ISSUES MATRIX – AMENDMENTS TO NEIGHBORHOOD COMMERCIAL PORTIONS OF REDMOND'S COMPREHENSIVE PLAN AND COMMUNITY DEVELOPMENT GUIDE

2010 Policy and Regulation Updates

Issue	Discussion Notes	Issue Status
Policy and Text		
1. Access to Neighborhood Commercial sites ~ **Miller, Flynn** LU-40 Neighborhood Commercial Designation Purpose. Provide for attractively designed small- to medium-scale neighborhood ~~markets~~businesses that offer convenience goods and services for the daily needs of nearby neighborhoods, and can serve as gathering places. ~~Ensure that these centers are located and developed in a manner that~~ Locate and develop these neighborhood commercial areas to: ~~Promotes~~Ensure use, scale, and design compatibility with the vicinity neighborhood character; ~~Helps reduce vehicle trip lengths and frequency;~~ ~~Encourages convenient~~ Provide access ~~to~~ from multi-modal corridors, transit routes, and ~~within the center, particularly for pedestrians and bicyclists;~~ ~~Connects by~~ existing or planned pedestrian pathways~~,~~ and bikeways~~, and transit routes to the~~ to help minimize additional motorized trips on local streets; Serve as multi-seasonal, neighborhood~~(s) it serves;~~ ~~Serves as a~~ gathering and meeting ~~place~~	Staff Recommendation/Reasoning **December 1, 2010:** The proposed policy criteria are intended to balance a number of objectives, including walkable/bikable access, economic viability for new neighborhood commercial (NC) locations, and predictability and stability for neighborhoods. While the criteria would ensure that any new NC zones maintain a minimum distance from Redmond's Urban Centers and thereby help support the viability of Downtown and Overlake Urban Center businesses, the criteria also support increased access to future NC zones from where citizens live and work. For example, by locating nearer to Business Park zones, employees would have access to the neighborhood commercial use during the workday and in particular, during lunch breaks. **December 8, 2010:** Staff recommends maintaining the proposed criteria for NC-1 as provided. However, staff supports removing the park proximity criteria from NC-2, as the removal does not increase the permitted siting of the larger form of Neighborhood Commercial (NC-2). Stakeholders and commercial experts shared their interest and advisement regarding the locating of commercial places in close proximity to public parks. They felt that parks provide an opportunity for increased walking trips as well as visibility. For example, one citizen stakeholder described her interest in the ability to walk with her young children from a park to a restaurant or café to obtain lunch or other refreshments. Her particular interest included coffee, ice cream, and other easily transportable foods. Business owners offered similar interests regarding potential customer	**Raised for discussion, 11/17/10, discussed 12/1/10, pending closure, 12/8/10**

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~~within the neighborhood~~places, complementary to and in close proximity to parks and open spaces;
~~Maintains a compact size; and~~
~~Avoids locations within one mile of another Commercial zone unless there are significant grade changes that limit pedestrian access.~~
Be within mixed-use neighborhoods and provide a variety of uses including housing, retail, and office; and
♦ Include multiple businesses as part of a compact, multi-tenant site.
 	
LU40.1
ompatibility with and limit impacts to the vicinity neighborhood character by considering application of NC-1 zones in locations ~~for NC-2 zones are the intersections of two arterials,~~that at ~~least~~a minimum meet the following criteria:
• Include no greater than one ~~of which is~~acre of combined commercial use and associated parking;
• Are more than one-half mile from the Downtown and Overlake Urban Centers;
Are along streets with a ~~principal~~classification of collector arterial~~.~~ or higher to support multiple modes of travel;
• Are within one-quarter mile of an existing non-motorized connection and connect to existing or planned public sidewalks, trails, and pathways;
• Currently include a variety of land uses such as single-family, multi-family, and business parks within close
	trips.
	
	The Project for Public Spaces (PPS) includes the following aspects to promote "Successful Places": access and linkages; comfort and image; uses and activities; and sociability. PPS suggests more uses and activities than fewer. Additional information is available at: http://www.pps.org/articles/placemaking-tools/grplacefeat/
	
	Staff also recommends maintaining the required minimum distance from the City's urban centers to avoid detracting from these locations and to continue to carry out adopted policy.
	
	The following amendment helps emphasize locating Neighborhood Commercial in population centers that include both residential and business concentrations:
	
	• Current proposed amendment to LU-40:
	  o Be within mixed-use neighborhoods and provide a variety of uses including housing, retail, and office; and
	• Updated amendment to reflect population centers in LU-40:
	  o Be within mixed-use neighborhoods that include residential and business concentrations;
	  o Provide a variety of uses including housing, retail, and office; and
	
	December 15, 2010: Staff agrees with Commission Gregory's suggestion and will incorporate the amendments for the Commission's review.
	
	Public Comments
	
	PC Discussion
	
	November 17, 2010: Commissioners Miller and Flynn noted that the	

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proximity; • Encourage a sense of place due to close proximity, within one-quarter mile to an existing or planned park facility; and Provide sufficient parking on-street, on-site, or both. LU-40.2 Maintain compatibility with and limit impacts to the vicinity neighborhood character by considering application of NC-2 zones in locations that at a minimum meet the following criteria: • Include no greater than three acres of combined commercial use and associated parking; Are more than one mile from the Downtown and Overlake Urban Centers; Are along a multimodal corridor, at an intersection with a collector arterial or higher classification street to support multiple modes of travel; • Are within one-quarter mile of an existing non-motorized connection and connect to existing or planned public sidewalks, trails, and pathways; • Are within one-quarter mile of a multi-family zone; • Encourage a sense of place due to close proximity, within one-quarter mile to an existing or planned park facility; and Provide sufficient parking on-site.	recommended criteria limit the locations where Neighborhood Commercial use could be established. They discussed their concern regarding walkable access from residential neighborhood locations. **December 1, 2010:** Commissioner Miller reiterated and Commissioner Biethan concurred with an interest in greater access to Neighborhood Commercial locations. They suggested omitting criteria such as the proximity to parks and the required minimum distance from the City's urban centers. Commissioners also emphasized their interest in ensuring flexibility by minimizing barriers to development of Neighborhood Commercial. Commissioner Miller added that policies did not adequately reflect the opportunities for locating Neighborhood Commercial in close proximity to business centers. **December 8, 2010:** Commissioner Gregory suggested replacing "Encouraging a sense of place" in policy LU-40.1 and 40.2 with "Encouraging an integrated neighborhood place". Commissioners continued discussing this item and tentatively closed the issue pending Commissioner Miller's input.	

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2. Smaller types of Neighborhood Commercial establishments ~ **Miller** LU40.1 ompatibility with and limit impacts to the vicinity neighborhood character by considering application of NC-1 zones in locations ~~for NC-2 zones are the intersections of two arterials,~~that at ~~least~~a minimum meet the following criteria: • Include no greater than one ~~of which is~~acre of combined commercial use and associated parking; • Are more than one-half mile from the Downtown and Overlake Urban Centers; Are along streets with a ~~principal~~classification of collector arterial~~.~~ or higher to support multiple modes of travel; • Are within one-quarter mile of an existing non-motorized connection and connect to existing or planned public sidewalks, trails, and pathways; • Currently include a variety of land uses such as single-family, multi-family, and business parks within close proximity; • Encourage a sense of place due to close proximity, within one-quarter mile to an existing or planned park facility; and Provide sufficient parking on-street, on-site, or both.	Staff Recommendation/Reasoning **December 1, 2010:** In response to Commissioner Millers' interest**,** staff recommends adding a policy concerning continued monitoring of the need, interest, and viability of Neighborhood Commercial zones. **LU-##** Periodically monitor key elements of Neighborhood Commercial uses, such as accessibility, economic vitality, neighborhood compatibility and design. Involve representatives from development, business and neighborhoods. Update the Planning Commission and City Council regarding the results. **December 8, 2010:** Staff recommends amending the proposed policy to include triggers that describe the potential conditions for monitoring of Neighborhood Commercial's key elements. Proposed triggers include the following: • Absence of interest in Neighborhood Commercial development during successful economic periods; • Significant or widespread public concerns with Neighborhood Commercial development; or • Substantive public interest in access to uses typically permitted in Neighborhood Commercial zones. Policy PI-16 of the Participation, Implementation, and Evaluation Element addresses the criteria through which the City may address amendments to the same portion of the Comprehensive Plan: **PI-16** Take the following considerations, as applicable, into account as part of City decisions on applications for amendments to the Comprehensive Plan: ♦ Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning	**Raised for discussion, 11/17/10, discussed 12/1/10 and 12/8/10**

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LU-40.2 Maintain compatibility with and limit impacts to the vicinity neighborhood character by considering application of NC-2 zones in locations that at a minimum meet the following criteria: • Include no greater than three acres of combined commercial use and associated parking; Are more than one mile from the Downtown and Overlake Urban Centers; Are along a multimodal corridor, at an intersection with a collector arterial or higher classification street to support multiple modes of travel; • Are within one-quarter mile of an existing non-motorized connection and connect to existing or planned public sidewalks, trails, and pathways; • Are within one-quarter mile of a multi-family zone; • Encourage a sense of place due to close proximity, within one-quarter mile to an existing or planned park facility; and Provide sufficient parking on-site.	Policies; ♦ Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element; ♦ The capability of the land for development including the prevalence of sensitive areas; ♦ The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity; ♦ Whether the proposed land use designations or uses are compatible with nearby land use designations or uses; ♦ If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with Policy HO-16, the City's policy of no-net loss of housing capacity; ♦ Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources; ♦ Potential general economic impacts, such as impacts for business, residents, property owners, or City Government; and ♦ For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake. Public Comments	

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	PC Discussion **November 17, 2010:** Commissioner Miller suggested including criteria for a smaller type of Neighborhood Commercial that includes opportunities for stand-alone establishments such as a "mom and pop" grocery market. He discussed his interest in providing smaller commercial establishments in more locations to increase accessibility from where citizens live throughout Redmond. **December 1, 2010:** Commissioner Hinman suggested utilizing a pilot program similar to the Innovative Housing program in addition to monitoring future development, interest, and concerns regarding Neighborhood Commercial. **December 8, 2010:** Commissioner Flynn reiterated his interest in establishing additional zoning of NC-0.5 to encourage smaller types and greater opportunties for Neighborhood Commercial establishments in single-family areas. Commissioner Hinman suggested discussing Neighborhood Commercial with neighborhood citizens as part of the upcoming Neighborhood Network process in order to maintain frequent monitoring of citizen interest and concerns. Commissioners continued discussing this item and recommended delaying closure pending additional discussion with Commissioner Miller.	

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3. Ensure transparency and predictability ~ **Biethan**	Staff Recommendation/Reasoning **December 8, 2010:** For the Commission's reference, process requirements regarding land use and specifically Community Development Guide Amendments and Comprehensive Plan Map and Policy Amendments are located in 20F.30.55 Type VI Review: Legislative, City Council Decisions. 20F.30.55-010 Purpose. A proposal to rezone land to Neighborhood Commercial would follow a Type VI review. The process includes a hearing and recommendation by the Planning Commission and an action by the City Council. For rezones, notice is provided to property owners within 500' of the project site in addition to legal notice posted in the newspaper and at several public locations in Redmond's Downtown. Review under the State Environmental Policy Act (SEPA) would be required. Public Comments PC Discussion **November 17, 2010:** Commissioner Biethan emphasized ensuring transparency and predictability from the perspective of neighborhood citizens and the applicant. He described his interest in making certain that citizens have opportunity to understand and weigh in on proposed applications for Neighborhood Commercial zoning as part of the amendment process.	**Raised for discussion, 11/17/10, discussed and closed, 12/1/10**
4. Address the requirement for parking lot landscaping within NC zones in comparison to other zones ~ **Miller**	Staff Recommendation/Reasoning **December 8, 2010:** Staff recommends maintaining the proposed amendment that requires all Neighborhood Commercial sites to include parking lot landscaping. While the Code Rewrite Commission supported	**Raised for discussion, 12/1/10, pending**

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10-070-020 General Requirements 1. Parking lots with less than 20 spaces shall not be required to provide any interior landscaping with the exception of Neighborhood Commercial zones. All Neighborhood Commercial shall provide parking lot landscaping in accordance with this section and with Table 10-070-020 Parking Lot Landscaping for 20-150 spaces.	triggering the requirement for parking lot landscaping at 20 or greater parking spaces, they also recommended in a letter to the Planning Commission addressing design standards that help enhance compatibility between commercial and non-commercial uses: http://www.redmond.gov/insidecityhall/planning/RCRewrite/RCDG/2010/03Mar10/CommIndDesignExhIFinal.pdf In general, parking lot landscaping in addition to perimeter landscaping can help soften the appearance of structures. Landscaping may also assist with mitigating heat island effects. A visual preference survey indicated favoring locations that include a variety of vegetation over those without. Existing NC sites, demonstrated in the image below, include parking lot landscaping in the form of islands, vegetated swales, planting strips, and vegetated curb bulbs.	**closure 12/8/10**

Issue	Discussion Notes	Issue Status
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	  Public Comments PC Discussion **December 1, 2010:** Commissioner Miller requested additional information regarding the proposed amendment to Landscaping regulations whereby all Neighborhood Commercial sites shall include parking lot landscaping.	

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	December 8, 2010: Commissioner continued their discussion of this item and closed it pending input from Commissioner Miller.	
5. Address permitted uses in combination with omitting the required minimum proximity to urban centers ~ **Miller** Permitted uses are located in Exhibit B: Recommended Amendments to the Redmond Community Development Guide Neighborhood Commercial portions for NC-1 and NC-2. Please refer to section 40 Allowed Uses and Basic Development Standards respective to the two zones.	<u>Staff Recommendation/Reasoning</u> **December 8, 2010:** Staff recommends maintaining the permitted uses for the two Neighborhood Commercial zones along with the required minimum proximity to urban centers. The NC-1 zone shall permit fewer uses than the NC-2 zone. Commercial uses include those that customers likely visit a minimum of twice monthly. NC-1: • Consumer goods and services (excluding heavy and durable) • Grocery, food, beverage, dairy • Professional services • Restaurant, cafeteria, limited-service restaurant • Libraries • Museums, amusement, recreation • Government functions (1,000 sq ft maximum) • Water enjoyment uses NC-2 includes the items above in addition to: • Automobile sales, service, rental • Health and personal care • Finance, insurance, real estate • Personal services • Public administration • Government functions (5,000 sq ft maximum) • Health care • Day care	**Raised for discussion, 12/1/10, discussed 12/8/10**

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	December 15, 2010: The most recent version of the definition portion of the Zoning Code is included as an attachment to the Planning Commission's December 15th packet. Staff notes that the attached document is not the final version for the City Council's intent to adopt and that final definitions will be made available to the Planning Commission as soon as possible. <u>Public Comments</u> <u>PC Discussion</u> **December 1, 2010:** Commissioner Miller suggested addressing permitted uses in Neighborhood Commercial zones in combination with omitting the required minimum proximity to urban centers. He offered that various uses suggest differing proximities that enable sustainable economic viability for each independent establishment. **December 8, 2010:** Commissioners suggested reserving closure of this item until they have an opportunity to review the updated Zoning Code definitions from the Code Rewrite Commission.	
6. Omit minimum parking requirements and greater promotion of walkability and bikability~ **Miller, O'Hara, Flynn, Biethan**	<u>Staff Recommendation/Reasoning</u> **December 8, 2010:** Staff agrees with the Commission's recommendation to amend the NC zone descriptions on pages 3 and 4 of the policy amendments.	**Raised for discussion, 12/1/10, pending closure**

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Parking requirements are located in Exhibit B: Recommended Amendments to the Redmond Community Development Guide Neighborhood Commercial portions for NC-1 and NC-2. Please refer to section 40 Allowed Uses and Basic Development Standards respective to the two zones.	NC-1, pg 3: omit "and will not attract new vehicle trips" NC-2, pg 4: omit "and may attract limited, new vehicle trips" Staff recommends maintaining the minimum parking requirements as they are reduced from current parking requirements in NC zones and other commercial zones; parking may be a requirement of financing; and a certain number of trips may occur such as in the case of the owner/employee or those related to specific purchases or during certain types of weather. <u>Public Comments</u> <u>PC Discussion</u> **December 1, 2010:** Commissioner Miller suggested omitting the minimum parking requirements within Neighborhood Commercial zones. He emphasized that a required minimum conflicts with goals and policies that promote walkability and bikability. Commissioners also suggested text amendments to the descriptions of the two NC zones, pgs. 3 and 4 of Exhibit A: Recommended Amendments to Redmond's Comprehensive Plan, Land Use Element. **December 8, 2010:** Commissioners O'Hara and Flynn supported staff's recommendation and closed this item pending input from Commissioner Miller and Biethan.	**12/8/10**

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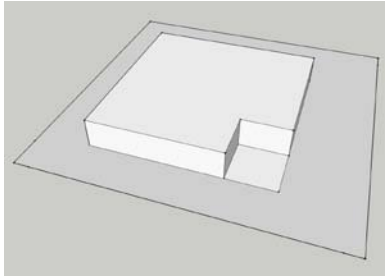
7. Floor Area Ratios (FAR) ~ **Flynn, Hinman** Floor Area Ratios are located in Exhibit B: Recommended Amendments to the Redmond Community Development Guide Neighborhood Commercial portions for NC-1 and NC-2. Please refer to sections 20 Maximum Development Yield, 30 Regulations Common to All Uses, and 40 Allowed Uses and Basic Development Standards.	<u>Staff Recommendation/Reasoning</u> **December 8, 2010:** The Floor Area Ratio (FAR) is a factor of the development site. Using the area of the site, the applicant multiplies the FAR by the lot size. Lots shall be limited to no greater than one acre for NC-1 and no greater than three acres for NC-2. Ensuring that height does not exceed 35', the applicant balances the structure size with open space, parking, impervious surface, and lot coverage requirements/limitations. For example, on a one-acre site, the maximum commercial gross floor area is limited to 13,068 sq. ft. An additional 13,068 sq. ft. is permitted as residential use. The resulting structures can vary provided that the structures do not exceed the combined permitted FAR and the internal uses do not exceed the respective permitted FAR. The following table includes possible development scenarios upon a one-acre site within an NC-1 zone:  One acre site, 0.3 FAR, single-story	**Raised for discussion, 12/1/10, discussed 12/8/10**

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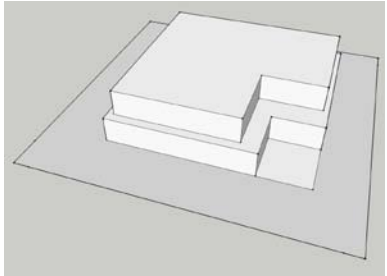
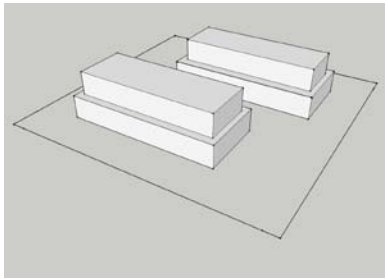
	 One acre site, 0.6 FAR, two-story  One acre site, 0.6 FAR, two structures, two-story **December 15, 2010:** Both the Affordable Housing and the Green Building and Green Infrastructure Incentive programs apply to Neighborhood Commercial development. When density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus. The associated portions of the Zoning Code are included as an attachment to the Planning Commission's December 15th packet. <u>Public Comments</u> <u>PC Discussion</u> **December 1, 2010:** Commissioners Flynn requested additional information to describe how Floor Area Ratio would be implemented as part of future development of Neighborhood Commercial sites.	

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	December 8, 2010: Commissioners Flynn and Hinman requested additional information regarding the Green Building and Green Infrastructure Incentive Program.	
8. Sustainability such as access to fresh food as part of Neighborhood Commercial sites ~ **Gregory** Refer to the included portion of the Outdoor Storage section of the Zoning Code. This portion has not been included in previous Planning Commission materials and is not proposed for amendment as a component of the Neighborhood Commercial process.	<u>Staff Recommendation/Reasoning</u> **December 8, 2010:** The updated version of the Outdoor Storage section of the Zoning Code includes the following which permits and guides the display of fresh produce and seasonal items such as trees, pumpkins, and flowers: **10-060 Outdoor Retail Display Standards.** Outdoor Retail Display shall comply with the following criteria: (1) The outdoor retail display shall be accessory to a permitted retail use; (2) The total space allowed for outdoor retail display shall not exceed fifty percent of the length of the storefront; provided, that a minimum area of thirty-two square feet shall be allowed in any event; (3) Retail items must be displayed in a neat and orderly manner and remain in the area specified for its display; (4) Retail display shall not be located within required fire lanes or required parking stalls. (5) Retail display shall not be located within the public right-of-way without required permits and shall maintain a clear zone of a minimum of 44 inches in width to accommodate pedestrian access along sidewalks (7) Safe ingress and egress to the site, visibility for transportation and pedestrian access shall be maintained; (8) The location of the retail display shall be established as a condition of	**Raised for discussion, 12/8/10**

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	approval of any applicable permits; In addition, the City is advancing the promotion of access to fresh food through the current periodic update to the Comprehensive Plan. Elements such as Land Use, Natural Environment, and Parks, Recreation, and Arts can include reference to this topic. The Neighborhood Commercial zone does not prohibit open-air markets or vegetable gardens. In the near term, staff plan to continue conversation regarding additional opportunities for helping connect citizens to local food production. Public Comments PC Discussion **December 8, 2010:** In advance of the December 8th Planning Commission meeting, Commissioner Gregory submitted a question to staff regarding whether Neighborhood Commercial is a vehicle for helping promote or accomplish the City's sustainable goals and to food access.	
9. Implementing carts and kiosks on compact sites ~ **Hinman** Regulations: NC-1, page 5 and 6 NC-2, page 7	Staff Recommendation/Reasoning **December 15, 2010:** In addition to Temporary Uses section (*The following provisions authorizing and regulating certain temporary uses are intended to permit temporary uses and structures when consistent with the Development Guide and when safe and compatible with the general vicinity and adjacent uses.*) of the Zoning Code which addresses vending carts (*Vending cart. A cart with functional wheels which is not affixed to the ground and which is operated for the purpose of vending food, drink, or retail goods. The cart is generally no larger than six feet wide by 10 feet long. No mechanical, audio or noise-making devices, nor loud shouting or yelling, will be permitted to attract attention.*), the following portion of the Shoreline Master Plan Element of the	**Raised for discussion, 12/8/10**

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	Comprehensive Plan describes "water enjoyment uses" where carts and kiosks may also exist: *A "water-enjoyment" use is a use that draws substantial numbers of people to the shoreline and that provides opportunities, through its design, location or operation, for the public to enjoy the physical and aesthetic benefits of the shoreline. Consistent with the goal of enhancing public access, Redmond's Shoreline Master Program policies encourage water-enjoyment uses in appropriate locations. Examples of recreational water-enjoyment uses include parks and trails; examples of commercial water-enjoyment uses include museums, restaurants, aquariums, and some mixed-use commercial development. These uses often incorporate direct access to the shoreline, such as trails and viewing platforms. Along the Sammamish River in high-intensity areas already zoned for commercial or office uses, shoreline policies encourage water-enjoyment uses. Such uses complement Redmond's long-range plans for high-density commercial and residential uses in the Downtown area. "Nodes" of water-enjoyment use along the river will also complement the City's master plan for RiverWalk, a 1.5-mile shoreline corridor in the Downtown that envisions some pedestrian-oriented redevelopment of the river with small-scale retail, entertainment and cultural attractions, and public access features.* The follow policies define the intent and limitation of water enjoyment uses: SF-8: Give preference to shoreline uses that are unique to or dependent on shoreline areas, that protect the resources and ecology of the shoreline, and maintain no net loss of shoreline ecological functions. SL-: Lake Sammamish: Single-family residential uses and parks should	

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	47 be the preferred uses along Lake Sammamish. SL-48 Sammamish River: Water-enjoyment uses and parks should be encouraged near major streets in the Downtown and designated business park areas as shown on Figure S-2, Preferred Location: Water-Enjoyment Uses. SL-49 Bear and Evans Creeks: Downstream of Avondale Road, non-water-contact water-enjoyment uses are encouraged near major streets in areas shown on Figure S-2, Preferred Location: Water-Enjoyment Uses. Upstream of Avondale Road, in-water uses are not allowed. SL-50 Avoid location of nonwater-dependent and nonwater-related uses, activities, and development, except for essential transportation and utilities facilities, waterward of the ordinary high water mark. Transportation and utilities facilities may be allowed where no feasible alternative exists and negative impacts to salmon and steelhead habitat are mitigated. <u>Public Comments</u> <u>PC Discussion</u> **December 8, 2010:** For the December 15th Planning Commission meeting, Commissioner Hinman requested additional information regarding the permitted carts and kiosks on Neighborhood Commercial sites.	