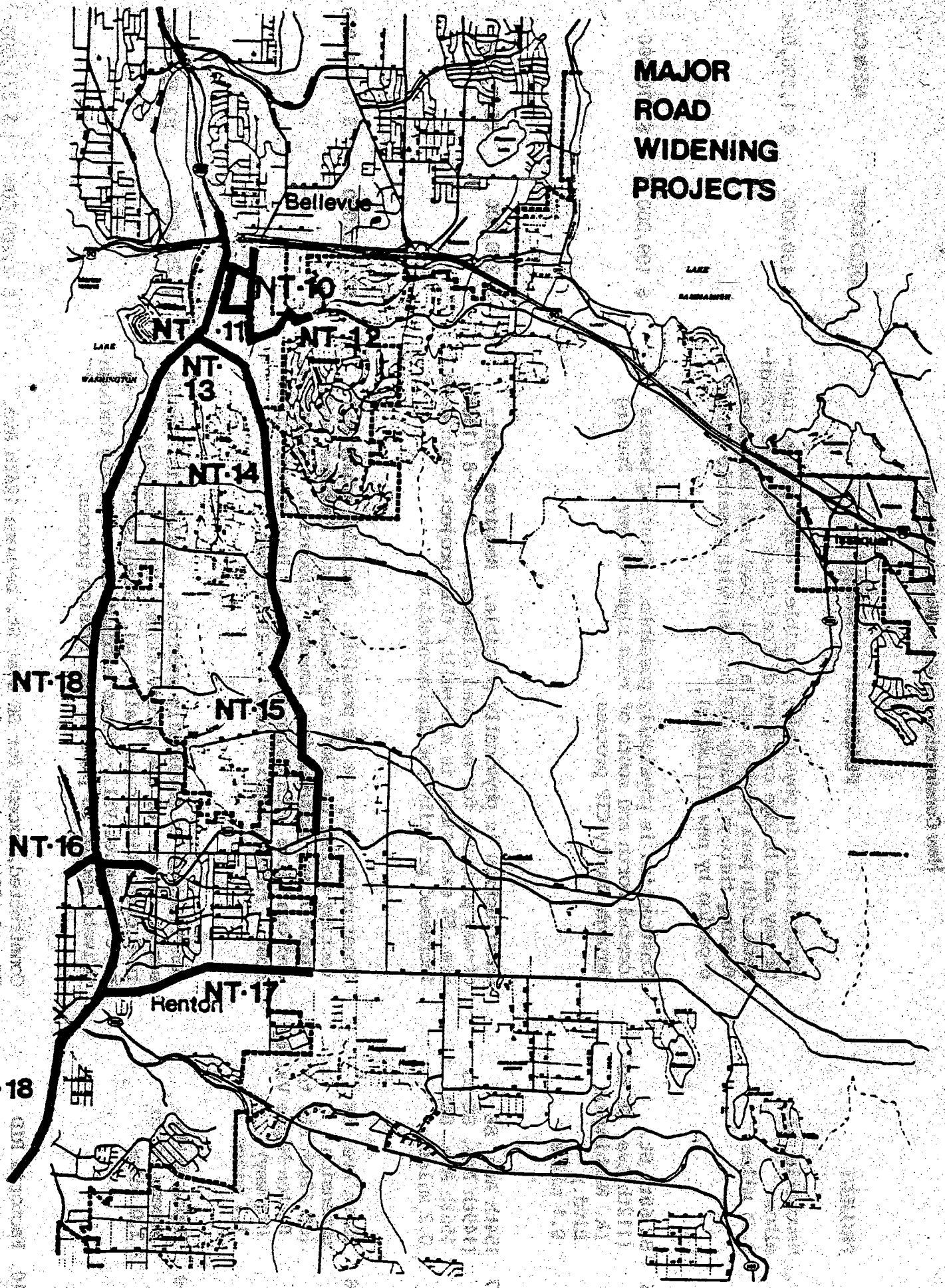

NEW
CONSTRUCTION
ROAD
PROJECTS
NEW CONSTRUCTION
ALTERNATE ROADS
Bellevue
Nt-1
Nt-2
Nt-3
Nt-4
Nt-5
Nt-6
Nt-7
Nt-8
Nt-9
Renton
LAKE
WASHINGTON
LAKE
SAMMAMISH

90

## TRANSPORTATION PROJE( FEASIBILITY AND COST

### New Construction and Major Widening Projects

| | 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 prope v to north and will be built by private sector. | $ 2,200,000 | $ 371,000 |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NT-18
Renton
NT-18

92

## TRANSPORTATION PROJECT FEASIBILITY AND COST

### New Construction and Major Widening Projects

| | 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. [illegible]ivate sector participation as part of new village(s [illegible] to mitigate off-site [illegible] | $ 3,000,000 | $ 6,407,000 |

# TRANSPORTATION PROJECT FEASIBILITY AND COST

New Construction and Major Widening Projects

| | PROJECT | FEASIBILITY COMMENT | DAILY COST | NEW COST |
|---|---|---|---|---|
| Rt-11 | 128th Ave. SE (SE 41st St. to Newport Way) 0.[illegible] 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 |
| Rt-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. Construction with Bellevue required (included in Bellevue's Richards Valley/Factoria Subarea Plan). Funding through the County CIP process. | $ 200,500 | $ 620,000 |
| Rt-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 | $ 1,115,000 |
| Rt-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 [illegible] due to funding shortage and higher [illegible]. Right-of-way possibly needed to [illegible]. 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,[illegible] |
| Rt-15 | Coal Creek Pkwy. III (SE 72nd St. to Kenton-Issaquah Rd.) 2.3 miles | Construction is physically possible. Requires additional right-of-way (from 50 to 100 feet) along a 4.5 mile section. Some topography constraints requiring "cuts and fills" along the road, would carry high costs. Requires widening of Bay Creek Bridge or a new bridge. Funding through County CIP. Private sector participation as part of new village(s) to mitigate off-site | $ 3,[illegible] | $ 6,[illegible] |

## TRANSPORTATION PROJECT FEASIBILITY AND COST

### New Construction and Major Widening Projects

| | 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

## TRANSPORTATION PROJECT ( ASIBILITY AND COST

### New Construction and Major Widening Projects

| | 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( to mitigate off-site | $ 3,000,000 | $ 6,407,000 |

90

## TRANSPORTATION PROJECT FEASIBILITY AND COST

### New Construction and Major Widening Projects

| | 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

# 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, multifamily 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.

Panel Recommendation:

Grant RS-7200, potential RM-2400, and add the whole area to the LSA. This zoning change would be applied to the subject property and adjacent parcels along Newport Way, a total of about 45 acres. The area could be rezoned to RM-2400 provided that two conditions are met:

1. The steep topography and physical constraints of the site should be taken into consideration in any site plans for multifamily development. In environmentally sensitive areas, development would only occur where authorized pursuant to the Sensitive Areas Ordinance (#4365). Multifamily development may only be appropriate on the flatter portions of the site along Newport Way.

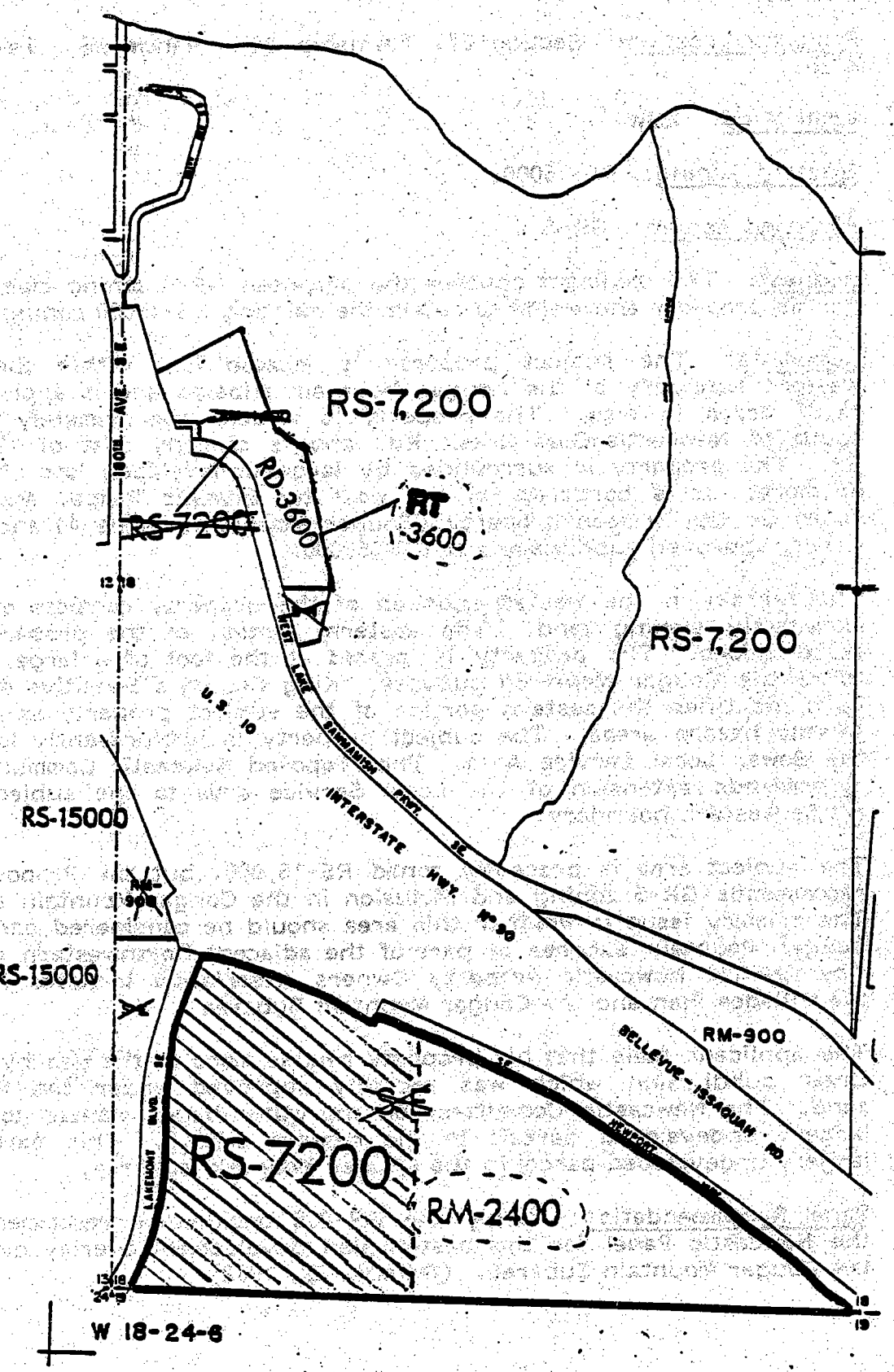
2. Access should be to Newport Way, not to Lakemont Boulevard. (October 22, 1982)



104

554 W

SAMMAMISH LAKE




105

## 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 northwestern 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.

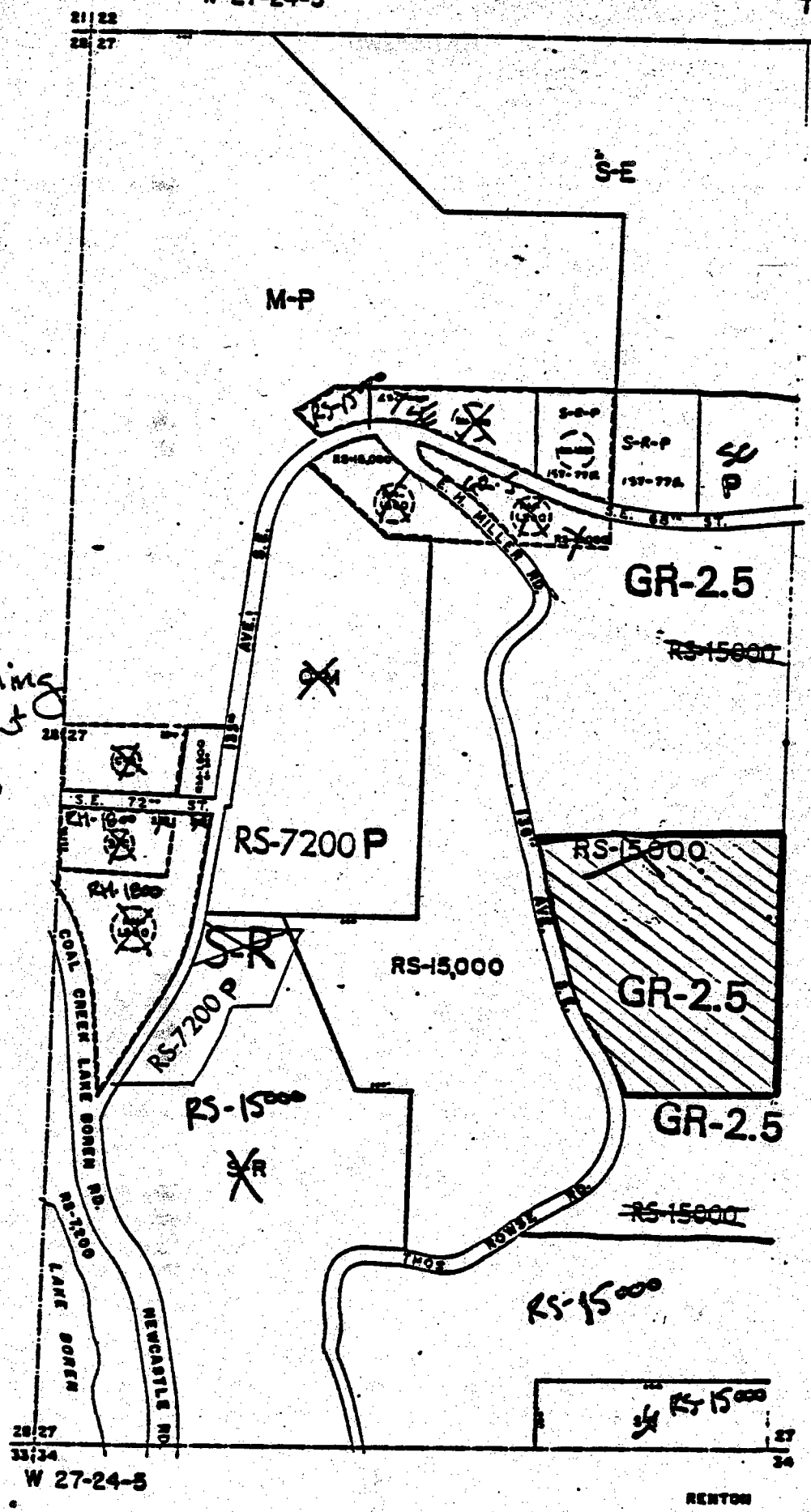
The terrain in the western portion of the property consists of flat to moderately sloping land. The eastern portion of the property is in steep slopes. The property is located at the foot of a large hill that forms the Cougar Mountain subarea. King County's Sensitive Area Map Folio identifies the eastern 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)

106

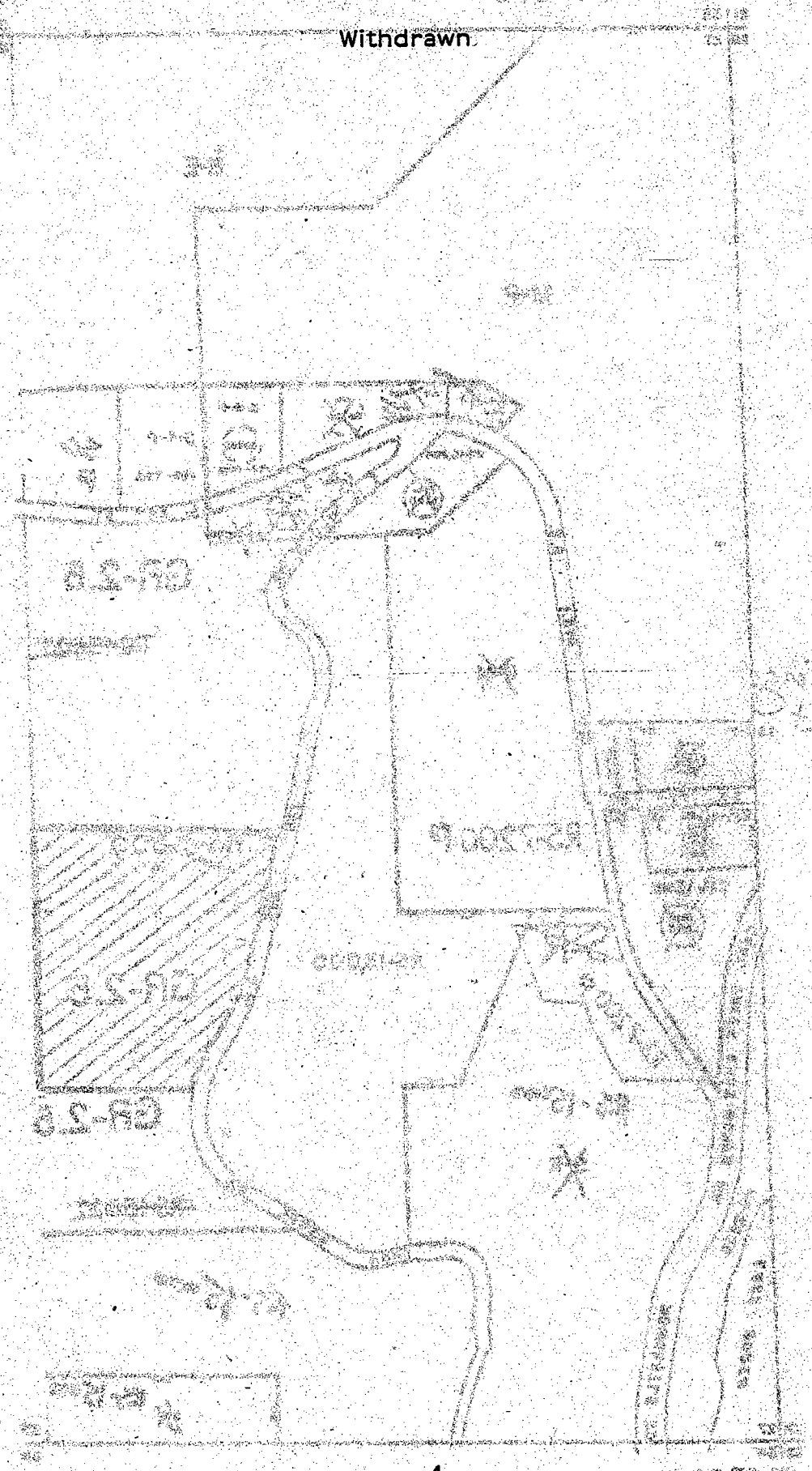



See Area Zoning document pp 52-53

107

Cougar Mountain: Issue 3

Withdrawn



## Cougar Mountain: Issue 4

Applicant: Richard Friesen

Property Location: SE 1/4 of the SW 1/4 of Section 27, Township 24 N, Range 5E

Kroll Map#: 459W

Existing Zoning: RS-15000

Proposed Zoning: GR-5

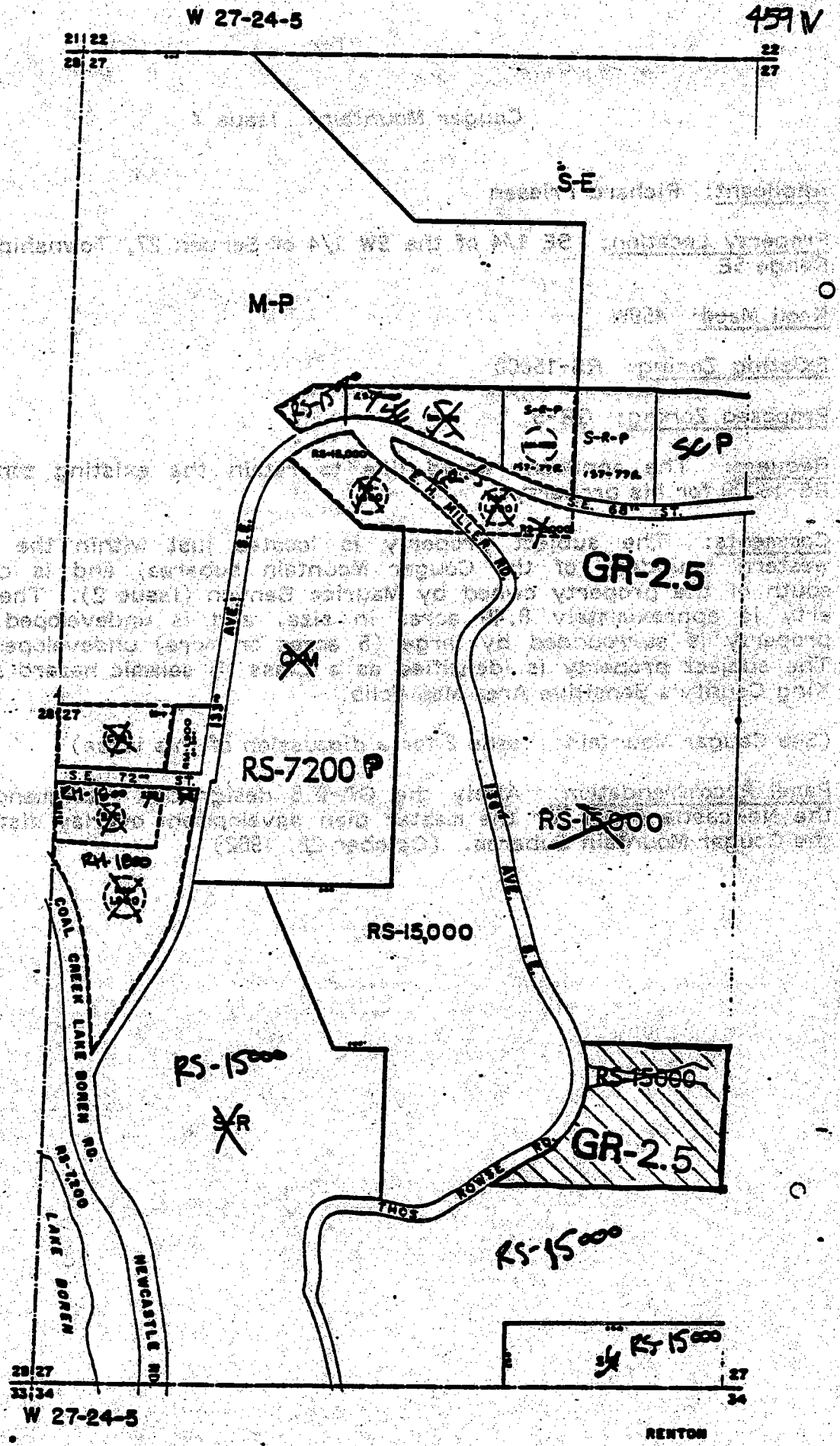
Request: The applicant would like to retain the existing zoning of RS-15000 for his property.

Comments: The subject property is located just within the northwestern boundary of the Cougar Mountain subarea, and is directly south of the property owned by Maurice Benyon (Issue 2). The property is approximately 8.49 acres in size, and is undeveloped. The property is surrounded by large (5 acres or more) undeveloped lots. The subject property is identified as a Class III seismic hazard area in King County's Sensitive Area Map Folio.

(See Cougar Mountain: Issue 2 for a discussion of this issue)

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)

109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S-E
M-P
S-R-P
S-R-P
SCP
S.E. 68th ST.
E.H. MILLER RD.
GR-2.5
RS-7200 P
S.E. 72nd ST.
RS-15000
RS-15,000
COAL CREEK LAKE BOREN RD.
RS-15000
S-R
RS-15000
GR-2.5
THOS ROWSE RD.
RS-15000
RS-7200
LAKE BOREN
NEWCASTLE RD.
RS-15000
W 27-24-5
RENTON

## Cougar Mountain: Issue 5

Applicant: Thomas A. Goeltz, representing James Magstadt and Charles Owen

Property Location: Section 1, Township 23N, Range 5E

Kroll Map#: 802W

Existing Zoning: G

Proposed Zoning: G-5

Request: The applicant, would like to have an S-C or GR-2.5 zoning classification for his client's property instead of the proposed G-5 zoning classification.

Comments: The subject property is located just within the southern boundary of the Cougar Mountain subarea and borders the May Valley subarea. The property is approximately 286 acres in size and sits on the southern flank of Cougar Mountain. The property consists of steeply sloping land and has been identified as Class III seismic and erosion hazard lands in King County's Sensitive Areas Map Folio. The subject property is bordered on the east by the Ellenswood plat. Lots in that plat range from 1 to 7.5 acres in size, with an average of 5 acres. To the west of the subject property are large (20 to 38 acre), undeveloped parcels. To the north of the property is Cougar Mountain and to the south, the May Valley subarea.

Currently the subject property is zoned G (General, 1 unit per acre), the proposed Newcastle Community Plan designates the property for G-5 zoning (General, 1 unit per 5 acres). The subject property is not within the current Sewer Local Service Area (LSA), and the proposed LSA extension will not include the subject property. The property has also been identified by the Draft Newcastle Environmental Impact Statement (DEIS) as having soils with severe limitations for conventional septic systems.

The Planning Division expanded the area under consideration for zoning changes to include the entire south slope of Cougar Mountain, because the property in this area contains similar physical characteristics and limited services. This area includes about 2 square miles of moderately to steeply sloping lands on the south slope of Cougar Mountain. There are also a few relatively level pockets. The steepest portions are on the western and eastern sections (see map). These sections are broken up into large (5 to 20 acre and above) lots served by unpaved private roads. The central section contains the Ellenswood (platted 5 acre lots) and Licorice Fern (preliminarily platted 5 acre lots) developments. These are served by both paved and unpaved private roads.

Within the May Creek Basin, areas without sewer are generally given a density of either 1 du/acre or 1 du/5 acres by the Proposed Plan. The 1 du/acre density is on the East Renton Plateau, and this area is fairly



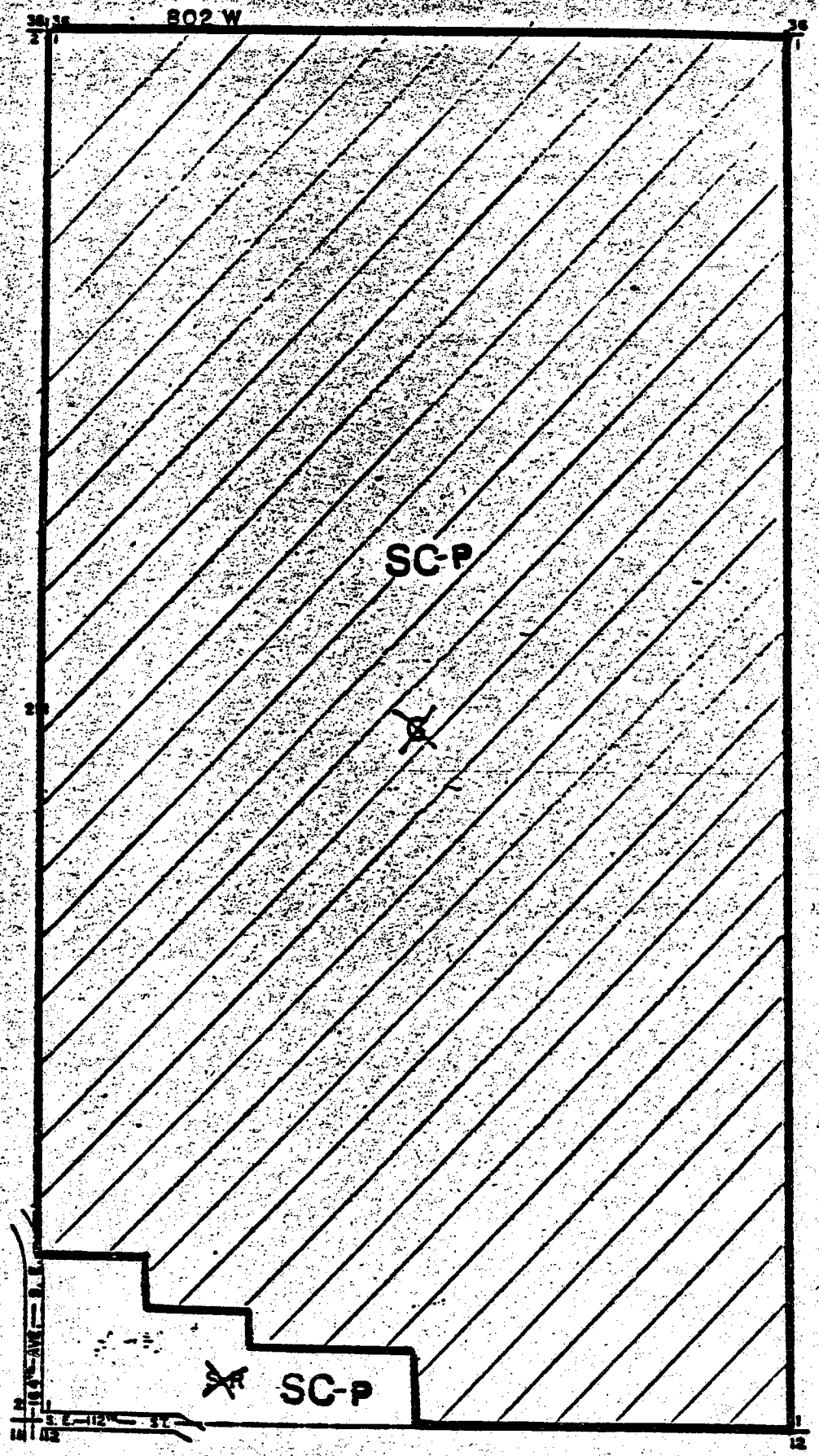
111

level. Both the May Valley floodplain and the south slope of Cougar Mountain are given the 1 du/5 acre density. Almost all of this area is rated severe by the Soil Conservation Service for septic tank systems. The East Renton Plateau, even with low densities, has one of the highest failure rates in the County.

The Newcastle Committee voted to maintain the very low density on the south slope because of the steep slopes and testimony from existing residents supporting these low densities. Almost all of the south slope of Cougar Mountain is within the May Creek drainage basin. The proposed G-5 zoning could allow future redevelopment of some of the area at higher densities if sewer is available. Higher density zoning now would limit any future redevelopment. If sewer is not available and does not appear to be feasible, a higher density zoning limited by available services and environmental constraints should be applied.

Since this area would be served by May Creek Interceptor and the Plan does not anticipate its extension to serve this area, SC zoning with a P-suffix condition requiring permanent open space would be appropriate.

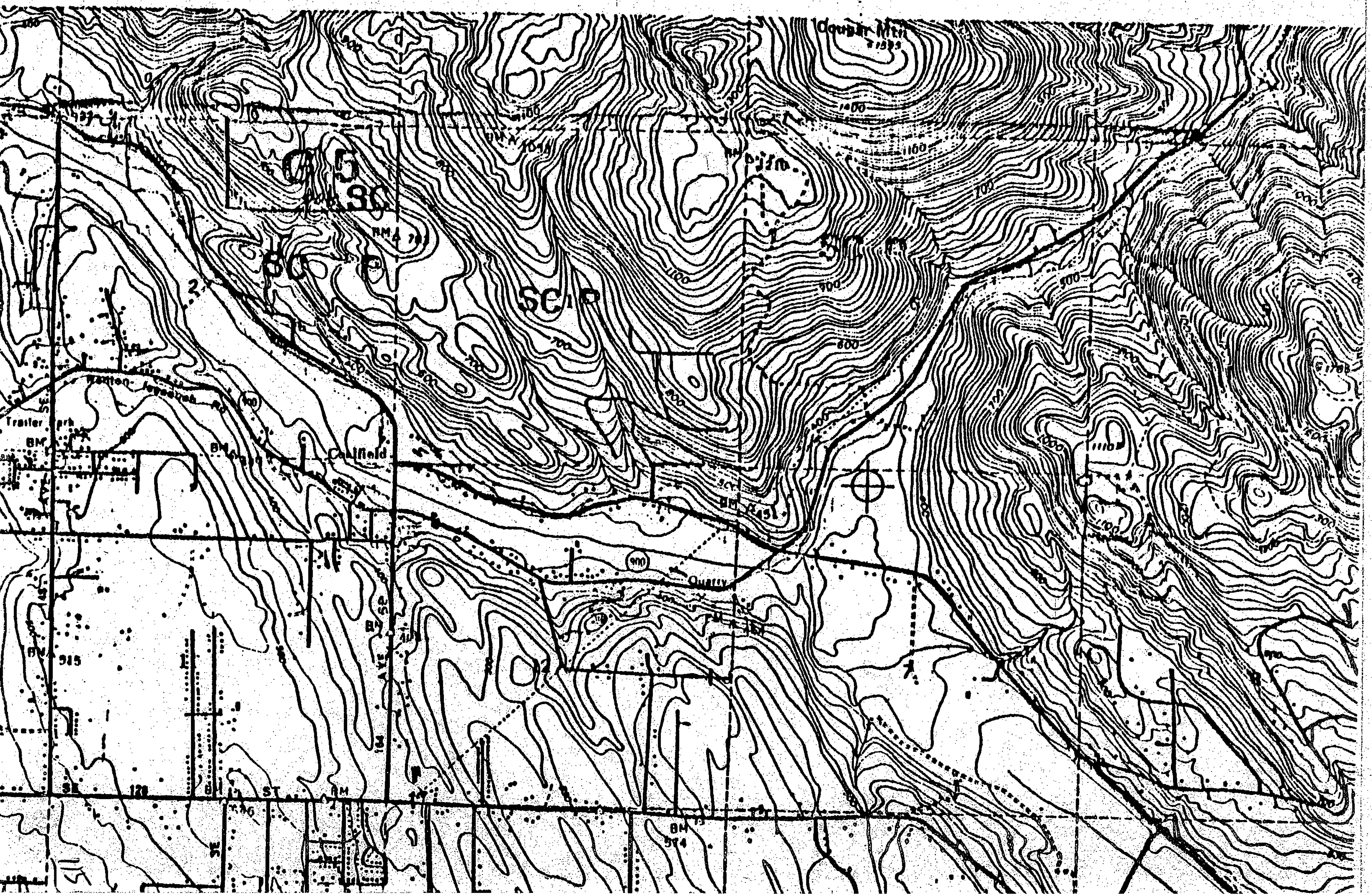
<u>Panel Recommendation</u>: Grant S-C-P zoning with a P-suffix condition requiring permanent open space. This zoning would apply to the entire south slope of Cougar Mountain. (October 22, 1982)




W 1-23-5

113

COUGAR MOUNTAIN ISSUE #5:



## Cougar Mountain: Issue 6

Applicant: R.G. Harms

Property Location: SE 1/4 of the NE 1/4 of the NE 1/4 of Section 30, Township 24 N, Range 6E

Kroll Map#: 465W

Existing Zoning: FR

Proposed Zoning: GR-5

Request: The applicant would like to have a zoning classification of SE (Suburban Estate) for his property.

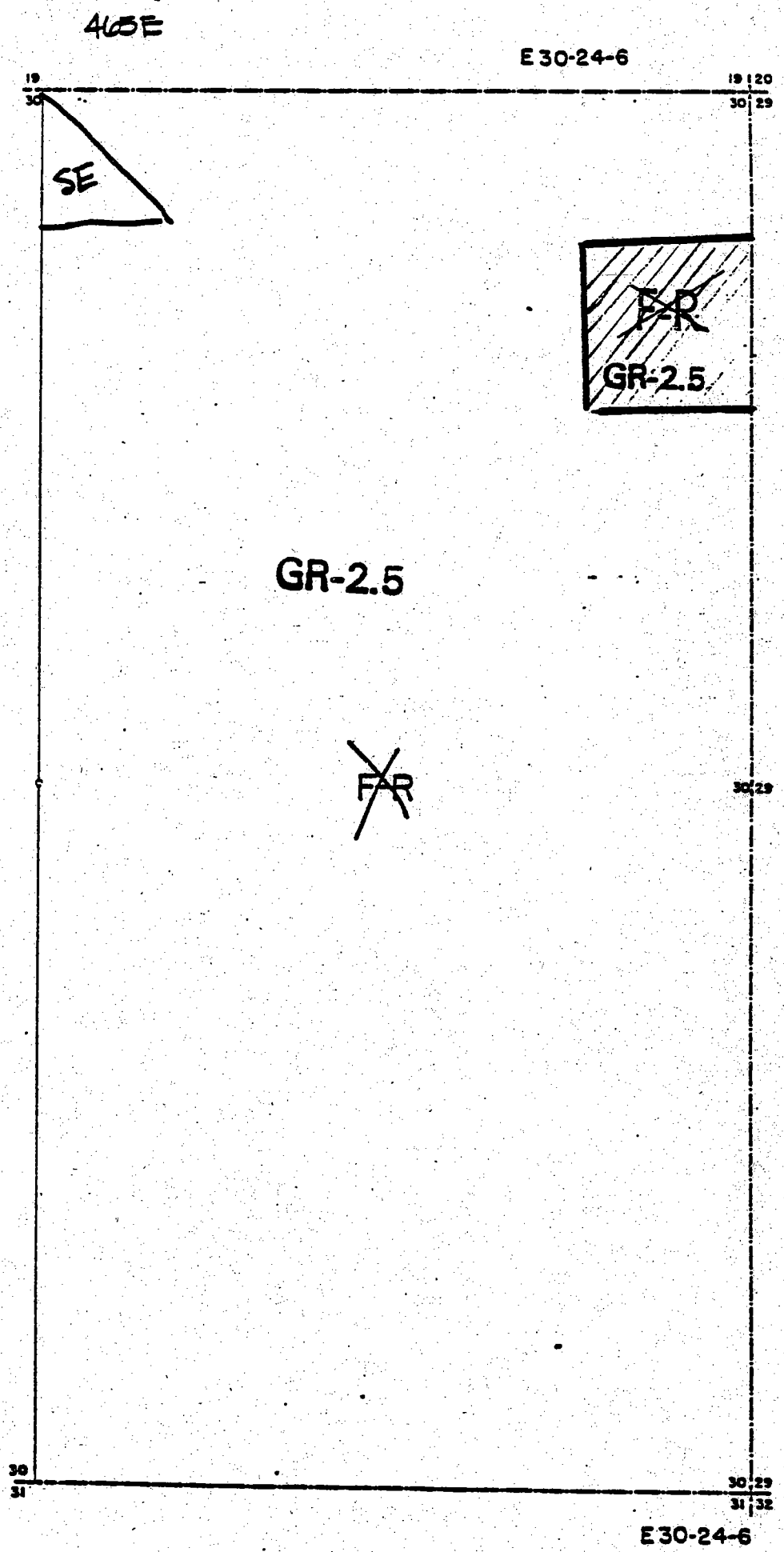
Comments: The subject properties are located in the Cougar Mountain subarea, and sits on the northeastern flank of Cougar Mountain. King County's Sensitive Area Map Folio has identified the subject properties, and the surrounding area, as seismic hazard lands. The subject properties are not within the current Sewer Local Service Area (LSA), and the proposed extension of the LSA will not include the properties.

In June of 1980, the applicant short platted his property and created four separate lots (SP-1079010). Their tax lot numbers and acreage are as follows: TL 24 - 2.34 acres; TL 36 - 2.67 acres; TL 34 - 3.24 acres and TL 38 - 1.7 acres.

The Proposed Newcastle Community Plan identifies the undeveloped portions of the Cougar Mountain subarea as a residential reserve (policy N-3). Since the applicant's property is surrounded by 10 to 20 acre parcels, it meets the criteria for inclusion into the reserve (p. 14, Proposed Newcastle Community Plan).

The applicant is concerned about his ability to build on his property, and is under the impression that the proposed GR-5 zoning will take away his rights to build on his property. If the Proposed Plan and Area Zoning are adopted, the GR-5 zoning classification will not prevent the applicant from building on his property (K.C.C. 21.21. 050, item C).

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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119

Cougar Mountain: Issue 7

Applicant: Julia Gunn Kissel

Property Location: SE 1/4 of the SW 1/4 of Section 20, Township 24 N, Range 6E lying northernly of State Highway #21

Kroll Map#: 558W

Existing Zoning: G

Proposed Zoning: SE

Request: The applicant is requesting a commercial or light industrial zoning classification for her parcel of land.

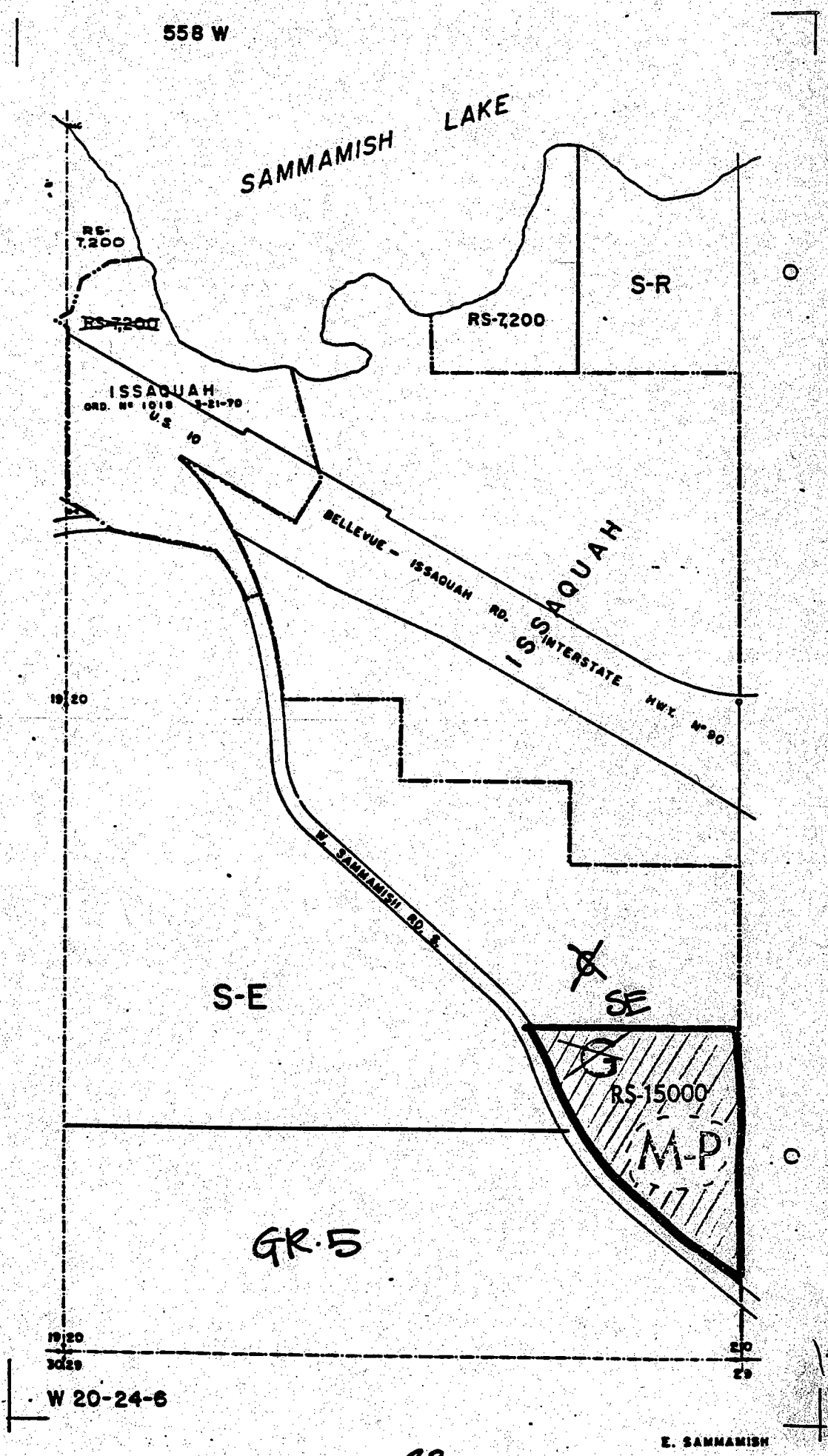
Comments: The subject property is located just within the northeastern boundary of the Newcastle planning area at the foot of the Cougar Mountain. The property sits in the northwestern quadrant formed by the intersection of SE Newport Way and the Issaquah City limit boundary line.

The Proposed Newcastle Community Plan identifies the Cougar Mountain subarea as a residential reserve (policy N-3). However, policy N-26 states that "conventional industrial development is encouraged withing the activity centers located adjacent to the Newcastle planning area", and policy N-24 states that "commercial areas should be kept compact rather than allowed to extend into strips along arterials". The subject property is also oriented away from the Cougar Mountain Subarea and faces the City of Issaquah.

The City of Issaquah has zoned its land, just east of the subject property, as GI (General Industrial). There are a number of warehouses and a trucking firm located on the parcels. Issaquah has also recently annexed a portion of land just north and west of the subject property. The zoning classification that was place on this newly annexed land was RS-15000.

Panel Recommendation: Apply RS-15,000, potential M-P with the stipulation that the property should not be rezoned to outright M-P zoning until sewer and water service is available from the City of Issaquah. (October 22, 1982)

C.M. #7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E. SAMMAMISH

123

Cougar Mountain: Issue 8

Applicant: Gary C. & Kendra L. Warner

Property Location: NE 1/4 of the SW 1/4 of Section 29, Township 24 N, Range 6E, KCSP 577055

Kroll Map#: 560W

Existing Zoning: FR

Proposed Zoning: GR-5

Request: The applicant would like to have a zoning classification that would allow a density of 1 dwelling unit per acre.

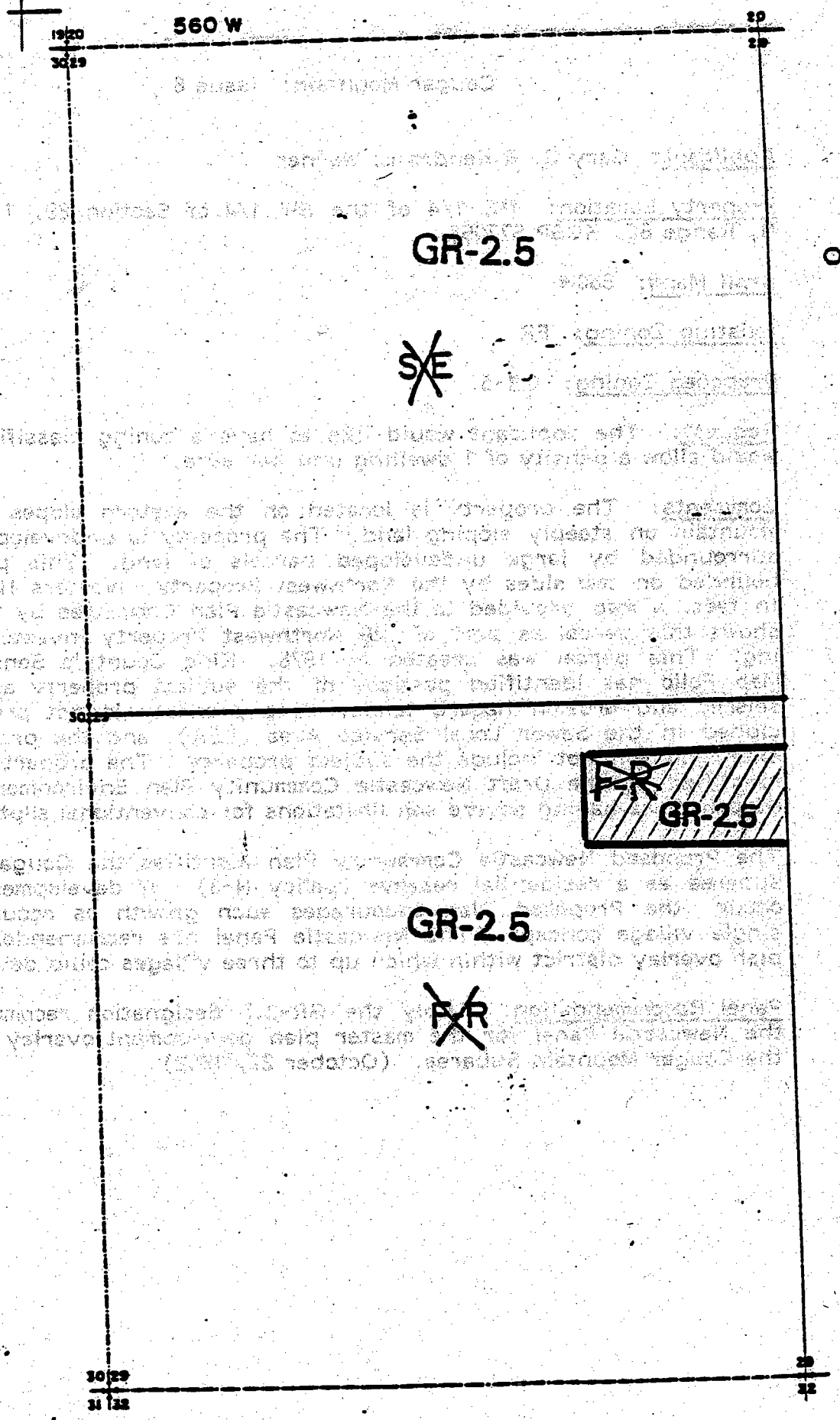
Comments: The property is located on the eastern slopes of Cougar Mountain on steeply sloping land. The property is undeveloped, and is surrounded by large undeveloped parcels of land. This property is bounded on two sides by the Northwest Property Investors II property. In fact, a map provided to the Newcastle Plan Committee by the CNPOA shows this parcel as part of the Northwest Property Investors II holding. This parcel was created in 1978. King County's Sensitive Area Map Folio has identified portions of the subject property as Class III seismic and erosion hazard lands. The property is not presently included in the Sewer Local Service Area (LSA), and the proposed LSA extension will not include the subject property. The property has been identified by the Draft Newcastle Community Plan Environmental Impact Statement as having severe soil limitations for conventional septic tanks.

The Proposed Newcastle Community Plan identifies the Cougar Mountain subarea as a residential reserve (policy N-3). If development were to occur, the Proposed Plan encourages such growth as occurring in a single village concept. The Newcastle Panel has recommended a master plan overlay district within which up to three villages could develop.

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)



125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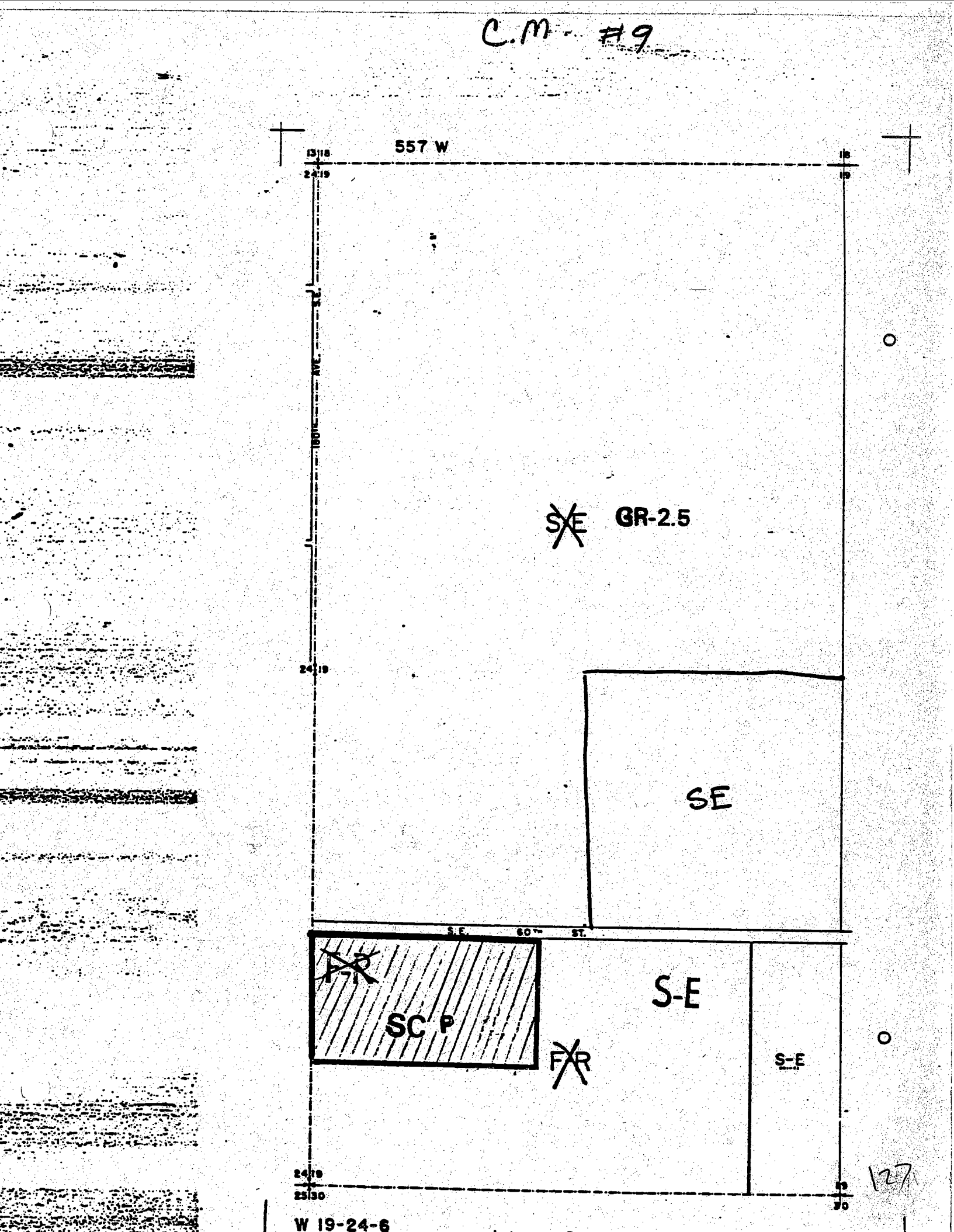
126

C.M. #9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127

## Cougar Mountain: Issue 9

Applicant: Charles Wexler

Property Location: NE 1/2 of the W 1/2 of SW 1/4 of the SW 1/4 of Section 19, Township 24N, Range 6E

Kroll Map#: 557W

Existing Zoning: FR

Proposed Zoning: SE

Request: The applicant is requesting a RS or SR-15000 zoning classification with allowances for clustering or attached condominiums for his property.

Comments: The subject property is located in the developed portion of the Cougar Mountain subarea. The property is situated on steeply sloping land and has been identified by King County's Sensitive Area Map Folio as Class III seismic hazard lands.

The area in which the subject property is located is characterized by single-family residential development on lots that are 1 or more acres in size. This residential development is located mostly along SE 60th Street which runs through this area. This neighborhood is not currently within the Sewer Local Service Area(LSA), and the proposed LSA extension will not include the subject property. This area is served with private or community wells. Recognizing the existing suburban character of this area, the Proposed Newcastle Community Plan designates this property and the surrounding area as SE (1 unit per acre). Much of the developed area along SE 60th Street is already zoned SE. Although the proposed zoning change on this property, from FR to SE does not increase the allowable density, the SE zone does allow increased flexibility in development. The requested RS or SR-15000 (with allowances for clustering or attached condominiums) would be inconsistent with the existing character of the area and the proposed SE zoning classification.

Panel Recommendation: Grant SC-P zoning with a P-suffix condition requiring dedication of permanent open space. This zoning would allow flexibility in lot design to avoid steep slopes while not increasing the one home per acre density of this neighborhood. (October 22, 1982).

129

Northwest: Issue 1

Applicant: Paul N. Fiorito

Property Location: Tax Lot 107 in the NE 1/4 of the SW 1/4 of Section 13, Township 24N, Range 5E.

Kroll Map#: 553E

Existing Zoning: RM-900

Proposed Zoning: RS-15000

Request: The applicant requests RM-1800-P zoning.

Comments: The subject property is undeveloped and is located at the southwest quadrant of the I-90/Lakemont Blvd. interchange. The property is approximately 16 acres in size and consists of moderately to steeply sloping lands. King County's Sensitive Area Map Folio identifies portions of the property as Class III seismic and erosion hazard lands. The property is not within the existing Sewer Local Service Area (LSA), but will be included in the proposed extension of the LSA. The subject property is within the boundary of Water District 117.

The subject property is bordered on all sides by large tracts of undeveloped steeply sloping lands. To the northwest of the subject property are single-family developments with a density of 1-2 dwelling units per acre (Sky Mountain/Vuemont developments). The property sits 50 to 75 feet above Newport Way and has problems of access. The owner has described the property's terrain as mountainous.

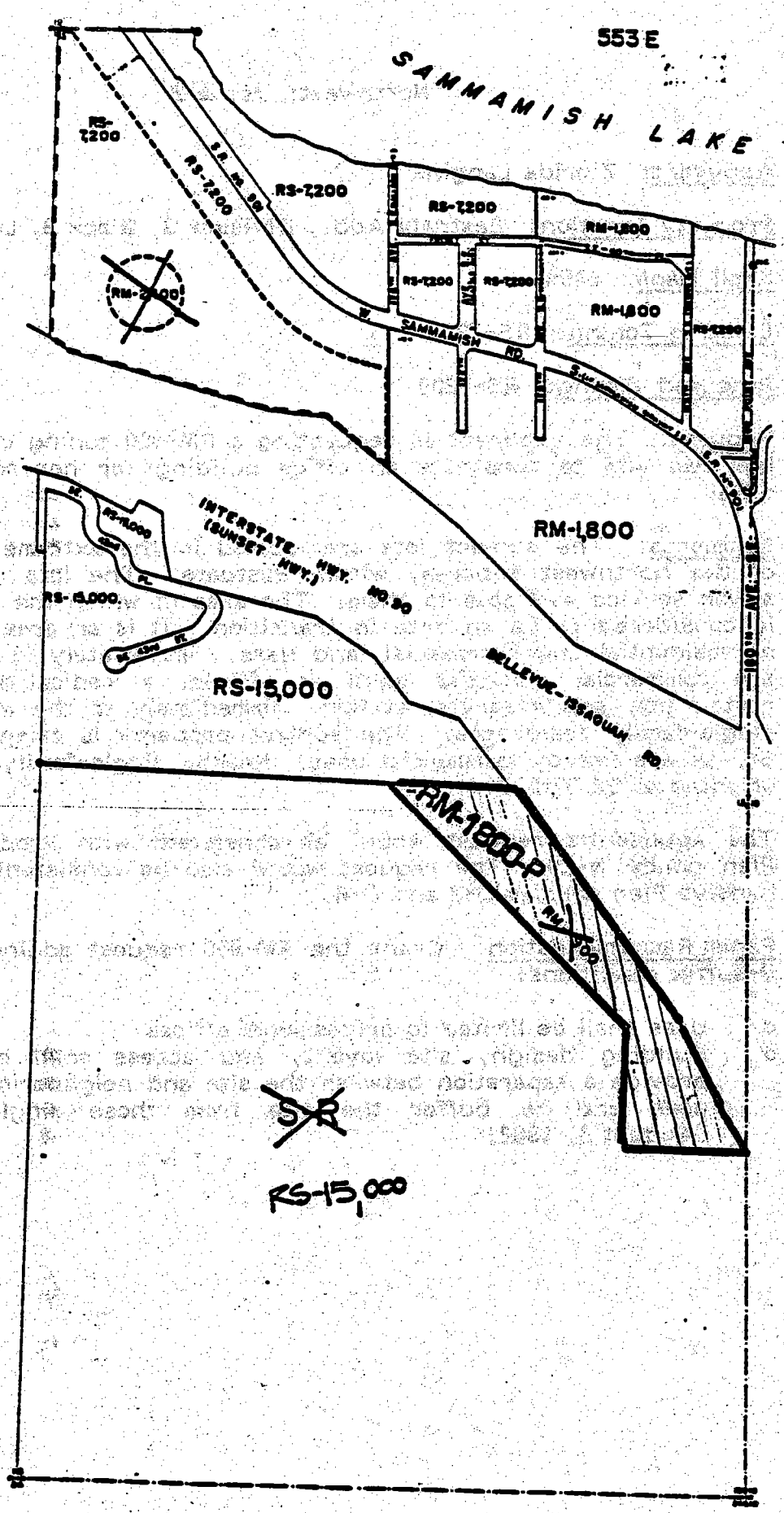
Slopes on the subject property are 20 to 45 degrees according to an Earth Consultant's comments. However, the earth consultant stated that multifamily residential structures could be built on the site with appropriate engineering safeguards.

The Proposed Newcastle Community Plan's multifamily development policies stress that such development should occur in or near existing areas of intensive residential development (policies N-13 and N-14). Because the property consists of steeply sloping lands, policies N-50 and N-51 would apply in this case, and would be consistent with Comprehensive Plan policy D-5. Policies N-13 and N-14 are also consistent with Comprehensive Plan policies D-16 and D-18.

The applicant's request, however, would be consistent with King County Comprehensive Plan policies D-12, D-15 and D-18.

Panel Recommendation: Grant RM-1800-P with the condition that the access to the property including its intersection with the county roadway (Lakemont Boulevard or Newport Way) be approved by the King County Department of Public Works. (September 14, 1982)

130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RM-2,400
W. SAMMAMISH RD.
S.R. No. 901
RM-1,800
INTERSTATE HWY. NO. 90
(SUNSET HWY.)
RS-15,000
RS-15,000
BELLEVUE-ISSAQUAH RD.
180TH AVE. S.E.
RM-1800-P
RM-900
S.R.
RS-15,000
E 13-24-5
BELLEVUE

131

Northwest: Issue 2

Applicant: Zigrida Langins

Property Location: Eastgate Add., Division G, Block 9, Lots 9 & 10

Kroll Map#: 549W

Existing Zoning: RS-7200

Proposed Zoning: RS-7200

Request: The applicant is requesting a RM-900 zoning classification for her two lots to construct an office building for her real-estate business.

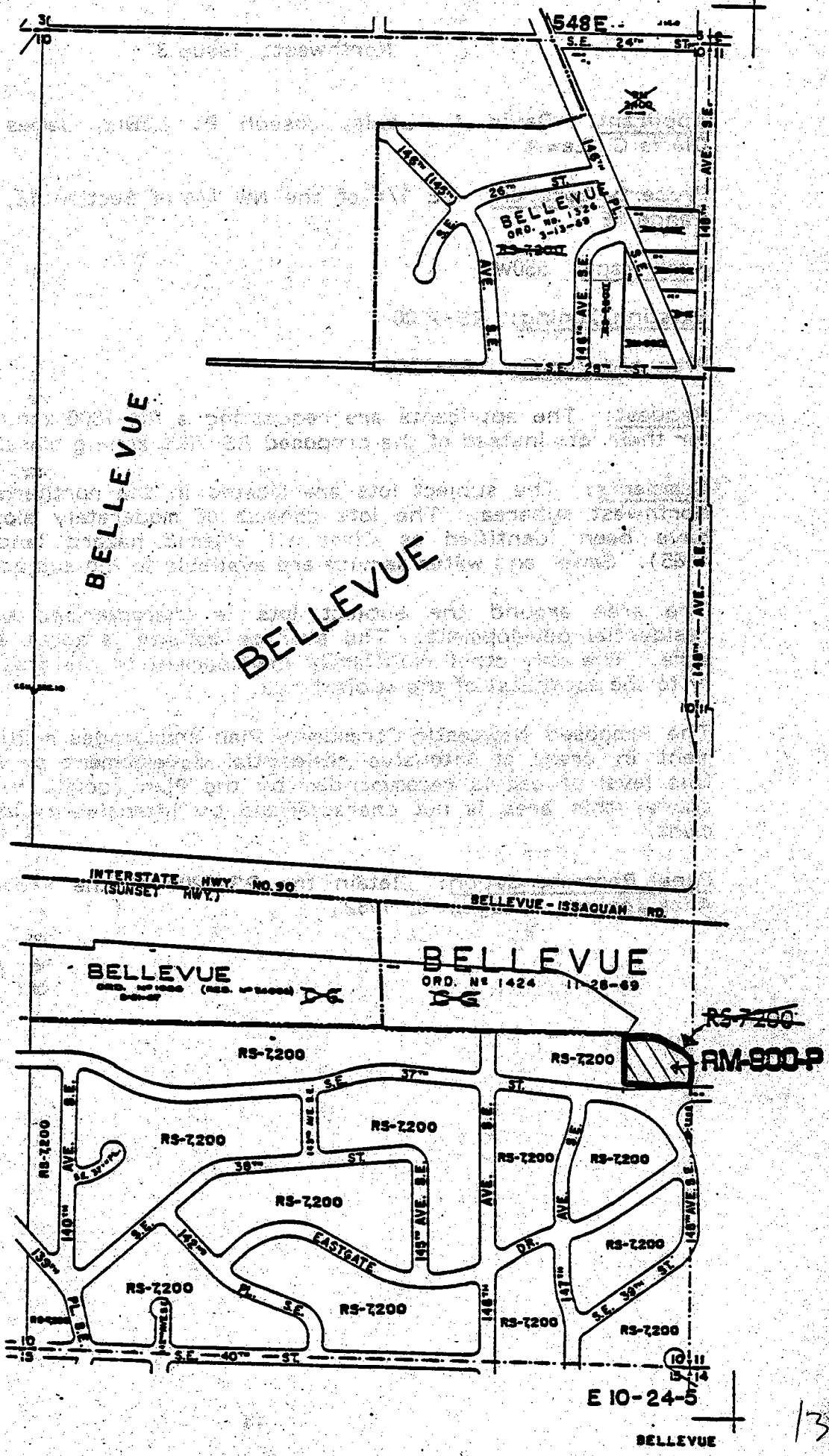
Comments: The subject lots are located in the extreme northern edge of the Northwest subarea, within Eastgate. The lots have water and sewer service available to them. The area in which the lots are located is considered to be an area in transition. It is an area that has a mix of residential and commercial land uses. Immediately to the east, there are commercial activities such as offices, a medical-dental clinic, a restaurant, and a service station. Immediately to the west are several single-family residences. The subject property is oriented to SE 36th St. as are nearby commercial uses. Nearby single-family residences are oriented to SE 37th St.

The applicant's request would be consistent with Proposed Newcastle Plan policy N-20. The request would also be consistent with Comprehensive Plan policies D-2 and D-6.

Panel Recommendation: Grant the RM-900 request adding the following P-suffix conditions:

- Uses shall be limited to professional offices.
- Building design, site layout, and access shall be designed to provide a separation between the site and neighboring single-family uses and to buffer the site from those single-family uses. (August 3, 1982)

132


548E
S.E. 24TH ST.
148TH AVE. S.E.
26TH ST.
BELLEVUE
ORD. No. 1326
3-13-69
RS-7200
S.E. 28TH ST.
BELLEVUE
BELLEVUE
INTERSTATE HWY. NO. 90
(SUNSET HWY.)
BELLEVUE - ISSAQUAH RD.
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BELLEVUE
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145TH AVE. S.E.
148TH AVE. S.E.
EASTGATE DR.
S.E. 40TH ST.
E 10-24-5
BELLEVUE

133

## Northwest: Issue 3

Applicant: David A. Lewis, Joseph R. Lewis, James A. Lewis and Gloria C. Lewis

Property Location: SE 1/4 of the NW 1/4 of Section 12, Township 24N, Range 5E

Kroll Map#: 550W

Existing Zoning: RS-7200

Proposed Zoning: RS-7200

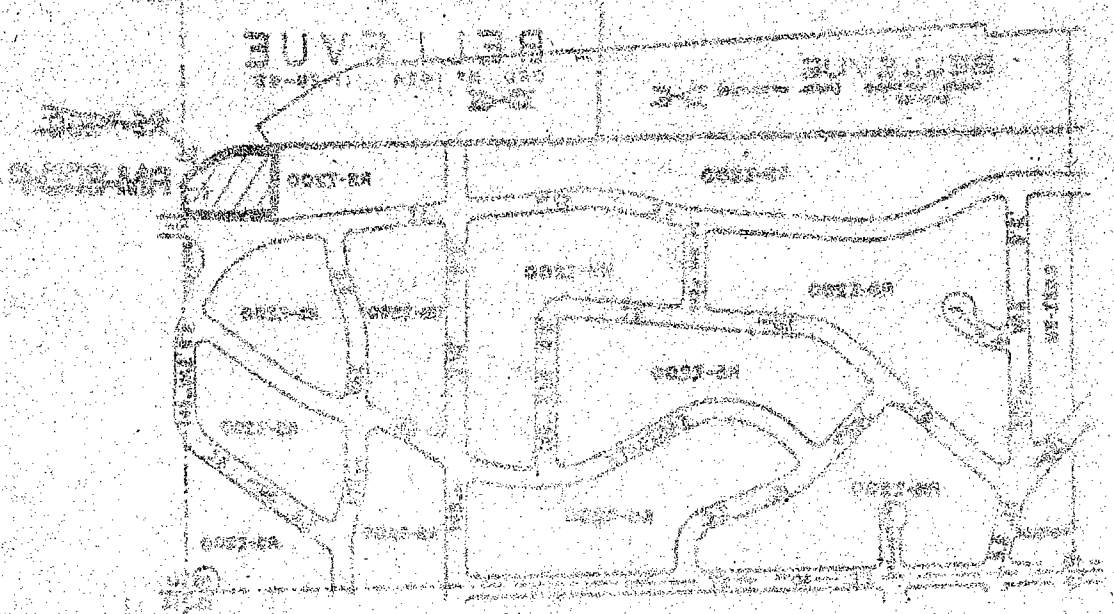
Request: The applicants are requesting a RM-1800 zoning classification for their lots instead of the proposed RS-7200 zoning classification.

Comments: The subject lots are located in the northern portion of the Northwest subarea. The lots consist of moderately sloping lands and have been identified as Class III seismic hazard lands (K.C. Ord. 4365). Sewer and water service are available to the subject lots.

The area around the subject lots is characterized by single-family residential development. The average density is about 4 to 5 units per acre. The only other multifamily development in the area lies immediately to the southeast of the subject lots.

The Proposed Newcastle Community Plan encourages multifamily development in areas of intensive residential development or in areas where this level of use is recommended by the Plan (policy N-13). As noted above, this area is not characterized by intensive residential development.

Panel Recommendation: Retain the RS-7200 of the Proposed Newcastle Area Zoning. (August 3, 1982)





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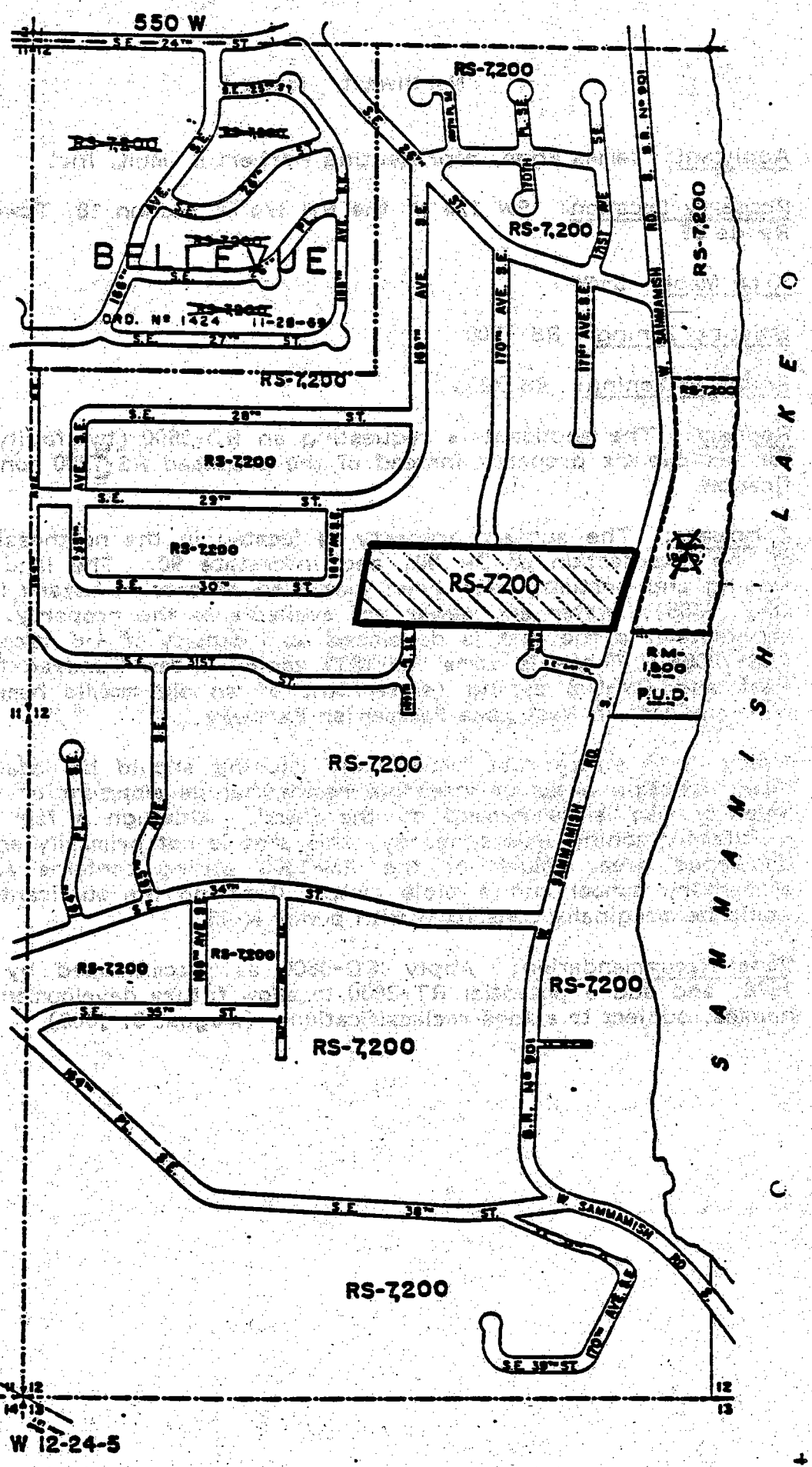



BELLEVUE

135

## Northwest: Issue 4

Applicant: James Egge, representing Herbert E. Mull, Inc.

Property Location: SW 1/4 of the NW 1/4 of Section 18, Township 24N, Range 6E

Kroll Map#: 554W

Existing Zoning: RS-7200

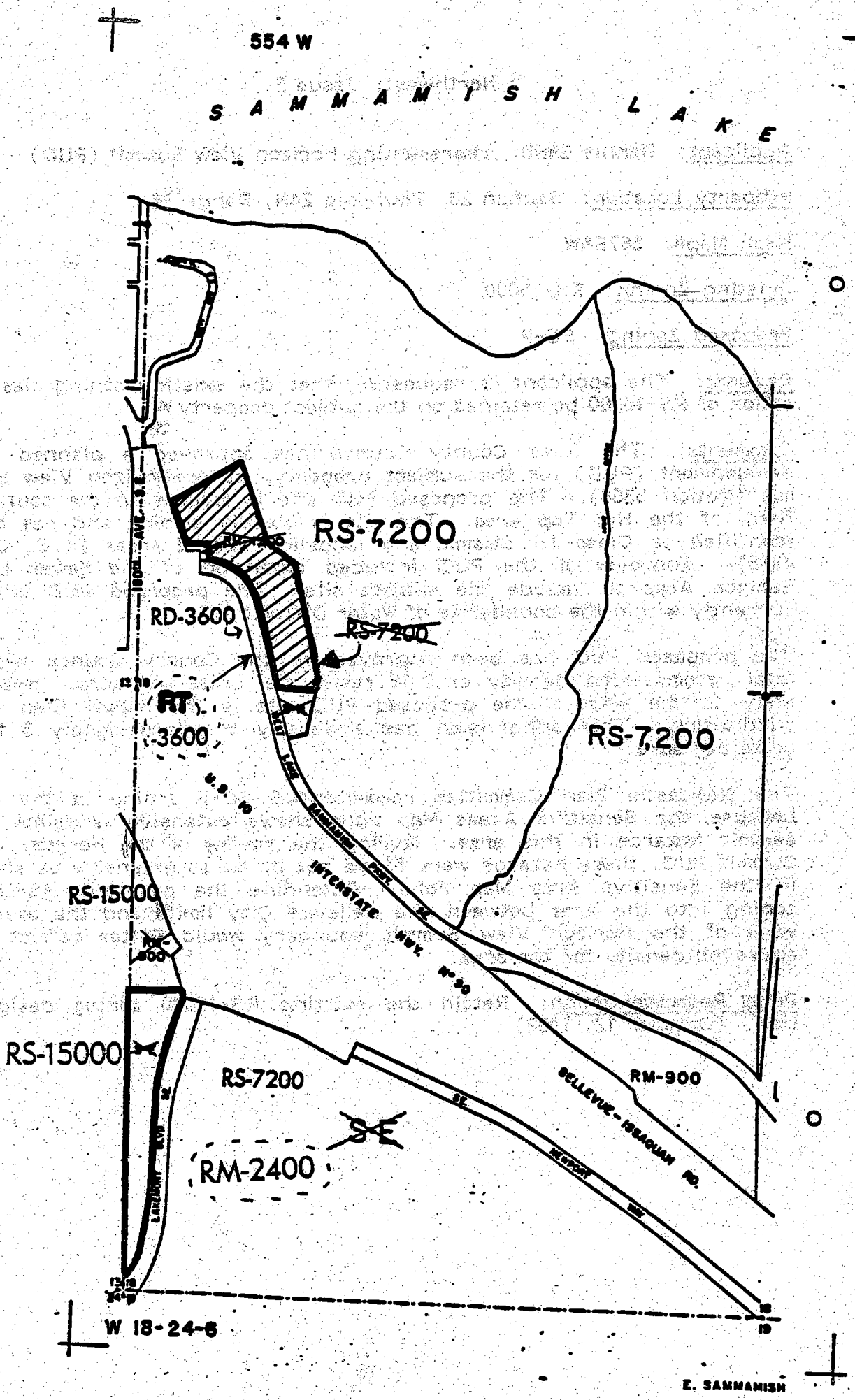
Proposed Zoning: RS-7200

Request: The applicant is requesting an RD-3600 (two-family dwelling) for his client's property instead of the proposed RS-7200 zoning classification.

Comments: The subject property is located in the northeast quadrant of the intersection of SR 901 and Interstate 90. The land is gently sloping and portions have been identified as erosion hazard land (K.C. Ord. 4365). Water and sewer are available to the property. The area immediately to the east is developed at a density of 4-6 homes per acre (RS-7200). There is some RM-1800 zoning a few hundred feet to the west and RM-900 zoning (a remnant of an old mobile home park) a half-mile east on West Lake Sammamish Parkway.

Policy N-13 states that "multifamily housing should be located in, or near, existing areas of intensive residential development or where this level of use is recommend by the Plan". Although a fair amount of multifamily zoning exists nearby, this area is not primarily an intensely developed area. Much of the RM-1800 zoning contains an existing elementary school and a bible camp. Granting the applicant's request would be marginally consistent with policy N-13.

Panel Recommendation: Apply RD-3600 as recommended by BALD in 1978, and add a potential RT-3600 to allow future development of townhouses, subject to a zone reclassification. (August 3, 1982)


554 W
SAMMAMISH LAKE
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RD-3600
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RS-7200
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RS-15000
RS-7200
RM-2400
~~SE~~
RM-900
W 18-24-6
E. SAMMAMISH

137

## Northwest: Issue 5

Applicant: Dennis Smith, representing Horizon View Summit (PUD)

Property Location: Section 23, Township 24N, Range 5E

Kroll Map#: 567E&W

Existing Zoning: RS-15000

Proposed Zoning: SC-P

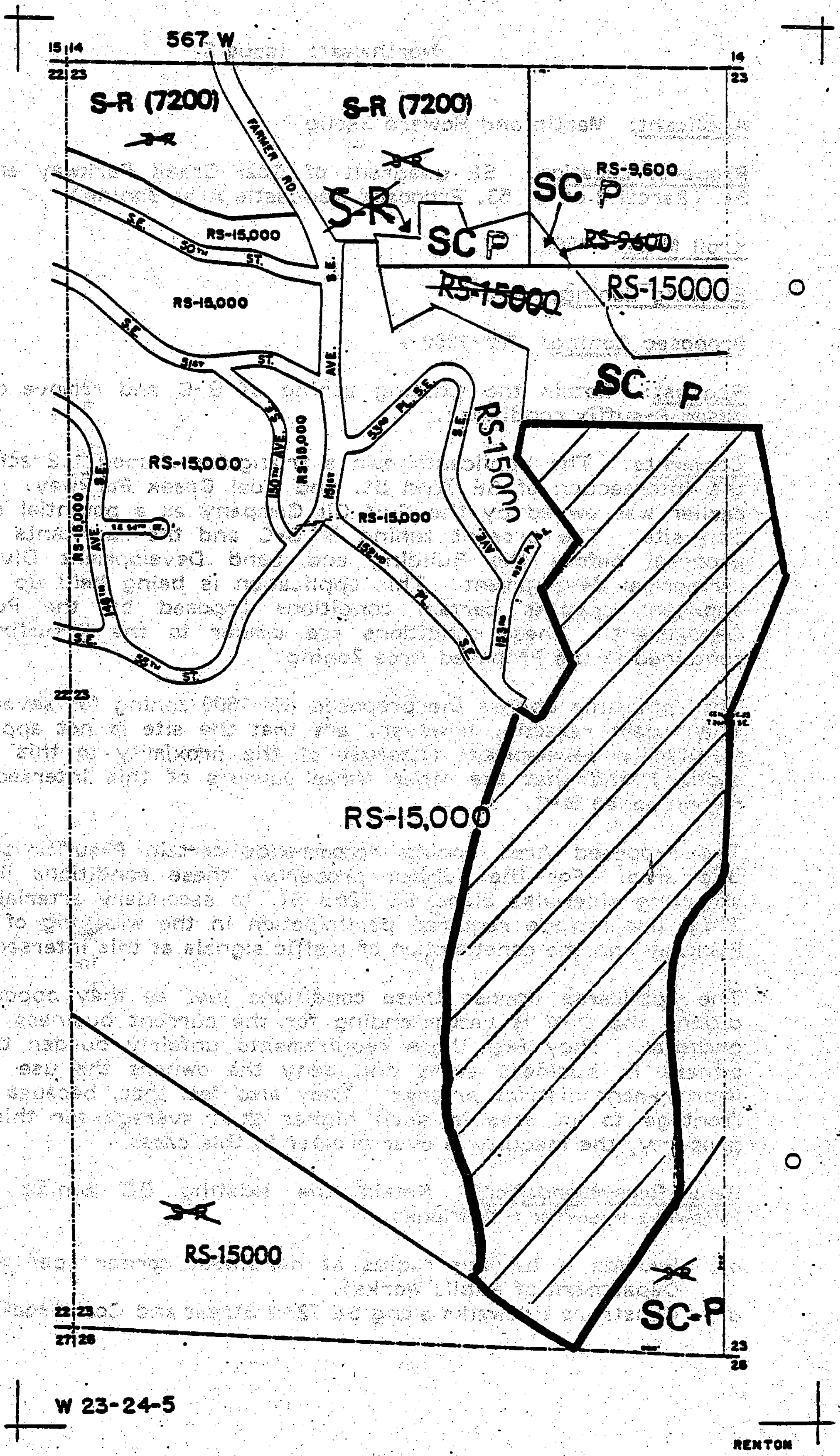
Request: The applicant is requesting that the existing zoning classification of RS-15000 be retained on the subject property.

Comments: The King County Council has approved a planned unit development (PUD) for the subject property, called Horizon View Summit (Motion 5368). The proposed PUD site is located on the southern flank of the Hill Top area. The site is steeply sloping and has been identified as Class III seismic and landslide hazard areas (K.C. Ord. 4365). Approval of the PUD included extension of the Sewer Local Service Area to include the subject site. The proposed PUD site is currently within the boundaries of Water District 117.

The proposed PUD has been approved by the County Council with a total recommended density of 3.16 residential units per acre. Immediately to the west of the proposed PUD site is the Forest Glen East subdivision. This subdivision has a density of approximately 3 to 4 units per acre.

The Newcastle Plan Committee recommended SC-P zoning in the area because the Sensitive Areas Map Folio shows extensive landslide and seismic hazards in this area. During the review of the Horizon View Summit PUD, these hazards were found not be be as extensive as shown in the Sensitive Area Map Folio. Extending the proposed RS-15000 zoning into the area between the Bellevue City limits and the eastern edge of the Horizon View Summit boundary would better reflect the approved density for the area.

Panel Recommendation: Retain the existing RS-15000 zoning designation. (October 12, 1982)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S-R (7200)
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S-R
SC P
SC P
RS-9,600
RS-9600
RS-15,000
S.E. 50TH ST.
RS-15,000
S.E. 51ST ST.
RS-15000
RS-15000
SC P
RS-15000
S.E. AVE.
RS-15,000
150TH AVE. S.E.
RS-15,000
151ST
153RD PL. S.E.
RS-15,000
S.E. AVE.
RS-15,000
S.E. 55TH ST.
148TH AVE.
RS-15,000
152ND PL. S.E.
RS-15,000
RS-15000
SC-P
22 23
27 26
23
26
W 23-24-5
RENTON

Applicant: Martin and Howard Seelig

Property Location: SE quadrant of Coal Creek Parkway and SE 72nd St. (Parcel 8 on p. 53, Proposed Newcastle Area Zoning)

Kroll Map#: 456E

Existing Zoning: B-C

Proposed Zoning: RM-1800-P

Request: Retain the existing zoning of B-C and remove certain proposed P-suffix conditions.

Comments: The applicants own a triangular-shaped 1.2 acre parcel at the intersection of SE 72nd St. and Coal Creek Parkway. This parcel earlier was owned by the Gulf Oil Company as a potential service station site. The present zoning is B-C and the applicants now have a proposal before the Building and Land Development Division for a commercial development. This application is being held up because the applicant opposes certain conditions imposed by the Public Works Department. These conditions are similar to the P-suffix conditions contained in the Proposed Area Zoning.

The applicants oppose the proposed RM-1800 zoning for several reasons. Their main reasons, however, are that the site is not appropriate for multifamily development (because of the proximity to this busy intersection) and that the other three corners of this intersection are to remain zoned B-C.

The Proposed Area Zoning recommends certain P-suffix conditions in this area. For the subject property, these conditions include constructing sidewalks along SE 72nd St. to secondary arterial standards. They also include required participation in the widening of Coal Creek Parkway and the construction of traffic signals at this intersection.

The applicants oppose these conditions just as they oppose the conditions the DPW is recommending for the current business development proposal. They feel those requirements unfairly burden the property owners in business areas and deny the owners the use of the road improvement district process. They also feel that, because the ratio of frontage to lot area is much higher than average for this triangular property, the inequity is ever greater in this case.

Panel Recommendation: Retain the existing BC zoning adding the following P-suffix conditions:

- o Provide a turning radius at northwest corner (per King County Department of Public Works).
- o Construct sidewalks along SE 72nd Street and Coal Creek Parkway.



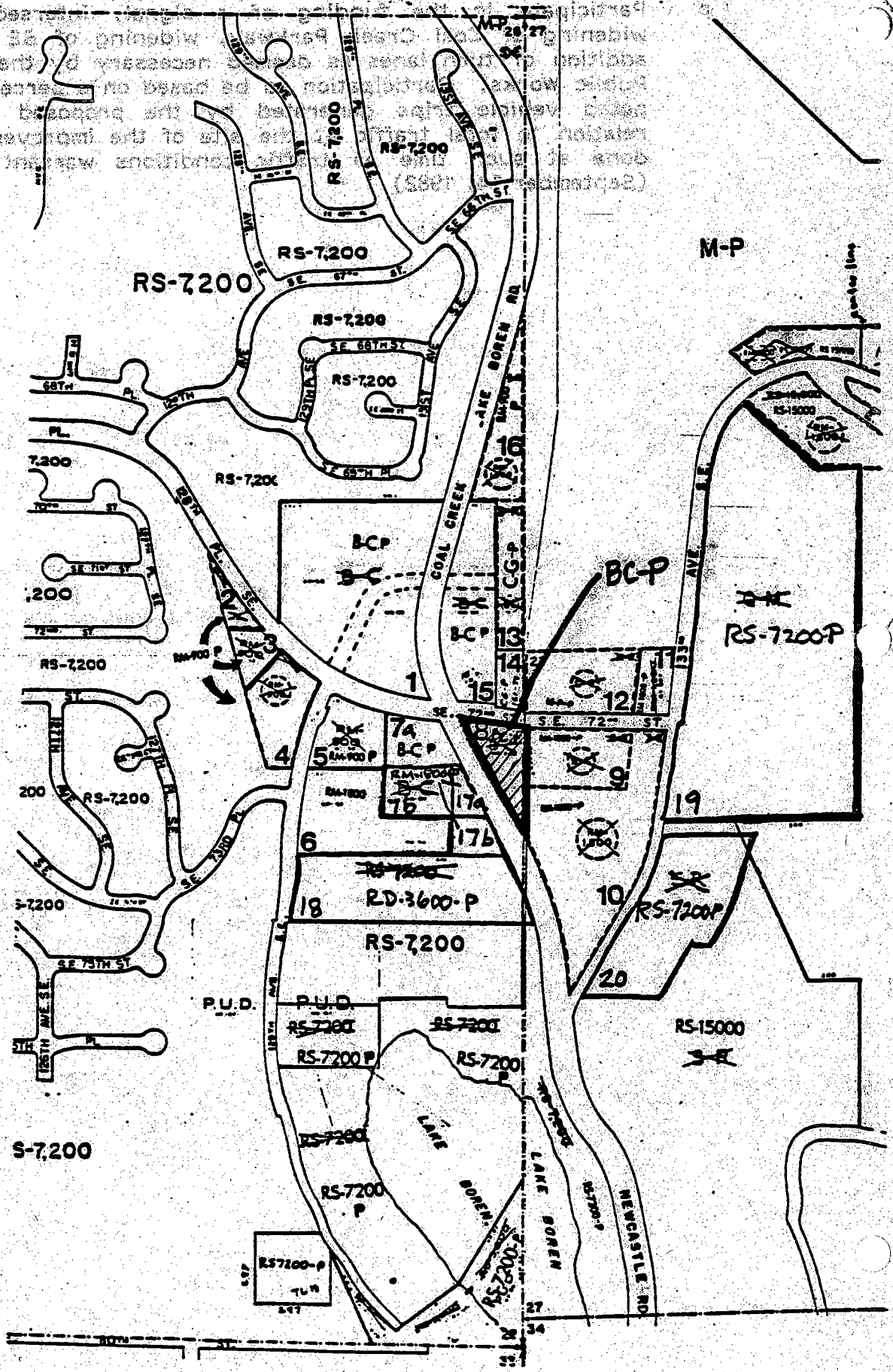
140

- Participate in the funding of a signal, intersection widening, widening of Coal Creek Parkway, widening of SE 72nd St., and addition of turn lanes as deemed necessary by the Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. (September 14, 1982)



141

## S E 72nd ST AND COAL CREEK PARKWAY BUSINESS AREA
## PROPOSED ZONING




See Area Zoning Document pp. 52-53

142

Northwest: Issue 7

Applicant: Paul B. Liao, C.T. Ting and W.S. Su

Property Location: NW 1/4 of the NW 1/4 of Section 34, Township 24N, Range 5E

Kroll Map#: 460W

Existing Zoning: SR-15000 & SR

Proposed Zoning: SC-P

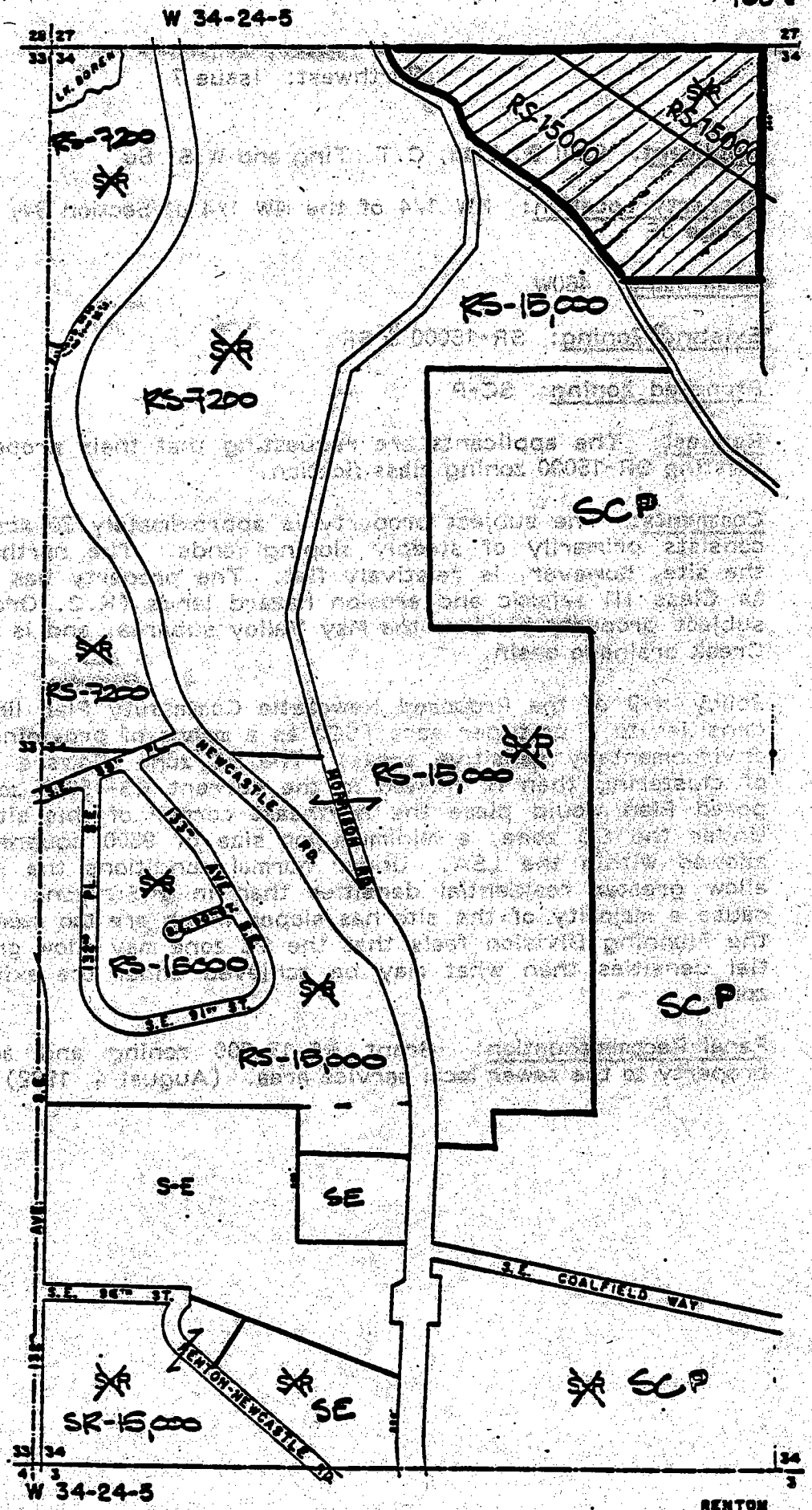
Request: The applicants are requesting that their property retain the existing SR-15000 zoning classification.

Comments: The subject property is approximately 20 acres in size and consists primarily of steeply sloping lands. The northeast corner of the site, however, is relatively flat. The property has been identified as Class III seismic and erosion hazard lands (K.C. Ord. 4365). The subject property borders the May Valley subarea, and is within the May Creek drainage basin.

Policy N-9 of the Proposed Newcastle Community Plan limits residential densities to 1 unit per acre (SC) as a means of providing protection of environmentally sensitive areas. The SC zone allows a greater degree of clustering than is allowed in the current RS-15000 zone. The Proposed Plan would place the northeast corner of this site in the LSA. Under the SC zone, a minimum lot size of 9600 square feet could be allowed within the LSA. Under normal conditions the RS-15000 could allow greater residential densities than in a SC zone. However, because a majority of the site has slopes which are too steep to build on, the Planning Division feels that the SC zone may allow greater residential densities than what may be achieved under the existing RS-15000 zone.

Panel Recommendation: Grant RS-15,000 zoning and add the entire property to the sewer local service area. (August 4, 1982)

460V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RS-15000
RS-15000
RS-15,000
RS-7200
SCP
RS-7200
RS-15,000
NEWCASTLE RD.
MORRISON RD.
RS-15000
S.E. 91st ST.
RS-15,000
SCP
S-E
SE
S.E. 96th ST.
S.E. COALFIELD WAY
RENTON-NEWCASTLE RD.
SR-15,000
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SCP
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W 34-24-5
RENTON

144

## Northwest: Issue 8

Applicant: Leslie A. Donner

Property Location: Two properties near the SE 72nd St. and Coal Creek Parkway business areas: a) south of Parcel 6 (Parcel 18 and property to the south on new map) and 2) east of parcels 10 and 11 (Parcel 19 on new map).

Existing Zoning: a) RS-7200 and b) Q-M

Proposed Zoning: a) RS-7200 and b) RS-15,000

Request: a) multifamily zoning and b) RS-7200 or medium-density multifamily (RM-2400). (The applicant also requests that P-suffix contains be removed on property in the same area. This request is covered in Issue 9.)

Comments: The SE 72nd St. and Coal Creek Parkway business area is primarily undeveloped. The zoning necessary to allow business development in this location, however, has been place for several years. The Proposed Plan recommended few changes in zoning in the area other than "actualizing" potential zones. The following table compares the present zoning acreages to those recommended in the Proposed Plan.

| | Present Zoning | Recommended Zoning |
|---|---|---|
| BC | 20.66 | 15.64 ac. |
| CG | 0.69 | 2.16 ac. |
| RM-900 | 4.98 | 7.37 ac. |
| RM-1800 | 14.10 | 15.17 ac. |
| MP | 18.92 | 18.92 ac. |

The Panel's tentative action on Northwest Issue 6 would add 1.2 acres to the BC category under "Recommended Zoning" and remove 1.2 acres from RM-1800.

This business area is bordered by both developed and undeveloped single-family area (zoned RS-7200) on the west, north, and south. On the east, properties would be zoned RS-15,000 under the Proposed Area Zoning. This zoning reflects the approved density of the Rainier Crest/Olympic Ridge which borders the business area. Business zoning here reflects the 1964 Comprehensive Plan designation of a portion of this area as "Industry". This designation recognizes the existing brick plant to the northeast. Business zoning here also reflects Comprehensive Plan Policy B-21 ("A community business area shall locate at the junction of a secondary and major arterial..."). However, by designating considerable BC zoning south of SE 72nd St., the zoning conflicts with B-48 ("...most of the business area should be on one (quadrant)..."). The Proposed Plan encourages a mix of retail and residential uses at this intersection (Policy N-23).

The applicant has two zoning requests. He requests a) that multi-family zoning be applied to the property south of Parcel 6 and b) that the proposed RS-15,000 zoning for the property on the eastern hillside above the business area be changed to RS-7200 or RM-2400. (The applicant also requests that P-suffix conditions be removed on property in the same area. This request is covered in Issue 9 below.)

Panel Recommendations:

Request a: The Panel concurred with the Planning Division's recommendation for several minor changes to the zoning at this intersection. These zoning changes would provide a transition between the business area and existing single-family residences to the south. It would also help orient business uses towards the northwest quadrant as directed by Comprehensive Plan Policy B-48.

The following zoning changes were recommended:

Parcel 5

Grant BC-P zoning in lieu of the RM-900-P designation shown in the Proposed Newcastle Area Zoning. See Issue 9 below for discussion of P-Suffix conditions.

Parcel 7a

Retain BC-P designation from the Proposed Newcastle Area Zoning. See discussion of P-Suffix conditions under Issue 9 below.

Parcel 7b

Grant RM-1800-P in lieu of the BC-P designation from the Proposed Newcastle Area Zoning. See Issue 9 below for discussion of P-suffix conditions.

Parcel 18 (Includes tax lots #35, 109 and the northern 275 feet of lot #14)

Grant RD-3600-P zoning to provide a transition between high density. Multifamily uses (RM-1800 zoning) to the north and single family areas (RS 7200 zoning) to the south. P-suffix conditions are discussed below under Issue 9.

Request b): The Panel concurred with the Planning Division's recommendation of RS-7200 for Parcels 19 and 20, property east of 133rd Avenue SE.

Parcel 19. The P-suffix conditions would require a study to determine if coal mine hazards are present on the site. Preliminary Department of Natural Resources Maps indicate a potential for coal mining hazards. See discussion of additional transportation P-suffix conditions below under Issue 9.

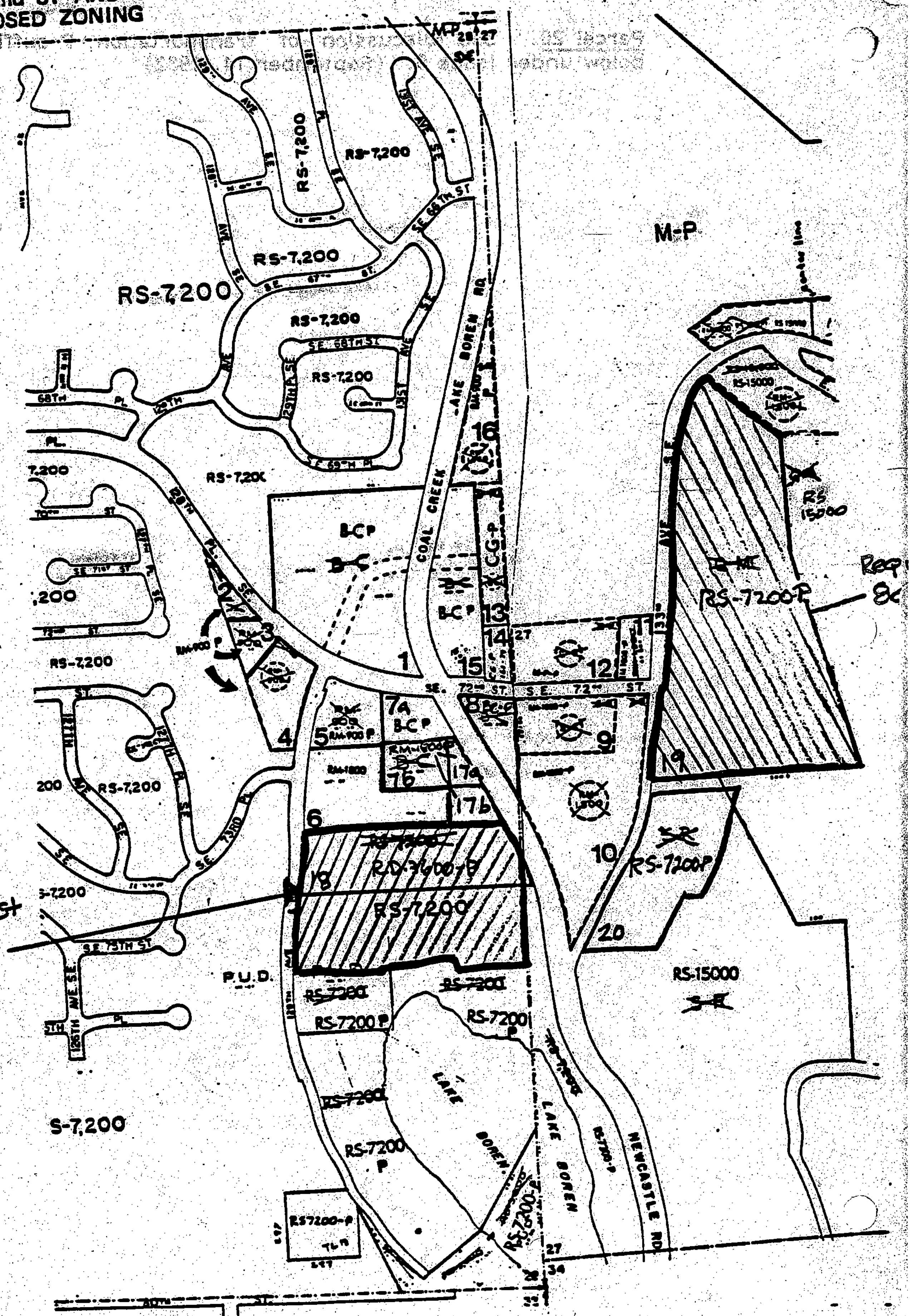


146

Parcel 20. See discussion of transportation P-suffix conditions below under Issue 9. (September 14, 1982)

147

## S E 72nd ST AND COAL CREEK PARKWAY BUSINESS AREA
## PROPOSED ZONING




See Area Zoning Document pp. 52-53

148

## Northwest: Issue 9

Applicant: Leslie A. Donner

Property Location: Property at intersection of Coal Creek Parkway and SE 72nd Street

Request: Removal of the following P-suffix conditions from area zoning

1. Conditions for parcels 3 and 4
   a. Share common driveway access
   b. Construct sidewalk along 128th Pl. SE
   c. Landscaping

2. Conditions for parcel 5
   a. Share common driveway with parcel 7a
   b. Construct sidewalk along SE 72nd Street

3. Conditions for parcels 7a, 13, and 15
   a. Participate in funding signal and intersection widening
   b. Construct sidewalks
   c. Landscaping
   d. Participate in widening Coal Creek Pkwy.
   e. Obtain drainage plan approval
   f. Access locations and driveway alignments

Background:

1. The Newcastle Community Plan Committee recommended land use and policies. Planning staff developed zoning and P-suffix conditions based on land use, policies, and comments from the Committee.

2. A single property may not cause a need for improvement by itself, but cumulative growth of B-C developments at the intersection and local traffic will require improvements.

Panel Recommendation:

1. The P-suffix conditions should be retained with the following exception. Under 3 above (Conditions for Parcels 7a, 13 and 15), items a) and d) should be dropped and the following wording substituted:

   o Participate in the funding of a signal, intersection widening, widening of Coal Creek Parkway, widening of SE 72nd St., and the addition of turn lanes as deemed necessary by the Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. (September 14, 1982)

149

2. Add the following statement to the introduction of development conditions for SE 72nd Street and Coal Creek Parkway (p. 50, Proposed Area Zoning):

Transportation Conditions:

TRANSPORTATION IMPROVEMENTS SHOULD BE MADE AS DEEMED NECESSARY BY THE KING COUNTY DEPARTMENT OF PUBLIC WORKS. FOR ROAD WIDENING AND TRAFFIC SIGNAL IMPROVEMENTS, PARTICIPATION BY A PROPERTY SHOULD BE BASED ON A PERCENTAGE OF ANTICIPATED VEHICLE TRIPS GENERATED BY THE PROPOSED DEVELOPMENT IN PROPORTION TO TOTAL TRAFFIC AT THE SITE OF THE IMPROVEMENT AND TO BE DONE AT SUCH TIME AS TRAFFIC CONDITIONS WARRANT IMPROVEMENT.

3. The following P-suffix conditions should be added to the Newcastle Area Zoning for specific parcels in the area of SE 72nd and Coal Creek Parkway. These conditions are based on changes recommended by the Panel on Northwest Issue 8.

Parcel 7b

- Require site plan review for access conditions.

Parcels 17a, 17b and 18

- Construct sidewalks along Coal Creek Parkway.
- Participate in the widening of Coal Creek Parkway to 4-5 lanes per standards established by the King County Department of Public Works.

Parcel 19

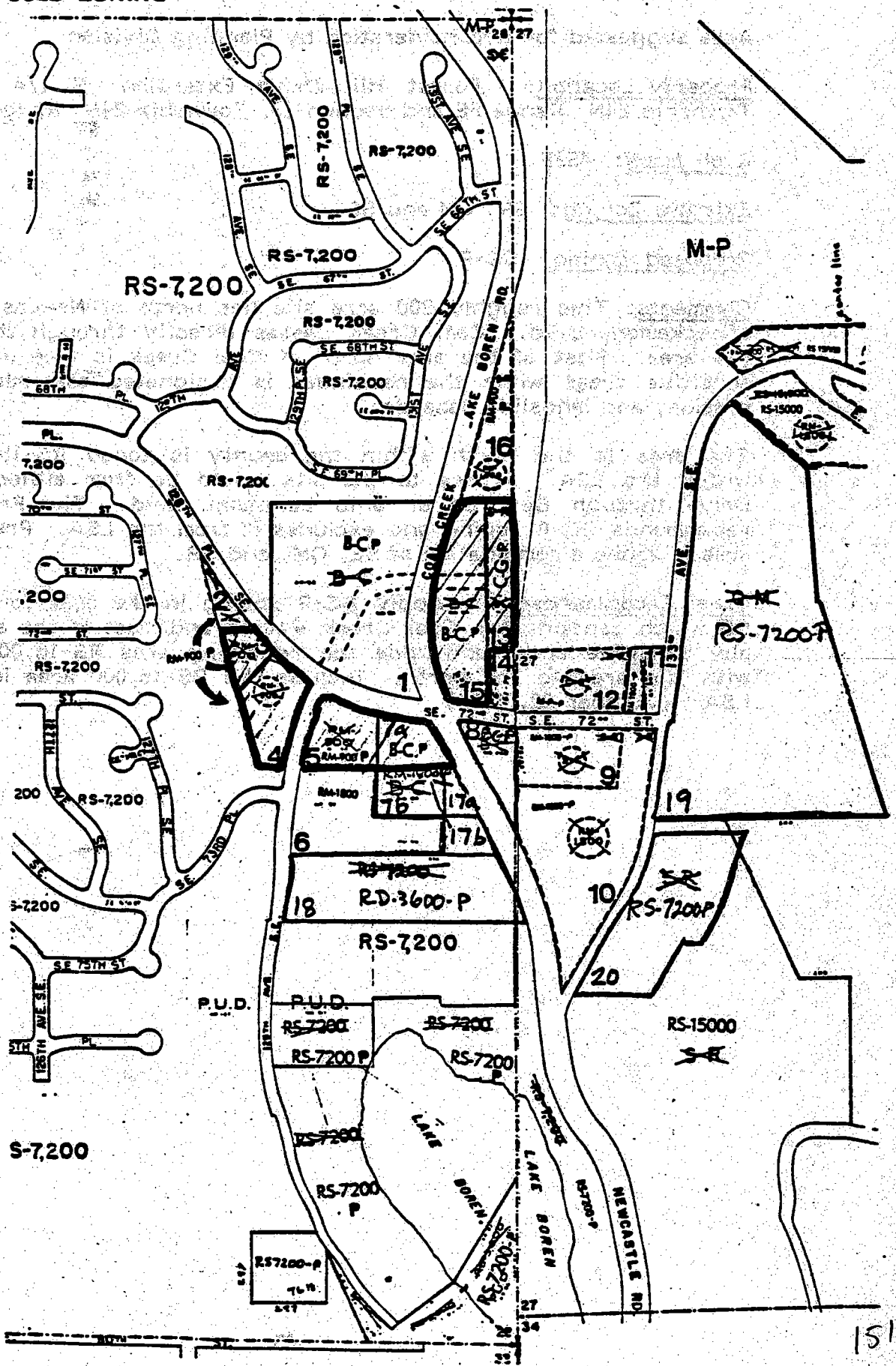
- Provide for the southeasterly extension of SE 72nd St. to tie into the Olympic Ridge and Rainier Crest subdivisions.

Parcel 20

- Require site plan review for access conditions. (November 3, 1982)

150

## S E 72nd ST AND COAL CREEK PARKWAY BUSINESS AREA
## PROPOSED ZONING




See Area Zoning Document pp. 52-53

## Northwest: Issue 10

Area suggested for Reconsideration by Planning Division

Property Location: Forest Hill Drive Extension, N 1/4 Section 27, Township 24N, Range 5E and Section 26, Township 24N, Range 5E.

Kroll Map#: 459E

Existing Zoning: SR, QM and SE

Proposed Zoning: SC-P

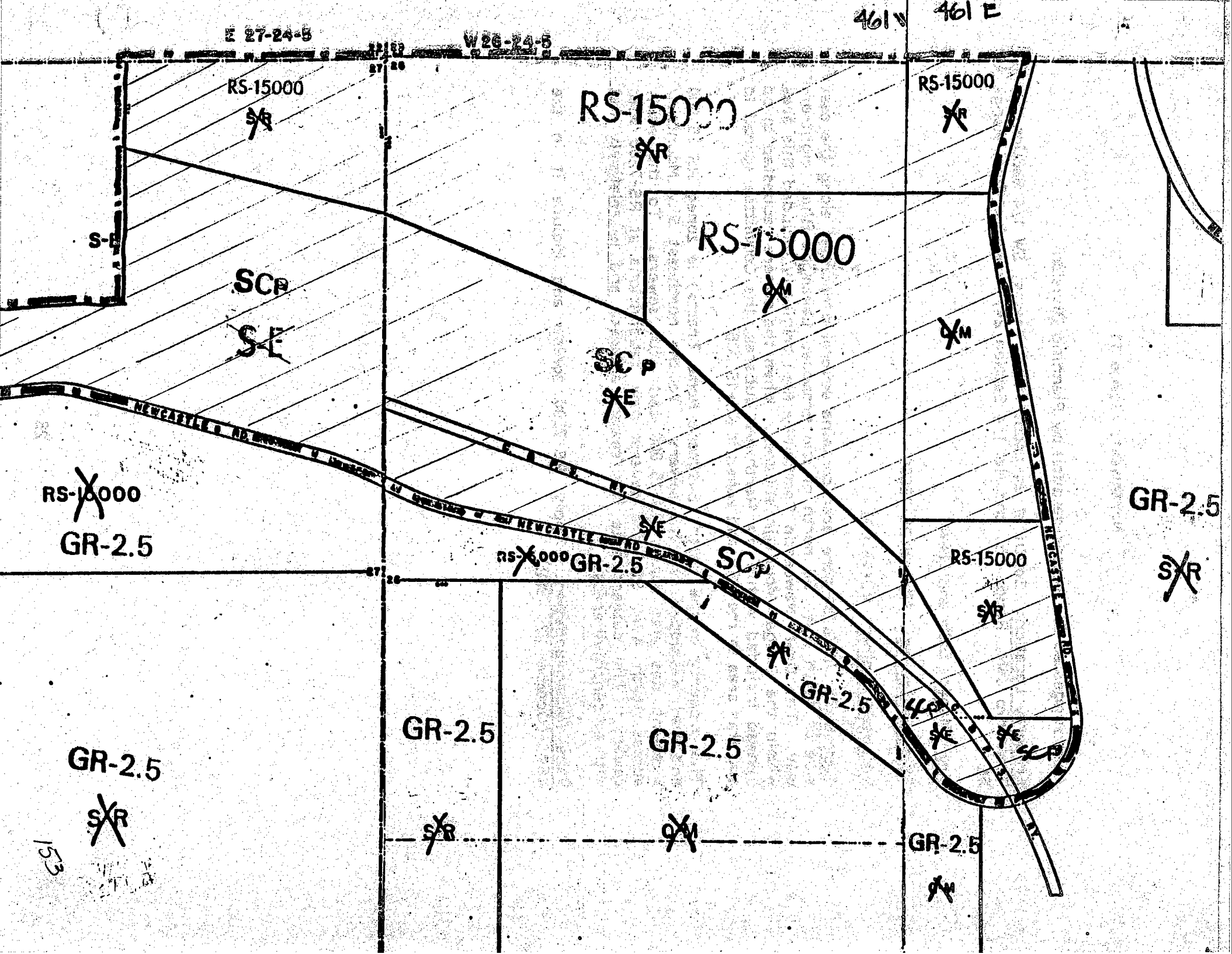
Comments: This roughly 300 acre site lies north of Newcastle and west of Lakemont Blvd.; Coal Creek passes directly through the center of the area. Most of the area north of Coal Creek is free of designated sensitive areas while the remainder is designated coal mine, seismic, erosion, and landslide hazards.

The area to the north within the county is zoned RS-15,000 and is within the LSA. Access to the site would be from either Forest Hill Drive through Bellevue or onto Lakemont Blvd. The Proposed Plan recommends SC-P zoning and excludes it from the LSA. Presently, this area is zoned a combination of SE, QM, and SR.

Panel Recommendation: Apply SC-P zoning in the area formerly zoned SE which contains the Coal Creek Ravine and most of the environmentally sensitive areas and zone the remaining area RS-15,000 consistent with the area to the north. Include the RS-15,000 area in the Sewer LSA. (October 22, 1982)



152



461 W
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153

## Northwest: Issue 11

Area suggested for Reconsideration by Planning Division

Property Location: South of Eastmont Home Tracts, SW 1/4 Section 13, Township 24N, Range 5E, and NW 1/4 Section 24, Township 24N, Range 5E.

Kroll Map#: 553W and 568W

Existing Zoning: SR and R5-15000

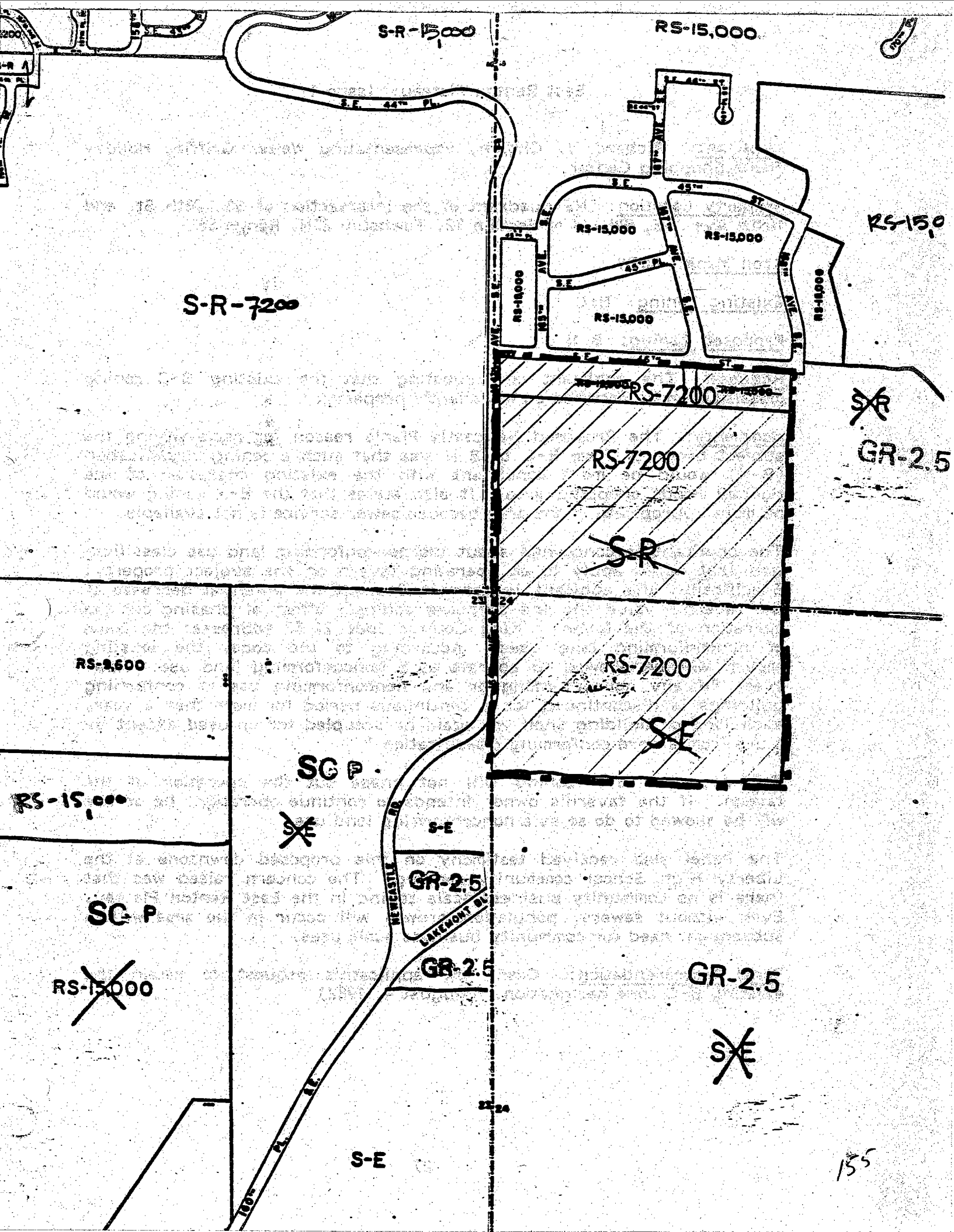
Proposed Zoning: RS-15,000

Comments: This 61-acre area contains several properties along the east side of 164th Ave. SE north of the proposed Lakemont Blvd. right-of-way. The Draft Newcastle Community Plan originally included this area within the Cougar Mountain subarea. When the owners requested to be instead included within the Northwest subarea, the Committee agreed to add this area to the LSA and zoned it RS-15,000.

The property to the north (Eastmont Home Tracts) is zoned RS-15,000 and was developed without sewers. To the northeast Sky Mountain/ Vuemont was also zoned RS-15,000 but with sewers. To the west, across 164th Ave. SE, are several new subdivisions at RS-7200 with sewers. The subject area has sewers adjacent and is relatively flat with no sensitive areas.

Panel Recommendation: Apply RS-7200 zoning and include it in the LSA. (October 22, 1982)

154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RS-15,000
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RS-15,000
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RS-15,000
S-R-7200
RS-7200
RS-7200
S-R
GR-2.5
RS-7200
S-E
RS-9,600
SC P
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GR-2.5
NEWCASTLE RD.
LAKEMONT BL.
SC P
GR-2.5
GR-2.5
RS-15,000
S-E
S-E
155

East Renton Plateau: Issue 1

Applicant: Richard U. Chapin, representating Walter Griffin, Holiday Foods Shopping Center.

Property Location: NE quadrant of the intersection of SE 128th St. and 164th Ave. SE, SW 1/4 of Section 12, Township 23N, Range 5E.

Kroll Map#: 807W

Existing Zoning: B-C

Proposed Zoning: B-N

Request: The applicant is requesting that the existing B-C zoning classification be retained on his client's property.

Comments: The Proposed Newcastle Plan's reason for reclassifying the subject property from B-C to B-N was that such a zoning classification (B-N) would be more consistent with the existing character of the Holiday Foods shopping area. It also states that the B-N zoning would be more appropriate in the area because sewer service is not available.

The applicant is concerned about the nonconforming land use classification that would apply to an operating tavern on the subject property. Specifically, the appicant is concerned about the potential decrease of the tavern's value and the proposed zoning's effect of phasing out the operation of the tavern. King County Code 21.52 addresses the issue of nonconforming land uses. According to the code, the existing tavern will be allowed to operate as a nonconforming land use. However, "if any nonconforming or any nonconforming use of conforming buildings is discontinued for a continuous period for more than a year, such land or building shall not again be occupied for or used except by a use from a more conforming classification."

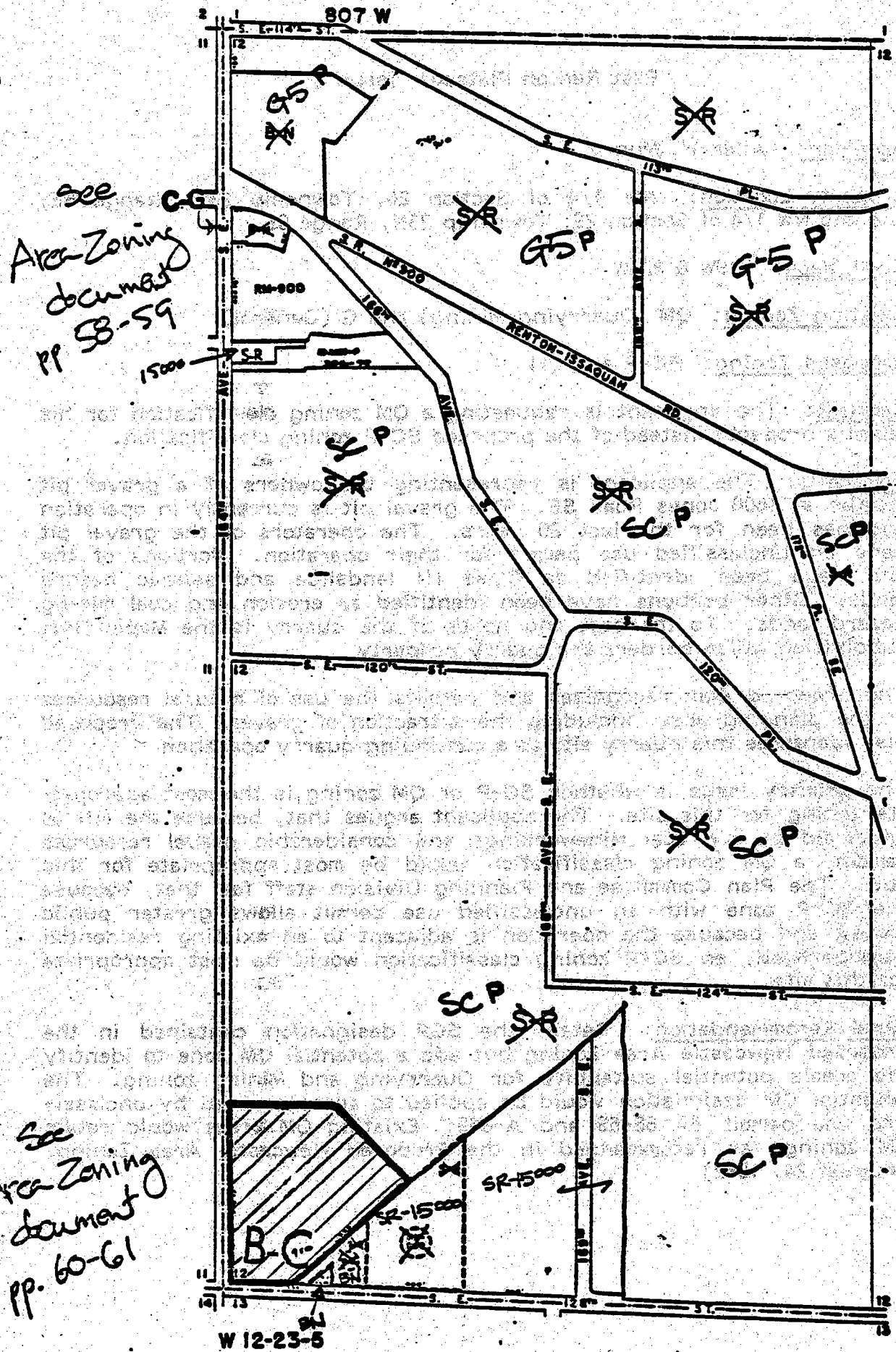
The proposed B-N zoning will not phase out the operation of the tavern. If the tavern's owner intends to continue operation, he or she will be allowed to do so as a nonconforming land use.

The Panel also received testimony on this proposed downzone at the Liberty High School community meeting. The concern raised was that there is no community business scale zoning in the East Renton Plateau. Even without sewers, population growth will occur in the area with a subsequent need for community business scale uses.

Panel Recommendation: Grant the applicant's request to retain the existing B-C zone designation. (August 4, 1982)



186




see Area Zoning document pp 58-59

See Area Zoning document pp. 60-61

## East Renton Plateau: Issue 2

Applicant: Allen W. Munro

Property Location: NW 1/4 of Section 20, Township 23N, Range 6E, and the NW 1/4 of Section 29, Township 23N, Range 6E

Kroll Map#: 819W & 824W

Existing Zoning: QM (Quarrying-Mining) and G (General)

Proposed Zoning: SC-P and QM

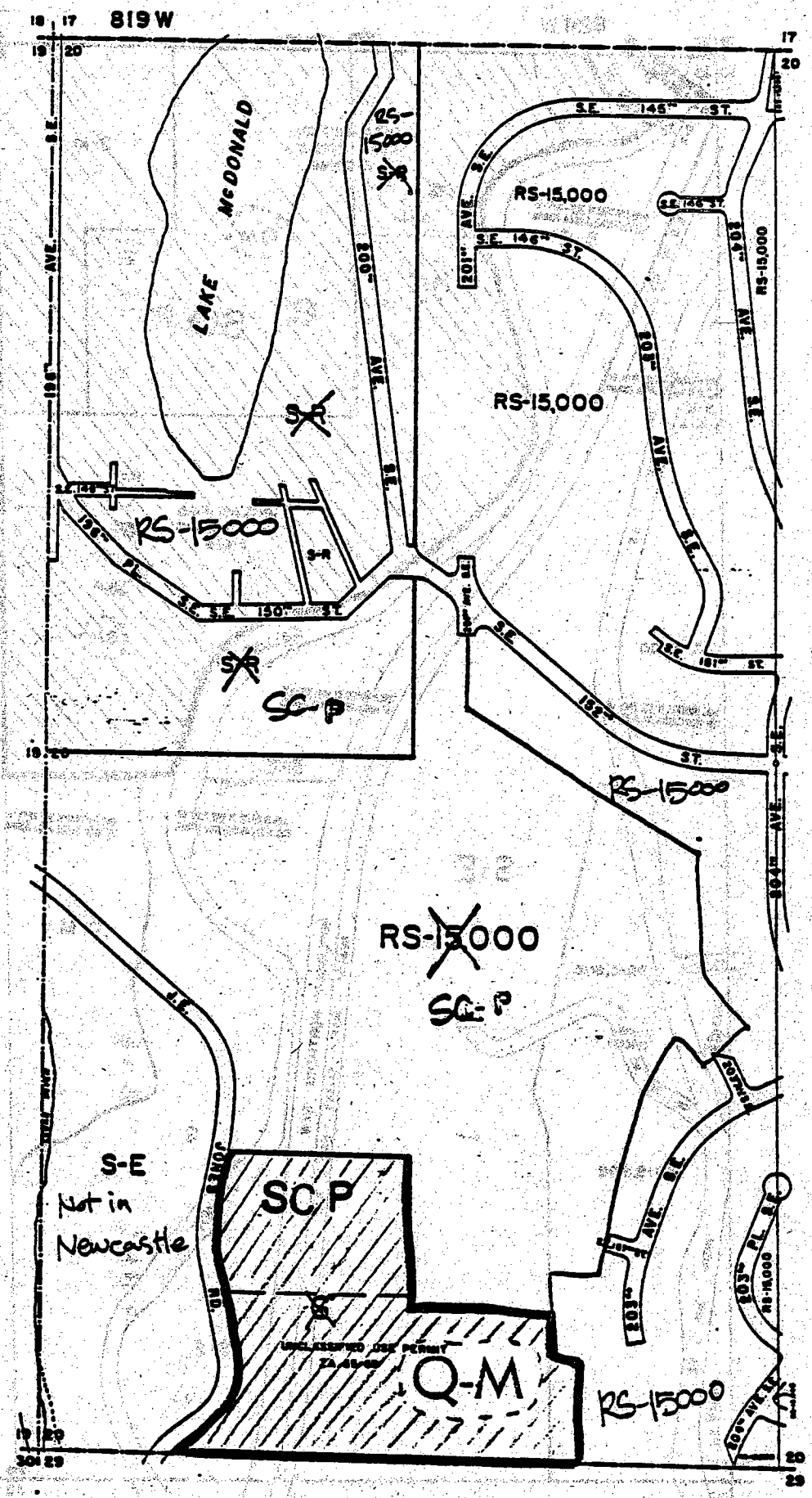
Request: The applicant is requesting a QM zoning classification for his client's property instead of the proposed SC-P zoning classification.

Comments: The applicant is representing the owners of a gravel pit located at 1600 Jones Road SE. The gravel pit is currently in operation and has been for the last 20 years. The operators of the gravel pit have an unclassified use permit for their operation. Portions of the site have been identified as Class III landslide and seismic hazard lands. Other portions have been identified as erosion and coal mining hazard lands. To the east and north of the quarry is the Maple Hills subdivision which borders the quarry property.

The Proposed Plan recognizes and permits the use of natural resources in the planning area, including the extraction of gravel. The Proposed Plan identifies this quarry site as a continuing quarry operation.

The primary issue is whether SC-P or QM zoning is the most appropriate zoning for this site. The applicant argues that, because the site is underlaid by old coal mineworkings and considerable gravel resources remain, a QM zoning classification would be most appropriate for this stie. The Plan Committee and Planning Division staff feel that, because the SC-P zone with an unclassified use permit allows greater public review and because the operation is adjacent to an existing residential neighborhood, an SC-P zoning classification would be most appropriate for this site.

Panel Recommendation: Retain the SCP designation contained in the Proposed Newcastle Area Zoning but add a potential QM zone to identify the area's potential suitability for Quarrying and Mining zoning. The potential QM designation would be applied to areas covered by unclassified use permit ZA 65-69 and A-669. Existing QM areas would retain QM zoning, as recommended in the Proposed Newcastle Area Zoning. (August 24, 1982)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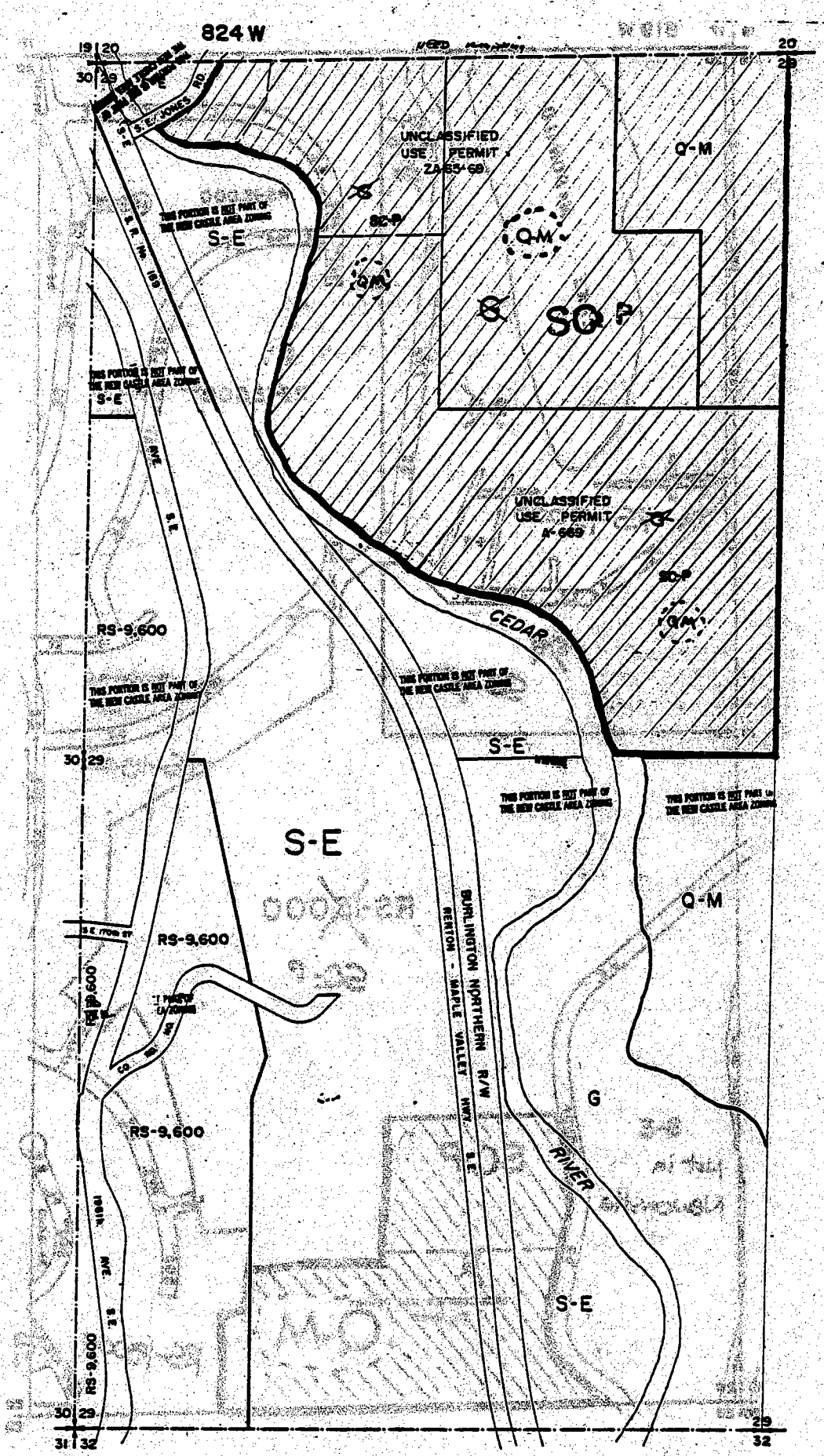
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S-E
Q-M
S.E. ITOW ST.
RS-9,600
BURLINGTON NORTHERN R/W
RENTON - MAPLE VALLEY HWY. S.E.
RS-9,600
G
RS-9,600
RIVER
S-E
RS-9,600
30 29
31 32
29
32

W29-23-6

160

East Renton Plateau: Issue 3

Applicant: Richard G. Williams

Property Location: N 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 17, Township 23N, Range 6E

Kroll Map#: 814W

Existing Zoning: SR

Proposed Zoning: SC-P

Request: The applicant is requesting an RS-15000 zoning classification for the portion of his property that lies between Lake MacDonald Rd. and the creek that flows through his property. The applicant is also requesting an SE zoning classification for the remaining portion of his property.

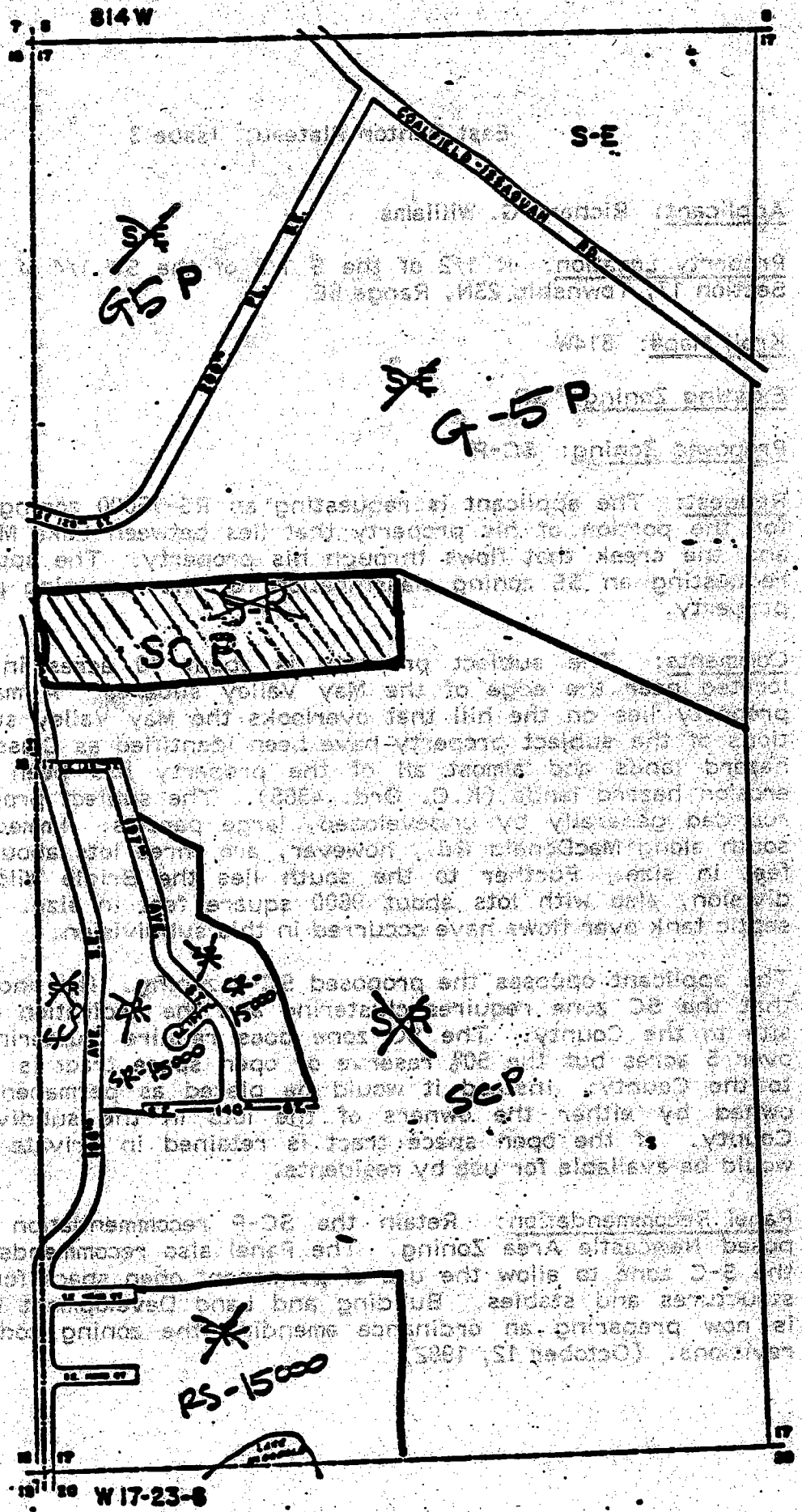
Comments: The subject property is about 10 acres in size and is located near the edge of the May Valley subarea. A majority of the property lies on the hill that overlooks the May Valley subarea. Portions of the subject property have been identified as Class III landslide hazard lands and almost all of the property has been identified as erosion hazard lands (K.C. Ord. 4365). The subject property is surrounded generally by undeveloped, large parcels. Immediately to the south along MacDonald Rd., however, are three lots about 9600 square feet in size. Further to the south lies the Bridle Wilde Park subdivision, also with lots about 9600 square feet in size. A number of septic tank over flows have occurred in this subdivision.

The applicant opposes the proposed SC-P zoning. His understanding is that the SC zone requires clustering and the dedication of 50% of the site to the County. The SC zone does require clustering on parcels over 5 acres but the 50% reserve or open space tract is not dedicated to the County. Instead it would be placed as permanent open space owned by either the owners of the lots in the subdivision or the County. If the open space tract is retained in private ownership it would be available for use by residents.

Panel Recommendation: Retain the SC-P recommendation of the Proposed Newcastle Area Zoning. The Panel also recommends revisions to the S-C zone to allow the use of permanent open space for recreational structures and stables. Building and Land Development Division staff is now preparing an ordinance amending the zoning code with these revisions. (October 12, 1982)



161




E. SAMMAMISH

162

East Renton Plateau: Issue 4

Applicant: Clarence M. Marvich

Property Location: SE quadrant of the Renton-Issaquah Highway and 164th Ave. SE

Existing Zoning: BN

Proposed Zoning: BN

Request: The applicant requests CG zoning.

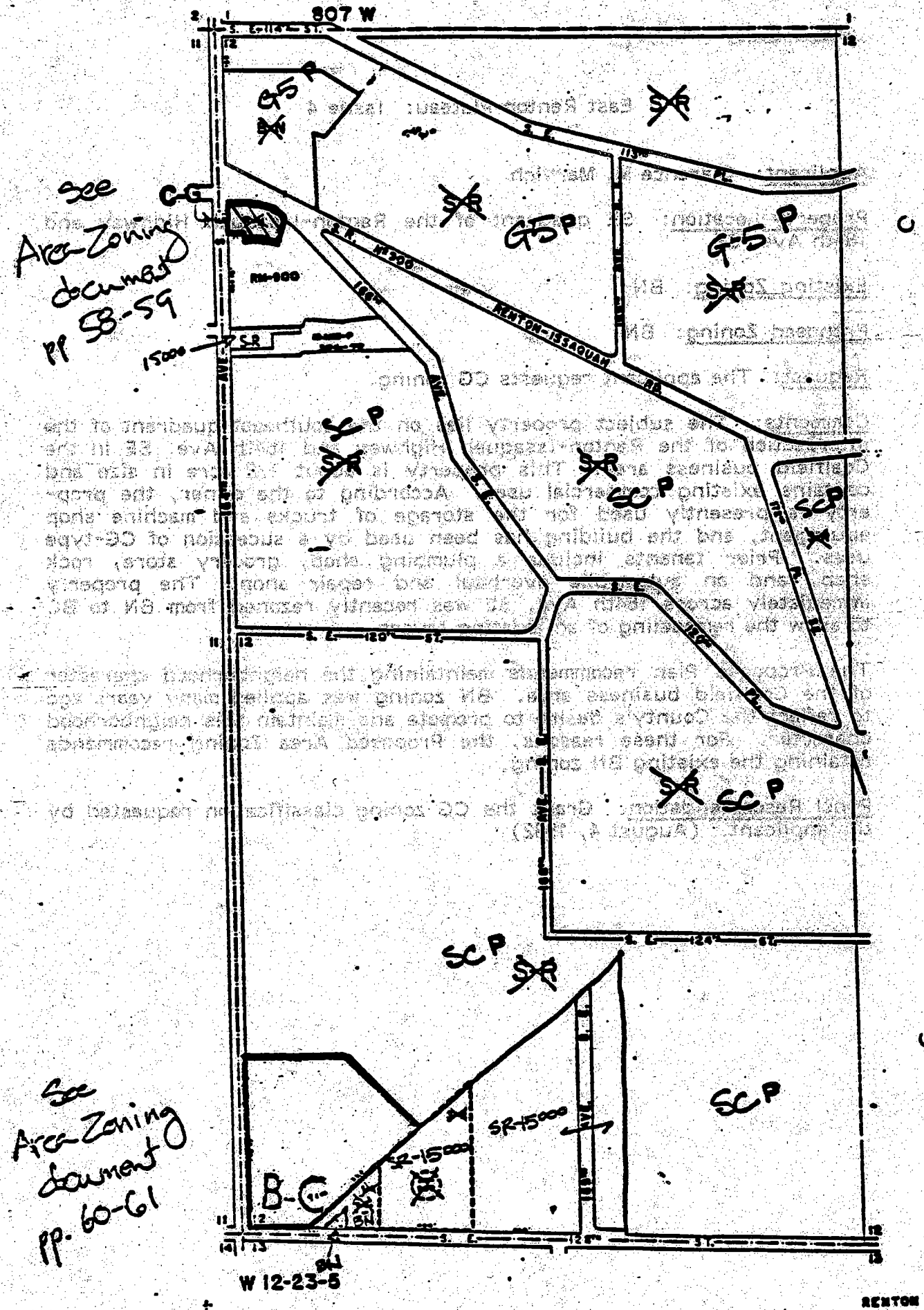
Comments: The subject property lies on the southeast quadrant of the intersection of the Renton-Issaquah Highway and 164th Ave. SE in the Coalfield business area. This property is about 1/2 acre in size and contains existing commercial uses. According to the owner, the property is presently used for the storage of trucks and machine shop equipment, and the building has been used by a sucession of CG-type uses. Prior tenants include a plumbing shop, grocery store, rock shop, and an automobile overhaul and repair shop. The property immediately across 164th Ave. SE was recently rezoned from BN to BC to allow the remodeling of an existing tavern.

The Proposed Plan recommends maintaining the neighborhood character of the Coalfield business area. BN zoning was applied many years ago to reflect the County's desire to promote and maintain this neighborhood character. For these reasons, the Proposed Area Zoning recommends retaining the existing BN zoning.

Panel Recommendation: Grant the CG zoning classification requested by the applicant. (August 4, 1982)



163


807 W
S. E. 114th ST.
G5 P
S/R
S/R
G5 P
G-5 P
S/R
See Area Zoning document pp 58-59
C-G
RM-900
15000
S.R.
RENTON-ISSAQUAH RD.
SC P
S/R
S/R
SC P
SC P
S. E. 120th ST.
S/R
SC P
S. E. 124th ST.
SC P
S/R
SC P
SR-15000
SR-15000
B-C
See Area Zoning document pp. 60-61
W 12-23-5
RENTON

164

Squak Mountain: Issue 1

Area suggested for reconsideration by Planning Division based on comments at public hearing.

Property Location: Upper May Valley area, North of Coalfield-Issaquah Road (May Valley Road) and East of SR 900 (Renton - Issaquah Road). NW 1/4 of Section 7, Township 23N, Range 6E and SW 1/4 of Section 6, Township 23N, Range 6E.

Kroll Map#: 808W and 803W

Existing Zoning: SE

Proposed Zoning: G-5-P, S-E

Comments: The Proposed Newcastle Area Zoning designates the upper May Valley downstream of Old May Valley Road as G-5. Those areas in the floodplain also were designated with the P-suffix. The rationale for this density included: existing large lot sizes, severe flooding problems during even small storms, and the need to maintain floodplain storage to protect downstream areas. A small area north of Old May Valley Road was also designated as G-5 because it was well known that flooding occurred regularly on those parcels. It was not extended farther upstream or to the east because at the time no detailed topography maps could be found to relate calculated flood elevations to ground surface features. It was also known that there were no regular complaints of flooding from these property owners.

During the review of the proposed zoning, it was pointed out that flooding conditions exist on other properties north of Old May Valley Road. Further investigations disclosed that recent detailed information was available from three short plat applications and a Water District 90 topography map of the vicinity. A more detailed look at the hydrologic information provided by these short plats indicated that flood conditions in this upper area are similar to those farther downstream. For example, the building setback lines for SP-779038 define almost half of the total area as undevelopable. Similarly, the setback area for SP 379136 eliminates almost 30% of the land for development. Both of these estimates were based on 25 year storm calculations instead of the 100 year storm flows used for the lower portions of the valley. Using 100 year flows would undoubtedly further decrease developable area on these lots.

Additional topographic information for SP-478060 and SP-379136, with one foot contour elevations, showed that less land was impacted by the 100 year flood than was suspected from the original five foot contour data. However, the fact remains that the land is poorly drained during the winter. Pond areas and saturated soils which showed up in our infra-red aeriel photography on this property were probably not directly caused by flood waters from the creek, but rather from poor drainage to the creek and from the property itself. Any future development on this property would therefore still be severely restricted by these hydraulic conditions. It was also noted during the field investigation



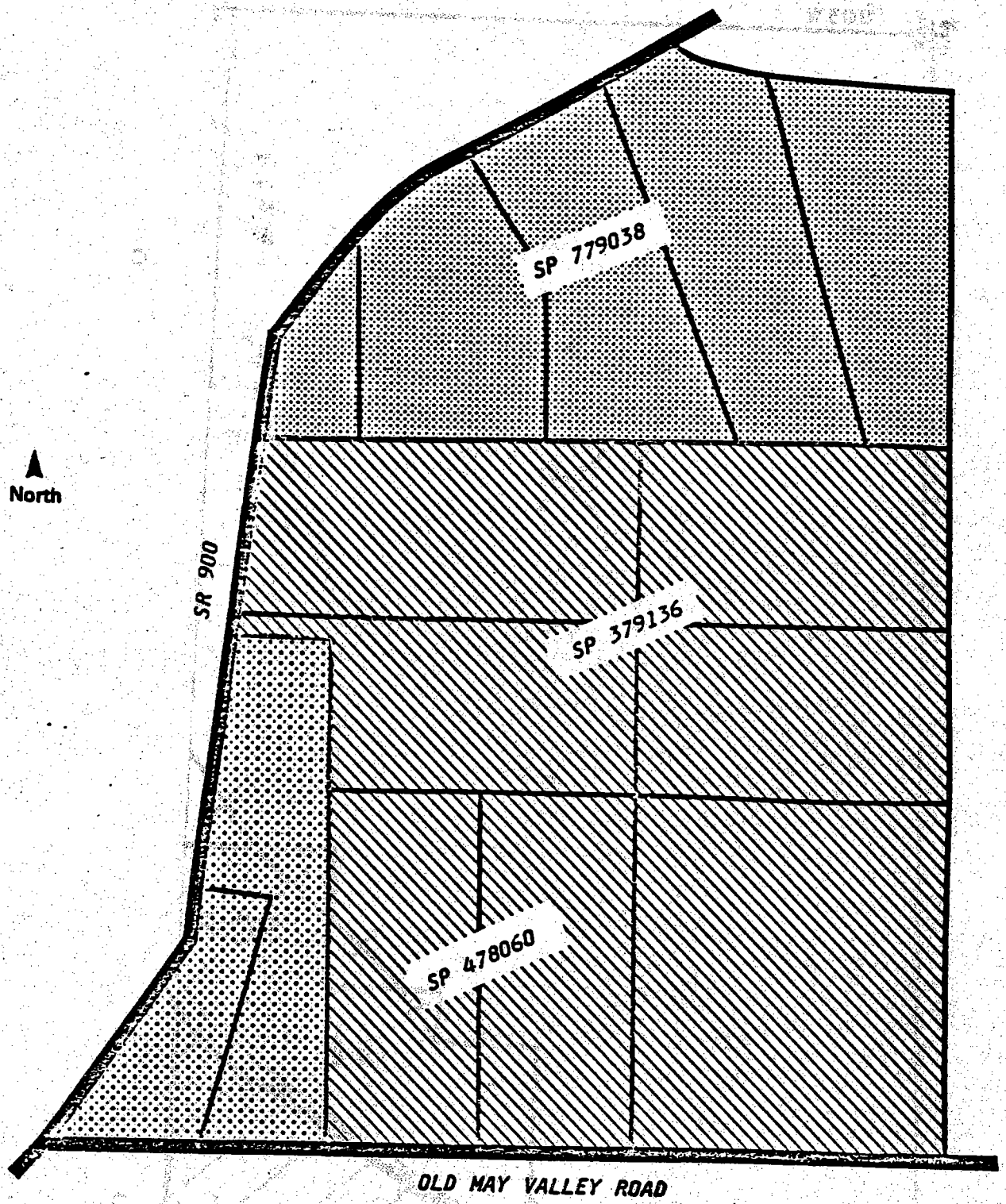
165

that this property (SP-478060 and SP-379136) is higher than the property to the west which is adjacent to the creek.

Panel Recommendation:

a) Apply G-5-P zoning designation to lots within short plat SP-779038. (See attached map) These P-suffix conditions should contain the same floodplain development and stream fencing requirements as the G-5-P zone in the lower May Valley (see policy N-38, p. 64 and Floodplain Guidelines, p. 70, Proposed Newcastle Community Plan). Also, the conditions should state that lots within SP-779038 should revert to SE-P zoning if new data show that these lots are outside the area subject to flooding.

b) Apply S-E-P zoning designation to lots within short plats SP-478060 and SP-379136 and adjacent lots within the valley floor. The P-suffix conditions for the SE-P zone in this area should include all of the G-5-P conditions as well as an additional condition for septic tank approval. Because of the poor winter drainage in this area, approval for any further subdivision of the existing lots should be based on Health Department approval of mid-winter percolation tests for septic tank drainfields. (October 12, 1982)



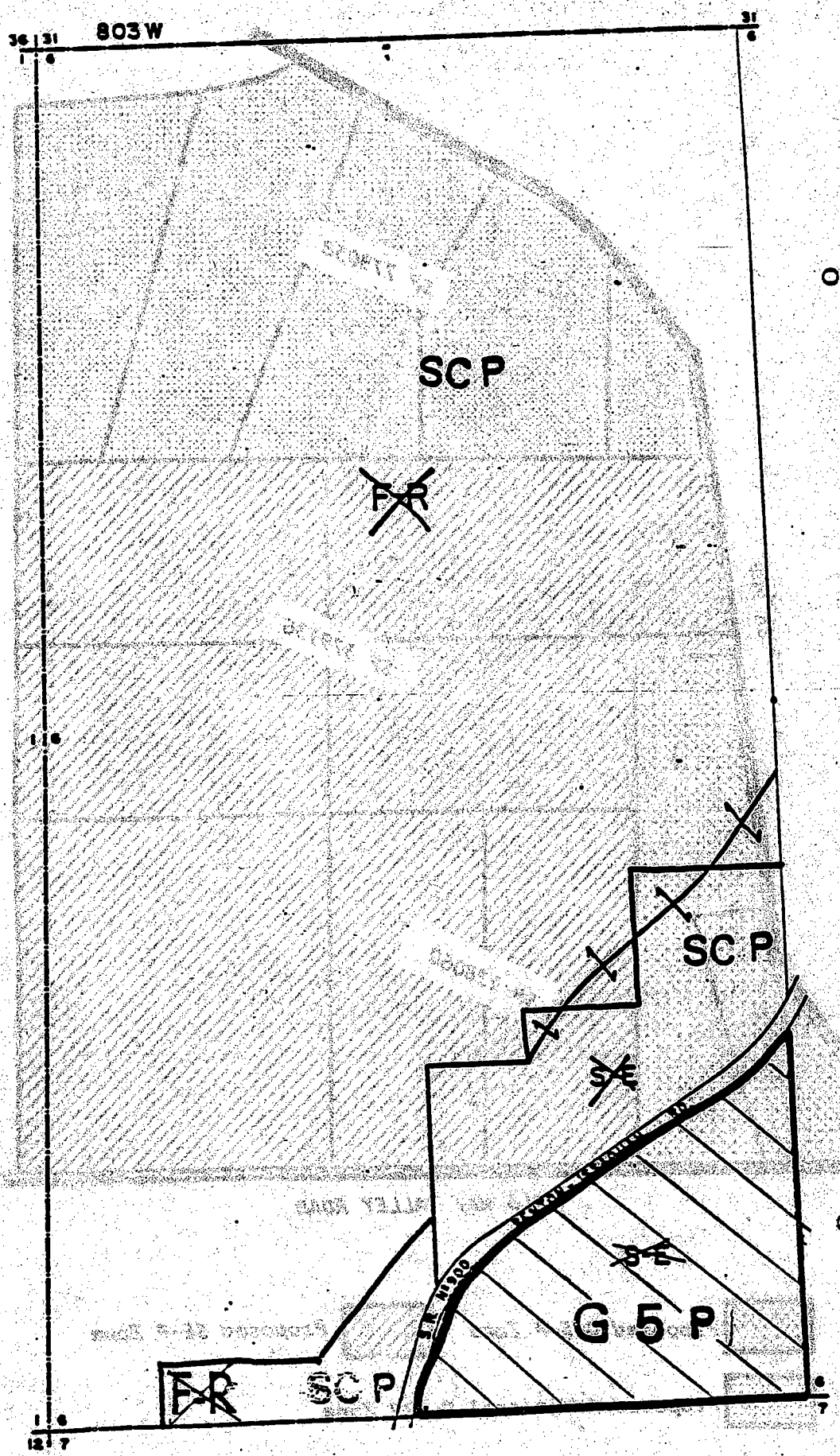

Proposed G-5-P Zone

Proposed SE-P Zone

Proposed Additional G-5-P Zone



October 12, 1982

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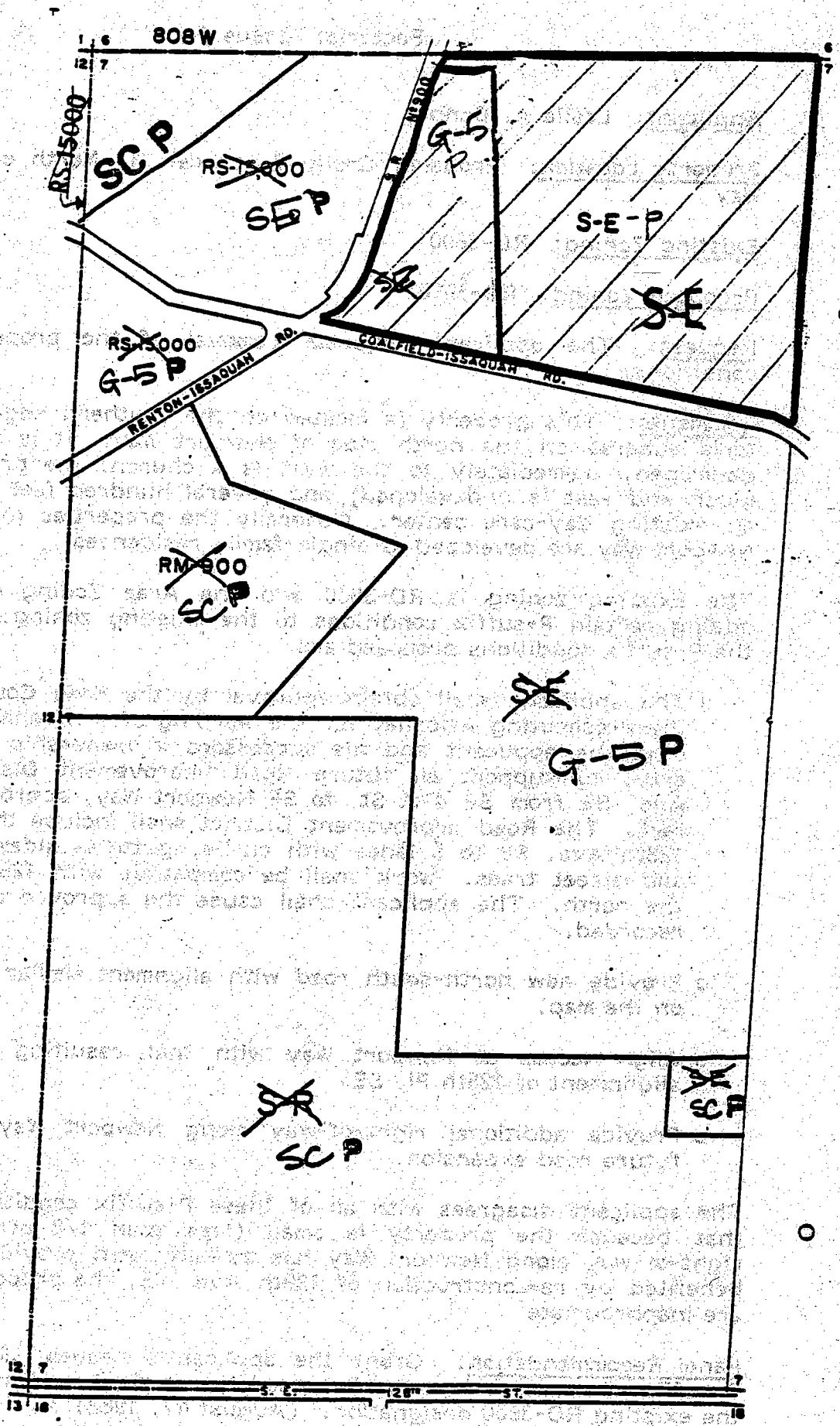
168


808 W
RS-15000
SC P
RS-15,000
SE P
G-5
P
S-E-P
SE
RS-15000
G-5 P
RENTON-ISSAQUAH RD.
COALFIELD-ISSAQUAH RD.
RM-900
SC P
SE
G-5 P
SE
SC P
SE
SC P
S. E. 128TH ST.

W 7-23-6

169

## Factoria: Issue 1

Applicant: Leslie A. Donner

Property Location: Property Group 7, parcel 11, North of SE Newport Way

Existing Zoning: RD-3600

Proposed Zoning: RD-3600P

Request: The applicant requests removal of the proposed P-suffix conditions.

Comments: This property is located on the southern edge of the Factoria subarea on the north side of Newport Way. It is presently undeveloped. Immediately to the west is a church; the property to the north and east is undeveloped; and several hundred feet to the east is an existing day-care center. Generally the properties to the south of Newport Way are developed as single-family residences.

The existing zoning is RD-3600 and the Area Zoning only proposes adding certain P-suffix conditions to the existing zoning. Specifically, the P-suffix conditions proposed are:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128 Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

- Provide new north-south road with alignment similar to that shown on the map.

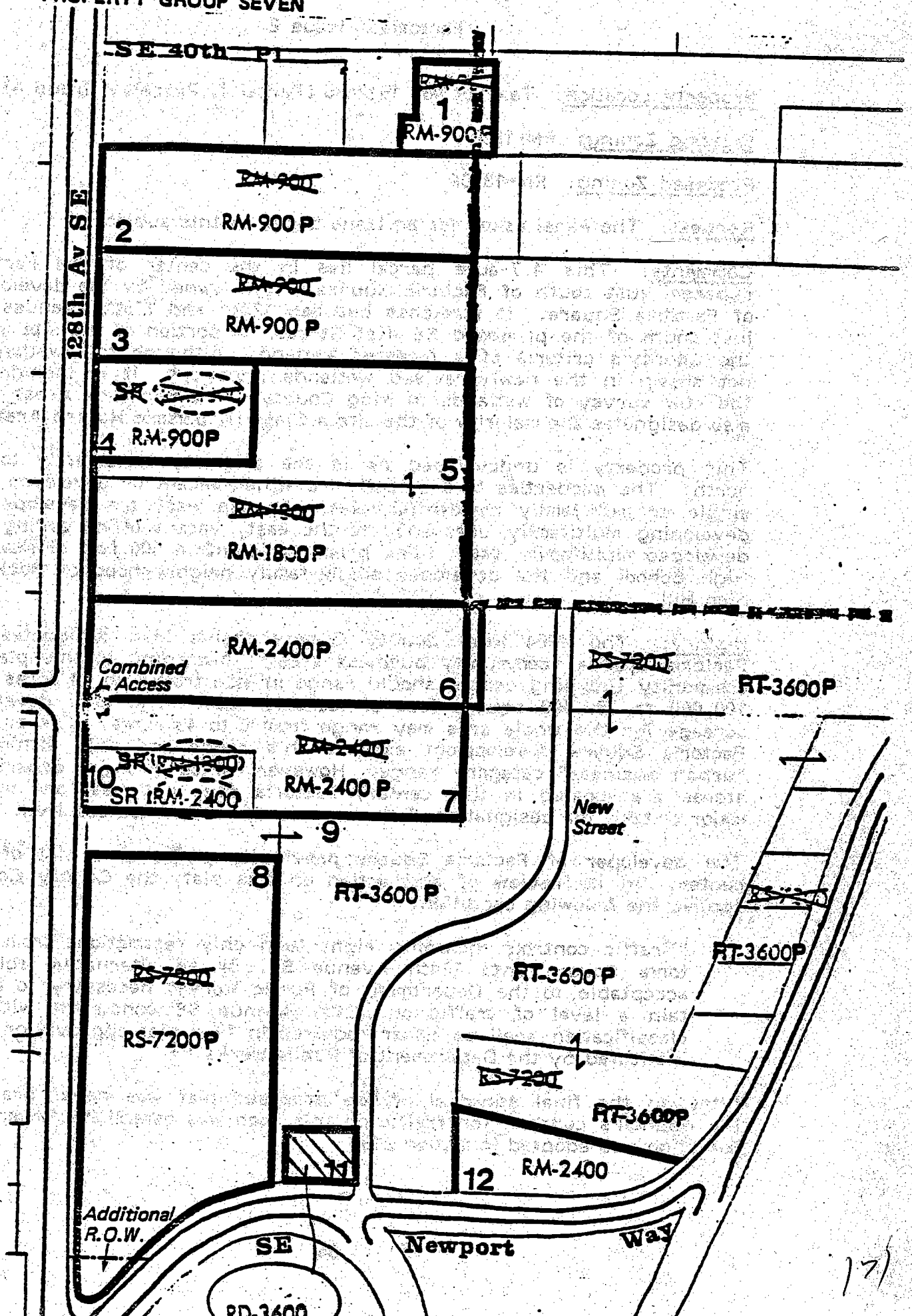
- Align access at Newport Way with that resulting from the new alighnment of 129th Pl. SE.

- Provide additional right-of-way along Newport Way to allow for future road expansion.

The applicant disagrees with all of these P-suffix conditions. He feels that because the property is small (less than 1/2 acre), additional right-of-way along Newport Way has already been provided, and is not benefited by re-construction of 128th Ave. SE, the proposed conditions are inappropriate.

Panel Recommendation: Grant the applicant's request and remove the P-suffix recommended in the Proposed Newcastle Area Zoning and retain the existing RD-3600 designation. (August 17, 1982)

FACTORIA
PROPERTY GROUP SEVEN




171

## Factoria: Issue 2

Property Location: Tax Lot 48, 16-24-5 (Parcel 1, Property Group 4)

Existing Zoning: RM-1800

Proposed Zoning: RM-1800P

Request: The Panel asked for an issue paper on this subject.

Comments: This 4.7-acre parcel lies in the center of the Factoria subarea, just south of Factoria Square. It is owned by the developers of Factoria Square. It stretches between 124th and 128th Avenues SE, just south of the proposed SE 41st Street. A portion of the site meets the County's criteria of a forested wetland. Although this wetland is not shown in the newly-revised wetlands inventory, it is included in the new survey of wetlands in King County. The Sensitive Areas Folio also designates the majority of the site a Class III Seismic Hazard Area.

This property is undeveloped as is the property immediately to the north. The properties to the south are either vacant or developed with single or multifamily residential uses. To the west are developed or developing multifamily uses and, to the east, vacant office zoning and developed multifamily uses. The property is within 500 feet of Newport High School and the developed single-family neighborhood of Mockingbird Hill.

History: The 1964 King County Comprehensive Plan designates the Factoria area a "community business area." According to this plan, a community shopping center should range in size from 9 to 24 acres with 100,000 to 200,000 square feet of leasable area. The total developed acreage for the whole area may range from 9 to 40 acres. The present Factoria Square development exceeds this range and falls within the "urban business" category range. However, since no major department stores are located in this center, Factoria does not meet one of the major criteria for designation of the area as an urban business area.

The developer of Factoria Square previously proposed a plat of this center. In its review of and action on this plat, the County Council applied the following condition:

> "Traffic controls including right turn only restrictions from Factoria Square onto 124th Avenue SE, or an alternative solution acceptable to the Department of Public Works, necessary to maintain a level of traffic on 124th Avenue SE consistent with its classification shall be either required in final plat approval or later instituted by the Department of Public Works."

Although the final approval of the proposed plat was never granted, the Council's concern for traffic on this road was established when this condition was adopted in Motion 2195.



172

The subject property was rezoned to RM-1800P (100-76R) around the time of the development of Factoria Square. About two years after the approval of this rezone, the owners of Factoria Square requested a rezone of the property immediately to the north from SR (Potential RM-1800) to BC (File No. 109-78R). The applicants requested this rezone to allow the expansion of Factoria Square.

Rezone 109-78R was one of several rezoning requests made in Factoria at that time. These rezoning actions prompted the development of the Factoria Development Report. This report -- requested by the County Council and prepared by the Planning Division -- was based on the recommendations of the Newcastle Community Plan Committee and the Factoria Planning Committee. The Report recommended office use for the property subject to rezone 109-78R and high-density multifamily residential use for the property which is the subject of this issue paper.

The Newcastle Community Plan contains the policies upon which the Factoria Development Report based its recommendation, particularly policies N-14 and N-20. In addition, the Report noted these concerns:

> "Encroachment upon single family neighborhoods, lack of cohesiveness, concern for scale and land use transitions, and adverse impacts upon public facilities and the transportation system."

Although the County Council approved rezone 109-78R, it did so with two important conditions. First, the Council required that any buildings associated with Factoria Square not to extend into the southern half of this property and that landscaping be provided to buffer adjacent properties to the south and west. These conditions were designed to buffer the existing and potential multifamily areas south of SE 41st Street and west of 124th Avenue SE. This setback was intended to function as a substitute buffer instead of the office use recommended in the Factoria Development Report. And second, the Council required the design of the intersection of SE 41st Street and 124th Avenue SE to prevent the use of 124th Avenue SE as a route between Newport Way and Factoria Square. This design would ensure that 124th Avenue SE remains a local access street. In addition, the Examiner's report recommends that the property to the south (the subject of this issue paper) be allowed to develop with office uses if: 1) proposed in the Newcastle Community Plan, 2) limited to 50,000 square feet of building area, and 3) the western half of the site is dedicated as a park.

After the approval of rezone 109-78R, the owners applied for a rezone of this southern property from RM-1800 to RM-900 (159-80R). As noted above, this rezone request conflicted with both the Factoria Development Report and the Newcastle Community Plan. The County Council voted to deny rezone 159-80R primarily based on its impacts on the local access character of 124th Avenue SE.

<u>Proposed Plan</u>: The Proposed Plan supports high-density multifamily residential use and RM-1800P zoning for this site. As stated above, concern about conflicts with nearby single-family uses and school facilities, maintenance of a balance of commercial, office, and residential uses in Factoria, and traffic impacts prompted this recommendation.

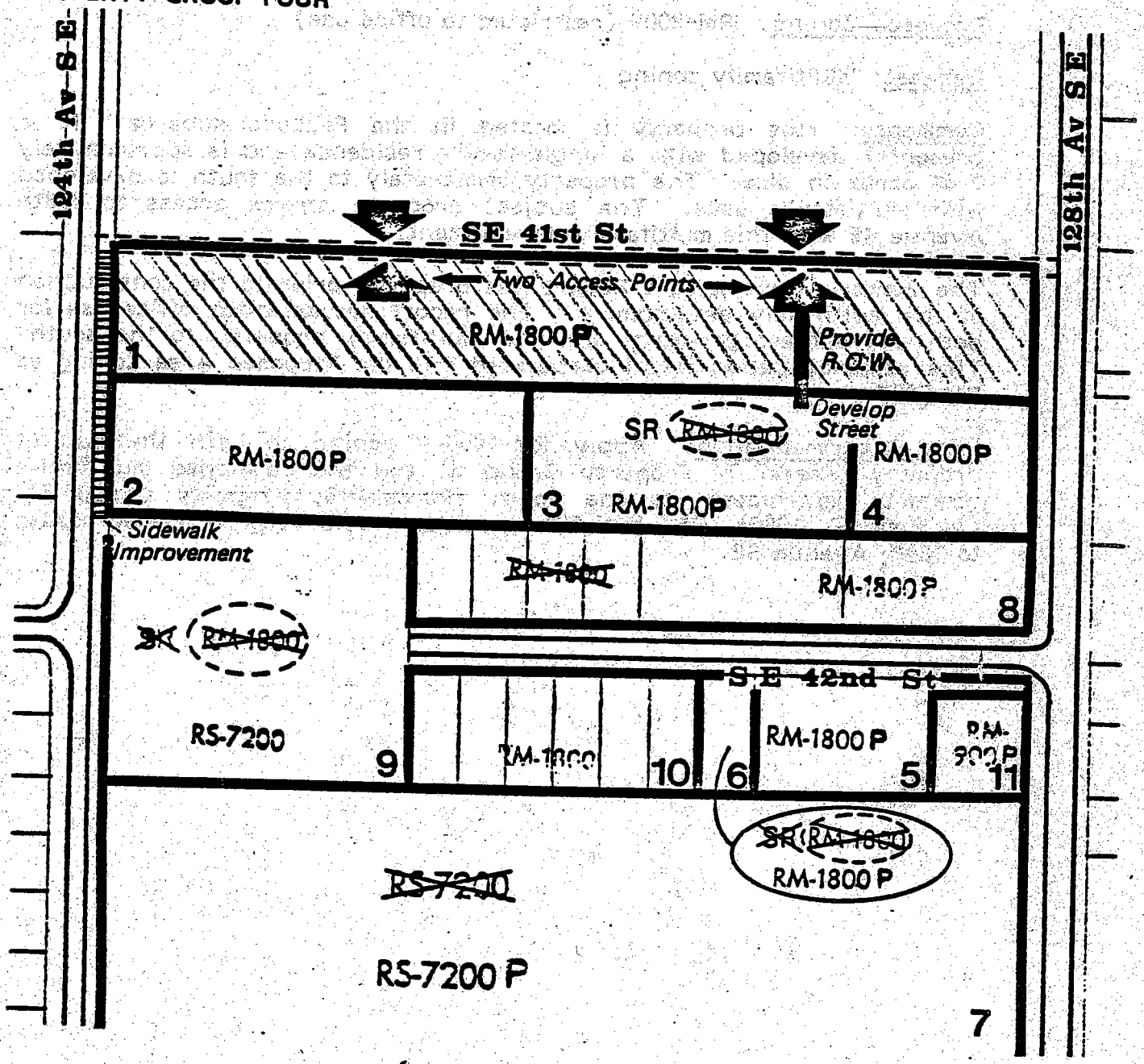


123

In addition, the Proposed Plan recommends the acquisition and development of a neighborhood park in the Factoria area.

Panel Recommendation: No action, retain the zoning recommended in the Proposed Area Zoning. (Discussion on August 14, 1982)

FACTORIA
PROPERTY GROUP FOUR



## Factoria: Issue 3

Applicant: Leong

Property Location: Parcel 7, Property Group 6

Existing Zoning: RM-900

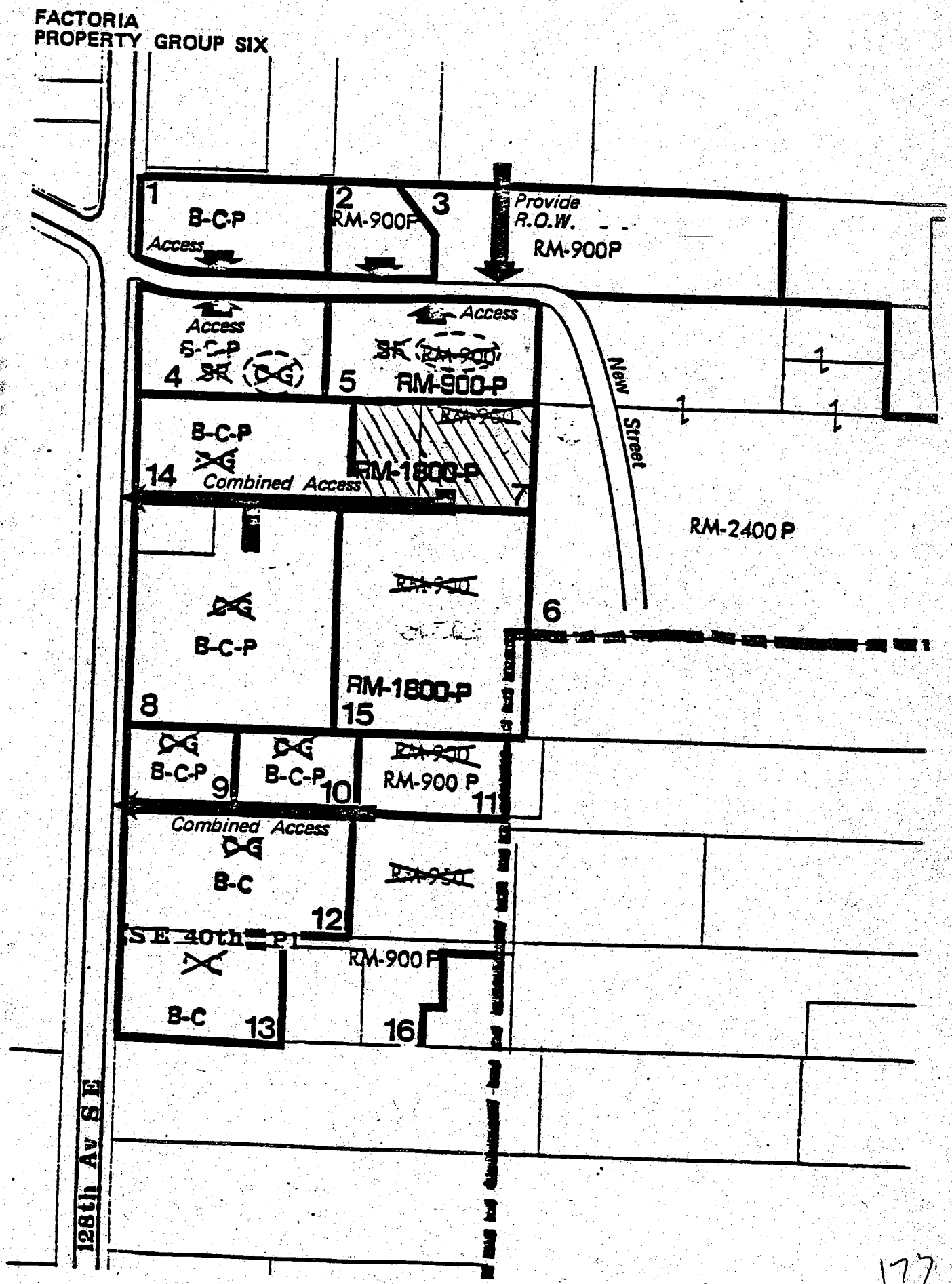
Proposed Zoning: RM-900P (restricted to office use)

Request: Multifamily zoning

Comments: This property is located in the Factoria subarea. It is presently developed with a single-family residence and is approximately 0.62 acres in size. The property immediately to the south is developed with multifamily uses. The subject property shares access to 128th Avenue SE with this multifamily development.

The Factoria Development Report was prepared prior to the construction of the multifamily development. The report recommended office use for both the subject property and the multifamily property to the south. This recommendation was incorporated into the Proposed Area Zoning as RM-900P.

Panel Recommendation: Apply RM-1800-P zoning to both the subject property (Parcel 7, Property Group 6) and the developed multifamily property immediately to the south (Parcel 15, Property Group 6). (August 17, 1982) The p-suffix condition would require shared access to 128th Avenue SE.


FACTORIA
PROPERTY GROUP SIX
1
B-C-P
Access
2
RM-900P
3
Provide
R.O.W.
RM-900P
Access
S-C-P
4
5
Access
RM-900-P
New
Street
B-C-P
14
Combined Access
RM-1800-P
7
RM-2400 P
B-C-P
6
8
RM-1800-P
15
B-C-P
9
B-C-P
10
RM-900 P
11
Combined Access
B-C
12
SE 40th Pl
RM-900 P
B-C
13
16
128th Av S E