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Appendix A

Volume 1

Bear Creek
East King County
East Sammamish
Enumclaw
Federal Way

Bear Creek Planning Area Development Conditions

BC-P2 Road Corridor: Northeast Woodinville-Duvall Road (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Woodinville-Duvall Road corridor, 180th Avenue Northeast to West Snoqualmie Valley Road.

Woodinville-Duvall Road is classified as a principal arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works.

BC-P3 Road Corridor: Avondale Road Northeast (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Avondale Road Northeast, Redmond City Limits to Northeast Woodinville-Duvall Road.

Avondale Road is classified as a principal arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works.

BC-P4 Road Corridor: Northeast Novelty Hill Road (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Novelty Hill Road, Avondale Road to West Snoqualmie Valley Road.

Novelty Hill Road is classified as a minor arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by this corridor. Requirements will be determined by application of the County's Road Adequacy Standard ordinance.

BC-P5 Road Corridor: Other Principal Arterials (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast 128th Way/Northeast 133rd Street (Seidel Road), 180th Avenue Northeast to 238th Avenue Northeast (new north-south arterial), 238th Avenue Northeast, Northeast 80th Street to Northeast 133rd Street

These routes are classified as principal arterials. New development along these routes shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirement may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by these corridors. Requirements will be determined by application of the County's Road Adequacy Standard ordinance.

BC-P6 Road Corridor: Northeast Union Hill Road (Source: Bear Creek
Community Plan Area Zoning, pp.127-128)

Northeast Union Hill Road, Redmond City Limits to 208th Avenue Northeast

Northeast Union Hill Road is classified as a minor arterial. New development along this route shall dedicate right-of-way sufficient to provide 42 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by this corridor. Requirements will be determined by application of the County's Road Adequacy Standard ordinances.

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BC-P8 Commercial Area: Avondale Road Northeast (Source: Bear Creek
Community Plan Area Zoning, pp.127-128)

Avondale Road Northeast at Northeast 116th Street

New commercial development in this area shall locate site driveway access to Northeast 116th Street where possible. Where possible, adjacent commercial properties shall provide a single driveway. Property access and internal circulation shall be approved by the King County Department of Public Works.

Avondale Road is classified as a principal arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works.

BC-P9 Commercial Area: Northeast Woodinville-Duvall Road (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Woodinville-Duvall Road at Avondale Road Northeast.

Commercial development north of Woodinville-Duvall Road shall locate driveway access on a new public road extending north from the Avondale Road intersection with Woodinville-Duvall Road. Where possible, no direct driveway access shall be allowed to Woodinville-Duvall Road or to Avondale Road Northeast south of Woodinville-Duvall Road. Contact the King County Department of Public Works Roads Division for right-of-way requirements and road design standards.

BC-P10 Commercial Area: 236th Avenue Northeast (Source: Bear Creek
Community Plan Area Zoning, pp.127-128)

236th Avenue Northeast at Redmond-Fall City Road (SR-202)

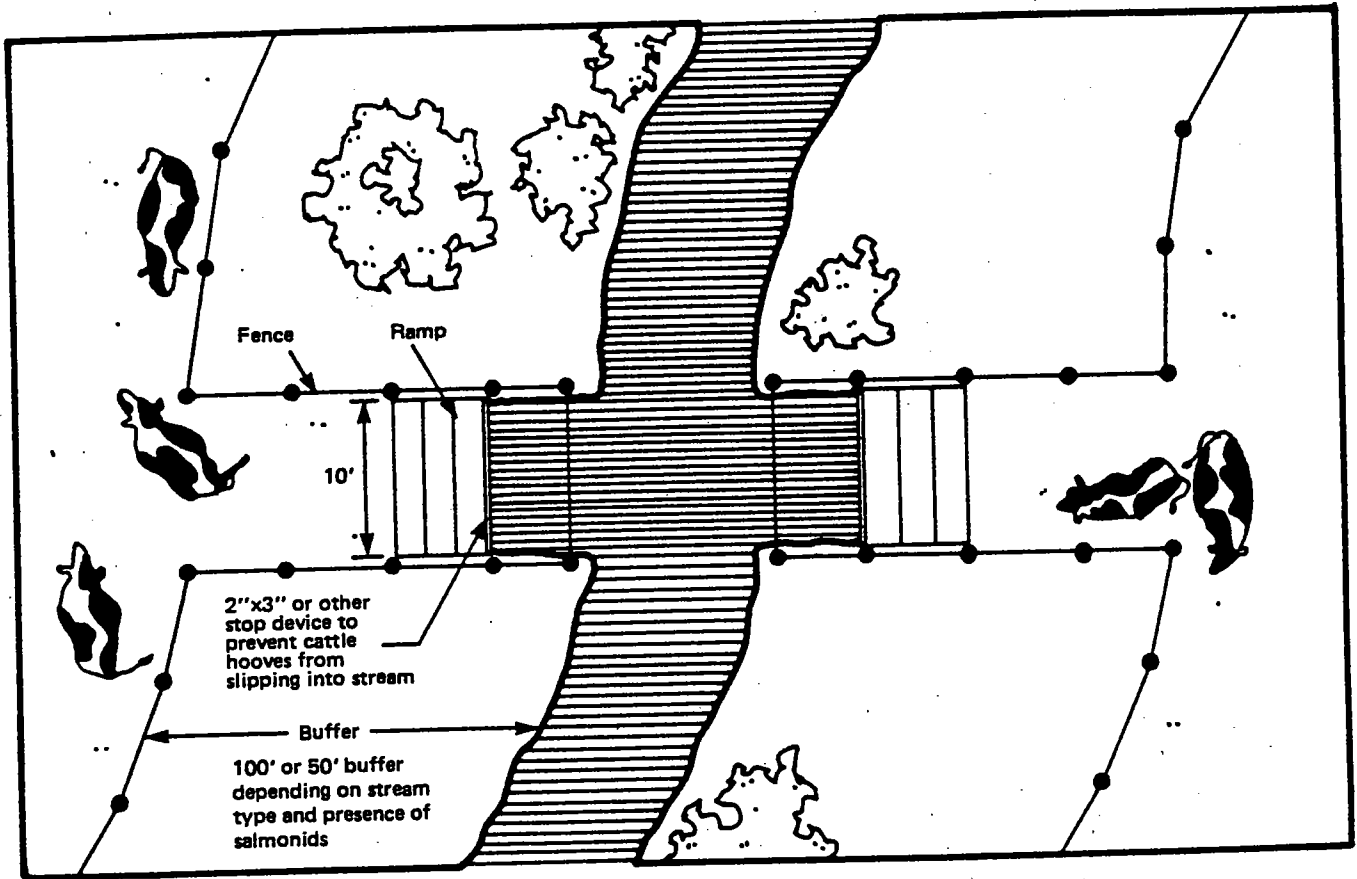
New commercial development at this area shall coordinate driveway access to adjacent arterials with the Washington State Department of Transportation (SR-202) and the King County Department of Public Works Roads Division.

These routes are classified as principal arterials. New development along these routes shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirement may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by these corridors. Requirements will be determined by application of the County's Road Adequacy Standard ordinance.

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BC-P11 I-P and M-P zone west of 196th Avenue Northeast. (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

No driveway access will be permitted to 196th Avenue Northeast. Development shall provide a new north-south public road to connect between Northeast Union Hill Road and to 187th/188th Avenues Northeast in the City of Redmond.



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**East King County
Development Conditions**

EK-P3 Alpentel Map Amendment Study (Source: 1995 King County Comprehensive
Plan Amendment Package: Ordinance 12061)

Provide or retain a 25-foot landscaped area of plant materials native to the Snoqualmie Pass area along the edge of the property adjacent to Interstate 90 in order to screen the property from Interstate 90.

11 292311
11 322311

322311 332311

322311
052211

322311 332311
052211 042211


352211
382211

Alpental Rd

I-90
I-90 Loop
CB-P

KITTITAS COUNTY

1000 0 1000 2000 Feet

 P-Suffix Area



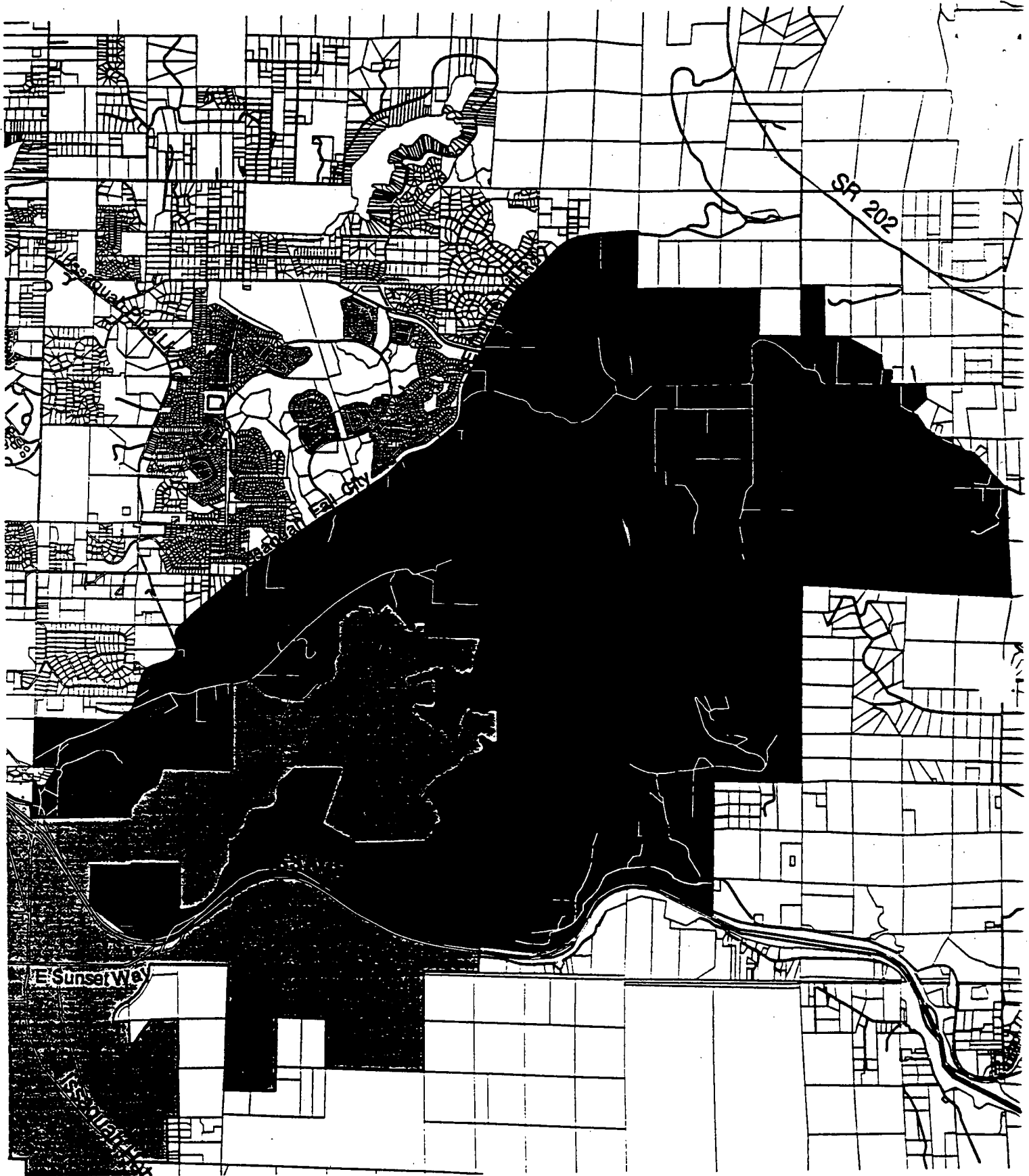
EK-P3. Alpental Map Amendment Study
East King County Community Planning Area ...

**Zoning Code
Conversion
Phase Two**

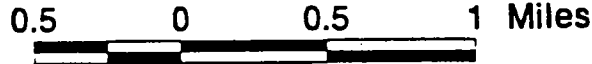
East Sammamish Planning Area Development Conditions

ES-P2. Grand Ridge Clustering (Source: East Sammamish Community Plan Update and Area Zoning)

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



Executive Proposed Amendment to
 Proposed Ordinance 96-263, Appendix A:
 ES-P2. Grand Ridge Clustering



- P-Suffix Area
- City Area

**Zoning Code
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**ES-P3. Klahanie Village Affordable Housing (Source: East Sammamish
Community Plan Update and Area Zoning)**

The following P-suffix condition shall govern housing development on the subject property in order to fulfill the balance of the affordable housing required for Klahanie pursuant to the conditions of the original Klahanie rezone (Ordinance No. 6497, DDES File No. 134-80-R) Condition No. 6:

- A. This multifamily parcel shall be set aside for future affordable housing development. When the Planning and Community Development Division (PCDD) has assessed affordable housing performance on prior divisions of Klahanie, PCDD shall release portions of this parcel for development, and a housing covenant shall be recorded which specifies the remaining MPD affordable housing obligation to be fulfilled within this parcel.
- B. Affordable housing covenants must be signed and recorded before any portion of this parcel is sold or before any plat is recorded or building permit issued. Because this is the final major residential phase of Klahanie, covenants shall be negotiated jointly by King County, the Klahanie developer, and the builder who will purchase the parcel.
- C. Rental housing that will be credited toward the MPD affordable housing requirement must meet the following criteria: The units must be rented to income-eligible households (low, moderate, and medium) at a rental rate no greater than 30% of household income. PCDD shall establish annually maximum incomes for low, moderate, and median-income households, adjusted for household size. Prior to issuance of the building permit, the property owner shall agree to report on household income, household size, and rental rate for a period of five years to assure compliance with the MPD requirements. A housing covenant shall be recorded which specifies the number of affordable units to be provided within the project.

The limit of 30% of income for rent is based on the standard used in federal housing programs. If this standard is changed, King County may increase the proportion of income dedicated to rent for units meeting the affordable housing requirements in Klahanie.


- D. For-sale housing that will be credited toward the MPD affordable housing requirements shall meet the following criteria: A housing covenant shall be recorded which specifies the number of affordable units to be provided for each income category (low, moderate, and median), the maximum income of households to purchase housing, and maximum house prices in each income category. PCDD shall establish annually maximum incomes for low, moderate, and median-income households, adjusted for household size. Maximum house prices shall be established for each division based on the amount income-eligible households can afford assuming a 10% down payment and standard lending practices.
- E. It is the continued goal to have a housing mix of affordable for-sale and rental units in Klahanie, and the developer shall cooperate with the King County PCDD toward that end.



R-18-P

Issaquah - Fall City Rd

0 800 1600 Feet

 P-Suffix Area



ES-P3. Klahanie Village Affordable Housing
East Sammamish Community Planning Area

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