

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 330

A RESOLUTION, relating to zoning and approving the final plan of Koll Center (PD-16) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on March 14, 1973, to consider the preliminary plan submitted by Don Koll Northwest, designated as PD-16, under Chapter 17.42 of the Redmond Municipal Code, and the Commission then submitted its recommendations thereon to the City Council; and

WHEREAS, an environmental impact statement was developed under the provisions of the State Environmental Policy Act and circulated to state and local agencies for comment and was made available to other interested parties; and

WHEREAS, following approval of the preliminary plan by the City Council, an application was filed on July 10, 1973, for the approval of the final plan of said planned development, and the Council has examined the same and deems it in the public interest and for the public welfare and in harmony with the Comprehensive Plan for Redmond that the final plan for Koll Center, designated PD-16, be approved, Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Approval of final plan. The final plan for PD-16, known as Koll Center, submitted on July 10, 1973, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property comprising PD-16 is described as follows:

That portion of the west half of the southwest quarter of section 23, township 25 north, range 5 east, W.M., in King County, Washington, lying southeasterly of the property condemned under King County Superior Court Cause No. 731434 for State Highway SR 522 as recorded under Auditor's File No. 6720904, and also conveyed by deed recorded under Auditor's File No. 6689193, and southeasterly of Overlake Parkway as dedicated in the plat of Overlake Industrial Park, according to the plat recorded in Volume 64 of Plats, pages 79 to 82, in King County, Washington, EXCEPT portion thereof lying within the south 40 feet of said west half for Northeast 24th Street.

Section 3. General description of planned development. The general description of this planned development is as follows:

Koll Center is a 35-acre commercial/industrial park, consisting of approximately 10 acres of commercial use and approximately 25 acres of general office use and multi-tenancy business/industrial use. The development plan envisions the commercial segment to be located on the southwestern portion of the study area, the general office use on the eastern portion, and the multi-tenancy business/industrial segment to comprise the northern portion. The plan indicates that 32% of the site will be utilized for

buildings, 40% will be utilized for parking, and 28% for landscaping. Improvements erected on the site will not exceed 45 feet in height. The landscaping within the commercial segment will feature berms along street exposures and will incorporate high quality flora species and ground cover.

Section 4. Approval of plan. Planned development PD-16 has and will be developed in accordance with the plans and specifications, received on July 10, 1973, consisting of the following:

- Exhibit A: Plot Plan "A"
- Exhibit B: Plot Plan "B"
- Exhibit C: Typical Elevations, mylar sheet
- Exhibit D: Typical floor plans
- Exhibit E: Typical floor plans
- Exhibit F: Typical floor plans
- Exhibit G: Typical floor plans

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

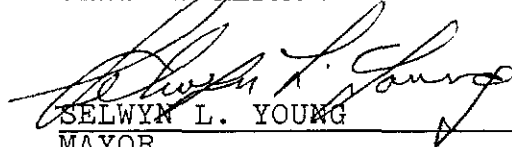
1. Landscaping detail shall be submitted to the Planning Department and approved plans bonded for each phase of development, prior to issuance of building permits for any building in that phase or division.
2. Additional right-of-way shall be dedicated along the entire south and east frontages of the property to provide 40 feet of right-of-way from the street centerline of N.E. 24th Street and 30 feet of right-of-way from the centerline of 152nd Avenue N.E.
3. Street improvements as required by the Department of Public Works shall be made to the sections of N.E. 24th Street and 152nd Avenue N.E. as noted in item 2 above.
4. Peak storm runoff from the site should approximate the natural rate and be controlled through a retention system.
5. All buildings shall have a design and character substantially the same as those shown on the profile drawings submitted.
6. Driveway entrances shall be coordinated on N.E. 24th Street with the Sears drives, and on 152nd Avenue N.E. with proposed Group Health drives, in order to avoid turning traffic conflicts.
7. The types of uses permitted shall be limited as described by the Don Koll Company in their letter of February 6, 1973, on file, and generally exclude requiring outdoor storage or sales.
8. All improvements not installed at the time building construction is commenced shall be bonded, including streets, utilities and landscaping.
9. An action for revocation of this approval given to PD-16 shall not be commenced under Section 17.42.350 of the Redmond Municipal Code prior to submittal to an arbitration board set up by the American Arbitration Association, which will determine whether or not a material violation of the conditions of approval has taken place and recommend appropriate action.

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 a regular meeting thereof, and APPROVED by the Mayor this 19 day of February, 1974.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY