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DGA 90-0006  
Bear Creek Neighborhood  
Plan

ORDINANCE NO. 1641

**ORIGINAL**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,  
ADOPTING THE BEAR CREEK NEIGHBORHOOD PLAN, DGA  
90-0006.

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WHEREAS, the City Staff, the Planning Commission, and the City Council have conducted extensive study of the area commonly known as the Bear Creek Neighborhood, for the purpose of determining appropriate land use designations and policies, and

WHEREAS, the Planning Commission and City Council have each held public hearings concerning proposed amendments to the Redmond Community Development Guide in order to implement the Bear Creek Neighborhood Plan, and

WHEREAS, the City Council has determined to implement the Plan through the adoption of the goals, policies and plans set forth in this ordinance, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Neighborhood Goals and Policies. New Neighborhood Plan goals and policies are hereby adopted for the area commonly known as the Bear Creek Neighborhood, and Section 20B.85.090 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as set forth in Exhibit A-1, attached hereto and incorporated herein by this reference as if set forth in full. Sections 20B.85.100 and 20B.85.110 are hereby repealed.

Section 2. Character and Design. Goals and policies for the character and design of the Bear Creek Neighborhood are hereby adopted and a new Section 20B.15.060 is hereby added to the Redmond Municipal Code and Community Development Guide to read as set forth in Exhibit A-1 attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Transportation Goals and Policies. Transportation goals and policies are hereby adopted for the Bear Creek Neighborhood and a new Section 20B.60.080 is hereby added to the Redmond Municipal Code and Community Development Guide to read as set forth in Exhibit A-1 attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Land Use Categories and Location Criteria. Section 20B.90.030 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as set forth in Exhibit A-1 attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. Land Use Map. The Official Land Use Plan Map of the City, as the same relates to the Bear Creek Neighborhood, and as adopted by Section 20B.90.040 of the Redmond Municipal Code and Community Development Guide, is hereby amended to include the maps attached hereto as Exhibits A-2, A-3 and A-4 and incorporated herein by this reference as if set forth in full.

Section 6. 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 (5) days after passage and publication of the ordinance or a summary thereof consisting of the title.

APPROVED:

Doreen Marchione  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schauble  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY [Signature]

FILED WITH THE CITY CLERK: 07-18-91  
PASSED BY THE CITY COUNCIL: 07-23-91  
PUBLISHED: 07-28-91  
EFFECTIVE DATE: 08-02-91  
ORDINANCE NO. 1641

## EXHIBIT A-1

### 20B.85 NEIGHBORHOODS

#### 20B.85.090 Bear Creek

The Bear Creek neighborhood is bounded generally by Avondale Road NE and 180th Avenue NE on the west; NE 145th Street, if extended, on the north; the west crest of the Snoqualmie River Valley (Patterson Creek and approximately 250th Avenue NE, if extended), on the east; and Redmond-Fall City Road (SR 202) on the south. This neighborhood encompasses three previously identified neighborhoods known as Bear Creek, Union Hill and North Union Hill. While there are numerous farms and wood lots, the area is primarily characterized by low to moderate residential activity. East of the City Center and near the east entrance to Marymoor Park the area is in transition to intensive business park and industrial development.

Bear Creek and its tributary, Evans Creek, are located in this neighborhood. These are perennial streams which cross from east to west in the southern half of the area. Wetlands are present in several locations. There are steep ravines and ridges on the eastern boundary with a relatively flat plateau in the western half of the planning area.

#### Redmond Watershed

A significant feature in this neighborhood is the 800-acre property owned by the City of Redmond known as the Redmond Watershed. The property was purchased by the City in 1926 and 1942 for use as a municipal watershed; however, it was never developed for this use and has subsequently remained undeveloped to the present time except for utility rights-of-way.

The watershed is characterized by steep ravines and ridges on the west with a relatively flat plateau on the eastern portion. A perennial stream crosses the site from east to west in a northerly area, and wetland areas are present in several locations on the site.

The combination of slopes, vegetation and wetlands create a unique natural environment and habitat in a transitional area of increasing urbanization. It provides a unique opportunity to preserve and enhance a large open space. The Bear Creek goals and policies related to the watershed are based on information and analysis provided in the Redmond Watershed Study, McConnell/Burke Associates, September 1985.

20B.85.090(05) Neighborhood Goal Preserve the character of the Bear Creek planning area, including its natural resources, while accommodating anticipated growth.

(a) Policy Employment and population growth should be encouraged to locate within Redmond, where a full range of urban utilities and services is available.

(b) Policy The following locations are designated for Business:

- 10 acres at Avondale Corner (N.E. 116th St. and Avondale)
- 12 acres at northwest corner of the intersection of Redmond-Fall City Road and 236th Avenue N.E.

These two areas are designated for Neighborhood Business, defined as:

- i) Small centers that offer compatible retail and service businesses to serve the every day needs of the surrounding population. District scale is related to the adjoining residential areas.
- ii) Neighborhood Business centers should provide for limited retail (food, video rental and sales, drugs, books, florist, garden supplies and roadside product stands), limited professional and personal services (daycare, laundry, dry cleaning, barber, beauty salon, shoe repair, medical, dental and family social services clinics), banks and gas stations. Housing should be permitted at a density no greater than the least dense adjoining residential district.

(c) Policy The intersection of the Redmond-Fall City Road and 236th Avenue NE is designated Business. Commercial and office property at this intersection should be included in King County's sewer local service area.

(d) Policy Development of neighborhood business areas should be scaled to serve population growth forecast to occur in Bear Creek in the next 6 - 10 years. An adequate level of public services will be necessary before such expansion development can occur.

(e) Policy Strip commercial development shall be prohibited.

(f) Policy Equestrian related business is a recognized economic activity in the Bear Creek area, is consistent with the rural character, and should be encouraged and supported in the rural area.

**20B.85.090(10) Goal** Promote opportunities for a diversity of people and lifestyles in the Bear Creek area.

(a) Policy A variety of lot sizes and housing types should be encouraged in the Bear Creek area.

(b) Policy Manufactured home parks are appropriate within the Redmond City limits. Rezones to implement this policy will not require a plan amendment.

(c) Policy In order to achieve affordable housing, the residential area immediately east of Avondale between Novelty Hill Road and N.E. 95th Street may be considered for densities of 8-12 units/acre if affordable housing is considered.

(d) Policy Within urbanized areas of Redmond, where adequate services and utilities are available, new single family residential development should average at least three homes per acre. Multifamily development should average 18 homes per acre.

(e) Policy To promote new housing development for low-moderate income households within Redmond, a density bonus should be permitted for such projects when consistent with applicable land use policies.

Designate the West Union Hill and Novelty Hill subareas as "Study Area", one unit per 5 acres. A land use plan change to urban densities may be appropriate when:

- i. Facilities and services including parks, recreation, police and fire protection to serve urban development will be available at a level greater than or equal to Redmond's standards, and;
- ii. Mitigation for impacts of urban development on the affected transportation system are examined, identified and become a condition of development, and;
- iii. Utility plans for service, coordinated with the zoning, are adopted, timed to coincide with appropriate levels of other urban services, and become a condition of development, and;
- iv. Impacts to sensitive areas, wetlands, streams, fish and animal habitats are examined, prevented or mitigated and mitigation becomes a condition of development.

**(f) Policy** If a land use plan change to urban densities is applied, prior to development approvals in the West Union Hill and Novelty Hill subareas, King County and the City shall assure, through an interlocal agreement, that:

- i. King County Comprehensive Plan Urban densities will be provided;
- ii. Contracts for construction are signed for additional lanes for the existing bridge or a new bridge over the Sammamish River and the SR 520/SR202 Interchange, and;
- iii. A Master Drainage Plan has been completed and is consistent with the findings and standards of the Bear Creek Basin Plan.

**(g) Policy** Convalescent/nursing homes may be appropriate at the NW corner of Avondale and 116th if density of units, in addition to hospital beds, is 4-6 units per acre, and design, bulk, scale and parking is compatible with the residential character of the area.

**(h) Policy** Allow businesses operating out of and incidental to the primary use of a home in Rural areas. In particular, Bed and Breakfast Inns which have limited guest rooms (4 - 6), which limit periods of stay (no more than 10 days) and are designed to be consistent with the surrounding rural residential character would be compatible with other rural uses.

**20B.85.090(15) Goal** Preserve the existing rural and semi-rural character of the Bear Creek neighborhood area.

**(a) Policy** The Bear/Evans, West Snoqualmie and Vincent/Patterson subareas should be designated for lower density rural uses to protect environmentally sensitive features, to provide a buffer for agricultural resources in the Snoqualmie Valley and to maintain the existing character of these areas.

**(b) Policy** New residential development within the Cottage Lake, Ring Hill and Ames Lake subareas should occur at a density of one home per acre.

**(c) Policy** Within the Bear/Evans, West Snoqualmie and Vincent/Patterson subareas, an urban or suburban level of services is inappropriate. Development within these rural areas should rely on levels of service consistent with a rural lifestyle.

(d) Policy To maintain the existing character of Union Hill, and to prevent adverse effects of extensive low density urban development such as ground water pollution, potentially severe surface water runoff problems and traffic impacts in and around Redmond, the portion of Union Hill not already committed to "study area" or an established character of development at a density of one home per acre should be designated rural. New development in portions of Union Hill recognized as committed to an established pattern of one-acre development should occur at a density of one home per acre.

(e) Policy Lot clustering should be required when necessary to protect the hydraulic and wildlife functions of the Bear, Evans, and Patterson Creek systems and associated wetlands. Clustered development should locate on the non-sensitive portions of a site, be compatible with surrounding land uses and be designed to minimize surface water impacts. These environmental considerations may result in a lower density than otherwise allowed by zoning.

(f) Policy To maintain a rural character and to ensure that an urban level of services and facilities does not become necessary, densities within designated rural areas, the Bear/Evans, West Snoqualmie and Vincent/Patterson subareas should be one dwelling unit per 5 acres. A proposed subdivision may qualify for clustered development at one dwelling unit per 2.5 to 5 acres, if all of the following criteria are met:

- i. The scale of the development (lot sizes, size of a cluster, density within a cluster, total number of lots, etc.) is limited to preserve and enhance the rural character and uses in the area;
- ii. Permanent open space for rural uses such as pastures, woodlots, wildlife preserves, or public open spaces, is included;
- iii. Permanent open space to buffer rural uses and protect resource lands is included;
- iv. Public review of site plan is a part of the process;
- v. Any proposed on-site sewage disposal systems can be provided without cumulative adverse impacts to ground and surface water;
- vi. A public water supply is provided;
- vii. Resulting impacts on facilities and services due to the increased density would not require new off-site facilities and services beyond those required by development at densities otherwise allowed in rural areas; and
- viii. Development rights for land not utilized in building site lots be conveyed to King County or the City of Redmond.

(g) Policy To provide for continued rural land use activities, subdivisions in rural areas should be designed to accommodate farming and equestrian uses. Subdivisions in equestrian-oriented neighborhoods, especially near a public equestrian facility, should be designed to accommodate the keeping of horses.

- (h) Policy** A density of one dwelling unit per 10 acres should be required along the east slope of the planning area to protect the adjacent Snoqualmie Valley agricultural district, lands containing slopes over 40%, and surrounding unique/outstanding and significant wetlands.
- (i) Policy** New development along the west side of Avondale, between Novelty Hill Road and N.E. 116th Street will should be subject to Design Review. The goal of the design review will be to maximize clustering of units, minimizing disruption of the natural slope and requiring exterior materials and site design to reflect the character of the area.
- (j) Policy** Retain the sense of forest and open spaces along the Avondale corridor, west side, by:
- i. Preserving the treed slopes and significant clusters of trees;
  - ii. Minimizing the topographical changes on the site; design to enhance rather than change topography;
  - iii. Preserving the natural features, including seasonal streams and wetlands, trails, and animal habitat;
  - iv. Clustering development outside the slopes and away from significant natural features;
  - v. Designing the site and using building materials that recognize the corridor as a transition area to lower, rural densities.
- (k) Policy** The west side of the Avondale corridor, between NE 107th Street extended and NE 100th Street extended should be designated Suburban Estate, 2 to 3 units per acre.
- (l) Policy** For the Avondale corridor, use densities at the higher end of the adopted land use designation, while also utilizing outstanding design techniques. These techniques include:
- i. Preserving and enhancing natural features of a site;
  - ii. Using innovative site planning techniques;
  - iii. Coordinating on-site open space with surrounding open spaces so that the quality and extent of open space is enhanced.

**20B.85.090(20) Goal** Retain and enhance existing significant natural features in the Bear Creek neighborhood.

**(a) Policy** Measures to mitigate adverse impacts on nearby properties, public facilities and natural resources such as streams and wetlands should be required as conditions of approval for any proposed extractive operation or as conditions of approval for renewal of existing permits.

**(b) Policy** A depleted sand and gravel operation should be restored to contours and grades suitable for subsequent development.



- (c) Policy Redevelopment of a depleted sand and gravel operation should be consistent with the land use designation and uses of surrounding properties defined in the Bear Creek plan neighborhood area.
- (d) Policy The natural drainage systems of Bear, Evans, and Patterson Creeks should be restored, maintained and enhanced to protect water quality, preserve existing aquatic habitat, reduce public costs and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without mitigating measures which eliminate increased risk of flooding and erosion, negative impacts on water quality, and loss of aquatic or riparian habitat.
- (e) Policy Redmond should prevent development on lands where it would pose a hazard to life, property, important ecological functions or environmental quality. Due to severe natural limitations, steep or erodible slopes, wetlands, wetland buffers, flood plains and stream corridors should remain undeveloped and undisturbed.
- (f) Policy An undisturbed corridor wide enough to maintain the natural biological and hydrological functions of streams should be preserved in all new developments in the Bear Creek planning area.
- (g) Policy Bear, Evans, and Patterson Creeks and their tributaries should be protected from grazing animal access in order to 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to trampling and 3) allow shading vegetation to reestablish along stream banks.
- (h) Policy New development should rehabilitate degraded stream channels and banks in the Bear, Evans, and Patterson Creek drainages to prevent further erosion and water quality problems. Where conditions permit, the banks and channels should be restored to a natural state.
- (i) Policy Unique or significant wildlife habitat should be identified and preserved. Development plans should identify significant wildlife habitat and ensure that buildings, roads and other features locate on less sensitive portions of sites. These considerations may result in a reduction in density from that otherwise allowed by zoning.
- (j) Policy Stream channels in the Bear, Evans, and Patterson Creek drainages should not be placed in culverts unless absolutely necessary for property access. To reduce disruption to streams and their banks, bridges should be used for stream crossings, and crossings should serve several properties. When culverts are required, oversized culverts with gravel bottoms that maintain the channels' width and grade should be used.
- (k) Policy Where commercial and industrial uses are established, water quality shall be protected and enhanced. Underground storage of petroleum, solvents and other potential water pollutants shall be stored in double-walled tanks with secondary containment to prevent entry into natural drainage systems or ground water. Proper disposal methods shall also be used.
- (l) Policy The industrial sand and gravel operations along Union Hill Road should redevelop in a manner which reduces the impact on the adjacent Evans Creek and residential neighborhood to the east.

**(m) Policy** Any approvals for remodelling or expansion of the Union Hill industrial sand and gravel operations should incorporate measures to reduce the noticeability of this use in the residential neighborhoods to the north and east by:

- i. screening storage and service areas and parking;
- ii. moving operations back from the Creek consistently with adopted policies and regulations;
- iii. taking measures to reduce odor, dust and noise, and preventing spill and seepage of materials into soils and the creek;
- iv. requiring building design and materials to complement the rural character of the neighborhood to the north and east by using neutral colors, natural or natural-look materials and/or hide contrasting elements or uses behind existing vegetation or screening;
- v. preserving existing vegetation as visual and noise screening along the Creek and wetlands between the industrial/sand and gravel uses and the residences to the north and east;
- vi. combining and centering driveways and moving them to the western portion of this industrial area, and;
- vii. directing lighting away from the residential/rural uses and shading lights, where practical.

**(n) Policy** As the Union Hill Industrial/sand and gravel operations area redevelops and/or as it annexes, less intensive zoning should be considered for the site, such as Light Industrial or Business Park zoning.

**20B.85.090(25) Goal** Provide for low intensity public uses on the City of Redmond watershed property.

**(a) Policy** Encourage recreation uses requiring minimum alteration of the site such as trails.

**(b) Policy** Allow some limited temporary uses of motorized single passenger vehicles, 40" in width or less, in non-environmentally sensitive areas. The motorized vehicles must comply with the Redmond Noise Ordinance.

**(c) Policy** Allow the city to use the area as a nursery.

**(d) Policy** Develop a trail system which utilizes and enhances existing trails, grades and utility rights-of-way for primary trails.

**(e) Policy** Require site master planning of the various recreational and trail uses such that single passenger, 40" width cycles, equestrian and pedestrian uses are separated within the site.

**20B.85.090(30) Goal** Preserve the outstanding natural features of the watershed for enjoyment by future generations.

**(a) Policy** Maintain natural areas on the site that protect steep slopes, streams, wetlands, wildlife habitats and forested areas.

- (b) Policy Maintain forest buffers on visual corridors and around wetlands.
- (c) Policy There will be no vegetation removal in environmentally sensitive areas.
- (d) Policy Protect environmentally sensitive areas from degradation and pollution.

20B.85.090(35) Goal Enhance future uses of the watershed by increasing accessibility.

- (a) Policy Obtain direct access to NE 133rd and Novelty Hill Road by acquisition of contiguous properties through trade or purchase.
- (b) Policy Develop a plan for internal trail circulation and limited peripheral parking that minimizes grading, vegetation removal and impacts on adjacent properties.

20B.85.090(40) Goal Ensure adequate public services for the existing community and new development.

Objective 1: Provide community sewerage utility services in the Bear Creek neighborhood area commensurate with the approved level of development without permitting these utility services to dictate development densities.

- (a) Policy Within the Bear/Evans, West Snoqualmie and Vincent/Patterson subareas, an urban or suburban level of services is inappropriate. Development within these rural areas should rely on levels of service consistent with a rural lifestyle.
- (b) Policy Public sewers are the preferred method for wastewater collection in urban areas designated for 3 to 8 homes per acre.
- (c) Policy New development in the City in areas designated for 1 home or more per acre should be served by sewer.
- (d) Policy If there are sewage disposal system failures for existing development, sewer should be extended provided the area is in the City (including the Cottage Lake subarea, if annexed) and designated 1 unit per acre or denser, or if unannexed is designated Urban or denser. Unincorporated Ranch Estate and Residential Estate areas should not be served by sewers, except as consistent with policy (i) below.
- (e) Policy Where soil conditions in unannexed areas and all rural areas do not support long term reliance on septic tanks, lower densities should be considered, except as consistent with (i) below.
- (f) Policy On-site sewage disposal systems shall be used to manage wastewater in the Bear/Evans, West Snoqualmie and Vincent/Patterson subareas. These systems shall serve as the long-term method for sewage disposal in these rural areas.
- (g) Policy Sewage disposal using community drainfield systems shall be managed by municipalities or sewer districts. Generally, for areas in the City, community drainfield systems would not be approved nor would the City accept such a system outside the corporate limits, for management.

(h) Policy Proper siting and maintenance of septic systems should receive special attention on new and existing land development to preserve the valuable ecological functions and amenity values of water resources in the Bear, and Evans, and Patterson Creek drainages.

(i) Policy Pre-existing lots which are non-conforming due to size in the area immediately east of Avondale, north and south of NE 106th Street may connect to sewer as an alternative to on-site sewage disposal if they are experiencing septic tank failure. They may also connect if they are unable to provide on-site disposal because of parcel size or on-site physical limitations.

- i) In all cases, lots must be adjacent to an existing sewer line. Extension would be made only and if necessary to facilitate maintenance or upgrading (though not changing) of an existing use or protection of the sensitive areas; extension would not be made to facilitate changing the use, unless to one more conforming with the regulations.
- ii) Measures should be adopted to assure that sewer service in this area facilitates existing uses, only, and does not add to pressure to increase the densities in this area. Measures that should be considered include covenants running with the land which commit it to rural densities, conditions tied to sewer connection and regulatory conditions as part of annexation, zoning or building permits. Connection to such existing sewer lines should be single-house connections, only.

**Objective 2:** All of the Bear Creek planning area is designated a water service area and is within the East King County Critical Water Supply Service Area. Any new development within the planning area should be required to be served by public water systems as defined by WAC 248.54 and provided for in the Coordinated Water System Plan for the area.

(a) Policy King County and Redmond should approve new development outside the current service area boundaries of existing public water systems only when consistent with the East King County Coordinated Water System Plan.

(b) Policy The existence of public water service in designated rural areas shall not result in or be justification for higher residential density than anticipated by the City's Bear Creek neighborhood policies. Therefore, water purveyor comprehensive plans must:

1. Plan for facilities within rural areas whose size is consistent with rural densities to finance planned facilities.
2. State that such expansion shall not require increased densities to finance planned facilities.

(c) Policy Where commercial and industrial uses are established, water quality shall be protected and enhanced. All storage of petroleum, petroleum-based products and any other hazardous materials shall comply with all applicable standards and regulations to prevent entry into natural drainage systems or ground water. Proper disposal methods shall also be used.

**20B.85.090(45) Goal** Provide for a parks, recreation and open space system to accommodate both existing development and planned growth.

- (a) Policy** Recreation programs and facilities should be available to all segments of the population, including people of all ages and the handicapped.
- (b) Policy** King County, Redmond, local school districts, and local user groups should coordinate the development of park and recreation facilities to avoid duplication of facilities and services.
- (c) Policy** When feasible both active and passive activities should be provided in new park sites in the Bear Creek neighborhood area.
- (d) Policy** Additional athletic facilities should be provided by developing a community athletic field complex and upgrading existing playfields.
- (e) Policy** A system of trail facilities for pedestrians, hikers, equestrians, and bicyclists should be established throughout the planning area.
- (f) Policy** The Northwest Gas Pipeline and Puget Sound Power Line should be established as regional trails in the Bear Creek neighborhood area to tie in with the East Sammamish Plan and to connect with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail.
- (g) Policy** When the development of property occurs in the Bear Creek neighborhood area, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables and recreation areas.

## **20B.15 CHARACTER AND DESIGN**

**20B.15.060 Goal** The City of Redmond should work with residential property owners, community groups, King County, and other public agencies to identify, evaluate and protect heritage sites.

- (05) Policy** New development, including road construction and work in stream corridors, adjacent to landmarks, landmark sites, or archaeological sites, should retain and enhance the historic features of the landmark to the greatest extent possible. Such development should also be compatible in scale with the landmark whenever possible.
- (10) Policy** Development of parks and trails, and acquisition of open space should be coordinated with the preservation, restoration, and use of heritage sites.

## **20B.60 TRANSPORTATION**

**20B.60.080 Bear Creek Neighborhood Goal** Provide an energy-efficient transportation system that will safely and economically meet present and future travel needs.

- (05) Policy** Operational and maintenance improvements to improve safety and increase efficiency of roads servicing existing development should be emphasized and assigned the highest priority for public spending.

- (10) Policy New development should provide all on-site transportation facilities needed to meet adopted service standards.
- (15) Policy When off-site road capacity cannot meet adopted standards, individual developments should be denied until roads are brought up to standards either by the public agencies involved or by the developer, or by some combination of funding sources.
- (20) Policy King County, the City of Redmond, the Washington State Department of Transportation, citizens, and private developers should work together in defining, planning, and implementing transportation improvements which accommodate planned land use and densities.
- (25) Policy Mitigation of traffic impacts to the City of Redmond arterial system will be accomplished through the interlocal agreement process with King County. The Avondale arterial corridor study recommendations shall be used as a basis for traffic mitigation requirements for both City and County development affecting the corridor.
- (30) Policy Mitigation shall preserve the operational integrity of the Avondale corridor and maintain existing local access. The primary arterial corridor between areas designated urban and SR 520 should be located and designed to encourage transit and ride sharing alternatives to single-occupant vehicle travel.
- (35) Policy Transportation planning of new facilities and management of the transportation system should be coordinated with current and forecast needs of the East Sammamish and Northshore Planning areas in King County, adjacent areas of Snohomish County, and with the Cities of Kirkland, and should be a cooperative effort of the affected jurisdictions. Phasing of Bear Creek neighborhood area development should be strongly linked to the provision of adequate transportation facilities and travel demand management programs.
- (40) Policy Widening of arterials to four or more lanes should be limited to urban areas and corridors serving the study areas. The remainder of Bear Creek should be served by a rural road network.
- (45) Policy Establishment of new rights-of-way and acquisition of additional right-of-way in existing corridors should emphasize protection of natural systems and adequate buffering of existing and potential residential development.
- (50) Policy East-West arterial routes should be improved to facilitate travel to and from urban areas west of the Bear Creek planning area.
- (55) Policy Road improvements in Cottage Lake, Ring Hill, Ames Lake, Union Hill, and the rural areas should incorporate design features such as grass-lined swales to minimize surface water disruption and to protect and enhance water quality. In Redmond, storm water detention ponds should be used where necessary to control discharge into surface waters.

(60) Policy 196th Avenue Northeast ("Red Brick Road") between Union Hill Road and Redmond-Fall City Road (SR 202) is a historic road and should be preserved by maintaining its brick surface, limiting vehicular loads and speeds, and prohibiting access to commercially-zoned properties to the west. Access to these properties should be provided by other existing roads and by a new north-south road connecting between Union Hill Road and the Redmond-Fall City Road at 185th/187th Avenues Northeast.

(65) Policy Arterial road construction or reconstruction in low-density urban and rural areas should include paved and unpaved road shoulders to accommodate bicycles and equestrian uses. In conformance with adopted King County plans for the unincorporated area and City of Redmond bicycle plans, for the incorporated area, road shoulders should be designated as bicycle routes with appropriate signing and pavement marking.

(70) Policy Park-and-Ride and Park-and-Pool lots should be developed to provide focal points for transit and ride-sharing. Park-and-Pool lots should be located in rural areas along major commuting corridors such as SR 202, Redmond-Fall City Road, and Novelty Hill Road.

#### 20B.90.010 LAND USE PLAN

20B.90.030(20) RANCH ESTATE. Semi-rural residential and agricultural areas that do not exceed one dwelling unit per five acres and may also include one unit per 10 acres. Location criteria include:

- Semi-rural character;
- Limited agricultural uses;
- Land unsuitable for higher densities;
- Market demand; and
- Floodplain, steep slopes and wetlands; and
- Equestrian uses.

20B.90.030(70) STUDY AREA. Undeveloped or underdeveloped land maintained in low density until land use analysis is completed and permanent classification occurs. Residential densities shall not exceed 1 dwelling unit per 5 acres. Location criteria includes:

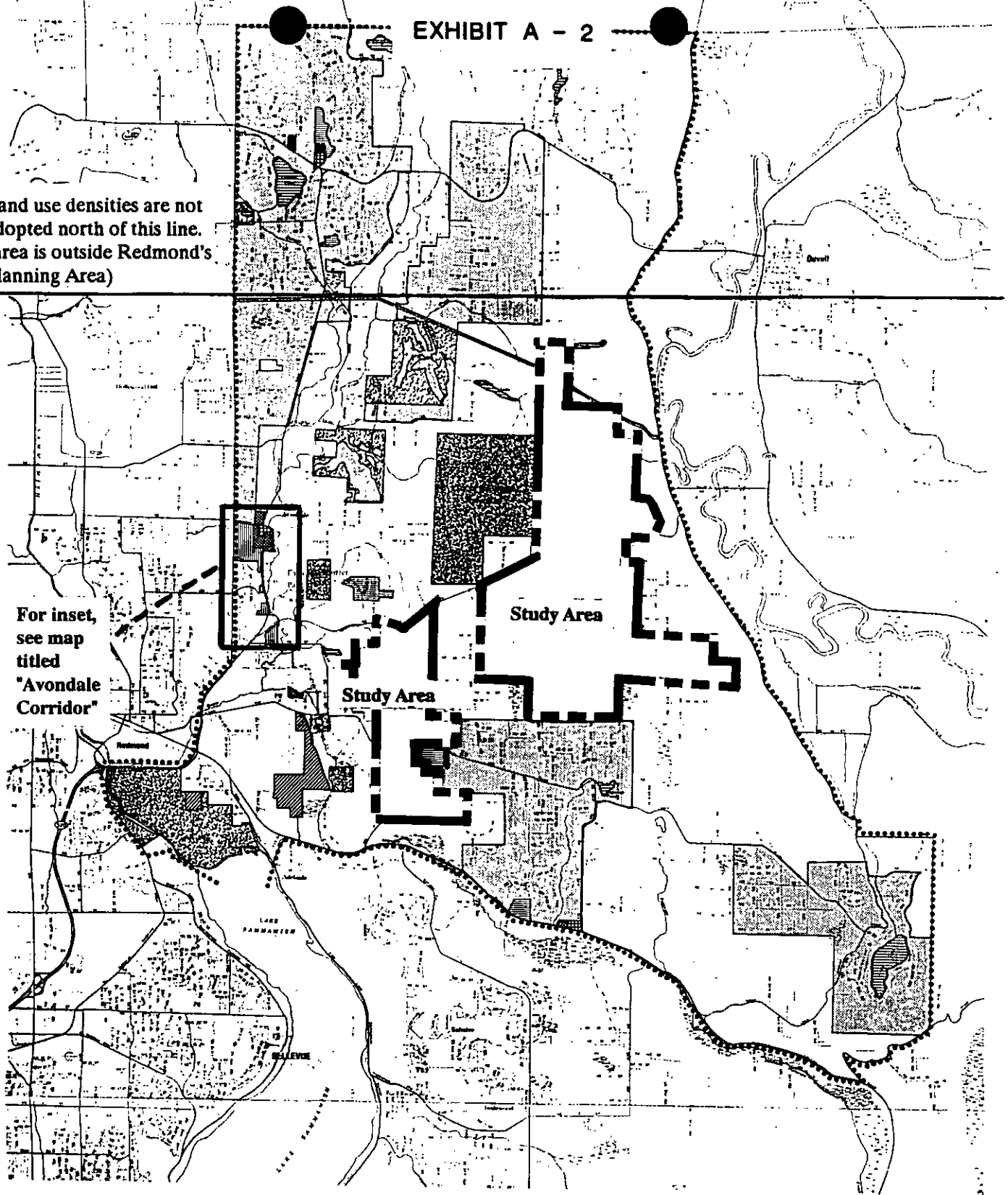
- Location along transportation system which uses 520/202 interchange heavily;
- Areas without completed utility extension plans;
- Areas which are unable to obtain necessary facilities and services for development; and
- Areas without plans for mitigation of development impacts.

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
EXHIBIT A - 2

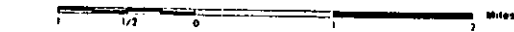
Land use densities are not adopted north of this line. (area is outside Redmond's Planning Area)




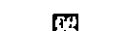

For inset, see map titled "Avondale Corridor"



**BEAR CREEK LAND USE**

-  Ranch Estate  
-1 home per 2.5, 5 or 10 acres
-  Residential Estate  
-1 home per acre
-  Urban  
-3 to 8 homes per acre
-  Multiple Residence
-  Business



-  Study Area  
-1 home per 5 acres
-  Industrial/Business Park
-  Community Facilities  
-Public and Private Schools
-  Parks, Recreation and Open Space
-  Water Bodies and Surveyed Wetlands



# Bear Creek

Proposed



# Avondale Corridor

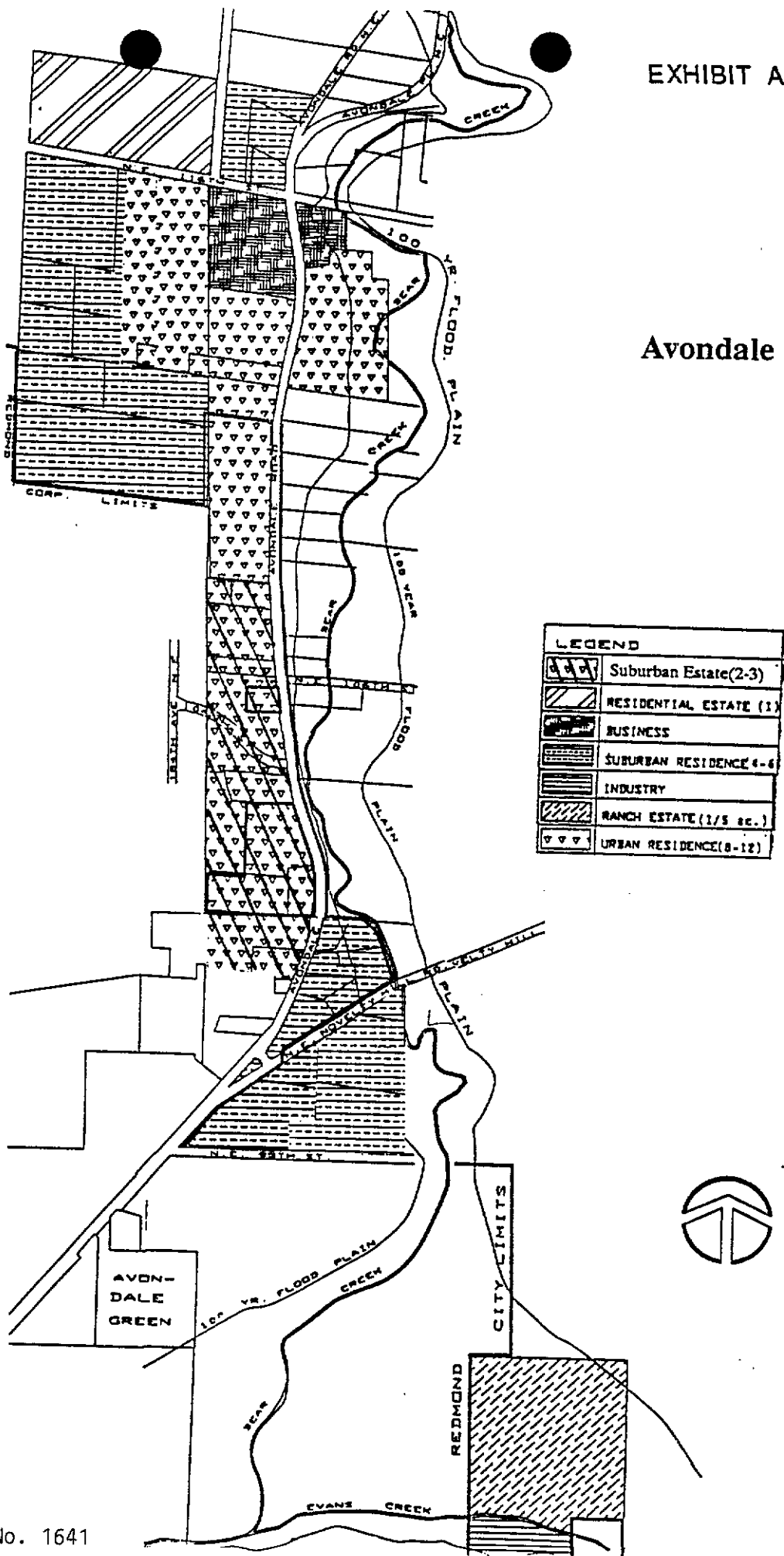
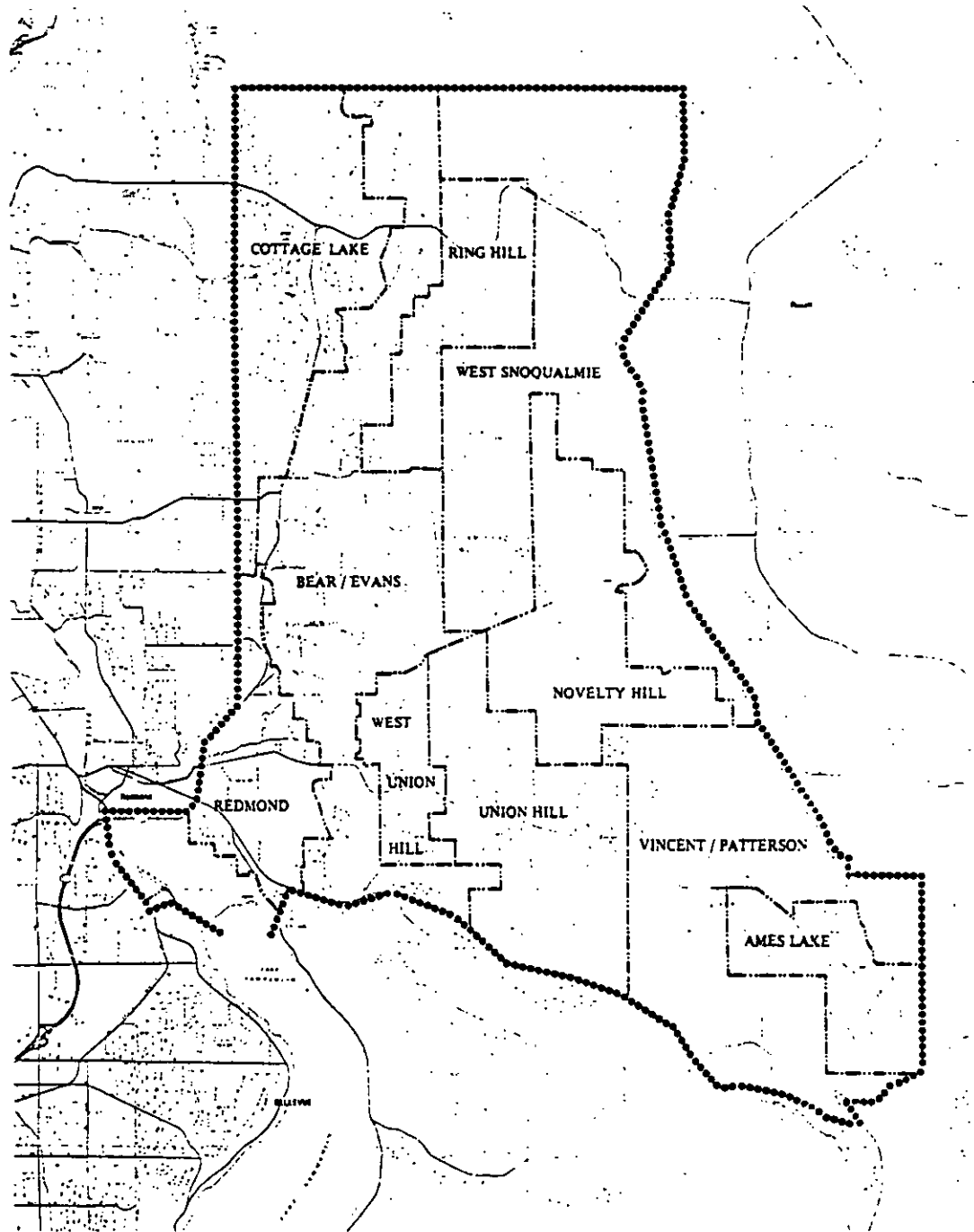


EXHIBIT A - 4



BEAR CREEK PLANNING AREA  
SUBAREAS



BEAR CREEK  
COMMUNITY PLAN