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## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3588

AN ORDINANCE reclassifying approximately 6.5 acres of property located at the southwest corner of N.E. 36th Street and the Burlington Northern Railroad and approximately 2.4 acres of property located northeast of N.E. 32nd Street and N.E. 33rd Place and the Burlington Northern Railroad, comprising Sites 6 and 7 of the North Bellevue Subarea, from R-1 to LI with conditions as to Site 6 and from GC to LI with conditions as to Site 7.

WHEREAS, an application for reclassification of the property hereinafter described was duly filed by the City of Bellevue with the appropriate city official; and

WHEREAS, on January 17, 1985, a public hearing was held thereon before the Hearing Examiner on proper notice to all interested persons; and

WHEREAS, on November 4, 1985, the Hearing Examiner recommended approval of the application to reclassify Site 6, a 6.5 acre site located at the southwest corner of N.E. 36th Street and the Burlington Northern Railroad, from R-1 to LI, with conditions, and recommended approval of the application to reclassify Site 7, a 2.4 acre site located northeast of N.E. 32nd Street between N.E. 33rd Place and the Burlington Northern Railroad, from GC to LI, with conditions; and

WHEREAS, on December 9, 1985, the City Council considered the recommendation of the Hearing Examiner and determined to adopt the recommendation; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings and fact and conclusions based thereon made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in the "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of the City of Bellevue for Reclassification of Properties Identified as Sites 6 and 7 Implementing the North Bellevue Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 84-2," dated November 4, 1985, provided that, in accordance with the modification made by the Hearing Examiner subsequent to the entry of said recommendation, the term

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"building permit" contained in Condition No. 2 on Page 8 of the Hearing Examiner's report is amended to read "occupancy permit."

Section 2. The use classification of Site 6, legally described as follows, is changed from R-1 to LI, with conditions:

That portion of the South half of the Northeast quarter of Section 20, Township 25 North, Range 5 East, W.M., in King County, Washington lying Northeasterly of the Northeasterly right of way margin of N.E. 33rd Place; lying Southeasterly of the Southeast line of Bellevue Short Plat 80-06R recorded under Auditor's File Number 8101059002, records of King County, Washington and the Northeasterly extension of said line to the intersection of the center line of the Northern Pacific Railroad; lying Southwesterly of the center line of the Northern Pacific Railroad; and lying Northeasterly of the following described line; beginning at Station 515+60 on the center line of the Northern Pacific Railroad; thence Southwesterly to a point on the Northeasterly line of Lot 1 of Bellevue Short Plat 82-03 recorded under Auditor's File Number 8206169001, records of King County, Washington, 51.96 feet Northwesterly of the Easterly most corner of said Lot 1 as measured on said Northeasterly line and the terminus of said line.

The use classification of Site 7, legally described as follows, is changed from GC to LI, with conditions.

That portion of the South half of the Northeast quarter of Section 20, Township 25 North, Range 5 East, W.M., in King County, Washington lying Southwesterly of the center line of the Northern Pacific Railroad; lying Northeasterly of the Northeasterly right of way margin of N.E. 33rd Place; and lying Southeasterly of the following described line; beginning at Station 515+60 of the center line of the Northern Pacific Railroad; thence Southwesterly to a point on the Northeasterly line of Lot 1 of Bellevue Short Plat 82-03 recorded under Auditor's File Number 8206169001, records of King County, Washington, 51.96 feet Northwesterly of the Easterly most corner of said Lot 1 as measured on said Northeasterly line and the terminus of said line.

Both of the above reclassifications are subject to the following conditions:

1. If redevelopment occurs under the LI zoning, that development should be confined to the existing developed area of the property in order to preserve the existing strip of

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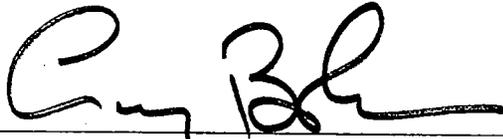
vegetation bordering the Burlington Northern Railroad right of way to the east.

2. Before an occupancy permit is issued for any redevelopment of the property to LI uses, the owner shall have improved N.E. 33rd Place to Public Works Department standards for curbs, gutters, sidewalks, storm drainage, street lighting, paving, grading and associated appurtenances including sufficient right of way dedication to allow a 50 foot right of way.
3. The owner shall participate in an equitable funding method to construct a traffic signal at the intersection of N.E. 33rd Place and Northup Way when traffic from the subject property combined with traffic from other sources warrants construction of that signal.

Section 3. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 6<sup>th</sup> day of January 1986, and signed in authentication of its passage this 6<sup>th</sup> day of January 1986.

(SEAL)

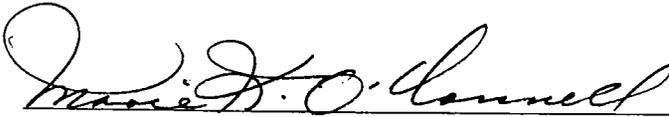
  
Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, City Attorney

Attest:

  
Marie K. O'Connell, City Clerk

Published January 10, 1986