

Rocket Research Planned Development
(PD-14-1) Final Plan Approval

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 312

A RESOLUTION, relating to zoning and approving the final plan of Phase 1 of Rocket Research - Physio Control, an industrial Planned Development (PD-14-1) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on December 13, 1972, to consider the preliminary plan submitted by Rocket Research - Physio Control for an industrial Planned Development, designated as PD-14-1, consisting of a Master Plan by William L. Pereira & Associates dated August, 1967 and amended to conform with existing structures and plans for development by Physio Controls Corporation and submitted under Chapter 17.42 of the Redmond Municipal Code, and the Commission then submitted its recommendations thereon to the City Council; and

WHEREAS, following approval of the amended Master Plan by the City Council on December 19, 1972, the Planning Director has made recommendations for final plan approval; and

WHEREAS, an application was filed on February 5, 1973, for the approval of the final plan of Phase 1 of said Planned Development, and the City Council has reviewed the same and finds it to be in the public interest and for the general welfare, consistent with the Comprehensive Land Use Plan for the City of Redmond that the final plan for Rocket Research - Physio Control, Phase 1, designated as PD-14-1, be approved; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE REDMOND, WASHINGTON as follows:

Section 1. Approval of Final Plan. The final plan for Phase 1 (PD-14-1) known as the Rocket Research - Physio Controls Application, submitted on February 5, 1973, which constitutes the development and site treatment existing as of that date consistent with the amended Master Plan concept for the industrial Planned Development, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property Description. The real property comprising PD-14-1 is described as follows:

(a) The north three-fourths of the southeast quarter of the northwest quarter of section 34, township 26 north, range 5 east, W.M., in King County, Washington.

(b) That portion of the northeast quarter of the northwest quarter of said section 34, lying south of the plat of the Town of York, according to plat recorded in volume 4 of plats, page 64, in King County, Washington.

(c) That portion of the northwest quarter of the northeast quarter of said section 34, lying westerly of the Northern Pacific Railway right-of-way and lying southerly of said plat of the Town of York; EXCEPT the C.D. Stimson Road.

(d) That portion of the north three-fourths of the southwest quarter of the northeast quarter of said section 34, lying westerly of said Northern Pacific Railway right-of-way; EXCEPT the C.D. Stimson Road.

(e) Also the east 460 feet of the north half of the south half of the southwest quarter of the northwest quarter of section 34, township 26 north, range 5 east, W.M., in King County, Washington.

(f) That portion of the southeast quarter of the southwest quarter and the southwest quarter of the southeast quarter of section 27, township 26 north, range 5 east, W.M., in King County, Washington, and the northeast quarter of the northwest quarter and the northwest quarter of the northeast quarter of section 34, township 26 north, range 5 east, W.M., in King County, Washington, lying within the plat of the Town of York, according to plat recorded in volume 4 of plats, page 64, in King County, Washington, including Ronalds Reserve, EXCEPT the north 140 feet of said Ronalds Reserve; EXCEPT any portion lying east of the westerly margin of Willows Road, also known as Stimson Road, and EXCEPT lots 20, 21, 22, 23 and 24 in block 13 in the plat of the Town of York, according to plat recorded in volume 4 of plats, page 64, in King County, Washington, and EXCEPT that portion of blocks 13 and 16, lying within County Road No. 225 and EXCEPT the south 14 feet of lot 37 and all of lot 38 in block 14 and EXCEPT lots 13, 14, 15 and 16, of block 16; and EXCEPT lot 19, block 3; ALL in plat of Town of York; and EXCEPT that portion of Second Street as shown in the plat of the Town of York lying easterly of the center line of the alley in block 13 of said plat produced north, and westerly of Willows Road; and EXCEPT that portion of Commerce Avenue as shown on the plat of the Town of York lying northerly of the southerly line of road No. 225 and southerly of the north line of the south 14 feet of lot 37 in block 14 of said plat produced east to Willows Road; and EXCEPT that portion of the east half of the alley in block 13 of said plat, lying north of the produced south line of lot 24; and EXCEPT that portion of the east half of the alley in block 14 of said plat lying south of the produced north line of the south 14 feet of lot 37; and EXCEPT that portion of Sammamish Avenue as shown in the plat of the Town of York, and that portion of the west half of the alley in block 3 of said plat lying between the produced north and south lines of lot 19; and EXCEPT those portions of Ronald Avenue and Fourth Street as shown on the plat of the Town of York lying north of the westerly production of the south line of the north 140 feet of Ronald's Reserve and east of the center line of Ronald Avenue and said center line produced north to the north line of said plat. TOGETHER with an easement over the north half of the northwest quarter of the northwest quarter of section 34, township 26 north, range 5 east, W.M., in King County, Washington, EXCEPT the south 162 feet thereof for the maintenance, repair and servicing of a two inch water line from the west margin of 132nd Street Northeast to the subject property, and TOGETHER with an easement over the north ten feet of the last described property for the construction, maintenance and repair of underground utilities to service the subject property; and EXCEPT that portion of the southeast 1/4 of the southwest 1/4 of section 27, township 26 north, range 5 east of W.M., in King County, Washington, shown as Ronalds Reserve on the plat of the Town of York, recorded in volume 4 of Plats on page 64 in records of said county, described as follows:

Commencing at the northwest corner of said subdivision;

thence south 88°33'52" east along the north line of said subdivision 848.28 feet to the northwest corner of said Ronalds Reserve; thence south 2°10'22" west along the west line of said Ronalds Reserve 140.01 feet; thence south 88°33'52" east 26.00 feet to the point of beginning; thence continuing south 88°33'52" east 369.85 feet to the westerly margin of 140th Avenue N.E. (Also known as Willows Road and C.D. Stimson Road), presently 60.00 feet in width; thence south 6°23'17" east along said road margin 19.30 feet; thence north 86°56'50" west 372.65 feet; thence north 1°38'50" east 8.60 feet to the point of beginning;

TOGETHER with any rights Rocket Research Corporation has or may hereafter acquire in that portion of the southeast 1/4 of the southwest 1/4 of section 27, township 26 north, range 5 east of W.M., in King County, Washington, shown as Ronalds Reserve on the plat of the Town of York, recorded in volume 4 of plats on page 64 in records of said county, described as follows:

Commencing at the northwest corner of said subdivision; thence south 88°33'52" east along the north line of said subdivision 848.28 feet to the northwest corner of said Ronalds Reserve and the point of beginning; thence south 2°10'22" west along the west line of said Ronalds Reserve 140.01 feet; thence south 88°33'52" east 26.00 feet; thence north 1°38'50" east 140.00 feet to the north line of said subdivision; thence north 88°33'52" west along said north line 24.72 feet to the point of beginning;

Situated in the County of King, State of Washington.

Section 3. General Description of Planned Development, Phase 1. The general description of Phase 1 of this Planned Development is as follows:

The Rocket Research Corporation property, lying along and west of Willows Road, presently in the northwest corner of the City, was annexed to the City on March 14, 1967 and was given an initial zoning of Industrial Park (I-P). A large portion of the site has been developed under industrial park standards in conformity with a Master Plan developed for the Corporation by William L. Pereira & Associates, bearing a date of August, 1967. The amended Master Plan allows utilization of a portion of the site by Physio Controls Corporation and a joint application for approval of a planned industrial development by these two corporations. Phase 1 (PD-14-1) is considered to be the development and site treatment existing as of February 5, 1973 (the filing date for final approval of Phase 1) and consistent with the approved Master Plan concept, as amended. Since new buildings are not contemplated under this phase, approval is considered routine in transferring the project from the Industrial Park zoning district regulation to the more flexible regulations of planned developments. Certain right-of-way requirements and utility service commitments were made a part of approval of PD-14-1.

Section 4. Approval of Plan. Planned Development PD-14-1, Phase 1, has and will be developed in accordance with the plans and specifications, received on February 5, 1973, consisting of the following:

- (1) The approved Master Plan concept, as amended, and submitted as a part of the application.
- (2) Facilities approved under Redmond Building Permit

Numbers 1222, 1252, 1253, 1254, 1507, 1531, 1731, 1784 and 1785 which includes site preparation, test, data, lab, office and fabrication facilities and hydrozine storage and energetic product development facilities.

- (3) Other existing improvements associated with the above, such as parking, walkways, drives, signs, etc.
- (4) Landscaping placed on the site consistent with Landscape Plans 1 and 2 and filed with the application for final approval of PD-14-1.
- (5) Perimeter site buffer areas as shown on the approved master plan.

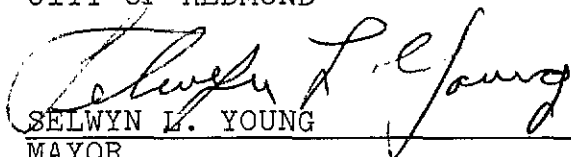
Section 5. Conditions of Approval. The approval hereby given shall be subject to compliance with the following:

- (1) Ten feet of right of way along Willows Road shall be dedicated for road improvements;
- (2) The applicant shall agree to connect to a municipal sewer, when available, and participate in an equitable distribution of costs;
- (3) Utility easements shall be provided as appropriate to extend utilities to nearby properties.

Section 6. Duration of Approval. This resolution shall take effect immediately upon its passage and shall continue in force subject to the provisions of Title 17 of the Redmond Municipal Code. Upon satisfactory compliance with the conditions required herein, application shall be made for the adoption of an ordinance giving final approval to the Planned Development.

PASSED by the Council of the City of Redmond, Washington, at the regular meeting thereof, and APPROVED by the Mayor this 6th day of March, 1973.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY