ORDINANCE NO. 2370

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT A ZONING MAP AMENDMENT FROM RA-5, R-6, AND BP TO BEAR CREEK DESIGN DISTRICT (BCDD) FOR A 126-ACRE SITE IN THE BEAR CREEK NEIGHBORHOOD COMMONLY KNOWN AS THE KELLER FARM, AMENDING RELATED ZONING REGULATIONS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, Mr. Steve McCullagh, representing Oakmont Senior Living – the real estate component of Aegis Living and contract purchaser of the 126-acre site commonly known as the Keller Farm, legally described in Exhibit 1 to this ordinance and generally located east of Avondale Road and north of Union Hill Road in Redmond's Bear Creek Neighborhood, has requested that the City amend its Comprehensive Land Use Map, Zoning Map, and zoning regulations for said property, totaling approximately 126 acres; and

WHEREAS, through Ordinance No. 2360 effective September 15, 2007, the City Council set the content of Redmond's 2006-07 Annual Comprehensive Plan Amendment

Package, which includes the amendment proposed by Mr. McCullagh and other amendments; and

WHEREAS, on April 4, 2007 the applicant hosted a neighborhood meeting to inform the public about the proposal and gather public feedback; and

WHEREAS, state agencies received 60-day notice of Redmond's proposed Comprehensive Plan amendment on April 9, 2007; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on April 16, 2007 for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing that opened on August 1, 2007 and closed on September 19, 2007 to receive public comment on the proposed amendment; and

WHEREAS, the City Council held public meetings on October 2, October 16, and November 5, 2007, at which the proposed amendment was considered; and

WHEREAS, the City of Redmond desires to amend its Zoning Map and zoning regulations as they pertain to the subject property in order to more appropriately use the subject land, increase senior housing opportunities in Redmond and permanently protect an ecologically significant portion of the Bear and Evans Creeks basin, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusion, and Analysis. In support of the proposed amendment to re-designate said property from Semi-Rural, Single-Family Urban, and Business Park to Design District, and rezone said property from RA-5, R-6, and BP to Bear Creek Design

District (BCDD), the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated July 13, 2007, including all related attachments and exhibits to that report, and the Planning Commission Report dated October 3, 2007, including the related attachments and exhibits to that report.

Section 2. Amend Zoning Map. The Zoning Map established by Section 20C.10.15-010, Establishment of Zoning Map, of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to rezone the property described in Exhibit 1 and depicted in Exhibit 2 to this ordinance, both attached hereto and incorporated herein by this reference as if set forth in full, from RA-5, R-6, and BP to Bear Creek Design District (BCDD).

Section 3. Amend Zoning Regulations. The Redmond Municipal Code and Redmond Community Development Guide are hereby amended to reflect the changes proposed in Exhibit 3 to this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYO

ATTEST/AUTHENTICATED:

MALISA FILES, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

By:

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2370

November 2, 2007

November 5, 2007

November 5, 2007

November 12, 2007

November 17, 2007

EXHIBIT 1

CORE DESIGN, INC. BELLEVUE WA 98007

Core Project No: 05103 09/27/07

LEGAL DESCRIPTION - Performance Area 1

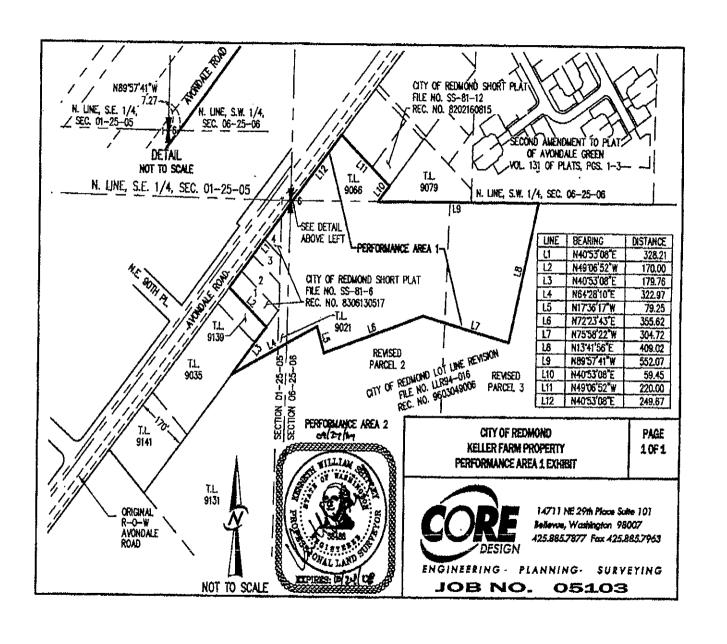
That portion of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M. and the southwest quarter and the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., all in the city of Redmond, King County, Washington, described as follows:

COMMENCING at the quarter section corner common to said Sections 1 and 6; thence S89°57'41"E, along the south line of said northwest quarter of Section 6, a distance of 7.27 feet to the easterly right-of-way margin of Avondale Road as condemned by King County -Superior Court Cause No. 87-2-02407-5 and the POINT OF BEGINNING of the herein described tract of land; thence \$40°53'08"W, along said margin, 328.21 feet to the southwesterly line of Lot 1 of City of Redmond Short Plat No. SS-81-6, recorded under King County Recording No. 8306130517; thence S49°06'52"E, along said line, 170.00 feet to a line that is 170.00 feet southeasterly of, when measured at right angles to, and parallel with said right-of-way margin; thence \$40°53'08"W, along said parallel line, 179.76 feet; thence N64°28'10"E 322.97 feet; thence \$17°36'17"E 79.25 feet; thence N72°23'43"E 355.62 feet; thence S75°58'22"E 304.72 feet; thence N13°41'56"E 409.02 feet to the north line of the southwest quarter of said Section 6; thence N89°57'41"W, along said north line, 552.07 feet to the southeasterly line of Tax Parcel No. 062506-9066 as described in deed recorded under Recording No. 20050628002409; thence N40°53'08"E, along said line, 59.45 feet to the common line between said Tax Parcel and City of Redmond Short Plat No. SS-81-12, recorded under Recording No. 8202160815; thence N49°06'52"W, along said common line, 220.00 feet to said southeasterly margin of Avondale Road; thence S40°53'08"W, along said margin, 249.67 feet to the POINT OF BEGINNING.

Contains 383,493± Square Feet (8.8038± Acres).



05103L04 Performance Area 1.doc, 9/27/07, page 1



CORE DESIGN, INC. BELLEVUE WA 98007

Core Project No: 05103 09/27/07

LEGAL DESCRIPTION - Performance Area 2

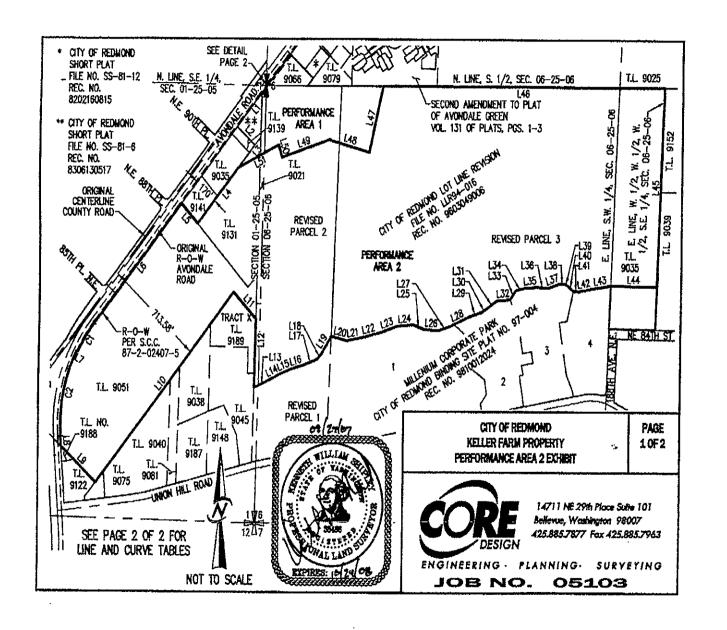
That portion of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M. and the south half and the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., all in the city of Redmond, King County, Washington, described as follows:

COMMENCING at the quarter section corner common to said Sections 1 and 6; thence S89°57'41"E, along the south line of said northwest quarter of Section 6, a distance of 7.27 feet to the easterly right-of-way margin of Avondale Road as condemned by King County -Superior Court Cause No. 87-2-02407-5; thence S40°53'08"W, along said margin, 328.21 feet to the southwesterly line of Lot 1 of City of Redmond Short Plat No. SS-81-6, recorded under King County Recording No. 8306130517; thence S49°06'52"E, along said line, 170.00 feet to a line that is 170.00 feet southeasterly of, when measured at right angles to, and parallel with said right-of-way margin; thence S40°53'08"W, along said parallel line, 179.76 feet to the POINT OF BEGINNING of the herein described tract of land; thence \$40°53'08"W, continuing along said parallel line, 451.68 feet to the southerly corner of Tax Parcel No. 012505-9141 as described in quit claim deed recorded under Recording No. 20001127000073; thence N44°14'14"W, along the southwesterly line of said tax parcel as described in said quit claim deed, 170.62 feet to said right-of-way margin; thence the following five courses and distances along said margin; thence \$40°53'08"W 960.66 feet to a point of tangency with a 940.00-foot radius circular curve to the left; thence southwesterly, along said curve, through a central angle of 12°52'45", a distance of 211.30 feet; thence N61°59'37"W 10.00 feet to a point of radial intersection with a 950.00-foot radius circular curve concave to the easterly; thence southerly, along said curve, through a central angle of 32°18'15", a distance of 535.62 feet to a point of tangency: thence S04°17'52"E 61.05 feet to the southwesterly line of Tax Parcel No. 012505-9051 as described in deed recorded under Recording No. 7406100595; thence S49°06'52"E, along the southwesterly line of said tax parcel as described in said deed, 329.23 feet to the southerly corner of said tax parcel and a point on a line 713.58 feet southeasterly of, when measured at right angles to, and parallel with the original centerline of county road as described in said deed; thence N40°53'08"E, along said parallel line, 1526.15 feet to the northerly corner of a parcel of land described as Tract X in deed recorded under Recording No. 9410060889; thence S45°46'57"E, along the northeasterly line of said Tract X. 230.72 feet to the common line between said Tract X and Revised Parcel 2 of City

of Redmond Lot Line Revision File No. LLR94-016, recorded under Recording No. 9603049006; thence S01°10'48"W, along said common line, 410.42 feet to the south line of said Revised Parcel 2; thence the following thirty-one courses and distances along the south lines of said Revised Parcel 2 and Revised Parcel 3 of said Lot Line Revision; thence N67°28'01"E 118.22 feet; thence N64°21'50"E 84.50 feet; thence N68°58'18"E 84.10 feet; thence N74°06'07"E 94.70 feet; thence N70°29'34"E 102.91 feet; thence N43°47'22"E 47.08 feet; thence N34°01'23"E 124.72 feet; thence S77°53'24"E 117.10 feet; thence N81°16'12"E 95.53 feet; thence N76°48'21"E 151.88 feet; thence N72°38'09"E 129.88 feet; thence N85°08'25"E 118.81 feet; thence S70°52'18"E 80.73 feet; thence S86°12'25"E 103.83 feet; thence N74°27'22"E 93.10 feet; thence N66°48'48"E 141.68 feet; thence N72°54'06"E 96.15 feet; thence N60°28'29"E 43.05 feet; thence N56°52'31"E 85.84 feet; thence N84°58'37"E 99.88 feet; thence N35°12'19"E 66.37 feet; thence N76°31'12"E 65.11 feet; thence N85°47'50"E 88.54 feet; thence S86°45'28"E 85.89 feet; thence N72°43'12"E 85.47 feet; thence S88°38'52"E 37.29 feet; thence S69°22'00"E 19.70 feet; thence S52°45'05"E 57.69 feet; thence S84°59'07"E 37.73 feet; thence N79°51'47"E 89.63 feet; thence N82°02'45"E 149.28 feet to the southeast corner of said Revised Parcel 3 and a point on the west line of Tax Parcel No. 062506-9035, said point also being on the east line of the southwest quarter of said Section 6; thence S89°07'32"E, parallel with the northerly right-of-way margin of NE 84th Street, 329.37 feet to the east line of said tax parcel and the east line of the west half of the west half of the southeast quarter of said Section 6; thence N02°00'53"E, along said east line, 1202.41 feet to the north line of the south half of said Section 6; thence N89°57'41"W, along said north line, 2040.47 feet; thence S13°41'56"W 409.02 feet; thence N75°58'22"W 304.72 feet; thence S72°23'43"W 355.62 feet; thence N17°36'17"W 79.25 feet; thence S64°28'10"W 322.97 feet to the POINT OF BEGINNING.

Contains 4,997,794± Square Feet (114.7336± Acres).



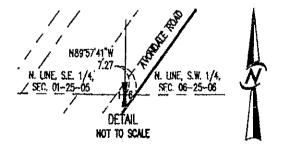


| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|----------------|----------|------|-------------|----------|
| Li | N40'53'08"E | 328.21 | L27 | N74"27"22"E | 93.10 |
| 1.2 | N49'06'52"W | 170.00 | L28 | N66'48'48'E | 141.68 |
| L3 | N40'53'08"E | 179.76 | 1.29 | N72'54'06"E | 96.15 |
| L4 | N40'53'08"E | 451.68 | L30 | N60'28'29"E | 43.05 |
| 15 | N447414"W | 170.62 | L31 | N56'52'31"E | 85.84 |
| L6 | N40'53'08"E | 960.66 | L32 | N84'58'37"E | 99.88 |
| [7 | M61'59'37"W(R) | 10.00 | 1.33 | N3512'19"E | 66.37 |
| L8 | N0417'52"W | 61.05 | 1.34 | N76'31'12"E | 65.11 |
| L9 | N49'06'52"W | 329.23 | 1.35 | N85'47'50"E | 88.54 |
| L10 | N40'53'08"E | 1526.15 | L36 | N86'45'28"W | 85.89 |
| L11 | N45'46'57"W | 230.72 | L37 | N72'43'12 E | 85.47 |
| L12 | N0110'48'E | 410.42 | L38 | N88'38'52"W | 37.29 |
| L13 | N67 28 01 E | 118.22 | L39 | N69'22'00"W | 19.70 |
| 1,14 | N64'21'50"E | 84.50 | L40 | N52'45'05"W | 57.69 |
| L15 | N68'58'18"E | 84.10 | L41 | N84°59'07"W | 37.73 |
| L16 | N74'06'07"E | 94.70 | 1.42 | N79'51'47"E | 89.63 |
| L17 | N70'29'34"E | 102.91 | L43 | N82'02'45"E | 149.28 |
| L18 | N43'47'22"E | 47.08 | L44 | N89'07'32"W | 329.37 |
| L19 | N3401'23"E | 124.72 | L45 | N02'00'53"E | 1202.41 |
| 120 | N77'53'24"W | 117.10 | L46 | N89'57'41"W | 2040.47 |
| [21 | N8176'12"E | 95.53 | L47 | N13'41'56"E | 409.02 |
| L22 | N76'48'21"E | 151.88 | L48 | N75'58'22"W | 304.72 |
| 1,23 | N72'38'09"E | 129.88 | L49 | N72'23'43 E | 355.62 |
| L24 | N8508'25 E | 118.81 | 1.50 | N17'36'17"₩ | 79.25 |
| 1,25 | N70'52'18"W | 80.73 | L51 | N64"28'10"E | 322.97 |
| 1.26 | N8612'25"W | 103.83 | | | |

| i | CURVE | RADIUS | DELTA ANGLE | ARC LENGTH |
|---|-------|--------|-------------|------------|
| | C1 | 940.00 | 12'52'45" | 211.30 |
| | C2 | 950.00 | 3218 15 | 535.62 |



CITY OF REDMOND KELLER FARM PROPERTY PERFORMANCE AREA 2 EXHIBIT PAGE 2 OF 2

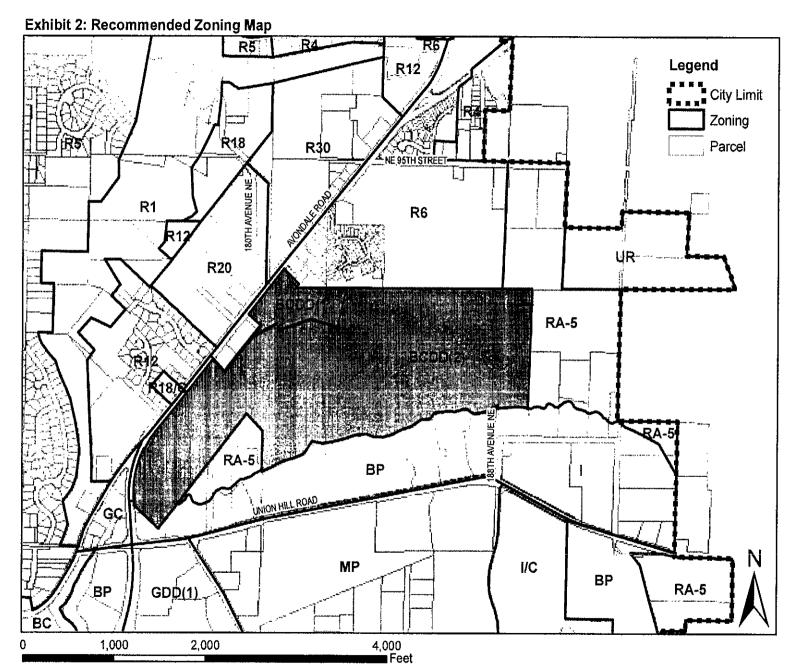




14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963

ENGINEERING . PLANNING . SURVEYING

JOB NO. 05103



h:\personalprojects\jchurchill\keller\pc report exhibit c - proposed zoning map.mxd

Exhibit 3: Recommended Text Amendments to the Development Guide Aegis at Bear Creek aka Keller Farm Comprehensive Plan Amendment

AMENDED CODE

20C.70.15 Bear Creek Neighborhood Regulations.

Delete all language and reserve division for neighborhood-specific regulations to be developed at a future date.

NEW CODE

20C.70.70 Bear Creek Design District (BCDD) Zone.

20C.70.70-010 Purpose.

The purpose of the Bear Creek Design District is to provide development potential on the upland portion of the Bear Creek Design District in the northwest portion of the site in a comprehensive master plan that would allow for the permanent protection of Bear Creek, its riparian corridor, and associated wetlands and floodplains. The Design District provides for the location of Retirement Residence Facilities, associated limited support services, and affordable employee multi-family housing. The Design District will provide critical links in the Bear Evans Creek Greenway System, an important planned regional trail along Bear and Evans Creeks. The balance of the undevelopable portion of this District shall be established as a wetland mitigation banking site.

20C.70.70-020 Site Planning and Design Objectives.

Site plans and architectural designs for development within the Bear Creek Design District shall be consistent with the objective of achieving a high quality, aesthetically pleasing retirement residential development while preserving the district's view corridors, and natural systems and amenities that Redmond citizens highly value.

20C.70.70-030 Boundaries and Performance Areas.

The boundaries and performance areas of the Bear Creek Design District are delineated by the City's official Zoning Map.

- (1) Performance Area 1 (PA-1) is the northwest 8.8 acres (approximate refer to legal description included as part of adopting ordinance) to be developed as Retirement Residence facilities with recreational facilities and affordable employee multi-family housing. This area lies outside of the 100 year floodplain of Bear Creek except for the emergency vehicle access and certain recreational facilities.
- (2) Performance Area 2 (PA-2) comprises approximately 114.8 acres (approximate refer to legal description included as part of adopting ordinance) to be left as open space area and agricultural crop production, and ultimately developed for trails, passive recreation, and wetland mitigation banking purposes.

20C.70.70-040 Unified Review and Applicability of Development Guide

(1) Development in the Bear Creek Design District shall substantially conform to the conceptual site plan submitted as an exhibit to the Ordinance adopting this division. Development may proceed in phases.

- (2) All provisions of the Community Development Guide relating to the Bear Creek Design District govern the entire District unless the provision expressly states the intent to govern only one or more performance areas.
- (3) Any proposed structure within the Bear Creek Design District or an external addition to an existing structure must be approved by the Technical Committee and Design Review Board through the Site Plan Entitlement process.
- (4) As a condition of Site Plan Entitlement approval, the applicant shall convey to the City conservation easements for all BCDD land outside PA-1 not already conveyed or purchased for other purposes such as the wetland mitigation bank and trail easements.
- (5) The Technical Committee and Design Review Board may impose conditions on development in the Bear Creek Design District in order to ensure that the standards and intent of the design district, and the Comprehensive Plan are met, and to mitigate potential adverse environmental impacts.
- (6) This zone shall be subject to review no later than ten years after its adoption, consistent with Comprehensive Plan policy.

20C.70.70-050 Bear Creek Permitted Land Uses.

The chart entitled Bear Creek Permitted Land Uses Chart indicates the permitted land uses and required review procedure for each use.

Bear Creek Design District Zone Permitted Land Uses Chart

| Land Use | BCDD PA-1 | BCDD PA-2 |
|--|--------------|--------------|
| Retirement residences together with indoor storage and offices associated with such uses. 1 | Р | |
| Financial and insurance services as internally provided services to on-site residents and guests of the development. | Р | |
| Medical, dental, individual, or family social services as internally provided services to on-site residents and guests of the development. | Р | |
| Educational services relating to geriatrics / gerontology. | P | |
| Employee Housing ¹ | Р | |
| Wetland Mitigation Banking | Р | Р |
| Passive Recreational Facilities | Р | Р |
| Agricultural Crop Production ² | Р | P |
| Broadcast and Relay Facilities | С | |
| Wireless Communication Facilities | S | |
| P=Permitted Use; C=Conditional Use; S=Special Use | | |

Notes:

- 1) Ten percent of the total number of dwelling units shall be provided as "affordable housing" affordable to individuals or families earning up to 80% of area median income. The developer shall be allowed to apportion the affordable units among the employee and senior housing as the applicant deems appropriate. While nothing in RCDG 20D.30.10, Affordable Housing, shall supersede this requirement, refer to that division for guidance on implementing the requirement.
- 2) Agricultural crop production shall be a permitted use in PA-2 until such time that a state-approved wetland mitigation bank is established. At such time, agricultural crop production in PA-2 shall cease.

20C.70.70-060 Site and Design Requirements.

- (1) Conflict in Regulations. Except as otherwise provided in this section, all applicable provisions of the Community Development Guide and other applicable codes and ordinances apply to development in the Bear Creek Design District. Where a conflict exists between the regulations of the Bear Creek Design District and other portions of the Community Development Guide or other City codes or ordinances, the Bear Creek Design District regulations shall control.
- (2) General Site Design Requirements. Site planning shall take into account the objective of maintaining significant natural features. Site and building design shall comply with 20D.40, Design Standards, to result in a high quality and attractive senior residential development. In addition, the following design guidelines apply:
 - (a) Site buildings to create an interesting and attractive appearance at the streetscape and along building facades with significant visibility.
 - (b) Provide a coordinated entry theme by using physical improvements containing similar elements at District entry points, with one entry receiving major recognition.
 - (c) Vary architectural features on building facades. Vary heights and surface treatments throughout the site to create design interest in this design district.
 - (d) Screen service areas with "below grade" designs or sight-obscuring walls and/or vegetative barriers.
 - (e) Provide planting and/or architectural features to minimize the visual impact of less desirable elements, such as large blank walls and large areas of pavement. Particular attention should be devoted to landscape design along the perimeter of the district, including areas adjacent to Avondale Road NE.
 - (f) Buildings shall be designed to achieve LEED, BuiltGreen, or other similar green building specifications. In any case, certification shall include third party auditing.
 - (g) Site design shall incorporate Low Impact Development technologies to the extent feasible and practicable, including, but not limited to, infiltration of non-pollution generated stormwater and use of pervious paths.
 - (h) Retain a view corridor from Avondale Road at the southwest portion of the property looking east by siting structures, parking, and other development impacts in a way that preserves the visual corridors.
 - (i) Re-route and daylight the piped and culverted subterranean watercourse that flows southwest from the northwest corner of the site.
 - (i) For the portion of the watercourse that is within PA-1, the rerouting and daylighting shall occur in the following manner:
 - (A) The watercourse riparian corridor shall contain plantings that reinforce the bank structure and provide shade;
 - (B) The design of the riparian corridor shall, to the extent possible within the limited space, mimic naturally occurring riparian corridors with respect to native vegetation, shading, and the provision of meander spaces;
 - (C) The corridor shall not contain impervious surfaces, but may be bridged for up to four vehicle crossings and two pedestrian crossings; those crossings shall conform to Washington State Department of Fish and Wildlife standards for culvert crossings allowing fish passage;

- (D) Crossings shall minimize adverse impacts to the stream corridor;
- (E) The average width of the corridor shall measure no less than 15 feet; in no case shall the corridor measure less than 10 feet across.
- (ii) The portion of the watercourse that is within PA-2 shall be treated as a Class II stream, and the project proponent shall enhance the channel, banks, and required buffers from its entrance into PA-2 to the confluence with Bear Creek. This enhancement shall include, at a minimum, planting of native trees, shrubs and herbaceous species and incorporation of large woody debris (e.g. snags, root wads, and downed logs) for enhancement of fish and wildlife habitat.
- (j) Allow for easements that allow the City of Redmond to redirect and enhance Evans Creek.
- (k) Allow for easements through the southern and eastern portions of the site, as depicted on the Bear and Evans Creek Confluence-Open Space Plan, to allow the City of Redmond to connect City trails.
- (I) Allow for easements through portions of PA-1 and PA-2 for a water system connection between Education Hill and Southeast Redmond.
- (m) Allow for the creation of new, and enhancement of existing, wetlands and habitat in Performance Area 2 through the creation of a wetland mitigation bank.
- (3) Site Requirements. The Site Requirements Chart, RCDG 20C.70.70-060(3), sets forth the dimensional and site requirements for the Bear Creek Design District.

| Bear Creek Design District Zone Site Requirements Chart | | | | |
|---|--------------|------|-------------|--|
| Site Requirement | | PA-1 | | |
| Minimum Setback of Structures (in feet): | | | | |
| Avondale Rd. NE: 1 & 2 story, 3 story, 4 story | 15, 75, 150 | | | |
| North property line: 1 & 2 story, 3 story, 4 story | 10, 75, 100 | | | |
| Other property lines: 1 & 2 story, 3 story, 4 story | 10, 75, 100 | | | |
| Maximum Height of Structures ^{1, 2, 3} (in feet/stories) | 48'/4 | | | |
| | PA-1 | PA-2 | Zone-wide | |
| Maximum Floor Area Ratio: | 0.80 | 0 | 0.057 | |
| Maximum Lot Coverage of Structures | 30% | 0% | 2.49% | |
| Maximum Impervious Surface ⁴ | 65% | 0% | 4.63% | |

Notes:

- The maximum height of structures or portions of structures located above subsurface parking shall not include the
 distance between the finished grade of the subsurface parking surface and the structure, or the stories of the structure
 devoted to subsurface parking.
- 2) Structures located in the shoreline jurisdiction shall be limited to 30 feet in height.
- 3) The maximum height of structures limit denoted in the table above shall supercede restrictions in RCDG 20C.60.25-065.
- 4) The maximum impervious surface area allowed does not include impervious surface area that results from public trails planned as part of the Bear & Evans Creek Trail & Greenway.

- (4) Standards Project Limits. The application of standards in the Bear Creek Design District shall be on a project limit basis and not on a lot basis unless the project limit and the lot are the same. Project limits shall be as designated on the approved site plan for the project. A project limit may include property in two or more performance areas.
- (5) The maximum height requirements set the limit measured from the average finished grade above which structures shall not extend. See Chapter <u>20A.20</u> RCDG, Definitions, for measuring building height. Chimneys, antennas, cooling and ventilation equipment and flagpoles may exceed the roofline of the structure by not more than 15 feet. However, building height in the Shoreline jurisdiction shall be measured from the average existing grade per the State Shoreline Management Act.
- (6) Parking. The number of parking spaces shall be governed by the chart numbered RCDG 20C.70.70-060(7), Parking Requirements Chart. In addition to city-wide parking area regulations, the following shall apply:
 - (a) Major public views of surface parking shall be reduced through use of berms, landscaping, building placement and/or other effective techniques.
 - (b) Landscaping design and other site design shall incorporate a coordinated plan for minimizing monotonous views of parking areas.

(7) Parking Requirements Chart

| Use | Minimum Required | Maximum Allowed |
|-----------------------------|--|---|
| Retirement Residence | 1 space/unit | 2 spaces/unit |
| Affordable Employee Housing | 1.2/Studio du, 1.5/1 Bedroom du, 1.8/2 Bedroom du 2.0/3+ Bedroom du | 1.5/Studio du 1.75/1 Bedroom du 2.0/2 Bedroom du 2.5/3+ Bedroom du |

Notes:

- Site plan review shall ensure that parking lots, service areas and other similar areas are designed in a manner which will
 minimize negative aesthetic impacts from major public viewpoints through use of berms, landscaping which provides
 screening, location of facilities and/or other effective techniques.
- The City may allow for a reduction in the number of parking spaces for the retirement facility based upon comparable project parking studies.
- (8) Landscaping and Vegetation Preservation.
 - (a) In addition to landscaping standards described in 20D.40.35, Landscaping Standards, and 20D.80, Landscaping and Tree Protection, the following standards shall apply:
 - All pervious surface shall be landscaped, except those areas to be preserved in or restored to natural conditions.
 - (ii) A minimum of 25 percent of Performance Area 1 shall be landscaped. Up to five percent may be met by providing pedestrian plazas for gathering. Land inside PA-1 and within the 100year FEMA floodplain may be left as natural open space rather than landscaped.
 - (iii) The appearance of all blank wall areas shall be softened by landscaping or architectural treatment, as described in 20D.40.30-060, Blank Walls.
 - (iv) Landscaping shall serve to transition between incompatible uses. The type and intensity of planting shall reflect the degree of incompatibility between adjacent uses. Types of plantings are described in 20D.80.10-080

- (v) A significant proportion of landscape trees shall measure no less than 12 feet in height (if evergreen), or 2.5 inches in caliper (if deciduous). Landscape trees shall be predominately evergreen, and larger trees shall be planted at the perimeter of the district.
- (vi) The applicant shall install street trees at least three inches in caliper along all street frontages. Parking area landscaping shall be equal to at least seven percent of the area devoted to parking and circulation. All parking areas shall equal or exceed 100 square feet. Each planting area shall contain no less than one tree and shrubs and ground cover meeting City landscape standards.
- (9) Utilities. All utility distribution lines, other than electrical lines of 115 kV or greater, must be placed underground and shielded based on latest technology.

(10)Signs.

- (a) Signs must be coordinated within each performance area. Sign size shall comply with the Sign Requirements Chart in RCDG 20D.160.10-050.
- (b) Each sign must be architecturally compatible with the structures with which it is associated.
- (c) Only major complex identification signs may be located at entrances to the design district. (Ord. 1901)

20C.70.70-070 Transfer of Development rights in the BCDD

- (1) The applicant shall be entitled to TDRs equal in number to the number of affordable units that are provided in PA-1.
- (2) The provisions of the Bear Creek Design District supersede other provisions in the Development Guide relating to TDRs.

O:\2006 Comp Plan Amendment\Individual docket items\Keller\Council Review\2007-11-05 (Monday meeting)\Exhibit 3 - Recommended Text Amendments to the Development Guide.doc