

Design Policies

Commercial Character and Design Policies

The Willows Corridor includes the benches and hills immediately west of Willows Road. Most uses in the Willows Corridor consist of high technology industries in a pastoral, parklike setting. The character of the Willows Corridor and the Sammamish River Valley are important to the community's sense of place. The high-quality development and ample open space in the corridor contributes to this sense of place and have set a high standard for the community. The corridor also has sensitive areas that limit development of specific areas, including critical erosion hazards, landslide hazards, streams, and wetlands and ~~Aquifer Recharge Areas~~ along the road. Finally, since the area is across Willows Road from the Sammamish River Valley, development in the Willows Corridor must be managed to protect the valley from negative impacts, such as increases in stormwater.

Development must also be set back from the valley to preserve view corridors and so it does not interfere with agricultural practices north of NE 116th Street. The community seeks to maintain the following features of the Willows Corridor:

- Coordinated open space along Willows Road.
- Developments that consist of building clusters surrounded by trees and open space. The buildings are well designed, have views of the Sammamish Valley and do not dominate views from the valley. Parking is placed behind the buildings or screened by trees and landscaping from Willows Road.
- Forested areas on the steep and erodible slopes behind the developments.
- Riparian corridors, forested gullies, streams and wetlands associated with the streams.
- A high portion of open space relative to the area developed.

The following policy applies to the Willows Corridor north of the Puget Sound Energy transmission line right-of-way. This policy is intended to maintain the desired features of the Willows Corridor, allow for the continued use of the area by high technology businesses, protect development from natural hazards, and minimize the impacts of development on sensitive areas and the Sammamish Valley. The design concepts

set forth in the policy below shall be implemented through regulations that use criteria to achieve the concepts.

N-W R-G-1

Developments within the Willows Corridor north of the Puget Sound Energy transmission line right-of-way shall be designed to ensure the following:

- Important natural features of the hillside corridor are preserved.
- The area maintains a pastoral and parkway appearance.
- Buildings are visually compatible with the forested hills and open pastures of the Willows Corridor. Buildings and parking do not dominate views of the Willows Corridor.
- Developments are visually separated from each other and Willows Road with areas of open space.
- High-quality site and building designs are maintained.
- Pedestrian and bicycle links to Willows Road are provided.
- Nearby residential uses to the west are visually buffered from the development through screening by topography, trees or other measures.

Residential Character and Design Policies

Each residential subarea of the Willows/Rose Hill Neighborhood has its own unique character. Forests along the steep slopes and trees retained in developed areas have helped to maintain Willows North Subarea's sense of quietness, privacy and open space. The Willows South Subarea is more urban, with sidewalks, streetlights and a variety of types of residences and densities. NE Rose Hill is a subarea of the neighborhood unique in characteristics of open green spaces, small to moderately sized homes, and variety in house style.