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ORDINANCE NO. 1551

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY COMMONLY KNOWN AS THE REDMOND TOWN CENTER ANNEXATION, CITY FILE NO. A-84-1, PURSUANT TO THE PETITION METHOD SET FORTH IN RCW CHAPTER 35A.14; ESTABLISHING THE ZONING CLASSIFICATION OF SAID PROPERTY AND DIRECTING AMENDMENTS OF THE CITY'S ZONING MAP; REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS THE OTHER PROPERTY WITHIN THE SAID CITY; AND FIXING THE EFFECTIVE DATE OF SAID ANNEXATION.

WHEREAS, a Notice of Intent to Annex, signed by the owners of not less than ten percent in value, according to assessed valuation for general taxation, of the property commonly known as the Redmond Town Center Annexation and more particularly described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, was received by the City of Redmond, and

WHEREAS, the City Council met with the initiators of the annexation within sixty (60) days of receipt of the said Notice of Intent to Annex, and determined that the City would entertain an annexation petition, require the simultaneous adoption of proposed zoning regulations for the property, require assumption of a proportionate share of the City's existing indebtedness, and authorize the initiators to circulate the petition required by RCW 35A.14.120, and

WHEREAS, the City Council subsequently received a petition for annexation of the territory described on Exhibit A, signed by the owners of not less than seventy five percent in

value, according to assessed valuation for general taxation, of the property described on said exhibit, and determined that said petition was sufficient to meet the requirements established by the Council, and

WHEREAS, notice of the pending annexation was filed with the King County Boundary Review Board and the Board approved the annexation at its meeting of December 10, 1987, and

WHEREAS, by passage of Ordinance No. 1416 on April 19, 1988, the City Council established proposed zoning regulations for the property to become effective upon annexation which it now desires to implement, and

WHEREAS, Section 20B.85.130(90)(f) of the Redmond Municipal Code and Community Development Guide states:

Prior to annexation, the City should receive letters of intent to locate in the Mixed Use/ Shopping Center Design Area from three major department stores

and the City Council finds that the petitioners have presented to the City such letters of intent from three major department stores, thereby fulfilling the requirement of this policy, and

WHEREAS, Section II(B) of the Redmond Town Center Master Plan Conditions of Approval specifies that a traffic impact mitigation program addressing the need for specified improvements shall be developed prior to annexation and the Council has reviewed such mitigation program commonly known as the "B List" improvements and finds that such program satisfies this Master Plan Condition of Approval and that such mitigation program shall be implemented, and

WHEREAS, the City Council finds that annexation of the Redmond Town Center property to the City will serve the interests of, and promote the welfare of the citizens of the City, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Annexation. The real property commonly known as the Redmond Town Center Annexation, City File No. A-84-1, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, should be and hereby is annexed to and made a part of the City of Redmond.

Section 2. Zoning - Old Redmond Golf Links Site. Pursuant to Ordinance No. 1416 of the City of Redmond which established proposed zoning regulations for the annexation area, the City's Official Zoning Map is hereby amended to classify that portion of the property described on Exhibit A commonly known as the Old Redmond Golf Links Site as "City Center District - Mixed Use/Shopping Center Design Area" as shown on Exhibit B, attached hereto, and incorporated herein, with all development on such property to be governed by and subject to the conditions and master plan set forth in the document entitled "Master Plan Conditions of Approval" and exhibits thereto dated April 19, 1988, maintained in City File DGA-86-11, all in accord with Section 16 of Ordinance No. 1416.

Section 3. Zoning - Property Northwest of Leary Way. Pursuant to Ordinance No. 1416 of the City of Redmond which

established proposed zoning regulations for the annexation area, the City's Official Zoning Map is hereby amended to classify that portion of the property described on Exhibit A located northwest of Leary Way as "City Center District - Campus Office Design Area", in accord with Section 17 of Ordinance No. 1416, and as depicted on Exhibit B.

Section 4. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 5. Duties of City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance with the King County Council and to comply with the annexation certification requirements set forth in RCW 35A.14.700.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall be in full force and effect March 31, 1990, which is more than five (5) days after its passage and publication as required by law.

APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *Sam C. Martins*

FILED WITH THE CITY CLERK: March 15, 1990
PASSED BY THE CITY COUNCIL: March 20, 1990
PUBLISHED: March 25, 1990
EFFECTIVE DATE: March 31, 1990
ORDINANCE NO. 1551

EXHIBIT A LEGAL DESCRIPTION
A-84-1, REDMOND TOWN CENTER

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Description of Proposed Annexation to the City of Redmond

PLANNING DEPT.
CITY OF REDMOND

That portion of the Northeast quarter and of the Southeast quarter of Section 11 and that portion of the Northwest quarter and of the Southwest quarter of Section 12 all within Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows.

Commencing at the Northeast corner of said Northeast quarter; thence along the East line of said Northeast quarter South 01°02'57" West 1126.25 feet to a point 190.00 feet Southerly, as measured normal to, the Southerly right-of-way margin of the Northern Pacific Railway Company and the True Point of Beginning; thence along a line parallel with and 190.00 feet Southerly of said railroad margin North 69°07'42" West 547.99 feet to the Southeasterly right-of-way margin of County Road No. 574 (Leary Way N.E.) and a point on a 221.00 foot radius curve, from which point the radius point bears North 42°41'43" West, a distance of 221.00 feet; thence along said 221.00 foot radius curve to the right in a Southwesterly direction through a central angle of 13°08'40", an arc distance of 50.70 feet; thence continuing along said right-of-way margin South 60°26'57" West 362.71 feet to the West right-of-way margin of 162nd Avenue N.E. extended Southerly; thence North 01°02'23" East along said West right-of-way margin 336.72 feet; thence continue along said West right-of-way margin, North 20°51'55" East, a distance of 5.25 feet to a point 190.00 feet Southerly, as measured normal to the Southerly right-of-way margin of the Northern Pacific Railway Company; thence along a line parallel with and 190.00 feet Southerly of said railroad margin North 69°07'42" West 484.03 feet to the West line of the Northeast quarter of the Northeast quarter of said Section 11; thence South 01°24'17" West along said West line 1808.50 feet to the Northeasterly right-of-way margin of SR 901 and a point on a 1120.00 foot radius curve, from which point the radius point bears South 59°58'44" West; a distance of 1120.00 feet; thence along said 1120.00 foot radius curve to the right in a Southeasterly direction through a central angle of 10°17'02", an arc distance of 201.03 feet to the Northerly right-of-way margin of SR 520 and a point on a 2410.00 foot radius curve, from which point the radius point bears South 07°02'01" East, a distance of 2410.00 feet; thence along said 2410.00 foot radius curve to the right in an Easterly direction through a central angle of 05°38'14", an arc distance of 237.11 feet; thence continuing along said Northerly right-of-way margin South 80°48'38" East 613.58 feet; thence continuing along said Northerly right-of-way margin South 88°28'45" East 401.73 feet to the West line of said Southwest quarter of Section 12; thence continuing along said Northerly right-of-way margin South 88°28'45" East 1321.58 feet to the East line of the Northwest quarter of said Southwest quarter of Section 12; thence continuing along said margin South 88°28'45" East 376.69 feet; thence continuing along said margin North 85°48'37" East 301.50 feet; thence continuing along said margin North 83°41'25" East 327.05 feet; thence North 65°00'39" East 31.06 feet to the South line of the Northwest quarter of said Section 12; thence North 88°34'47" West 1029.03 feet to the Southeast corner of the Southwest quarter of said Northwest quarter of Section 12; thence along the East line of said Southwest quarter North, 01°11'06" East 1317.93 feet to the Northeast corner of said Southwest quarter of the Northwest quarter; thence

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Ordinance No. 1551 FILE NO. 1457p CITY OF REDMOND
Proposed Annexation
(Town Center)

WASHINGTON STATE BOUNDARY

00004 EXHIBIT A page 1 of 2

along the North line of said Southwest quarter of the Northwest quarter North 88°51'32" West 245.86 feet to the Southerly right-of-way margin of the Northern Pacific Railway Company; thence along said Southerly margin North 69°07'42" West 1146.97 feet to the West line of said Northwest quarter of Section 12; thence along said West line South 01°02'57" West 201.97 feet to the True Point of Beginning.

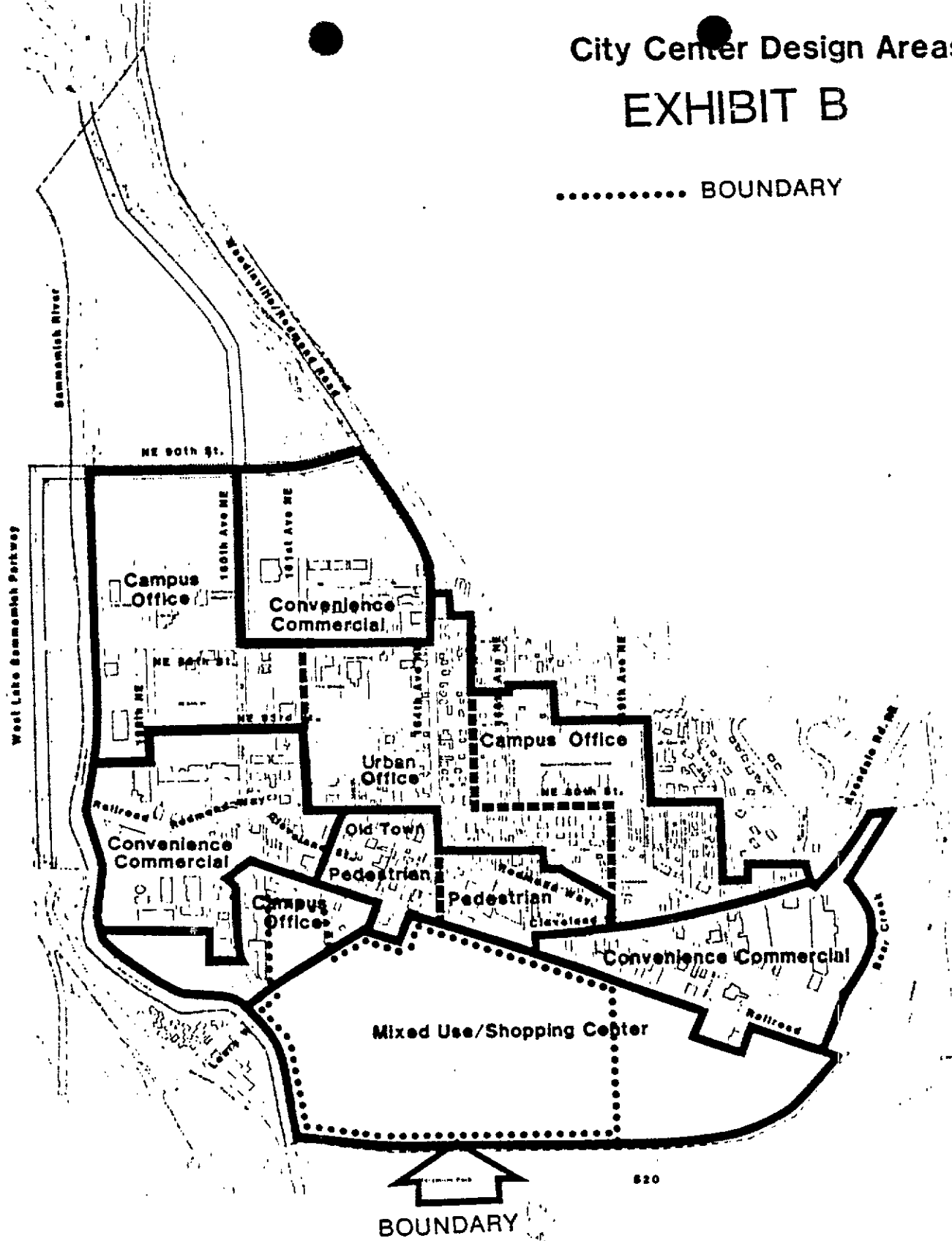
Containing 4,421,147 square feet.

Together with that portion of the Southwest quarter of the Northeast quarter of said Section 11 lying Southeasterly of the southeasterly margin of County Road No. 574 (aka Leary Way N.E., State Aid Road No. 56), said margin being also the City limits of Redmond, and lying northeasterly of the northeast boundary of Drainage District No. 3, said boundary being also the City limits of Redmond as established by Redmond Ordinance No. 187.

City Center Design Areas

EXHIBIT B

..... BOUNDARY



City Of Redmond Washington
Department Of Planning and Community Development