

**ORIGINAL**

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 502

A RESOLUTION, relating to zoning and approving an amendment to the final plan of Phase 2 of Rocket Research - Physio-Control, an industrial Planned Development (PD-14-2) within the City of Redmond, Washington.

WHEREAS, the final plan for Phase 2 of the Rocket Research - Physio-Control industrial planned development was approved by Resolution No. 315, passed May 15, 1973; and

WHEREAS, Physio-Control Corporation has acquired additional property adjacent to the property described in Resolution No. 315, which additional property has been recently annexed to the City, and Physio-Control Corporation has submitted an application on February 6, 1979, to add such additional property to the approved final plan for Phase 2 under PD-14-2, to provide for additional improvements and expansion, and to have the Planned Development as thus modified and expanded be approved as a major modification to PD-14-2; and

WHEREAS, a public hearing was held before the Planning Commission on May 15, 1979, to consider the addition of property and the major modifications to the final plan submitted by Physio-Control Corporation and the Commission then submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council has reviewed the application for such major modification 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 Phase 2, designated as PD-14-2, be approved as modified; Now, Therefore,

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

Section 1. SEPA Determination. A final Environmental Impact Statement (EIS) was issued on April 20, 1979, and was duly considered in the action taken herein.

Section 2. Approval of Final Plan. The final plan for Phase 2 (PD-14-2) as modified upon the application of Physio-Control Corporation submitted on February 6, 1979, is hereby approved, subject to the conditions and provisions of this resolution.

Section 3. Additional Property Description. The additional real property to be added to PD-14-2 is described as follows:

That portion of the northeast 1/4 of the southwest 1/4 of Section 27, Township 26 north, range 5 east, W.M., described as follows:

Beginning at the northwest corner of said subdivision and running thence south 0 51' east along the westerly line thereof 721.3 feet to the True Point of Beginning of the tract herein described; thence north 89 39' East 554.00 feet; thence north 19 27' east to a point which is intersected by a line drawn parallel and 7.8 feet north (measured at right angles) of the last above described line; thence in a northeasterly direction a distance of 202.69 feet to a point that bears southwesterly a distance of 120.56 feet from the northwest corner of that certain tract of land

deeded to E. F. Wittler under Auditor's File No. 120519; thence southerly parallel with the west line of said northeast 1/4 of the southwest 1/4 a distance of 587.78 feet to the south line of said northeast 1/4 of the southwest 1/4; thence westerly along said south line a distance of 759.18 feet to the southwest corner of said northeast 1/4 of the southwest 1/4; thence northerly along the west line of the northeast 1/4 of the southwest 1/4 576.88 feet more or less to the True Point of Beginning together with an easement ten (10) feet in width measured north from the south line of said northeast 1/4 of the southwest 1/4 and extending from the easterly margin of the main tract described above in an easterly direction to Willows Road for utility purposes.

All situate in the County of King, State of Washington.

Beginning on the west line of the northeast 1/4 of the southwest 1/4 of Section 27, Township 26 north, range 5 east, W.M., at a point which is south 0 51' east 721.3 feet from the northwest corner of said subdivision; thence north 89 38' east 554 feet; thence north 19 27' east to a point which is intersected by a line drawn parallel and 7.8 feet north measured at right angles of last described line to the True Point of Beginning; thence north 19 27' east 271.3 feet; thence south 83 35'43" east 462.6 feet more or less to west margin of county road; thence southerly along said margin to a point 592.6 feet north of the south line of the northeast 1/4 of the southwest 1/4; thence west 286 feet more or less to the northwest corner of a tract of land conveyed to E. F. Wittler by deed recorded under Auditor's File No. 120519; thence north in a straight line to a point of beginning.

All situate in the County of King, State of Washington.

Section 4. General Description of Major Modification to Planned Development 14, Phase 2. The approval of this major modification to the final plan for PD-14-2, approved by Resolution 315, would allow additional construction of approximately 200,000 square feet of research and development facilities, related parking and landscaping. It would also expand the planned development from 11.5 acres to approximately 24 acres and modify a required open space

Section 5. Approval of Modified Plan. In addition to the plans approved by Resolution No. 315, the modified Planned Development PD-14-2, Phase 2, will be developed in accordance with the plans and specifications, received on February 6, 1979, consisting of the following

1. Site plan
2. Landscape plan
3. Lower level plan
4. Upper level plan
5. Exterior building elevation

Section 6. Conditions of Major Modification Approval. The approval of the major modifications to PD-14-2 hereby given shall be subject to compliance with the following:

1. STREETS AND UTILITIES
  - A. An LID Covenant shall be signed for future streets and utility improvements to Willows Road.

- B. Some street improvements will be required in advance of the LID such as acceleration and deceleration lanes, left turn lane, etc.
- C. The developer shall participate in the cost of the traffic signal installation and necessary channelization at the intersection of N.E. 124th Street and Willows Road.

II. STORM DRAINAGE

- A. Provisions must be made to maintain the existing storm water runoff rate. All data provided by the applicant shall be reviewed and approved by the Public Works Department prior to construction.
- B. A temporary erosion and sedimentation control plan shall be approved by the Department of Public Works and implemented prior to on-site construction.
- C. The control of lot drainage and installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc. shall be shown to connect to a (piped/ditched) system. No splash blocks are allowed.
- D. As noted in the draft environmental impact statement page 99 "some improvement of off-site drainage facilities might also be necessary.
- E. A hydraulics permit from the Department of Fisheries may be required.
- F. A soils report is required.

III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, street and buildings.
- C. A clearing and grading plan, including an interim drainage plan, shall be approved by the Public Works Department.

IV. DESIGN/SITE PLAN.

- A. A landscape plan shall be provided at the time of Final Planned Development submittal. This plan shall include:
  - 1. The parking lot shall be heavily landscaped with native evergreen and deciduous trees. The trees shall be planted in an informal manner avoiding a hedge-like effect.
  - 2. The parking lot in the "pan handle" area shall be designed to retain as many of the existing trees as possible.
- B. A walkway shall be provided connecting Willows Road to the major building entrances.

Section 7. Duration of Approval. This resolution shall take effect immediately upon its passage and shall continue in force subject to the provisions of the Redmond Community Development Guide. 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 3<sup>RD</sup> day of ~~June~~<sup>July</sup>, 1979.

CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
PAUL F. KUSAKABE  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY