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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3770

AN ORDINANCE approving Phase I of the application of the Bellevue Parks and Recreation Department for a conditional use regarding the Highland Center at 14224 N.E. Bellevue-Redmond Road as recommended by the Hearing Examiner with conditions; and denying Phase II of the application of the Bellevue Parks and Recreation Department for a conditional use; HE-D 86-07.

WHEREAS, Bellevue Parks and Recreation Department has applied to the City for a conditional use regarding the Highland Center at 14224 N.E. Bellevue-Redmond Road in order to (1) change the primary use of that Center from senior programs to programs for the physically and developmentally disabled, (2) to add a 7,700 square foot gymnasium and, (3) as Phase II, to add administrative office space under the gymnasium; and

WHEREAS, on December 11, 1986, a public hearing was held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on March 3, 1987, the Hearing Examiner recommended approval with conditions of Phase I of said application and denial of Phase II and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City of Bellevue 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 Council adopts the findings of fact and conclusions made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of Bellevue Parks and Recreation Department For a Conditional Use, File No. 86-07."

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Section 2. The City Council hereby approves Phase I with conditions, and denies Phase II, of the application of the Bellevue Parks and Recreation Department for a conditional use regarding the Highland Center at 14224 N.E. Bellevue-Redmond Road, more particularly described as:

That portion of the southwest quarter of the northeast quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County Washington, described as follows:

Beginning at the northwest corner of the southwest quarter of the northeast quarter of Section 27;
thence south $45^{\circ}29'19''$ east 279.38 feet to the centerline of Northeast 20th Place;
thence south $45^{\circ}34'05''$ east 387.55 feet;
thence south $88^{\circ}16'05''$ east 44.24 feet to the northeasterly margin of Northeast 20th Place and the true point of beginning;
thence continuing south $88^{\circ}16'05''$ west 155.83 feet;
thence south $01^{\circ}43'55''$ west 143.80 feet to the northeasterly margin of said Northeast 20th Place;
thence northwesterly along said margin 212.02 feet to the true point of beginning;

TOGETHER WITH portion of vacated Northeast 20th Place adjoining which would attach by operation of law.

Situate in county of King, state of Washington.

Section 3. The conditional use hereby approved shall be subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall resubmit landscaping plans which conform to the requirements of Section 20.220.520F (along Bel-Red Road and N.E. 20th Place) within the project limits or obtain Alternative Landscaping Option (ALO) approval.
2. Prior to the issuance of a sign permit, the applicant must submit plans for the identification sign which conform with the requirements of the Sign Code.
3. Prior to the issuance of a building permit, stormwater detention shall be provided for the entire site per the City of Bellevue Development Standards, edition current at the time of application for permits.
4. A baffle type oil/water separator or vegetative filtration shall be provided prior to stormwater discharge to Valley Creek.

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5. All frontage improvements, as required by the Public Works Department's Transportation Division, shall include storm drainage items per the City of Bellevue Development standards.

6. To mitigate adverse impacts regarding erosion and sedimentation due to potential excess earth movement, a geotechnical consultant shall be retained to determine conditions in the building area and to make recommendations as to appropriate foundation design prior to submittal for a building permit.

7. To mitigate adverse noise impacts to residential uses from construction, prior to approval of a building permit, the following mitigation measures shall be listed by the applicant on the face of, or referenced on, all constructions plans submitted to the City for approval:

a. The contractor will provide certification that all diesel, gasoline, or pneumatic equipment is properly muffled.

b. Any exterior work including but not limited to excavation, foundation, framing, and landscaping shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and prohibited on weekends.

8. Improvements to N.E. 20th Place will be designed and constructed by the applicant in accordance with the City of Bellevue Development Standards. Improvements shall include pavement widening, six foot wide sidewalks, curb, gutter, street lights, and other standard street appurtenances. Driveways to and from the rear street or upper parking lot shall be 30 feet wide. The improvements shall be shown on the building permit submittal plans.

9. The applicant shall show the following improvements on the drawings submitted for a building permit. These required improvements must be installed prior to the issuance of a temporary certificate of occupancy:

a. A "DO NOT ENTER" sign at N.E. 20th Place/Bel-Red Road intersection;

b. Appropriate end street barricades at the north end of the parking lot (north lot) access;

c. "ONE-WAY" signing at three locations: the upper parking lot, the pedestrian drop-off turnaround, and the lower parking lot;

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d. Pavement arrows at N.E 20th Place/Bel-Road intersection.

10. Prior to the issuance of a temporary certificate of occupancy, the applicant must have obtained from Public Works an approved street lighting plan for N.E. 20th Place and the approved street lighting must be operational.

11. The proposed 18 new parking stalls located in the lower northwest parking lot shall not be required to be installed with Phase I improvements unless the actual parking demand for the facility requires that installation. The need for those 18 parking stalls shall be determined jointly by the Design and Development Department and the Parks Department.

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 15th day of April 1987, and signed in authentication of its passage this 15th day of April 1987

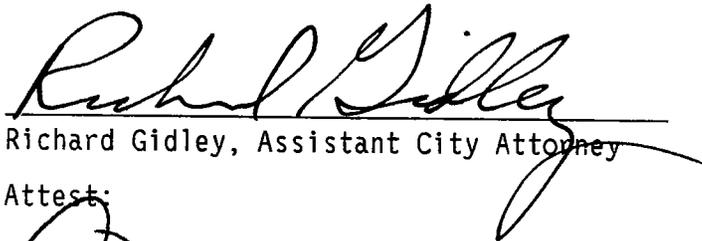
(SEAL)



Cary E. Bozeman, Mayor

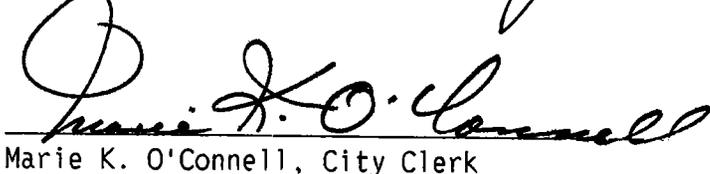
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published April 18, 1987