

ORDINANCE NO. 1099

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE COMMUNITY DEVELOPMENT GUIDE TO ADOPT THE EVERGREEN HIGHLANDS AREA COMPREHENSIVE PLAN; ADOPTION OF PREANNEXATION ZONING FOR SAID AREA AND ESTABLISHING PERFORMANCE AREAS AND PERFORMANCE STANDARDS FOR SAID PLAN AREA; PROVIDING FOR IMPLEMENTATION OF THE PLAN; ADOPTION OF GOALS AND POLICIES FOR SAID PLANNING AREA AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, King County, the City of Bellevue and the City of Redmond have entered into a cooperative effort in order to plan that certain area commonly referred to as the Evergreen Highlands, said area being unincorporated and lying between the jurisdictions of Redmond and Bellevue, and

WHEREAS, after thorough and protracted review by the planning bodies of both the City of Bellevue and the City of Redmond a proposed plan for the Evergreen Highlands area together with the establishment of goals and policies for said area and delineation of performance areas and performance standards were promulgated and forwarded to each respective City Council, and

WHEREAS, the respective City Councils of each jurisdiction reviewed the various recommendations from the planning bodies, have conducted numerous public meetings and public hearings, now, therefore,

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

Section 1. That certain compilation attached hereto and identified as Exhibit A containing amendments to the Redmond Municipal Code and Community Development Guide, including amendments to Section 20A.60.00, Definitions; 20B.90.030, Land Use Categories and Location Criteria; creating Section 20B.85.140, The Evergreen Highlands Neighborhood; establishing goals and polices for said neighborhood; adopting design district performance areas, circulation/access plan, natural features map; establishing Section 20B.60.060, Transportation Improvement Overlay District, for said neighborhood; creating Section 20C.10.235 establishing the Evergreen Highlands Design District, performance areas and

criteria and permitted land uses for the same; setting forth the legal descriptions of each respective performance area; adopting a preannexation zoning map for said Evergreen Highlands Design District and supplementing the Neighborhood Map to reflect the establishment of the new Evergreen Highlands Neighborhood, at least one copy of which has been and now is on file with the Office of the City Clerk, is hereby incorporated in full by this reference, and adopted by the City Council.

Section 2. 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 its passage and publication by posting as provided by law.

CITY OF REDMOND



MAYOR, CHRISTINE T. HIMES

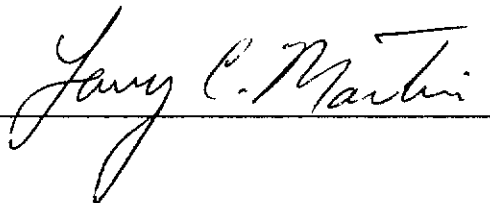
ATTEST/AUTHENTICATED:



CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: January 12, 1983

PASSED BY THE CITY COUNCIL: January 18, 1983

SIGNED BY THE MAYOR: January 18, 1983

POSTED: January 20, 1983

EFFECTIVE DATE: January 25, 1983

Ordinance No. 1099
January 18, 1983
Evergreen Highlands area
Preannexation zoning

1. Addition to 20B.90.030 Land Use Categories
and Location Criteria

90.030(65) Design District - Design

Districts are typically mixed use areas which have special uses and standards not typically found in other Land Use categories. Location criteria includes:

- . Unique environmental factors
- . Complexity of existing land use in the area
- . Inability of other land use categories to appropriately be applied
- . Need for flexibility of zoning designations

2. Addition to 20A.60.000 Definitions

Project Limit - Is a lot, portion of a lot or combination of lots, or portions of lots treated as a single development parcel for purposes of the Development Guide.

3. Amendment to chart 20C.20.230(30) Sign Requirements Per Zoning District - add to the second column of ZONING DISTRICTS the following wording. EVERGREEN HIGHLANDS DESIGN DISTRICTS A, B, C, AND D. Add to the third column of ZONING DISTRICTS the following, EVERGREEN HIGHLANDS DESIGN DISTRICT A.

4. The zoning districts for the Evergreen Highlands Subarea are hereby established as evidenced on Exhibit C, the Evergreen Highlands Zoning Map attached hereto and by this reference incorporated herein.

20B.85.140 EVERGREEN HIGHLANDS

This neighborhood is a result of a joint planning effort between the Cities of Redmond and Bellevue. West of 156th Avenue N.E. is designated as Business Park. East of the Bellevue-Redmond road is designated low density residential. The interior of the neighborhood bounded by N.E. 40th Street, 156th Avenue N.E. and the Bellevue-Redmond Road is a Design District divided into four Performance Areas. Performance Area A is designated medium density residential, Performance Area B and D are designated Office. Performance Area C is designated primarily Research and Development with some minor amount of Office.

85.140(05) General Land Use Policies Goal -

Provide for the location of research and development facilities; manufacturing uses with similar character, intensity, and impact to research and development facilities; associated light assembly and warehousing; support services; support retail uses; office uses; corporate headquarters and residential uses.

(a) Policy - Establish a Design District within the Neighborhood to plan for areas of unique land use potential and natural resources.

85.140(10) Natural Determinants Goal -

Encourage development which is sensitive to natural features and which will enhance the Neighborhood.

(a) Policy - Minimize the area modified by site preparation and development activities in order to:

- . Retain the natural topographic character and physical features of the Neighborhood
- . Protect sensitive environmental features such as water courses, wet lands and ravines, and
- . Prevent erosion and sedimentation problems.

(b) Policy - Maintain significant trees, tree clusters and the tree line to the maximum extent possible in order to preserve the character of the Neighborhood and to control erosion and storm water runoff.

(c) Policy - Apply the more protective standard of either Bellevue or Redmond in the case of differing storm drainage standards.

(d) Policy - Retain hydrological characteristics of surface water and ground water resources in the Neighborhood which are desirable for aesthetic or drainage purposes including but not limited to:

- . Maintenance of existing supplies of surface and groundwater now utilized or serving identifiable beneficial purposes such as spring water sources and well water supplies. Special attention should be paid to the maintenance of current water rights.
- . Retention and enhancement of water resources and water quality in the Neighborhood and downstream.
- . Maintenance and enhancement of fish and wildlife habitats.
- . Maintenance of the natural characteristics of Neighborhood surface water drainage, both for direction and volume.

(e) Policy - Discourage drainage modifications that redirect surface and groundwater resources from one drainage basin to another, except where such modifications are necessary to protect fish habitat.

(f) Policy - Evaluate development proposals in a drainage basin wide context.

(g) Policy - Require regional detention system planning.

(h) Policy - Establish maintenance programs and funding sources for maintaining storm drainage systems, i.e. a storm water utility or other formal organization.

(i) Policy - Establish programs controlling storm drainage during construction.

(j) Policy - Encourage maintenance of the drainage system by methods including but not limited to:

- . Physical design of system components (such as mowable slopes in grass drainageways).
- . Emphasis on above ground designs or on other methods of increasing visibility of drainage systems and any developing maintenance problems.
- . Use of natural systems.
- . Designs that minimize maintenance costs.

(k) Policy - Prohibit development on steeper slopes.

(l) Policy - Permit limited development on steep slopes from 25% up to 40% subject to engineering analysis.

(m) Policy - Require careful control and disposal of waste products to minimize pollution.

(n) Policy - Require developers of research and development facilities to consult with Metro, the Department of Ecology, and the Puget Sound Air Pollution Control Agency prior to the issuance of a building permit to ensure that applicable environmental regulations will be followed. Research and development uses should also contact these agencies prior to occupancy.

(o) Policy - Prohibit release of any hazardous waste material into storm drainage systems, natural drainage ways, or ground water systems and into the air.

85.140(15) Economics Goal - Encourage a mix of research and development and office uses to diversify the employment base of the community.

(a) Policy - No accessory retail activity associated with a primary use should be permitted.

(b) Policy - Encourage Business Park uses west of 156th Avenue N.E.

85.140(20) Residential Goal - Provide housing opportunities.

(a) Policy - Encourage the construction of energy efficient housing.

(b) Policy - Encourage Suburban Residential densities east of Bel-Red Road.

85.140(25) Parks and Recreation Goal - Provide adequate recreation space within the Neighborhood for both residents and employees.

(a) Policy - Maximize the opportunity for open space to be provided within the Neighborhood.

(b) Policy - Encourage provision of parks in residential areas.

(c) Policy - Encourage parks and open space which will preserve views of natural features, define neighborhoods and provide relief from urbanization.

(d) Policy - Encourage parks and open space which will incorporate natural stream systems in areas of passive recreation.

(e) Policy - Encourage the development and maintenance of passive and active private/public recreational amenities such as jogging trails, bicycle trails, nature parks, and picnic areas.

(f) Policy - Encourage a coordinated system of active and passive recreation spaces throughout the Neighborhood.

85.140(30) Circulation Goal - Provide a circulation system which minimizes adverse traffic impacts.

(a) Policy - Design circulation improvements which are consistent with the Evergreen Highlands Circulation/Access Plan Map.

(b) Policy - Encourage Bellevue and Redmond to work as expeditiously as possible to assist in the implementation of the improvements on the Evergreen Highlands Circulation/Access Plan Map.

(c) Policy - Limit access to N.E. 40th, 156th N.E. and Bel-Red Road to those points which enhance traffic safety and minimize disruptions to circulation.

(d) Policy - Encourage a nonmotorized circulation system linking open space, activity centers, employment centers and residential uses.

(e) Policy - Minimize nonresidential traffic through existing and new residential areas.

(f) Policy - Require energy efficient transportation through increased utilization of public transit, carpooling/vanpooling and bicycle/pedestrian facilities.

(g) Policy - Minimize parking space requirements through transportation mitigation plans.

(h) Policy - Require phasing of street improvements to mitigate traffic impacts of development as a condition of approval.

(i) Policy - Bellevue and Redmond shall enter into an interlocal agreement to improve the following streets of common concern:

- . Intersection of 148th Avenue N.E. and N.E. 24th Street.
- . N.E. 20th Street between 148th Avenue N.E. and 156th Avenue N.E.
- . Bel-Red Road between N.E. 20th Street and N.E. 24th Street.

(j) Policy - Transportation Improvements to Bel-Red Road shall include measures to prevent direct vehicular access from N.E. 30th Street to Performance Area B.

(k) When the through traffic traveling on 164th Avenue N.E. and N.E. 30th Street between the Design District and N.E. 24th Street reaches 15% of the total traffic traveling on those streets, the City of Bellevue will work with the Sherwood Forest Community in the design and construction of a traffic diverter or other mitigating measures to discourage through traffic and will fund up to \$20,000 of its construction.

(l) Encourage the State Department of Transportation to give a high priority to the following:

- . Northbound off-ramp from SR 520 at approximately N.E. 38th Street.
- . Southbound on-ramp from SR 520 near N.E. 40th Street.
- . Interchange improvements on SR 520 at N.E. 51st Street.
- . Widening of the 148th Street overpass of SR 520.

85.140(35) Service Systems Goal - Encourage Bellevue and Redmond to coordinate utility system extensions prior to new development in the Neighborhood.

(a) Policy - Encourage undergrounding of utility distribution lines.

(b) Policy - Combine utility and transportation right-of-way in common corridors, when feasible, and coordinate utility construction with circulation improvements.

85.140(40) Urban Design Goal - Promote high quality urban design throughout the Neighborhood.

(a) Policy - Encourage coordinated architectural styles and designs within and among nonresidential and multi-family projects.

(b) Policy - Encourage energy efficient building and site design.

(c) Policy - Encourage clustering of nonresidential or multi-family structures to minimize the adverse impacts of site development to preserve existing resources, and to retain significant areas of permeable surface.

(d) Policy - Orient structures whenever possible away from N.E. 40th, 156th N.E. and Bel-Red Road.

(e) Policy - Limit building heights to act as a transition between less intense and more intense uses.

(f) Policy - Orient loading and parking areas to the interior of a site or under structures, rather than adjacent to any streets in nonresidential and multi-family areas.

(g) Policy - Discourage parking layouts that encircle buildings.

(h) Policy - Discourage outdoor storage.

(i) Policy - Integrate mechanical equipment into the architectural design of the building through enclosures, materials, location, color or form.

(j) Policy - Encourage the use of native plant material.

(k) Policy - Encourage site design that respects the natural features of the Neighborhood such as terraces, ravines, woodlands, streams, wetlands and permanent water bodies.

(l) Policy - Utilize natural features such as topography and vegetation to buffer or separate different land uses and development intensities.

(m) Policy - Locate and design open space such as trails and greenbelts that are coordinated throughout the Neighborhood.

(n) Policy - Encourage the location of walkways and open space to enhance visual or pedestrian access to streams and ponds.

(o) Policy - Encourage earth berms or other natural barriers along Bel-Red Road to reduce visual and noise impacts of traffic.

85.140(45) Design District Goal - Provide a Design District to:

- Encourage cohesive development that is compatible with the surrounding community.
- Encourage effective mitigation of development impacts.
- Encourage sensitivity to the natural features of the site.

85.140(50) Design District General Land Use Policies

(a) Policy - Require a master plan for development of all contiguous parcels under one ownership when development is first proposed for any parcel under that ownership. Contiguous properties designated for commercial and residential development may be master planned separately. The master plan shall include a phasing sequence to minimize adverse impacts upon municipalities.

(b) Policy - Encourage owners of contiguous parcels to coordinate master planning.

(c) Policy - Allow the transfer of developable floor area within master planned areas, but not between performance areas.

(d) Policy - Encourage review by both municipalities of all projects within the Design District.

(e) Policy - Encourage nonresidential development within the Design District to be equally divided between office and research and development uses. Office uses associated with research and development uses shall be considered a research and development use.

85.140(55) Design District Natural Determinants Policies

(a) Policy - Encourage the retention and enhancement of existing vegetation to the maximum extent possible in order to preserve the character of the Design District and to control erosion by storm water runoff.

(b) Policy - Require substantial building setbacks from streams, wetlands and water bodies in order to prevent flooding of structures.

(c) Policy - Encourage the preservation of significant amounts of natural area to enhance the wildlife habitat.

85.140(60) Design District Circulation Policies

(a) Policy - Encourage transportation management plans as a part of the Master Plan process or specific development proposals.

(b) Policy - Design ingress and egress to each Performance Area that minimizes traffic impacts on surrounding Land Use Districts, especially single family neighborhoods.

(c) Policy - Provide circulation links between Performance Area C and the adjacent Performance Areas.

(d) Policy - Encourage circulation patterns which discourage direct through access.

85.140(65) Design District Urban Design Policies

(a) Policy - Require design review for all development in the District, including elements such as site design, landscaping, architecture, natural features, signage, consistency with adjacent development, construction requirements, access, utility, storm drainage and road improvements.

(b) Policy - Establish special development standards to ensure high quality and sensitive design, such as floor area ratio, density, and maximum open space by pervious surface percentages.

(c) Policy - Encourage coordinated signing and lighting.

(d) Policy - Require signs associated with nonresidential uses to be:

. Unobtrusive

. Integrated with the architecture of the complex, and

. Oriented away from N.E. 40th, 156th N.E. and Bel-Red Road.

(e) Policy - Encourage an attractive and efficient campus atmosphere for research and development, office and other related uses.

(f) Policy - Encourage the provision of attractive art in nonresidential areas.

(g) Policy - Require a permanent greenbelt along Bel-Red Road in Performance Areas A, B and C.

(h) Policy - Develop street tree plans in cooperation with adjoining jurisdictions.

(i) Policy - Provide for physical separation between uses of varying type and intensity by careful site design to include the use of circulation patterns, natural physical barriers, generous building setbacks, earth mounding, preservation of existing vegetation, and supplemental planting.

(j) Policy - Locate taller buildings towards the interior of the Performance Areas.

85.140(70) Performance Area A Goal -
Provide a location for Urban Residential housing which serves as a transition to the single family housing abutting the Evergreen Highlands Design District.

85.140(75) General Land Use Policies

(a) Policy - A maximum of 11 residential dwelling units per gross acre is appropriate in this Performance Area.

85.140(80) Natural Determinants Policies

85.140(120) Urban Design Policies

(a) Policy - Preserve and enhance the existing streams, wetlands, and water bodies as illustrated in the map titled Evergreen Highlands Natural Features to promote the propagation and migration of salmon, trout and other aquatic wildlife from Lake Sammamish to the upstream side of Northeast 40th.

85.140(85) Circulation Policies

(a) Policy - Prohibit vehicular access between Performance Areas A and B.

85.140(90) Urban Design Policies

(a) Policy - Encourage a high pervious surface standard to maintain open space and a natural appearing environment.

(b) Policy - Encourage building design to mitigate adverse impacts on the surrounding residential districts.

85.140(95) Performance Area B Goal - Office uses of lower intensity than other Performance Area which will act as a transition between residential uses to the east and more intensive nonresidential uses to the west.

85.140(100) General Land Use Policies

(a) Policy - Allow office uses in this Performance Area.

85.140(105) Natural Determinants Policies

(a) Policy - Encourage the preservation and enhancement of the mill pond (See Evergreen Highlands Natural Features Map) for park purposes.

85.140(110) Circulation Policies

(a) Policy - Prohibit vehicular access from Performance Areas A and B.

85.140(115) Residential Policies

(a) Policy - Allow accessory housing opportunities directly related to office uses.

(a) Policy - Encourage a high pervious surface standard to maintain open space and a natural appearing environment.

(b) Policy - Development density should be limited to protect the natural environment.

(c) Policy - Encourage all development to be sensitive to the natural landscape, and to be compatible with nearby existing residential development.

(d) Policy - Encourage the preservation of large stands of evergreen trees in the western portion of the Performance Area.

85.140(125) Performance Area C Goal - Provide a location for research and development activity and office uses.

85.140(130) General Land Use Policies

(a) Policy - Provide for research and development uses, other manufacturing uses with similar impacts, office uses, restaurants, convenience retail and service uses in this Performance Area.

(b) Policy - Develop a significant majority of the allowable square footage of the Performance Area as research and development uses.

(c) Policy - Limit convenience retail and service uses to those that will serve the residents and employees of the Design District.

85.140(135) Residential Policies

(a) Policy - Allow accessory housing opportunities directly related to research and development or office uses.

85.140(140) Urban Design Policies

(a) Policy - Maintain a significant pervious surface standard to ensure open space.

(b) Policy - Development density should reflect a transition between Performance Area B and the area west of 156th Avenue N.E.

(c) Policy - Promote increased pervious surface in this Performance Area, by allowing the heights of structures to be increased if the building footprint is decreased.

(d) Policy - Encourage convenience retail, service uses, and restaurants to be integrated within research and development or office complexes.

(e) Policy - Cluster and orient convenience retail and service uses to the interior of the Performance Area.

(f) Policy - Orient restaurants away from N.E. 40th and 156th Avenue N.E.

(g) Policy - Encourage the location of taller buildings to the interior and border of Performance Area B.

85.140(145) Performance Area D Goal -
Provide a location for office uses which will act as a transition between more intensive non-residential activity to the north and the land uses abutting the Evergreen Highlands Design District.

85.140(150) General Land Use Policies

(a) Policy - Office uses are appropriate in this Performance Area.

85.140(155) Circulation Policies

(a) Policy - Encourage internal circulation throughout the Performance Area and limit individual parcel access to Bel-Red Road.

85.140(160) Urban Design Policies

(a) Policy - Maintain a significant pervious surface standard to ensure open space.

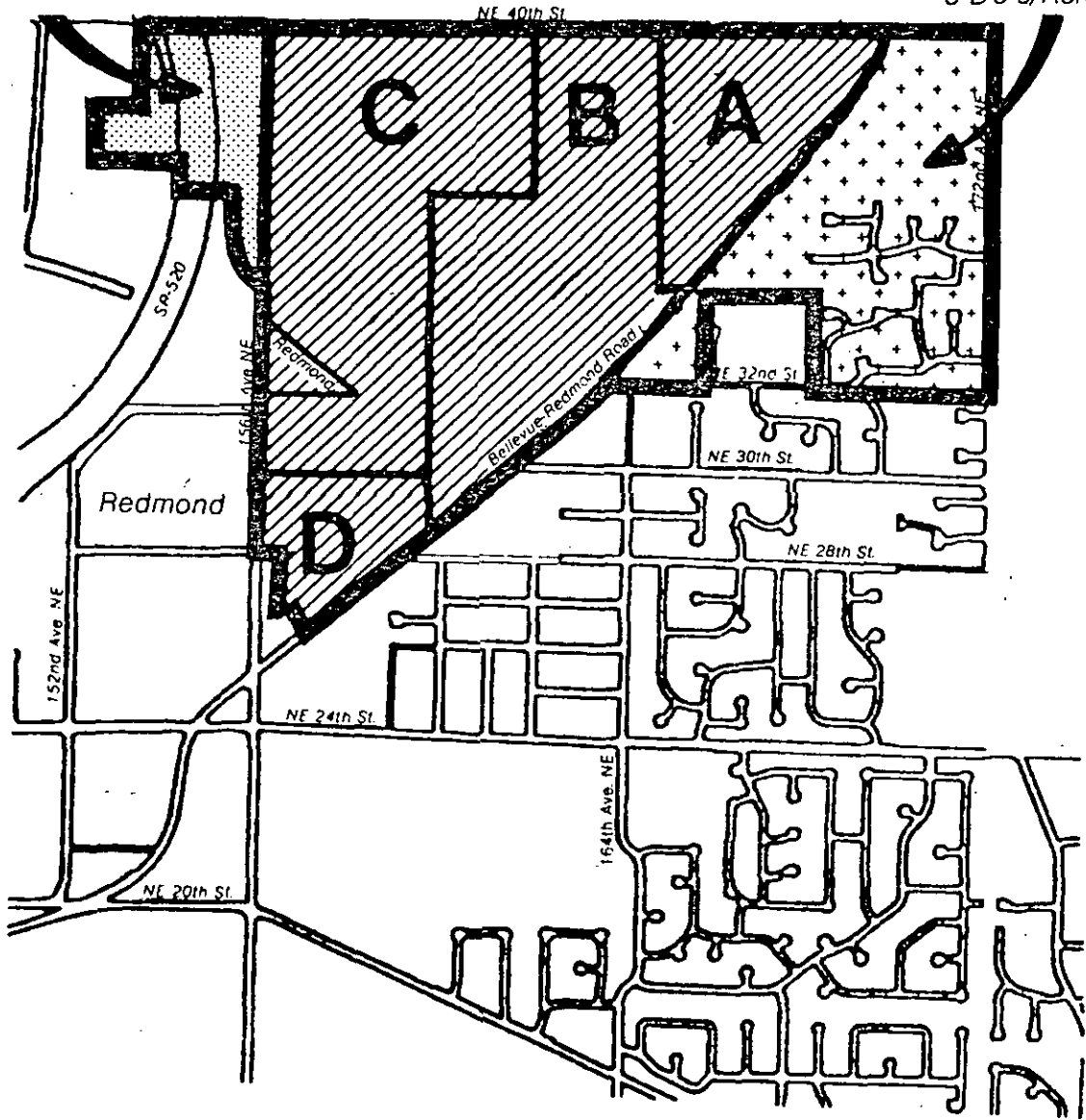
(b) Policy - Development density should reflect a transition between Performance Area C and the nonresidential uses east of Bel-Red Road.

(c) Policy - Structures in this Performance Area should develop at a bulk and height generally consistent with the structures to the south and east.

Business Park

Suburban Residence


5 DU's/Acre



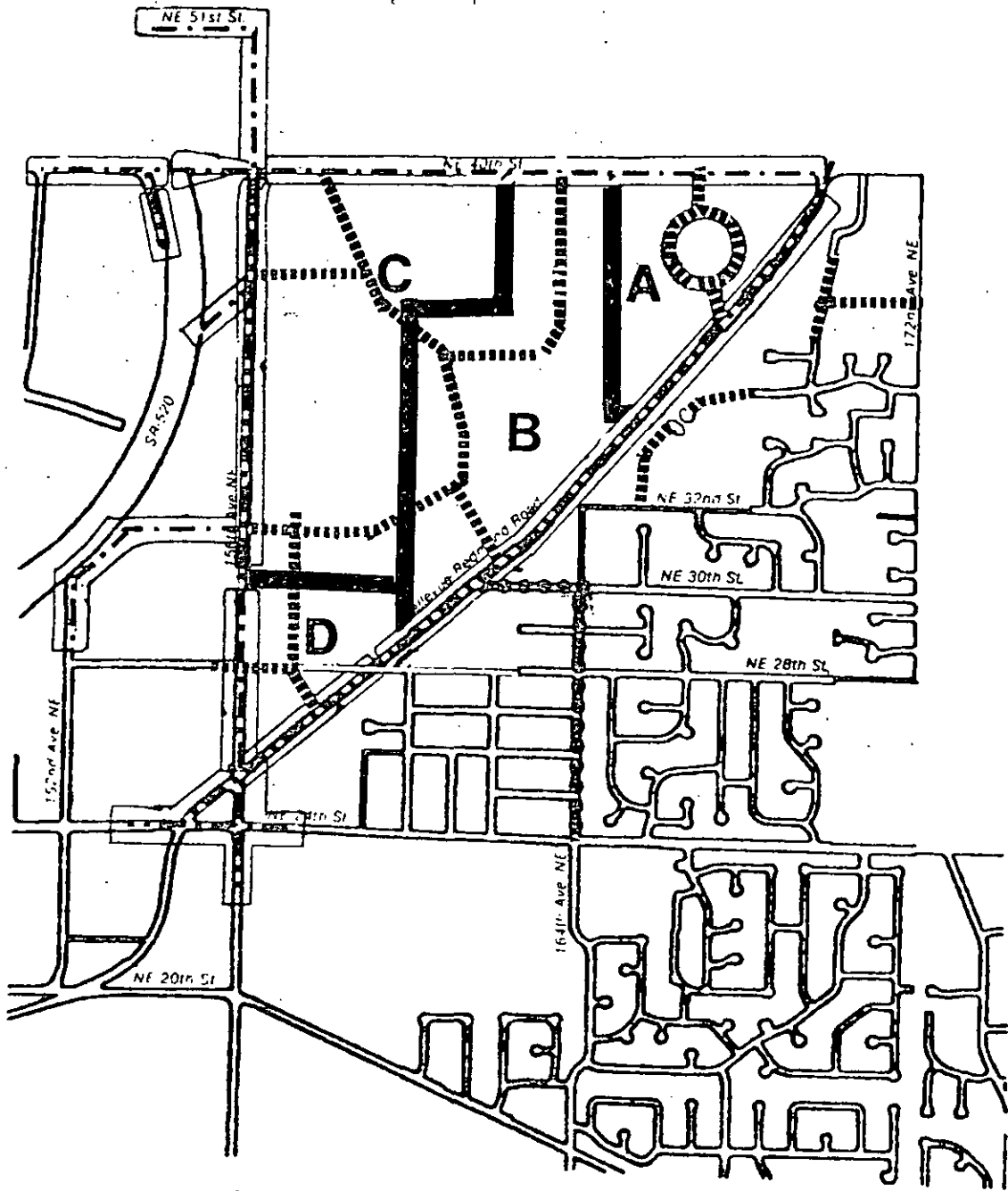
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Legend

Evergreen Highlands Land Use Plan





-  Design District/Performance Areas
- A - Urban Residence (11 DU's/Acre)
- B - Office
- C - Research and Development/Office
- D - Office

 north



Scale: 1" = 1400'

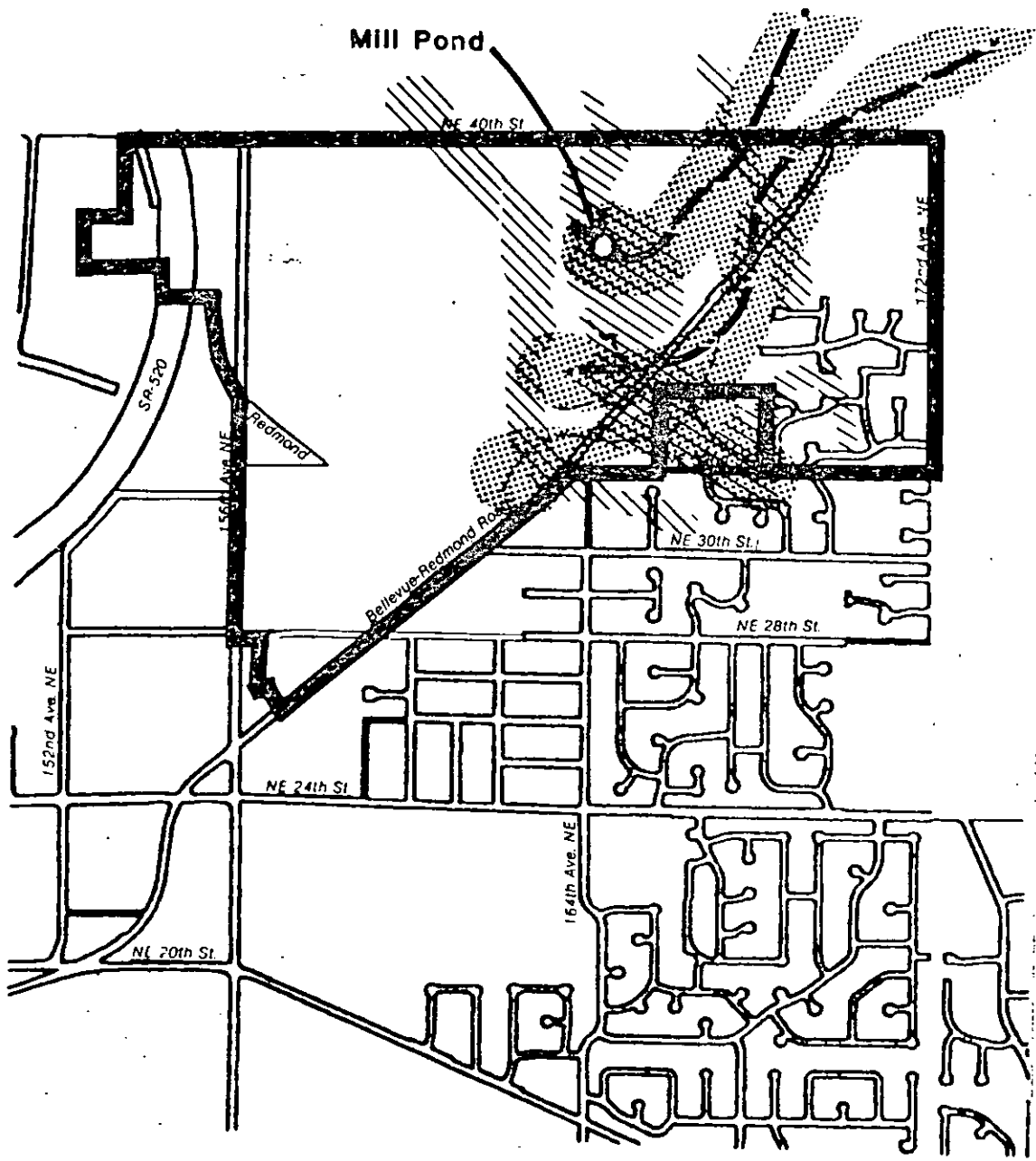
Legend Evergreen Highlands Circulation / Access Plan

-  Necessary Improvements
-  Proposed Circulation & Access System
-  Potential Mitigating Street Improvements
-  Performance Area Boundary







NOTE

This is a conceptual plan to illustrate access and circulation goals. Final street alignments may vary as long as the system integrity and intent is maintained.



Scale: 1"=1400'

Legend *Evergreen Highlands Natural Features Map*

-  Streams
-  Intermittant Streams
-  Ravines & Gulleys
-  Terraced Slopes

NOTE:
This map is intended for conceptual purposes only.



20B.60.060 Evergreen Highlands Neighborhood
Transportation Improvement Overlay District -

The Evergreen Highlands Neighborhood Transportation Improvement Overlay District is established for the area delineated on the following map for the purpose of implementing phased transportation improvements to mitigate the adverse impacts of development on the pre-existing circulation system. Phased development with associated transportation improvements and limited access to N.E. 40th Street, Bellevue-Redmond Road and 156th Avenue N.E. will result in an efficient transportation system for the neighborhood and surrounding properties. (See Policies 20B.85.140(30)(a k).)

60.060(05) Required Improvements -

General: Each development within the Evergreen Highlands Neighborhood Transportation Improvement Overlay District shall either:

- (a) Provide for individual improvements as required by Section 60.060(10) or
- (b) Provide an irrevocable commitment from a sufficient number of property owners to insure a Local Improvement District can proceed for the design and construction of improvements I through II as defined in Section 60.060(10) prior to the issuance of any clearing and grading permit, building permit or other permit authorizing construction or site modification of any kind.

60.060(10) Improvement Phasing Option

(a) If the applicant chooses to develop and provide individual transportation improvements pursuant to Paragraph 60.060(05)(a), the following phasing schedule must be met:

(b) Improvement Commitment
Required - No clearing and grading permit, building permit or other permit authorizing construction or site modification may be issued until:

- . A Local Improvement District has been successfully formed for each required improvement, or
- . A construction contract has been signed and filed with the City for each required improvement.

(c) Construction Completion Requirement - No Certificate of Occupancy or Temporary Certificate of Occupancy may be issued for a structure on the subject property until all improvements required for that development have been completed and approved by the Public Works Director.

60.060(15) Exempt Development - No construction or provision for transportation improvements pursuant to this chapter, other than participation in a Local Improvement District formed pursuant to Paragraph 60.060(05)(b), is required if the subject property:

- (a) Is less than 2 acres, and
- (b) Existed as a separate lot on the effective date of this provision, and
- (c) Is not part of a contiguous ownership of 2 or more acres.

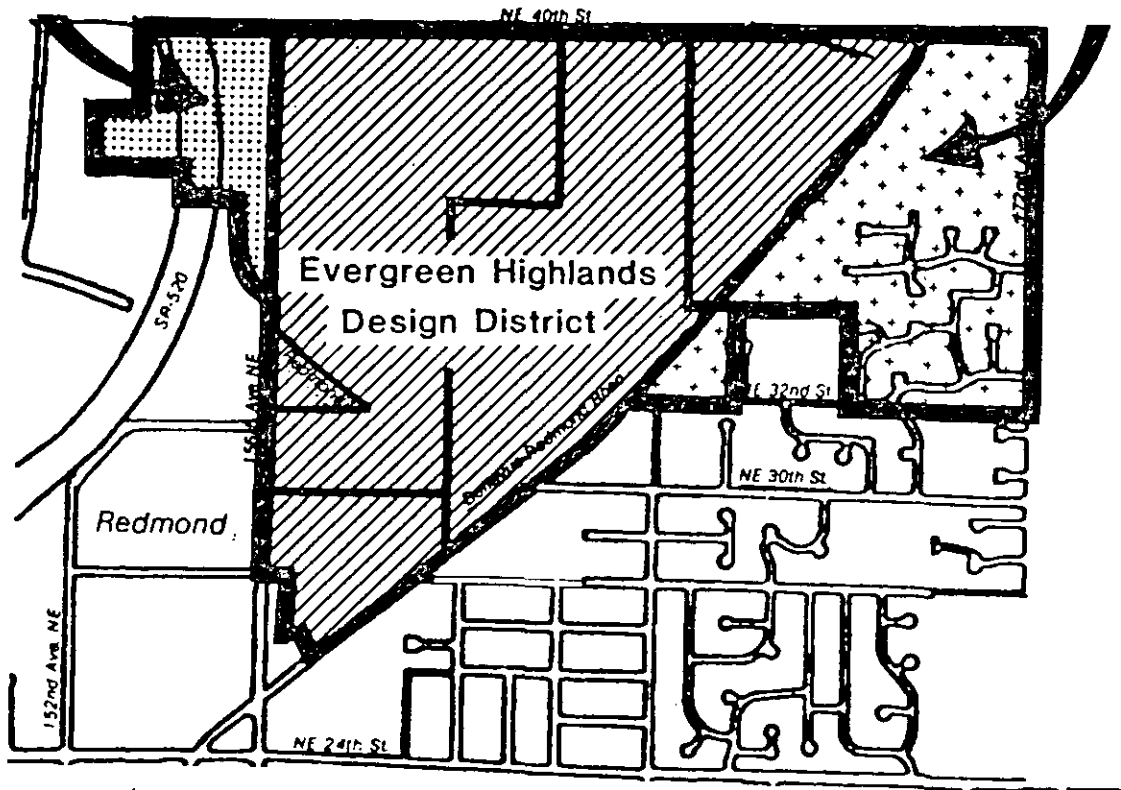
EVERGREEN HIGHLANDS TRANSPORTATION IMPROVEMENT PHASING

Location	Percentage of Development Allowed (9)	Arterial Connection	Necessary Improvements by Section to Arterial System before Occupancy allowed (See Transportation Improvement Phasing Map
EH-A	50%	NE 40th (1)	1,2,4
	50%	Bel-Red Road (1)	5,6
EH-B	40%	NE 40th (1)	1,2,3,4
	40%	Bel-Red Road (1) (3)	5,6,7
	20%	38th St. off-ramp (4)	11
EH-C	40%	NE 40th (1)	1,2,3,4
	40%	156th Ave. NE (2) (5)	1,2,3,7,8,9,10
	20%	38th St. off-ramp (4)	11
EH-D	40%	Bel-Red Road (1) (6)	6,7
	40%	156th Ave. NE (1) (6)	7,8,9
	20%	38th St. off-ramp (4)	11
East of Bel-Red Road	100%	None	None
Between 156th Avenue N.E. & SR 520	80%	156th Ave. NE. (2) (7)	1,2,9,10
	20%	38th St. off-ramp (4)	11
West of SR 520	100%	NE 40th Street (1) (8)	1

- (1) Only one access from the location is permitted from the named street.
- (2) No more than 2 accesses from the location are permitted from the named street.
- (3) Must be located north of the Intersection of NE 30th Street and Bellevue-Redmond Road.
- (4) This requirement does not apply if a city petition for an off-ramp is rejected by the State Highway Commission.
- (5) Access points must be aligned with NE 31st Street and the proposed off-ramp from SR 520.
- (6) Additional access points may be allowed if in the judgment of the Public Works Director connection to a single major access point cannot be developed.
- (7) All development must be compatible with the future construction of Improvement #11. Minimum setback from the future right of way is at least 50'.
- (8) Development must be consistent with the future development of an on ramp from approximately NE 40th Street to SR 520 (westbound) and a minimum setback of 50' from such necessary right of way.
- (9) Measured in allowable floor area or number of dwelling units.

Business Park

Suburban Residence
R-5



Scale: 1" = 1400'

Legend Evergreen Highlands Subarea
Transportation Improvement
Overlay District

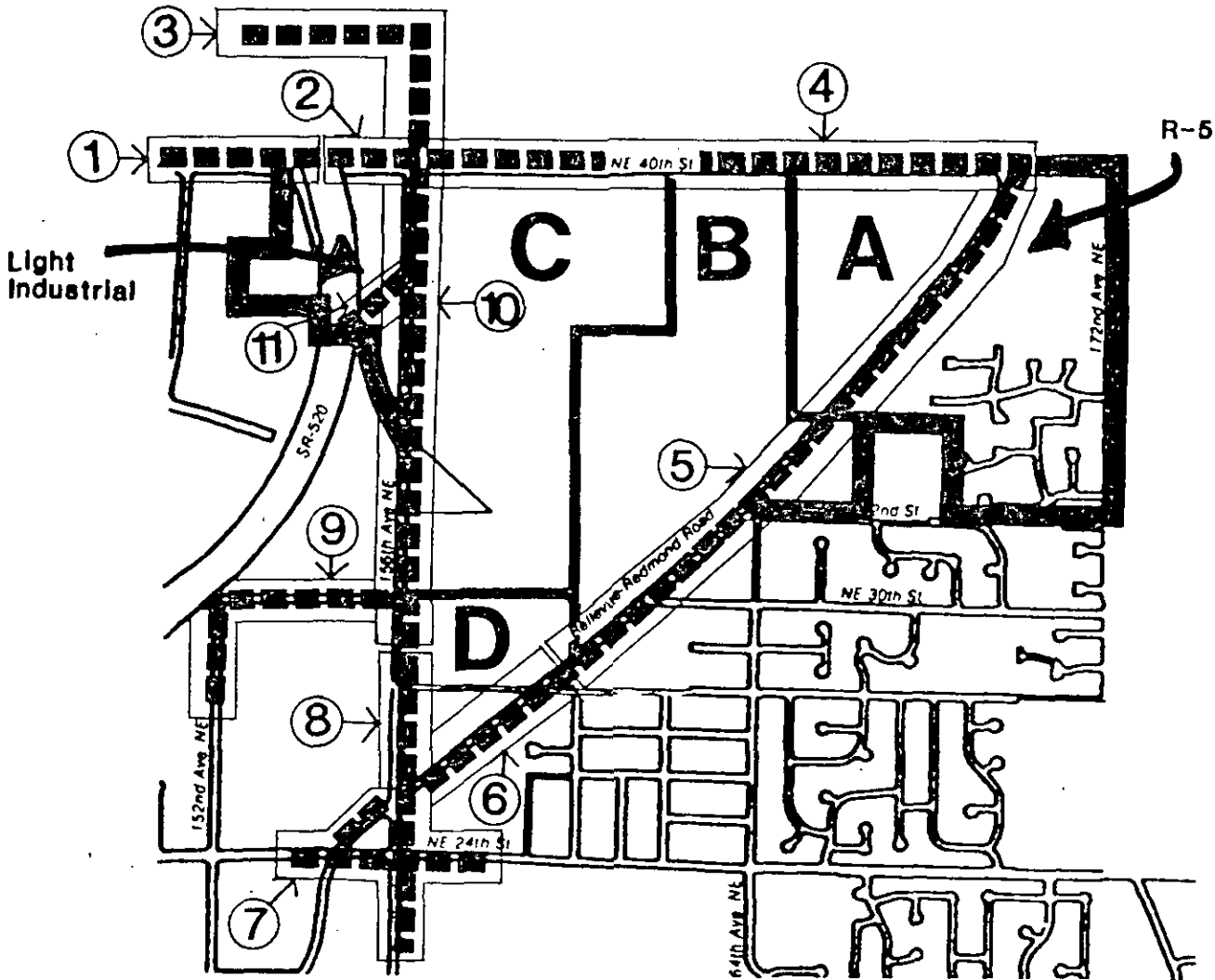
 Design District/Performance Areas

 Business Park

 R-5 Suburban Residence

 Boundary


north



Scale 1":1400'

Legend Evergreen Highlands Transportation Improvement Phasing Map

 Required Improvements

③

north

20C.10.235 EVERGREEN HIGHLANDS DESIGN DISTRICT (EH)

Purpose - The Evergreen Highlands Design District provides an area for the location of high technology research and development facilities; associated light assembly and warehousing; other manufacturing uses with similar character, intensity and impact; support service and retail uses; office uses; corporate headquarters and residential use. It represents a unique land resource, and is to be developed as a well integrated, mixed use District sensitive to natural constraints and surrounding established development patterns. All development should exhibit high quality design, and maintain high performance levels.

The Evergreen Highlands Design District is divided into four Performance Areas as delineated by the zoning Map. These performance Areas constitute separate zoning districts and permit variation in use and development standards in order to implement the goals and policies of the Evergreen Highlands Neighborhood Plan, and to insure attention to specific environmental features of the various Performance Areas.

10.235(05) Evergreen Highlands Performance Area A - The purpose of this Performance Area is to provide a location for Urban Residence development, not exceeding 11 units per gross acre. This Performance Area is intended to provide housing opportunities, and to serve as a transition to the single family housing adjacent to the Evergreen Highlands Design District.

10.235(10) Evergreen Highlands Performance Area B - The purpose of this Performance Area is to provide a location for lower intensity office uses. It serves as a transition between the residential development in Performance Area A and the higher intensity nonresidential uses in Performance Area C. This Performance Area constitutes the area of highest environmental sensitivity within the Design District, and development must reflect the natural limitations of the land.

10.235(15) Evergreen Highlands Performance Area C. - The purpose of this Performance Area is to provide a location for research and development activity, office uses, and convenience retail and service uses. This Performance Area will serve as the focal point for the entire Design District. It must be developed in a campus like research and development park theme, and should be compatible with nearby less intense areas.

10.235(20) Evergreen Highlands Performance Area D - The purpose of this Performance Area is to provide a location for office uses. It serves as a transition between the concentration of research and development and office uses to the north and the surrounding Zoning Districts.

10.235(25) Evergreen Highlands Permitted Land Uses -The following chart entitled Evergreen Highlands Permitted Land Uses, indicates the permitted land use and required review procedure for each use within each Performance Area. A use which is not specifically listed may be permitted pursuant to the provisions of Section 20C.10.240(15) and only if such a use would not alter the quality, character or purpose of the Performance Area in which it is proposed to be located.

EVERGREEN HIGHLANDS PERMITTED LAND USES

Performance Area

<u>Land Use</u>	<u>EH-A</u>	<u>EH-B</u>	<u>EH-C</u>	<u>EH-D</u>
Single Family Detached	P			
Two-Four Dwelling Units Per Structure	P			
Five or More Dwelling Units Per Structure	G			
Dwelling Units Accessory to Research and Development or Office Uses (7)		P	P	P
Professional, Scientific or Control Instrument Research, Development and Assembly (1) (6) (9)			P	
Electrical or other Technical Equipment, Research Development and Assembly (1) (6) (9)			P	
Computer Research, Development and Assembly (1) (6) (9)			P	
Scientific and Research Organizations, Research and Development (1) (6) (9)			P	
Research, Development and Testing Services (1) (6) (9)			P	
Any other manufacturing or assembly use determined by the Planning Director to be in character with Research and Development Uses permitted in this district (1) (6) (9)			G	
Professional services excluding medical and other health care related services (10)		P	P(5)	P
Business Services (10)		P	P(5)	P
General Office (10)		P	P(5)	P
Personal services, including but not limited to dry cleaning, barber and beauty and laundry (3) (4)			P	
Restaurant (4)			P	
Convenience Retail and service uses including but not limited to food, drugs, banks (3) (4)			P	
Child Care Service Use				
family day care	P	P	P	P
mini day care	G	G	G	G
day care center	S	S	S	S

Performance Area

<u>Land Use</u>	EH-A	EH-B	EH-C	EH-D
Recreation Facility (2)	P	P	P	P
Accessory parking for permitted or approved uses (8)	P	P	P	P
Regional utility facilities: Distribution, Substations and Storage	S	S	S	S
Local Utility Facilities: Distribution, Substations and Storage	G	G	G	G
Governmental services (offices, administration, executive, legislative, judicial excluding maintenance)(10)	G	G	G (5)	G
Governmental services (protective functions, police, fire excluding maintenance)	G	G	G	G
Park and Ride	S	S	S	S
Street Right-of-Way	P	P	P	P
Public Park	G	G	G	G

- (1) May include office space, corporate headquarters and other support activities associated with the specific research and development, manufacturing or assembly use. No accessory or subordinate retail activity is permitted.
- (2) Must be accessory to a permitted or approved use, and primarily intended for employees or residents of the Design District.
- (3) Personal services and convenience retail and service uses are limited to a combined total of 50,000 gross square feet for the entire Performance Area. No personal service or convenience retail or service use may abut or be oriented to N.E. 40th Street, 156th Avenue N.E. or Bellevue-Redmond Road.
- (4) May not abut or be oriented to N.E. 40th Street, 156th Avenue N.E. or Bellevue-Redmond Road.
- (5) General office, professional services, business services and governmental services (office) uses are limited to a total of 20% of the developable FAR of the area defined in a Master Development Plan.
- (6) Prior to the issuance of any building permit or certificate of occupancy for a research and development assembly or manufacturing use, the applicant must substantiate that Metro, the Department of Ecology, the Puget Sound Air Pollution Control Authority and the Environmental Protection Agency have been contacted and that all applicable environmental regulations have been met, or will be met. See Section 10.25(60). In no case is the manufacture of explosive materials permitted.

- (7) Intended for short duration, not intended for rental. The primary purpose is housing for training and education.
- (8) Accessory parking for a nonresidential use may be located in Performance Area A only if the use requiring that parking is in Performance Area A.
- (9) These uses constitute Research and Development Uses.
- (10) These uses constitute Office Uses.

10.235(30)Unlisted uses: A use which is not specifically listed in the EVERGREEN HIGHLANDS PERMITTED LAND USES CHART may be permitted pursuant to the provisions of Section 20C.10.240(15) and only if such use would not alter the quality, character or purpose of the Performance Area in which it is proposed to be located.

.10.25(40) Master Development Plan Required

(a) General: In order to insure coordinated development, prior to any development by a property owner, that owner must submit a Master Development Plan as provided for in this Section encompassing all contiguous property owned and all contiguous property in which that person has a legal or equitable ownership interest. Property in Performance Area A need not be combined with property in Performance Area B.

(b) Required Review: Each Master Development Plan must be approved by the Technical Committee through the General Development Permit process.

(c) Interjurisdictional review and appeal:

- . Each Master Development Plan shall be submitted to the City of Bellevue for review and comment prior to a decision on the proposal. Comments received from the City of Bellevue shall be accommodated in the design to the maximum extent possible, and consistent with the adopted policies of the City of Redmond.
- . Notwithstanding any other provision of the Community Development Guide the City of Bellevue may appeal the decision of the Technical Committee on the Master Development Plan.

(d) Required submittals: The property owner shall submit the following prior to consideration of the Master Development Plan. The Technical Committee shall establish the minimum number of each submittal required.

- . A legal description of all contiguous property in the same ownership or in which that person has a legal or equitable ownership interest.
- . A survey of the property indicating:
 - Property line;
 - Contours at intervals no greater than 5';
 - Location and dimensions of existing structures;

- Location and dimensions of rights-of-way, access or pedestrian easements and private roads;
- Location and dimensions of utility easements;
- Location and description of natural features including wetlands, watercourses, waterbodies, and areas of differential settlement;
- Location and description of any significant natural feature not identified above;
- The boundary of stands of trees with a written description of the composition of each stand indicating species, and generally describing size and number;
- Total square footage of the project limit.
- . A site location map indicating the relationship of the property to the remainder of the Design District.
- . A site plan of the property indicating:
 - The approximate location, dimensions and square footage of proposed structures.
 - The approximate square footage of research and development, office, residential, retail, service and other categories of land use.
 - The approximate floor area ratio for research and development and office uses within the project limit and individual lots.
 - The approximate location and dimensions of ingress and egress, vehicular and non-motorized circulation, including pedestrian, and the location and design of parking and loading facilities.
- . A preliminary open space and landscaping plan including street trees and indicating areas of pervious surface and proposed parkland.

- . A preliminary drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Storm Drainage Utility Director, including consideration of impacts on each drainage basin contained in whole or in part on the property.
- . If tenant needs can be determined, a preliminary Transportation Management Plan including elements such as those listed in Section 20C.10.25(40). This plan must also be submitted to METRO and King County Commuter Pool for review and comment prior to the City's decision on the application.
- . A list of owners of property within each Performance Area included in the area to be Master Planned, a copy of the King County Assessor's Map identifying those properties, and addressed labels for each property owner.
- . A list of owners of property within 300' of the area to be Master Planned, a copy of the King County Assessor's Map identifying those properties, and addressed labels for each property owner.
- . A copy of any covenants or restrictions on the use of land entered into by the owners or previous owners of the subject property.
- . A legal description of any areas proposed to be dedicated to the City, and the reason for that dedication.
- . Approximate development phasing schedule.
- . A current title report for the project limit.
- . An environmental checklist as required by the City and by the State Environmental Policy Act.

- . Any other information that the City decides is reasonably necessary to make a decision on the Master Development Plan which will assure continuity of the Plan with the goals and policies of the Community Development Guide.

(e) Criteria: The Technical Committee may approve a Master Development Plan only if the proposed Master Development Plan is consistent with:

- . The goals and policies of the Community Development Guide, and
- . The requirements of this section, and all other applicable provisions of the Community Development Guide.

(f) Conditions: The Technical Committee may impose conditions on the Master Development Plan in order to insure that the standards and intent of the Evergreen Highlands Goals and Policies, and the Community Development Guide are met, and to mitigate potential adverse environmental impacts. The Technical Committee shall also provide for continuity of development between properties and between jurisdictions.

(g) Recording Required: Following approval of a Master Development Plan, the applicant shall record the Master Development Plan with the King County Division of Records and Elections and with the City Clerk. The Plan is binding on and runs with the land.

(h) Master Development Plan Amendment:

- . Minor Amendment:
 - The property owner may request a minor amendment to an approved Master Development Plan.
 - The applicant shall submit each document required by Paragraph (d) which requires revision in order to reflect the proposed minor amendment.

. An amendment is minor and may be approved by written decision of the Technical Committee if:

- It does not significantly affect or change the overall concept or design of the approved Master Plan, and
- It does not significantly impact the visual nature, environment and intensity of the development, and
- It results in an improvement to the Master Development Plan.

. The applicant shall record the written decision of the Technical Committee approving a minor amendment to the Master Development Plan with the King County Division of Records and Elections and with the City Clerk.

. Major Amendment: All proposed amendments which are not deemed minor, will be processed as major amendments.

- The Technical Committee will decide upon a major amendment to an approved Master Development Plan through the Site Plan Review. An amendment may be processed separately, or in conjunction with the review of a specific development proposal pursuant to Section 10.25(40).
- The applicant shall submit each document required by Paragraph (d) which requires revision in order to reflect the proposed major amendment.
- The Technical Committee may approve a major amendment to an approved Master Development Plan only if:

- .. The Master Development Plan as amended complies with the criteria of Section 20C.10.25(30)(e).

.. The amendment is based on new information available regarding the proposal, and will achieve an equal or superior result, and

.. The amendment will result in increased preservation or enhancement of the natural environment, or other improvement in the overall Master Development Plan.

- The applicant shall record an amended Master Development Plan with the King County Division of Records and Elections and with the City Clerk. This amended Plan is binding on and runs with the land.

.10.25(50) Site Plan Review

(a) General: Each structure within the Evergreen Highlands Design District must be approved by the Technical Committee through the Site Plan Review Process.

(b) Interjurisdictional Review and Appeal:

- . Each application for site plan review shall be submitted to the City of Bellevue for review and comment. Comments received from the City of Bellevue shall be accommodated in the design to the maximum extent possible, and consistent with the adopted policies and regulations of the City of Redmond.
- . Notwithstanding any other provision of this Community Development, the City of Bellevue may appeal the decision of the Technical Committee on the site plan review.

(c) Required Submittals: The applicant shall submit the following with any application for development design review. The Technical Committee shall establish the minimum number of each submittal required.

- . A legal description of the subject property, and if applicable, the project limit.

- . A Site Location Map of the subject property and, if applicable, the project limit indicating its location within the District, and relative to other Zoning District abutting the District. Abutting Zoning District must be specifically identified.
- . A site plan of the subject property indicating:
 - The location, dimensions and square footage of all proposed structures.
 - The square footage of research and development, office, residential, retail, service and other categories of land use.
 - The floor area ratio for research and development and office uses within the project limit and individual lots..
 - The location and dimensions of ingress and egress, vehicular and nonmotorized circulation, including pedestrian; and the location and design of parking and loading facilities.
 - Total square footage of the project limit.
- . An open space and landscape plan approved by a registered landscape architect indicating:
 - Names and locations of all proposed trees, shrubs and groundcover.
 - The total area of each proposed planting bed.
 - A plant list indicating the name of each proposed plant, the number of plants of each species, and the size and height of each plant at time of installation.
- . A tree survey indicating the name, caliper and location of each existing tree 6" in caliper or greater or indicating the boundaries and composition of a stand of trees. The survey must note which trees will be retained. Caliper is measured 4' above existing grade.
- . A graphic depiction of all exterior elevations of each structure, and perspective drawings of each structure.
- . A coordinated sign program indicating materials, lighting, location, size and types to be utilized on the subject property.
- . A drainage plan for the subject property consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Storm Drainage Utility Director.
- . A Transportation Management Plan designed to reduce the use of single occupant automobile vehicles, which may include but is not limited to:
 - Private vanpool operation.
 - Transit/vanpool fare subsidy.
 - Imposition of a charge for employee parking.
 - Provision of subscription bus service.
 - Flexible work hour schedule.
 - Capital improvements for transit services.
 - Preferential parking for carpools/vanpools.
 - Participation in a ride matching program.

- Reduction of parking fees for carpools/vanpools,
- Establishment of a Transportation Coordinator position to implement the Transportation Management Plan, or
- Bicycle parking facilities.

This requirement may be delayed until the time of occupancy of the structure if adequate information regarding tenant needs cannot be obtained.

- . Address labels for all property owners within 300' of the subject property along with a copy of the King County Assessors map identifying these properties.
- . Any other information that the Technical Committee determines is reasonably necessary to make a decision on the application.

(d) Criteria: The Technical

Committee may approve an application for site plan review only if:

- . The proposed development is consistent with the goals and policies of the Community Development Guide are met.
- . The requirements of this Section, and all other applicable provisions of the Community Development Guide are met.
- . Each structure, including architecture, finish material, color, scale, associated landscaping, signs and site development is visually harmonious and compatible with surrounding uses, structures, vegetation, and topography.
- . Each structure promotes quality design, and enhances the coordination of development within the District.

- . Each structure and all proposed site development complies with the approved Master Development Plan. If the application for Site Plan Review contains elements inconsistent with the approved Master Development Plan, then the Technical Committee may not approve that application until the Master Development Plan is amended to include those elements.

(e) Conditions: The Technical Committee may impose conditions on development in the Evergreen Highlands Design District in order to insure that the standards and intent of the Design District, and the Community Development Guide are met, and to mitigate potential adverse environmental impacts. The Technical Committee shall give specific attention to the need to establish conditions which mitigate traffic impacts associated with the development.

.10.25(60) Site and Design Requirements

(a) General: 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 Evergreen Highlands Design District. Where there is a conflict between the regulations of the Evergreen Highlands Design District and the Community Development Guide, the Design District regulations govern.

(b) Site Requirements: The following Chart sets forth the dimensional and site requirements for each Performance Area in the Evergreen Highlands Design District. Each structure, development or activity in the District must comply with these requirements.

Performance Area

EH-A EH-B EH-C EH-D

Site Requirements

1. Maximum Number of Dwelling Units Per Gross Acre	11	N/A	N/A	N/A
2. Minimum Setback of Structures (in feet) : (4) (11)				
Front/Street (1)	50/20	50/20	50/20	50/20
Rear	25	25	15	15
Side (minimum each side)	15	15	15	15
3. Minimum Separation Between Buildings, Excluding Accessory Structures (in feet) (4)	30	30	30	30
4. Minimum Percentage of Pervious Surface (in percent) (7)	50	45	35	35

Performance Area

EH-A EH-B EH-C EH-D

Site Requirements

	EH-A	EH-B	EH-C	EH-D
5. Maximum Height of Structures (in feet/ stories)	30/3	45/3 (5)	45/3 (3)	45/3
6. Maximum Floor Area Ratio (2)(10)	N/A	.20	.40	.30
7. Minimum Area of Public/Private Parkland (6)	1:200(8)	1:1000(9)	1:1000(9)	1:1000(9)

- (1) The first figure represents the minimum setback from N.E. 40th, 156th Avenue N.E. and Bellevue-Redmond Road. The second figure represents the minimum setback from any street, private road, or the interior edge of an access easement within the Design District.
- (2) Floor Area Ratio is applied to Research and Development Uses and Office Uses on a project limit basis.
- (3) The maximum height of a structure may be increased to 75' and 6 stories if the structure is located in the interior of the Performance Area and the individual building floor size is limited to 25,000 gross square feet. If building height over 45' is proposed, the applicant must submit an analysis of increased view intrusion from residential areas within the Neighborhood.
- (4) Minimum Setback, excluding the setback from N.E. 40th St., 156th Ave. N.E. or Bellevue-Redmond Road, and Minimum Building Separation may be modified through the Site Plan Review Process if:
 - (a) The modification achieves a site design superior to that which would otherwise have been possible, and
 - (b) The modification has no significant adverse impact on adjacent property, and
 - (c) The modification facilitates the coordinated development of the Design District.
- (5) All buildings within 150' of Performance Area A are limited to 35 feet in height.
- (6) Area devoted to public or private parkland may be used to calculate floor area ratio or density, and may be used to meet the minimum percentage of pervious surface required. Parkland includes all area devoted to open space, active or passive recreation, indoor recreation and other space for the use and enjoyment of residents, employees or the public, excluding required landscaping.
- (7) Applied to all development on a project limit basis.
- (8) Measured by a ratio of acres to projected number of residents. The specific location of parkland will be determined through the Master Development Plan Process.
- (9) Measured by a ratio of acres to projected number of employees. The specific location of parkland will be determined through the Master Development Plan Process.

(10) Calculated based on gross floor area minus any area devoted to parking or vehicular circulation divided by gross land area.

(c) Design Requirements:

Parking and Circulation

- The applicant must provide parking spaces as follows:

	Minimum	Maximum
..Residential Use	1.0: D.U.	2.0: D.U.
..Research & Development/Other Manufacturing or Assembly	(2.7: 1000 gsf)	(3.6: 1000 gsf)
..Bank	(2.7: 1000 gsf)	(3.6: 1000 gsf)
..Other Convenience Retail and Service/Personal Services	0	(2.25: 1000 gsf)
..Professional Services Business Services General Offices Governmental Services (Office)	(2.7: 1000 gsf)	(3.6: 1000 gsf)
..Restaurant	(7.2: 1000 gsf)	(9.0: 1000 gsf)

- The parking requirement for uses not specifically listed will be determined by the Technical Committee based on demonstrated demand, and comparison to similar uses.
- The minimum level of parking shall be installed prior to occupancy of the structure. Area needed to provide for parking up to the maximum shall be reserved in landscaped open space for future parking demand. The Technical Committee may permit improvement of this reserved space for additional parking if additional parking demand is demonstrated.
- The applicant may request approval to install more than the minimum of parking spaces through the Site Plan Review Process. The Technical Committee may approve the initial installation of parking above the minimum only if:
 - .. The applicant can demonstrate specific employee parking requirements above the minimum, or
 - .. The applicant can demonstrate financial hardship associated with limiting parking to the allowable minimum, or
 - .. The applicant commits to additional Transportation Management Programs and a specific phasing schedule to reduce the need for parking over time and convert parking areas to landscaped open space.
- No parking may be located within a required front/street setback.
- Circulation must be consistent with the Evergreen Highlands Circulation Plan Map contained in the Community Development Guide, with the requirements of the 20C.20.60.060 Evergreen Highlands Neighborhood Transportation Improvement Overlay District and must:
 - .. Be coordinated with other property in the Performance Area and with other Performance Areas in order to provide an efficient transportation system, and to minimize unnecessary paved area.
 - .. Combine, wherever practical, access ways and parking areas if compatible with individual site design.
 - .. Separate residential and non-residential traffic.
 - .. Provide for nonmotorized, including pedestrian and bicycle, movement throughout the Performance Area and Design District.
 - .. Coordinate with street and walkway systems of adjoining jurisdictions.
- Site plan review shall ensure that parking lots do not encircle buildings.
- The provisions of Section 20C.20.150 apply in the Evergreen Highlands Design District, except for those requirements contained in Paragraph 20.150(10), 20.150(20)(a-d).
- Landscaping and Vegetation Preservation:

- The applicant must provide landscaping between structures, as a setting for structures, and within and around parking areas. This landscaping must enhance the coordinated project design, and provide a pleasing environment between structures. All pervious surface must be landscaped, except those areas specified under other provisions of this Code for natural vegetation, or determined by the Technical Committee as desirable for retention in its natural state.
 - If landscaping is located between uses, the type and intensity of planting must reflect the variation in use category and intensity. The larger the variation, the more the planting must serve as a solid screen.
 - Particular attention must be given to street frontage landscaping which will visually separate the development from the street, and create a soft edge condition.
 - Landscaping shall create a setting which enhances pedestrian use of open space and which provides a sense of place and scale for the proposed development.
 - A significant number of trees at least 12' to 14' in height or 2-1/2" to 3" in caliper in conformance with the American Standard for Nursery Stock, and predominantly evergreen, must be included in each planted area. Caliper is measured 4' above existing grade. Shrubs at least 3-1/2' in height along a parking area or site perimeter and at least 2' in height at any other location must be interspersed among the trees, and the majority of the remaining area planted with living ground cover so that the ground will be covered in 3 years.
 - Wherever practical and consistent with proposed site design, tree line and existing trees at least 6" in caliper must be retained. Caliper is measured 4' above existing grade. Tree protection techniques, approved by the Technical Committee must be utilized during construction. Where changes in grade have occurred, permanent tree preservation methods, approved by the Technical Committee must be utilized.
 - The applicant must install street trees at least 3" in caliper along all street frontage. Caliper is measured 4' above existing grade. The location and species installed are subject to approval of the Technical Committee.
 - The applicant must install interior parking area landscaping equal to at least 10% of the area devoted to parking and circulation. Planting areas must be at least 100 square feet and no more than 1000 square feet. The minimum dimension in any direction is 4'. Each planting area must contain at least one tree combined with shrubs and ground cover which meet the minimum size requirements noted above.
 - The provisions of Section 20C.20.090 do not apply in the Evergreen Highlands Design District, except for those requirements contained in Paragraph 20.090(20).
- Other Natural Features
- Watercourse and Water Bodies
 - .. Perennial watercourses and water bodies as identified on the Evergreen Highlands Natural Features Map in the Community Development Guide must be enhanced or protected during development and on a permanent basis.

- .. A buffer area, at least 50' wide measured from the centerline of a watercourse, or high water line of a waterbody, must be established on each side of a watercourse, and surrounding a waterbody. The Technical Committee may require a greater setback based on specific site characteristics. Land alteration within this buffer area must be specifically approved by the Technical Committee, and shall be limited to activities such as maintenance, supplemental landscaping, limited passive recreation and enhancement of the natural feature.

- .. Where necessary as determined by the Technical Committee, the City shall require channel and habitat restoration in conformance with City standards.

- .. In addition to performance guarantees otherwise provided in the Code, the applicant must establish and commit to a permanent program of watercourse or water body maintenance. Performance guarantees not to exceed two years following the completion of a project are required as determined necessary by the Director of Public Works or the appropriate department head.

- Steep Slopes

- .. No development is permitted on slopes equal to or exceeding 40%. These areas are to remain naturally vegetated to the maximum extent possible. Supplemental planting may be required where warranted by potential erosion or slope instability.

- .. A soils engineering report is required for development on slopes equal to 25% and up to 40%, and may be required for development on other slopes if determined to be necessary by the Technical Committee. Erosion control and soil stabilization measures may be required.

- Wetlands

- .. Wetlands necessary for the City's storm management system as determined by the Public Works Director or the appropriate department head or wetlands which constitute a significant habitat area must be maintained.

- .. A buffer area 50' wide must be established surrounding a wetland. The Technical Committee may require a greater setback based on specific site characteristics. Land alteration within this buffer area must be specifically approved by the Technical Committee, and shall be limited to activities such as maintenance, supplemental landscaping and enhancement of the natural feature.

. Drainage

- The applicant must submit a drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Storm Drainage Utility Director.

- The plan must emphasize utilization of the natural drainage system, and must permit the coordination of drainage systems among all development in the same drainage basin.

. Open Space

- The applicant must provide natural and improved open space which is coordinated with that of other properties, and which enhances the park-like setting of the District.
- Open space must permit areas for both active and passive recreation by residents or employees.
- Open space must be located and designed to provide a transition between areas of different use or use intensity, where applicable.
- A greenbelt, approximately 100' in width, must be established along the entire length of the Bellevue-Redmond Road abutting Performance Areas A, B, and C. Where small ownerships make this requirement unfeasible, the Technical Committee may approve an alternative buffering mechanism such as a vegetated earthen berm or reduced greenbelt.
- Natural vegetation within any greenbelt must be maintained to the maximum extent possible and supplemental landscaping may be required. A trail or other element of the nonmotorized circulation plan may be incorporated within this greenbelt subject to approval by the Technical Committee.
- Open space throughout the District must be coordinated in order to provide maximum usability by residents or employees.
- Parkland must be located and designed in a manner which results in aggregated usable areas.
- The provisions of Section 20C.20.130 do not apply to the Evergreen Highlands Design District.

. Outdoor Storage:

- The outdoor storage of materials, products or vehicles is not permitted in the Evergreen Highlands Design District. Outdoor storage of vehicles does not apply to accessory parking areas or vehicles stored pursuant to the Development Guide on residential lots.
- Garbage and trash receptacle screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle.
- The provisions of Section 20C.20.140 do not apply.

. Rooftop Screening:

- The applicant shall provide rooftop equipment screening which is at least as high as the equipment being screened. Screening must be of a material and design compatible with the building, and must surround the equipment.
- The provisions of Section 20C.20.190 do not apply.

. Signs:

- Signs must be coordinated throughout the project tract.
- Each sign must be architecturally integrated with the structures with which it is associated. The Design Review Board shall review each sign for compatibility of form, color and building materials.
- Signs may be illuminated indirectly but may not be backlit.

- Only major complex identification signs may be oriented to N.E. 40th Street, 156th Avenue N.E. and the Bellevue-Redmond Road. No more than one identification sign may be located at each entrance to the complex.

- The provisions of Section 20C.20.230 apply to the Evergreen Highlands Design District, except as they conflict with the provision of this section.

. Utilities:

- All utility distribution lines, other than electrical lines of 115 kV or greater, must be placed underground.

- The provisions of Section 20C.20.250 apply to the Evergreen Highlands Design District except as they conflict with the provisions of this section.

- . Planned Unit Development. The provisions of Section 20C.20.160 does not apply in the Evergreen Highlands Design District.

10.25(70) Pollution and Hazardous Waste Control Standards

(a) Prior to issuance of a building permit, if specific uses or classes of uses can be identified, or any time thereafter when specific uses or classes of uses are identified, the applicant must provide documentation that Metro, the Department of Ecology, the Puget Sound Air Pollution Control Authority and the Environmental Protection Agency have been contacted, and that all applicable standards will be met prior to the occupancy of the structure. To the maximum extent possible, this contact must occur early in the development process so that necessary measures may be implemented during the construction phase.

(b) No outside storage of toxic or hazardous waste or materials as defined by METRO, the Department of Ecology, or the Environmental Protection Agency is permitted. Interior storage must comply with all applicable federal and state regulations.

(c) No discharge or emission of toxic or hazardous waste or material into the air, storm drainage system or other water is permitted without prior approval of each applicable implementing agency.

10.25(80) Interjurisdictional Review and Cooperation

(a) Transfer of FAR, Pervious Surface and Parking: Floor area, pervious surface and parking may be transferred within a Performance Area across jurisdictional boundaries as part of the Master Development Plan or Site Plan Review process so long as all requirements and limitations of the use and the Performance Area are met.

(b) Code Amendments and Interpretations:

- Each proposed amendment to or interpretation of the Evergreen Highlands Design District Community Development Guide regulations shall be submitted to the City of Bellevue for review and comment prior to a decision. Comments received from the City of Bellevue shall be accommodated to the maximum extent possible.
- Notwithstanding any other provision of the Community Development Guide, the City of Bellevue may appeal a decision on a code amendment or interpretation.

PERFORMANCE AREA A

EH-A

The North half of the Northwest quarter of Section 24, Township 25 North, Range 5 East W.M., in King County Washington lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the North half of the Southwest quarter of the Northwest quarter of said Section 24 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; EXCEPT the West half of the West half of the West half of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington; AND EXCEPT the North 30.00 feet of the Northwest quarter of said Section 24.

PERFORMANCE AREA B

EH-B

The Northeast quarter of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the Southeast quarter of the Northeast quarter of said Section 23 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the East half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the West half of the Northwest quarter of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 24; AND the Southwest quarter of the Southwest quarter of the Northwest quarter of said Section 24 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; EXCEPT the North 30.00 feet of East half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND EXCEPT the North 30.00 feet of the West half of the West half of the West half of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington.

PERFORMANCE AREA C

EH-C

The North half of the Northwest quarter of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the Northeast quarter of said Section 23; AND the West half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; EXCEPT County Roads; AND EXCEPT that portion described as follows; commencing at the Northwest corner of the Southeast quarter of Section 23, Township 25 North, Range 5 East; W.M. in King County Washington; thence South 00°57'57" West along the West line thereof a distance of 215.61 feet; thence on a non-tangent curve whose center bears North 63°18'40" West a distance of 3311.00 feet; thence Northeasterly on said curve to the left through a central angle of 04°04'45" an arc length of 235.73 feet to the North line thereof; thence South 89°09'53" East along said North line a distance of 583.59 feet; thence North 58°30'30" West a distance of 784.26 feet to the West line of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South 01°02'35" West along the West line thereof a distance of 400.00 feet to the point of beginning.

**REZONE
PERFORMANCE AREA C**

EH-C

That portion of the East half of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington described as follows; Commencing at the Northwest corner of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South 00°57'57" West along the West line thereof a distance of 215.61 feet; thence on a non-tangent curve whose center bears North 63°18'40" West a distance of 3311.00 feet; thence Northeasterly on said curve to the left through a central angle of 04°04'45" an arc length of 235.73 feet to the North line thereof; thence South 89°09'53" East along said North line a distance of 583.59 feet; thence North 58°30'30" West a distance of 784.26 feet to the West line of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South 01°21'35" West along the West line thereof a distance of 400.00 feet to the point of beginning.

PERFORMANCE AREA D

EH-D

The West half of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington lying Northwesterly of the center line of N.E. Bellevue Redmond Road; EXCEPT the North half of the Northwest quarter of the Southeast quarter of said Section 23; EXCEPT that portion described as follows; commencing at the intersection of a line 110.00 feet East of and parallel with the West line of Tract 11, Bellevue Gardens 3rd Addition, as recorded in Volume 21 of plats, Page 72, Records of King County Washington, and the Northwesterly margin of N.E. Bellevue Redmond Road; thence Northeasterly along said margin a distance of 185.00 feet; thence Southeasterly at right angles to said margin a distance of 30.00 feet to a point on the center line of said road, also being the Northwesterly City Limit of the City of Bellevue, as established by Ordinance No. 646, and the true point of beginning; thence Northwesterly at right angle to the center line of said road a distance of 30.00 feet to the Northwesterly margin of said road; thence Northwesterly a distance of 352.00 feet to a point on a line 110.00 feet East of and parallel with the West line of said Tract 11; thence Northerly along said parallel line to the North line of Tract 11; thence Westerly to the East City Limit of Redmond as established by Ordinance No. 275, City of Redmond and the center line of 156th Avenue N.E.; thence Southerly along said center line to the center line of N.E. Bellevue Redmond Road; thence Northeasterly along said center line to the true point of beginning; AND EXCEPT that portion described as follows; commencing at the intersection of a line 110.00 feet East of and parallel with the West line of Tract 11, Bellevue Gardens 3rd Addition, as recorded in Volume 21 of plats, Page 72, Records of King County, Washington and the Northwesterly margin of N.E. Bellevue Redmond Road; thence Northeasterly along said margin a distance of 185.00 feet; thence Southeasterly at right angles to said margin a distance of 30.00 feet to a point on the center line of said road, also being the Northwesterly City Limit of the City of Bellevue, as established by Ordinance Nos. 646 and 897, and the true point of beginning; thence Northeasterly along the centerline of said road a distance of 150.00 feet; thence Northwesterly a right angle to said center line a distance of 30.00 feet to the Northwesterly margin of said road; thence North $23^{\circ}43'53''$ West a distance of 173.97 feet; thence South $49^{\circ}36'30''$ West to the existing Bellevue City Limits as established by Ordinance No. 897; thence Southeasterly along said City Limits to the true point of beginning.

BUSINESS PARK

That portion of the East half of the Northwest quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the East half of the Southwest quarter of Section 14, Township 25 North, Range 5 East, W.M., in King County Washington described as follows; commencing at the Southeast corner of the Northwest quarter of said Section 23; thence North $01021'35''$ East along the East line thereof a distance of 400.00 feet to the true point of beginning; thence continuing North $01021'35''$ East a distance of 431.54 feet; thence on a non-tangent curve whose center bears North $10052'46''$ East a distance of 260.00 feet; thence Northwesterly on said curve to the right an arc length of 365.21 feet; thence North $01021'35''$ East a distance of 242.45 feet, more or less, to the North line of the Southeast quarter of the Northwest quarter of said Section 23; thence North $89034'35''$ West along said North line, to the Easterly margin of 154th Avenue N.E.; thence Northerly along said Easterly margin to a line, said line being the Easterly extension on the North boundary of Lot 9, Overlake Industrial Park, Division 2 recorded in Volume 66 of plats, pages 52-54, records of King County Washington; thence Westerly along said extended line to the Northeast corner of said Lot 9; thence continuing Westerly along the North boundary of said Lot 9 and the North boundary of Lot 10 of said plat to the Southeast corner of Lot 11 of said plat to the Southeast corner of Lot 11 of said plat; thence Northerly along the East boundary of said Lot 11 to the Southerly boundary of Lot 12 of said plat; thence Easterly along said Southerly boundary and along the Easterly extension of said Southerly boundary to the West line of the East half of the East half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 23, Township 25 North Range 5 East, W.M., in King County Washington; thence Northerly along said West line and along the Northerly extension of said West line to the North line of the South 30.00 of the Southwest quarter of Section 14, Township 25 North, Range 5 East, W.M., in King County Washington; thence Easterly along said North line to the East line of the Southwest quarter of said Section 14; thence Southerly along said East line to the Northeast corner of the Northwest quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence Southerly along the East line thereof to the True Point of Beginning.

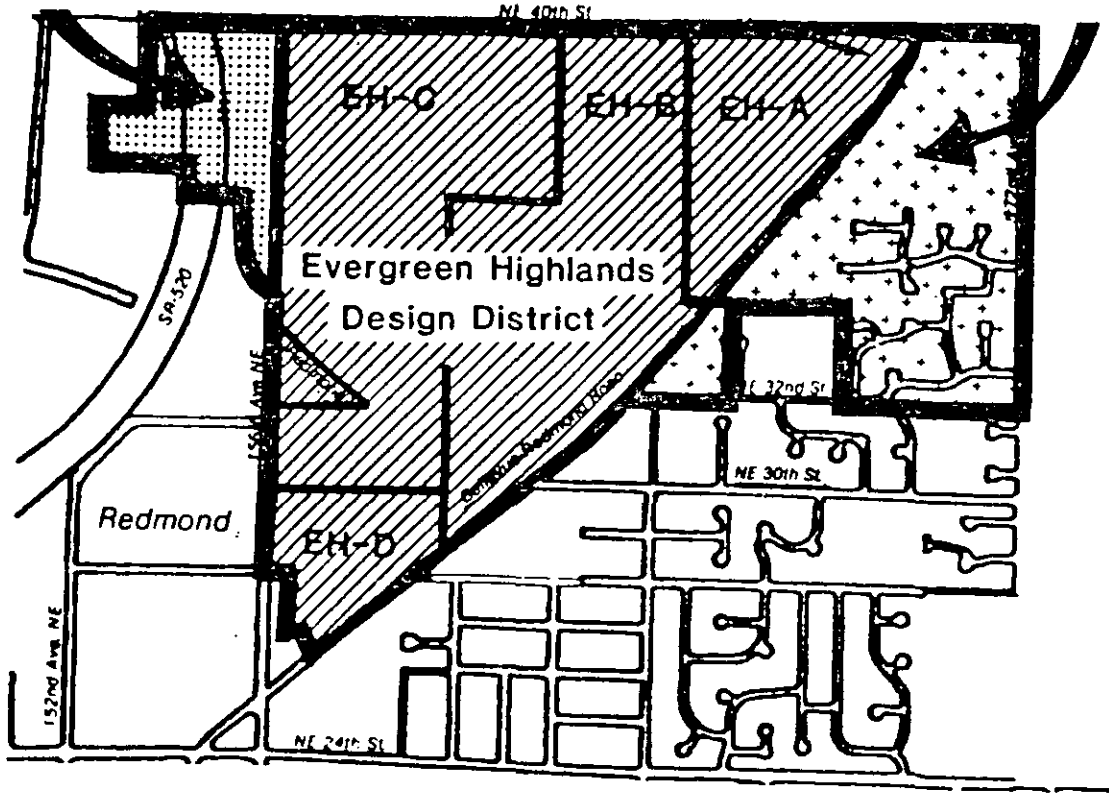
SUBURBAN RESIDENCE R-5

The Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington lying Southeasterly of the center line of N.E. Bellevue-Redmond Road; and the Southeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington, lying Southeasterly of the center line of N.E. Bellevue-Redmond Road; EXCEPT the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 24; AND EXCEPT the North 30.00 feet of the Northeast quarter of the Northwest quarter of said Section 24.

Business Park

Suburban Residence

R-5



Scale: 1" = 1400'

Legend

Evergreen Highlands Zoning Map

 Design District/Performance Areas

 Business Park

 R-5 Suburban Residence


north