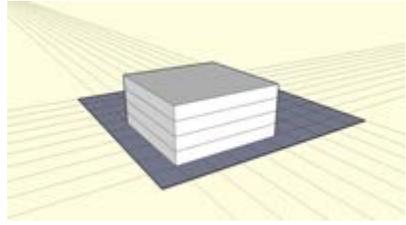


21.14.070 Bear Creek Design District – DRAFT June 2,2014

A. **Purpose.** The purpose of the Bear Creek Design District (comprising [Performance Area 1](#) and [Performance Area 2](#)) is to provide [development](#) potential on the upland portion of the Bear Creek Design District in the northwest portion of the [site](#) in a comprehensive [master plan](#) that would allow for the permanent protection of Bear Creek, its riparian corridor, and associated [wetlands](#) and floodplains. The Design District provides for the location of [retirement residence](#) facilities, associated limited support services, ~~and~~ [affordable housing for employees](#), [and multi-family residential homes](#). The Design District will provide critical links in the Bear and Evans Creek Greenway System, an important planned regional trail along Bear and Evans Creeks. The balance of the undevelopable portion of this district will be established as a wetland mitigation banking site.

B. **Maximum Development Yield.**

Table 21.14.070A Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustration
Floor area ratio (FAR)	0.80	None	0.80	Example of a 4-story building with FAR = 0.80
Height	4 stories	None	4 stories	

C. **Regulations Common to All Uses.**

~~1. Maximum height of structures or portions of structures located above parking shall not include the distance between the finished grade of the parking surface and the structure, or the stories of the structure devoted to parking.~~

~~2.1.~~ Maximum height in shoreline areas is 30 feet.

~~3.2.~~ Impervious surface area resulting directly from the Bear and Evans Creek Trail and Greenway is exempt from impervious surface area calculations.

~~4.3.~~ Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards tables below.

D. **Allowed Uses and Basic Development Standards.** The following tables contain the basic zoning regulations that apply to uses in the Bear Creek Design District (BCDD) zone. To use

the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4- story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
Residential							
1	Housing services for the elderly	Avondale: 15, 75, 150 100 Other property lines: 10, 75 20, 100 20	30%; 65%	4	0.80	Dwelling unit (1.0, 1.0)	Ten percent of the total number of dwelling units (including those built for employees) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. Applicant is entitled to number of TDRs equal to number of affordable units provided. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
2	Detached dwelling unit						Permitted only to house employees and the families of housing services for the elderly <u>except as provided for in subsection E.10 below.</u>
3	Multifamily structure						Ten percent of the total number of dwelling units (including those built as housing services for the elderly) shall be affordable to individuals or families earning up to 80 percent of area median income. Applicant is allowed to apportion affordable units to buildings as applicant sees fit. Applicant is entitled to number of TDRs equal to number of affordable units provided.

Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1							
§	Use	Minimum	Maximums			Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4- story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR		
General Sales or Services							
4	Finance and insurance	Avondale: 15, 75, 150 100 Other property lines: 10, 75 20, 100 20	30%; 65%	4	0.80		Permitted only as internal service to residents and guests of housing services for the elderly.
Transportation, Communication, Information, and Utilities							
5	Amateur Radio Tower	Avondale: 15, 75, 150 100 Other property lines: 10, 75 20, 100 20	30%; 65%	4	0.80	Adequate to accommodate peak use	See RZC 21.56 , Wireless Communication Facilities for specific development requirements.
6	Antenna Array and Base Station						A Conditional Use permit may be required; see RZC 21.56 , Wireless Communication Facilities for specific development requirements.
7	Antenna Support Structures						RZC 21.56 , <i>Wireless Communication Facilities</i> . Conditional Use Permit required. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
Arts, Entertainment, and Recreation							
8	Natural and other recreational parks	Avondale: 15, 75, 150 100 Other property lines: 10, 75 20, 100 20	30%; 65%	4	0.80	Adequate to accommodate peak use	
Education, Public Administration, Health Care, and other Institutions							
9	Ambulatory or outpatient care services	Avondale: 15, 75, 150 100 Other property lines: 10, 75 20, 100 20	30%; 65%	4	0.80		Permitted only as internal service to residents and guests of housing services for the elderly.
10	Nursing, supervision, and other rehabilitative services						
11	Social assistance, welfare, and charitable services						
12	Colleges and universities						Permitted only as internal housing services for the elderly. Curriculum must be related to geriatrics/gerontology.

Table 21.14.070B Allowed Uses and Basic Development Standards: Performance Area 1						
§	Use	Minimum	Maximums			Special Regulations
		Setbacks (ft) for 1- and 2-story, 3-story, and 4-story structures, respectively	Lot coverage; Impervious surface area	Height (stories)	FAR	
Agriculture, Forestry, Fishing, and Hunting						
13	Crop production	Avondale: 15, 75, 150 100 Other property lines: 10, 75 20, 100 20	0; 0	0	0	Permitted until such time that a state-approved wetland mitigation bank is established; at that time, crop production shall cease.
14	Wetland mitigation banking					

Table 21.14.070C Allowed Uses and Basic Development Standards: Performance Area 2				
§	Use	Maximums		Special Regulations
		Lot coverage; Impervious surface area	FAR	
Arts, Entertainment, and Recreation				
1	Natural and other recreational parks	0; 0	0	
Agriculture, Forestry, Fishing, and Hunting				
2	Crop production	0; 0	0	Permitted until such time that a state-approved wetland mitigation bank is established; at that time, crop production shall cease.
3	Wetland mitigation banking			
Transportation, Communication, Information and Utilities				
4	Amateur Radio Tower			See RZC 21.56 , Wireless Communication Facilities for specific development requirements.

E. Site and Design Requirements.

1. Where conflicts between this chapter and other chapters of the Redmond Zoning Code exist, the provision of this chapter shall control.
- ~~2. Development in this zone shall substantially conform to the conceptual site plan submitted as an exhibit to Ordinance 2370 adopting this chapter.~~
- ~~3.2.~~ As a condition of site plan entitlement, the applicant shall convey to the City the following easements property rights:

- a. Conservation easements for all BCDD land outside PA-1 not already conveyed or purchased for other purposes, such as the wetland mitigation bank and trail easements.
- b. Easements through ~~the southern and eastern portions of~~ the site, as depicted on the Bear and Evans Creek Confluence-Open Space Plan and Bear Creek Neighborhood Connections Map, to allow the City of Redmond to connect City trails.
- c. Construction of a portion or all of, or dedication of right-of-way for, the new street connection as generally shown on Map N-BC-1 in the Redmond Comprehensive Plan.

3. Access. Development shall take access at the intersection of Avondale Road and 180th Avenue NE.

4. Buildings shall be designed to achieve LEED, BuiltGreen, or other similar green building specifications. Certification shall include third-party auditing.
5. Site design shall incorporate low-impact development technologies to the extent feasible and practicable, including but not limited to, infiltration of nonpollution-generating stormwater and use of pervious paths.
6. The piped and culverted subterranean watercourse that flows southwest from the northwest corner of the site shall be rerouted.
 - a. For the portion of the watercourse that is within PA-1, the rerouting and daylighting shall occur in the following manner:
 - i. The watercourse riparian corridor shall contain plantings that reinforce the bank structure and provide shade;
 - ii. The design of the riparian corridor shall, to the extent possible within the limited space, mimic naturally occurring riparian corridors with respect to native vegetation, shading, and the provision of meander spaces;
 - iii. The corridor shall not contain impervious surfaces, but may be bridged for up to four vehicle crossings and two pedestrian crossings; those crossings shall conform to Washington State Department of Fish and Wildlife standards for culvert crossings allowing fish passage;
 - iv. Crossings shall minimize adverse impacts to the stream corridor;
 - v. The average width of the corridor shall measure no less than 15 feet; in no case shall the corridor measure less than 10 feet across.
 - b. The portion of the watercourse that is within PA-2 shall be treated as a Class II stream, and the project proponent shall enhance the channel, banks, and required buffers from its entrance into PA-2 to the confluence with Bear Creek. This enhancement shall include, at a minimum, planting of native trees, shrubs and

herbaceous species and incorporation of large woody debris (e.g., snags, root wads, and downed logs) for enhancement of fish and wildlife habitat.

7. Site design shall incorporate physical demarcations between PA-1 and PA-2, such as split rail fencing.
8. Landscaping and Vegetation Preservation.
 - a. In addition to landscaping standards described in RZC 21.32, *Landscaping*, and RZC 21.72.060, *Tree Protection Standards*, the following standards shall apply:
 - b. All pervious surfaces shall be landscaped, except those areas to be preserved in or restored to natural conditions, areas such as pervious pathways, and areas within PA-1 in the 100-year FEMA floodplain.
 - c. Up to 20 percent of the required landscape area may be met by providing pedestrian plazas for gathering.
9. Impacts to Groundwater. Permanent intrusion of parking garages, basements or similar structures into the groundwater is prohibited.
10. Incentives for providing indoor community space.
 - a. The Bear Creek Neighborhood Plan calls for the location of one indoor gathering place, whether publicly or privately owned. A developer that commits to locating such a space in BCDD1 gains multifamily structures without any age restriction as a permitted use.
 - b. The indoor gathering place must be at least 500 square feet, suitable for meetings or similar gatherings, and accessible to the public during the day, evenings, and weekends.
 - c. The developer shall provide a maintenance plan for the indoor gathering place.
 - a.d. A covenant to maintain public access to the indoor gathering space for as long as the development exists shall be executed and shall run with the land.

- F. **Cross-references.** For information on how to measure various site requirements like height and setbacks, see RZC 21.16.020, *How to Measure Site Requirements*. See RZC 21.16.030, *Other Applicable Regulations*, for information on other standards that may apply to you.

(Ord. 2652)