

Exhibit A

Tanner Landing MPOD Amendments

Underline shows new language – strike line shows deletions

NBMC 18.10.025

C. Master Plan Overlay Districts.

1. Process. A master plan overlay district (MPOD) provides a process by which a specific planned mix of uses and layout may be provided through a master plan to address unique site specific opportunities and constraints.

a. The MPOD layout map shows the approximate location of future land uses, open spaces, public streets and access points.

b. All short plats, subdivisions, binding site plans, site plans or all other development approvals, including construction approvals, shall be generally consistent with the MPOD layout map, and shall conform to specific standards established under the MPOD, and the provisions of this chapter. The road location shown on the MPOD layout map may change in the final development plan, but shall be generally consistent with the layout map.

c. The first and initial land use development application for any parcel within the MPOD shall show the approximate location of all applicable land uses, open spaces, public streets and access points for the entire parcel or application site, allowing for the comprehensive planning intended by the MPOD.

2. Tanner Landing Master Plan Overlay District (Tanner Landing MPOD). The Tanner Landing MPOD is located between North Bend Way on the south and the Snoqualmie Valley Trail and King County's Tanner Landing Park on the North.

a. Purpose. Due to the proximity of the Snoqualmie Valley Trail and King County's Tanner Landing Park immediately north of the site, both of which are regionally significant recreation facilities, certain light industrial and manufacturing uses permitted by the underlying EP-1 zone could be inconsistent with the recreational uses and character of the immediate area. In addition, access to the eastern end of Tanner Landing Park is desired for future King County plans for improved whitewater access facilities and a more visible entrance to the park from North Bend Way. A master plan overlay district establishes a site plan and mix of uses more compatible with, and more oriented to, these important park and recreation lands and facilitates and enables future access to the eastern end of Tanner Landing Park. Should an applicant wish to propose a site layout or mix of uses alternative to that provided by the MPOD, the applicant may apply for a development agreement pursuant to Chapter 18.27

NBMC. Such development agreement shall not preclude other parcels within the MPOD from achieving conformance to the provisions of the MPOD.

b. Site Circulation. Streets and access locations to be constructed shall at a minimum include the following:

i. There shall be a maximum of three access locations into the parcel from North Bend Way, including the through street described below. An additional access point may be considered only for emergency access purposes or if warranted by a traffic study. Public and private access locations shall include minimum five-foot-wide sidewalks and minimum five-foot-wide planter strips at the intersection with North Bend Way, and may transition from there to alternative standards within the private development.

ii. A public north-south through street shall bisect the site in the eastern half of the parcel to enable future public access to the Tanner Landing Park, generally in the location identified on Figure 18.10.025.

(A) The north-south through street shall be constructed to curve and meander through the site as depicted in the below diagram and shall be dedicated to the city of North Bend with the recording of the final plat or final binding site plan approval, in a location so as to accommodate a minimum 2.5-acre park east of the street, as further described under subsection (C)(2)(c) of this section.

(B) The north-south through street shall be constructed through the site to the boundary of the parcel containing the King County Snoqualmie Valley Trail, at approximately the location of the existing gated access into Tanner Landing Park, for future connection by King County into Tanner Landing Park. Construction of the road shall occur with the first phase of any development application.

(C) The north-south through street ~~shall be encouraged to~~ be located adjacent to the park area as depicted below in Figure 18.10.025; ~~however the street may be located to the west of the residential/retail area provided public access, by means of a pedestrian access easement, is provided to the park from the through street.~~

(D) The north-south through street shall be constructed according to the standard for collector streets in Chapter 19.05 NBMC, Design and Construction Standards for Streets, or as otherwise approved to accommodate a low impact development design. Wherever buildings front to the street, the landscape strip shall be paved and shall include street trees and tree grates. Remaining areas of landscape strip shall be planted with street trees and groundcover.

iii. Vehicular and pedestrian connectivity shall be maintained through the site in an east-west direction between the westerly most entrance point to the north-south through

street. This road shall meander throughout the site and not be a straight road. This connectivity may be via a private route or routes.

c. Site Layout and Mix of Uses. The uses allowed within the Tanner Landing MPOD are identified under NBMC Table 18.10.030, Permitted and Conditional Land Uses. Figure 18.10.025 identifies the locations where these uses are to be allowed on the site. Generally:

i. Residential and Retail-Commercial Area. The area west of the minimum 2.5-acre park, comprising approximately 60,000 square feet, shall be reserved for retail-commercial uses and/or residential uses. Bulk and dimensional standards applicable to the residential and retail-commercial area shall be as established for the NB or HDR zone (depending on the use) per NBMC Table 18.10.040, Bulk and Dimensional Standards.

ii. Park-Oriented Retail Area. An area of approximately 10,000 square feet east of the north/south through street within the park shall be reserved for restaurant or recreation-oriented retail uses which complement the park (e.g., coffee shop, sandwich shop, and seasonal and year-round recreational uses, such as kayak, canoe, bicycle, hiking and skiing related sales, rental and repair). This area shall be dedicated to the City; provided, however, ownership of such restaurant or recreation-oriented uses may shall be private, subject to City approval. ~~but all~~ Such uses shall integrate with the park as determined by the CED director, based on consistency with the provisions of the city's comprehensive plan, parks plan, or related planning documents. Bulk and dimensional standards applicable to the park-oriented retail area shall be as established for the NB zone per NBMC Table 18.10.040, Bulk and Dimensional Standards.

iii. Mixed Residential and Office Commercial Area. The area west of the residential and retail-commercial area shall be reserved for residential development and/or office commercial uses. A mix of residential and office commercial uses is preferred but not required.

~~(A) Restaurant or retail sales and service uses are not outright permitted within the mixed residential and office commercial area, but may be permitted within the mixed residential and office commercial area only when accessory to a senior housing development, and when not fronting to or directly accessible from North Bend Way.~~

~~(A)~~ Bulk and dimensional standards applicable to residential uses shall be as established for the HDR zone per NBMC Table 18.10.040, Bulk and Dimensional Standards except as follows:

- Density shall not exceed 10 dwellings unit per acre. The retail-commercial area described in subsection (i) and the 2.5 acre public park described in subsection (iv) shall not be included in calculating density.

- Frontage setbacks along North Bend Way shall be a minimum of 20' and may be increased to accommodate stormwater biochannels and other park features. Type 2 Landscaping, per NBMC 18.18 shall be provided within the 20' setback along North Bend Way, except where biochannels exist.
- The rear yard setback shall be a minimum of 20'.
- A minimum of 30' shall exist between any multifamily structure or associated building within the development.
- Height of any structure located adjacent to North Bend Way shall not exceed 2 stories and the roof pitch shall be 6:12 for the primary roof line.
- ~~, but, with the exception of senior housing, shall not exceed a density of 15 dwelling units per acre.~~

(~~BE~~) Bulk and dimensional standards applicable to office commercial uses shall be as established for the EP-1 zone per NBMC Table 18.10.040, Bulk and Dimensional Standards.

(~~CD~~) Required residential recreation and common space for the residential uses shall be as provided in Chapter 17.25 NBMC unless otherwise approved by the city in consideration of other park or open space land provided.

(~~DE~~) A minimum of ~~threetwo~~ trail access connections from the east-west through street to the Snoqualmie Valley Trail shall be provided within the mixed residential and office commercial area. Trail access connections shall be constructed per the requirements of Chapter 17.25 NBMC.

(~~EF~~) The specific mix and locations of residential and commercial uses ~~shall be determined by the applicant, but~~ shall be guided by the following general provisions:

- (1) The site planning for the mix of uses, if any, should be coordinated to provide view corridors from public and residential areas. Buildings shall be oriented to create a minimum of three (3) unobstructed sixty foot (60') wide view corridors through the site to Mt Si and Tanner Landing Park in locations determined by the city, providing visual penetration through the site to the natural features of Mt Si and Tanner Landing Park. An unobstructed view corridor means there are no buildings within such view corridor.

(2) Required residential recreation and common space, as provided per Chapter [17.25](#) NBMC, should be located to connect with the Snoqualmie Valley Trail corridor, and coordinated with the location of the required trail access connections from the development.

(3) Commercial buildings should be oriented generally with a north-south axis to maintain view corridors through the site.

iv. Public Park. An area east of the north/south through street, ~~but not necessarily directly abutting the street,~~ and containing a minimum of 2.5 acres, shall be dedicated and conveyed to the city of North Bend for use as a public park prior to or concurrent with submittal of the first land use application, building permit application, or other development approval application on the site. A development agreement implementing these overlay zoning district regulations is not considered a development application for this purpose. Prior to the city's acceptance of the dedication of the park site, the applicant shall remove all existing improvements from the park site, including the dilapidated house and accessory structures and equipment. A maximum of 10,000 square feet of the minimum 2.5 acre park area shall be reserved for park-oriented commercial/retail development within the park as described above. The north/south through street shall not be included in the calculation of the 2.5 acres for the park. ~~At the option of the owner/developer, in connection with the development application on the site, the 10,000-square-foot park-oriented commercial development may be removed from the park area and added to the 60,000-square-foot residential and retail commercial area described above, for a total of 70,000 square feet. In such event, the park-oriented restaurant or retail use limitation set forth in subsection (C)(2)(c)(ii) of this section shall be removed from such 10,000-square-foot site addition.~~

~~(A)~~ The park shall be named after the property owner upon dedication to the city of North Bend: "Dahlgren Family Park."

d. Building Size and Orientation. In addition to the provisions of the applicable design standards in Chapter [18.34](#) NBMC, the following standards shall apply to the layout and orientation of buildings within the Tanner Landing MPOD:

i. Buildings constructed within the residential and retail-commercial area shall provide primary frontage to the north-south internal through street, with a focus on the intersection of the north-south through street and the east-west internal connection to the western parts of the site. Secondary frontage may be provided along the east/west internal connection.

ii. A plaza, constructed per the plaza requirements identified in NBMC [18.34.050](#), shall be located either on the west side of the north/south through street, or in association

with a park-oriented commercial development on the east side of the north/south through street. The plaza shall be incorporated with the design of the building fronting to the plaza. The final location of the plaza will be determined by the development plan.

iii. Parking for buildings in the residential and retail-commercial area shall be located behind the buildings. Each residential unit shall provide an attached garage. Carports are not allowed. All parking must be screened from public streets by landscaping and/or architectural screening and located so their visual presence is minimized.

iv. The parking lot for any park-oriented commercial development on the east side of the north/south through street shall to the extent practicable be located behind (east of) the building. Vehicular access to the parking lot shall be from the north/south through street.

v. Building Footprint Limitation. Commercial building footprints shall not exceed approximately 30,000 square feet per building. Larger buildings may be considered when creating a significant employment base (approximately one job/500 gross square feet of building area).

vi. All loading docks shall be located behind the buildings and not be visible from North Bend Way.

vii. Multifamily structures shall be designed to include usable covered decks, porches and/or balconies for each unit.

viii. Architectural features on buildings shall include large rough timbers, natural stone, hand crafted materials, use of natural materials, large roof overhangs and other architectural features typically seen in mountain or alpine buildings. No white vinyl window frames are allowed.

ix. For residential developments, a mix and diversity of multifamily building structures shall be provided including duplex, triplex and fourplex. No more than 20% of the total number of buildings in the development may contain the maximum of 10 dwelling units per building allowed under the HDR zone and such buildings shall not be located adjacent to North Bend Way.

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**City of North Bend
Ordinance 1393
Exhibit A
Tanner Landing MPOD Layout Map**



Exhibit A

Tanner Junction MPOD Amendments

Underline shows new language – strike line shows deletions

NBMC 18.10.025 Special districts

Tanner Junction Master Plan Overlay District (Tanner Junction MPOD). The Tanner Junction MPOD includes ~~40 commonly owned~~ properties zoned EP-1 that are located between North Bend Way to the north and SE 136th Street and I-90 to the south, and as further depicted on Figure 18.10.025-3.

a. Purpose. Due to the proximity of the single-family low density residential zones immediately to the south and west and the nearby Snoqualmie Valley Trail, certain light industrial and manufacturing uses permitted by the underlying EP-1 zone could be inconsistent with the recreational uses and residential character of the immediate area. A master plan overlay district establishes a site plan and mix of uses more compatible with these adjacencies. Should an applicant wish to propose a site layout or mix of uses alternative to that provided by the MPOD, the applicant may apply for a development agreement pursuant to Chapter 18.27 NBMC. Such development agreement shall not preclude other parcels within the MPOD from achieving conformance to the provisions of the MPOD.

b. Site Circulation, Frontage and Trails. Streets and access locations to be constructed shall at a minimum include the following:

i. Public and private access locations shall include minimum five-foot-wide sidewalks and minimum five-foot-wide planter strips at the public street intersections, and may transition from there to alternative standards within the private development.

ii. There shall be a maximum of two access locations from North Bend Way, including the collector street described below. The separate triangular shaped eastern parcel ending in 9188 may have shared access with the adjoining parcel to the east onto SE North Bend Way, to allow for adequate separation from Tanner Road. An additional access point may be considered only for emergency access purposes or if warranted by a traffic study.

iii. At a minimum, -Aa public north-south ~~through collector~~ street shall bisect the site in the western half of the parcel to connect SE 136th Street with North Bend Way, in the location identified on Figure 18.10.025-3 connecting SE Tanner Road and SE 136th Street at 440th Pl. SE to the South.

(A) The north-south ~~through-collector~~ street shall be constructed and dedicated to the city of North Bend with the recording of the final plat, final binding site plan approval (if applicable), prior to final building permit, or other associated permit for a development proposal on the affected property.

(B) The north-south through street shall be constructed according to the standard for collector streets in Chapter [19.05](#) NBMC, Design and Construction Standards for Streets, or as otherwise determined necessary by the city engineer.

(C) An additional street may be warranted depending on the type of development proposed to bisect the remaining parcel as shown dotted on Figure 18.10.025-3 and aligning with the proposed access points.

iv. The three most westerly parcels shall share one access point, to the extent feasible as determined by the city, from SE 136th Street to line up with 437th Pl. SE. An additional access point may be considered only for emergency access purposes, or if warranted by a traffic study approved by the city. An exit only may be allowed onto 436th Avenue SE at the city's discretion.

v. In order to preserve existing significant trees along SE 136th Street and 436th Ave SE, the public sidewalk shall meander through the retained significant trees, to the extent feasible as determined by the city. The CED director may allow flexible building setbacks to accommodate retention of the significant trees along the frontage and within the front yards.

vi. [A forty foot Type 2 Transitional Landscape Area shall be provided along 136th Street on parcels where EP1 uses are the only allowed uses and per the diagram below.](#) A public trail, constructed per the trail construction standards in NBMC [17.25.065](#), shall be constructed along the southern boundary, and within the TLA, to connect [the residential areas of](#) SE 136th Street to the Snoqualmie Valley Trail. A public access trail easement containing the trail corridor shall be provided to the city, prior to final building permit approval for development on the affected parcel.

vii. A 10-foot-wide paved public trail (Tanner Trail) with 10-foot planter strip area containing street trees and associated turf and/or native shrubs and ground cover plantings, constructed per the trail construction standards in NBMC [17.25.065](#), built to match existing Tanner Trail section located within downtown North Bend, shall be constructed along the SE North Bend Way frontage to connect with the King County Snoqualmie Valley Trail as shown on Figure 18.10.025-3. Existing significant trees shall be retained in this area unless there is conflict with an access point.

c. Any land use permit associated with properties fronting North Bend Way shall install a pedestrian crossing across North Bend Way providing a connection to Tanner Trail and

Snoqualmie Valley Trail. The pedestrian crossing shall include at a minimum a perpendicular crosswalk at SE North Bend Way with reflective bumps and/or lights. Further safety measures may be determined necessary by the city through the development review process.

i. The applicant shall coordinate with King County Parks and the city of North Bend for a safe and efficient at-grade crossing of the Snoqualmie Valley Trail with SE North Bend Way and Tanner Trail.

ii. Trail parking of not less than three spaces shall be provided as part of any development application and shall be constructed in conjunction with the development. A bike rack is also encouraged.

d. Allowable Uses and Bulk and Dimensional Standards.

i. Uses within the Tanner Junction MPOD are as established in NBMC [18.10.030](#) based on the corresponding zones identified in Figure 18.10.025-3. ~~Approximately 350 feet of the southern half of Parcel Nos. 1423089183, 1423089185 and 1423089073 and the entire Parcel Nos. 1423089184, 1423089132, 1423089136 and 1423089135 may be comprised of HDR uses and/or EP-1 uses, except single-family detached and cottage housing over 1,300 square feet is not allowed within this overlay. Any EP-1 uses shall provide a 20-foot Type 1 landscape transition area, pursuant to Chapter 18.18 NBMC Table 1, shall be installed when between HDR and EP1 uses. located adjacent to HDR use within the site. Except as expressly authorized in this subsection, no other HDR uses are allowed in this Tanner Junction MPOD.~~

ii. Bulk and dimensional standards applicable to residential uses shall be as established for the HDR zone per NBMC Table 18.10.040, Bulk and Dimensional Standards.

iii. Bulk and dimensional standards applicable to commercial and industrial uses shall be as established for the EP-1 zone per NBMC Table 18.10.040, Bulk and Dimensional Standards.

e. Building Size and Orientation. In addition to the provisions of the applicable design standards in Chapter [18.34](#) NBMC, the following standards shall apply to the layout and orientation of buildings within the Tanner Junction MPOD:

i. Commercial and industrial buildings constructed within the Tanner Junction MPOD shall provide primary frontage to either North Bend Way, SE Tanner Road or to the north-south internal through street, but shall not be oriented to SE 136th Street. The back of buildings shall not be oriented to North Bend Way, SE Tanner Road or the north-south internal through street.

ii. Buffering to LDR. If any area immediately bordering SE 136th Street is used for commercial or industrial buildings rather than residential buildings, the property of the commercial or industrial building shall provide a 30-foot Type 1 landscape buffer along the frontage of SE 136th Street.

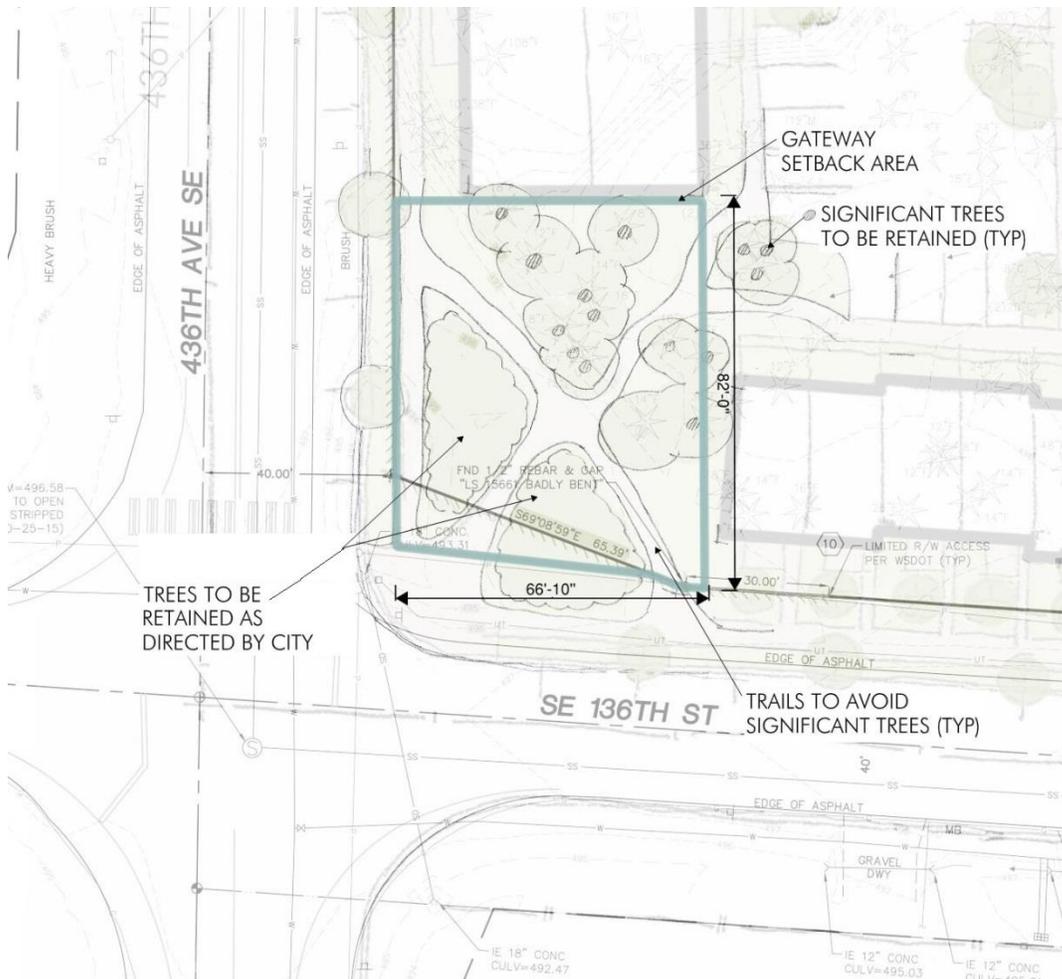
iii. All loading docks shall be located behind the buildings and not be visible from North Bend Way.

f. Gateway Frontage at 436th Avenue SE and SE 136th Street. The intent of the open space tract at the corner is to retain the forested character, serving as a city gateway. Trees and native vegetation will be retained to the greatest extent possible as determined by the city, with clearing limited to removal of hazard trees and as necessary to accommodate trails and gateway features. The director may approve deviations to the setback or frontage improvements in order to retain trees. Additional elements for this gateway area shall include:

i. The minimum area shall be 66 feet along SE 136th and 82 feet along 436th Avenue SE.

ii. Meandering sidewalks, with pedestrian level lighting, through preserved and enhanced native vegetation as depicted below.

iii. This area shall include small signage providing interpretation of natural flora or North Bend historic attributes.



g. Affordable Housing. HDR development on Parcel Nos. 1423089132, 1423089136 and 1423089135 in this overlay shall include no less than 20 percent affordable housing units for households earning at or below 80 percent of the area median income (AMI) for King County as reported by the United States Department of Housing and Urban Development (HUD) (the "Local AMI"). Housing developed consistent with the requirements of this subsection shall automatically receive an exemption from ad valorem and other property taxation on the improvements. Such exemption shall be for a period of 12 successive years beginning January 1st of the year immediately following the calendar year of the issuance of a certificate of occupancy thereon.

The affordable units shall be intermixed throughout the development with the market rate units. The affordable units shall be a similar size to the market rate units within the development.

The price of affordable units is based on that amount a household can afford to pay for housing when the household pays no more than 30 percent of household income for housing expenses, and household income is at or below 80 percent of the Local AMI.

If HUD no longer publishes median figure incomes for the King County area, then the city may use any other similar method for determining the King County area median income, adjusted for household size. If the percentage of affordable units in the project required is a fraction, then the number of required affordable units shall be rounded up to the next whole number (unit) if the fraction of the whole number is at least 0.66.

Prior to issuing a certificate of occupancy, an agreement in a form acceptable to the city attorney that addresses price restrictions, eligible household qualifications, and long-term affordability requirements shall be recorded with the King County recorder's office. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. Housing units identified for households with household annual income restrictions that are provided under this section shall continue to be made available to households with the identified household annual income restrictions for 12 years from the date of the initial certificate of occupancy.

h. Performance Standards. All HDR development shall comply with all provisions of the NBMC and the following additional performance standards:

i. Common Open Space. HDR development shall include a minimum of 200 square feet per unit of common open space in one contiguous and usable centrally located and easily accessible area to all units within the development with a minimum dimension of 50 feet on all sides.

(A) The common open space shall be located so it will be surrounded by buildings on at least two sides;

(B) At least 50 percent of the buildings in the development shall abut the common open space. A building is considered to "abut" an area of open space if there is no structure between the unit and the open space; and

(C) The common open space should provide a sense of openness, visual relief and community; must be outside of wetlands, streams and buffers; and shall be developed and maintained to provide for passive and/or active recreational activities for the residents of the development. Land located between dwelling units, included within required yard setbacks and/or abutting rights-of-way or access easements may not serve as required common open space. Fences may not be located within common open space.

ii. Each building abutting a public right-of-way shall have an inviting facade such as a primary or secondary entrance or porch, oriented to the public right-of-way. If the building abuts more than one public right-of-way, the city shall determine to which right-of-way the inviting facade shall be oriented.

iii. Buildings and units shall be oriented to take advantage of views of Mt Si, other mountains, rivers or other natural features.

iv. Variation in Unit Sizes, Building and Site Design. Buildings should establish building site design that promotes variety and visual interest that is compatible with the character of the surrounding neighborhood and will comply with NBMC [18.34.050](#).

v. Pedestrian Flow through Development. Pedestrian connections shall link all buildings and units to the public right-of-way, common open space and parking areas.

vi. All parking must be provided on the subject property, must be screened from public streets and adjacent residential uses by landscaping and/or architectural screening and located so their visual presence is minimized and associated noise or other impacts do not intrude into public spaces.



City of North Bend
Tanner Junction Master Planning Overlay District
Figure 18.10.025-3

Map Updated April 25, 2016
 Map Produced July 16, 2013

Legend

- North Bend City Limits
- North Bend Urban Growth Area Boundary
- Streams
- Rivers or Lakes
- Parcels
- Future Tanner Trail
- Future TLA / Trail
- Snoqualmie Valley Trail POSPF
- Future Shared Access

Junction MPOD

- Future Collector Road
- Future Shared Access

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Scale: 0, 250, 500, 1,000 Feet