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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4171

AN ORDINANCE approving the final development plans of the Great Western Savings Bank for a Planned Unit Development located in the Bellefield Office Park, at 1400 - 112th Avenue S.E.

WHEREAS, on February 18, 1986, the City Council passed Resolution No. 4689, approving the preliminary development plans of the Great Western Savings Bank for a Planned Unit Development located in the Bellefield Office Park, at 1400 - 112th Avenue S.E.; and

WHEREAS, the Department of Design and Development has received and reviewed the final plans for said Planned Unit Development; and

WHEREAS, the Department of Design and Development has found the final plans of the Planned Unit Development to be in conformance with the Planned Unit Development requirements of the City and the conditions of approval applicable to the development under Resolution No. 4689; and

WHEREAS, the Department of Design and Development has recommended approval of the final plans of the Planned Unit Development; now, therefore,

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

Section 1. The City Council concurs with the recommendation of the Department of Design and Development and does hereby approve the final plans of the Planned Unit Development of the Great Western Savings Bank located in the Bellefield Office Park, which is more particularly described in Exhibit A attached hereto and by this reference incorporated herein.

Provided that this approval of the final development plans of the Planned Unit Development is conditioned on full compliance by the owner or owners of the property described herein, their heirs, assigns, grantees, and successors in interest, with the terms and conditions of that certain Concomitant Agreement executed by Great Western Savings Bank, which has been given Clerk's Receiving No. 10992, and which by this reference is fully incorporated herein.

Section 2. This approval is subject to the following conditions:

1. Prior to issuance of a building permit, the property owner shall submit a plan to be reviewed and approved by the Public Works Department, for the removal and trimming of vegetation along the 114th Ave. S.E. street frontage. The plan shall provide for adequate sight distance to motorists entering and leaving the site from the two access points on 114th Ave. S.E. (Comprehensive Plan Policy 21.M.2 10 C.12).

2. Prior to issuance of any occupancy permits, the vegetation required to be removed or trimmed by the above condition shall occur in a manner consistent with the approved plan (Comprehensive Plan Policy 21.M.210 C.12).

3. Prior to issuance of a building permit, the property owner shall sign an agreement to maintain the vegetation along the street frontage in order to continue to provide adequate sight distance from the two access points to the site (Comprehensive Plan Policy 21.M.210 C.12).

4. Prior to issuance of a Clear and Grade permit, the applicant shall submit a vegetation restoration and maintenance plan prepared by a qualified wetland biologist for the entire Great Western/Bellefield office park for review and approval by the Design and Development Department and the Storm and Surface Water Utility. The plan shall include the following elements: 1) a plan showing specific areas on the site where selective clearing and trimming will occur; 2) a re-vegetation plan incorporating plant materials which will enhance the habitat/wetland value of the site; 3) a maintenance plan for the continued maintenance of the natural areas on the site; and 4) an education program for the people involved in maintaining the natural areas (Comprehensive Plan Policy 21.V.11.100).

5. To mitigate construction noise impacts, the following mitigating measures shall be listed by the applicant on the face of the construction drawings submitted to the City for building permit approval (Comprehensive Plan Policy 21.G.100.E):

a. The contractor shall provide certification that all diesel, gasoline, and air-powered equipment is properly muffled or silenced.

b. Construction shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and prohibited on weekends.

c. These conditions shall be prominently displayed at or near the entrance to the site in view of contractors and the public (Comprehensive Plan Policy 21.G.100.E).

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6. Prior to issuance of a building permit, the property owner shall sign an agreement to participate in a Transportation Management Plan meeting the requirements of Land Use Code section 20.20.595 (Comprehensive Plan Policies 21.M.110(c)2, 21.M.115(c)).

7. Prior to issuance of a sign permit, the property owner shall submit final sign plans to the City of Bellevue for review and approval by the Design and Development Department. The design, size and location of the signs shall be in conformance with the Bellevue Sign Code and consistent with the character of the existing signing within the Bellefield Office Park (Comprehensive Plan Policy 21.U.750).

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 17th day of September, 1990, and signed in authentication of its passage this 17th day of September, 1990.

(SEAL)

Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley, Deputy City Attorney

Attest:

Marie K. O'Connell, City Clerk

Published September 21, 1990

THAT PORTION OF THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 2 IN THE PLAT OF BELLEFIELD OFFICE PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 119 OF PLATS, PAGES 81 THROUGH 90, INCLUSIVE, IN KING COUNTY, WASHINGTON; THENCE ALONG THE BOUNDARY OF SAID LOT BY THE FOLLOWING COURSES AND DISTANCES:
SOUTH 12°51'01" EAST 136.13 FEET, NORTH 12°40'05" EAST 6.71 FEET, SOUTH 37°25'23" EAST 87.02 FEET, SOUTH 78°16'04" EAST 195.00 FEET, AND NORTH 55°36'39" EAST 14.01 FEET TO INTERSECT THE WEST BOUNDARY OF DRAINAGE DISTRICT NO. 12 AS CONDEMNED BY SUPERIOR COURT CAUSE 140087, AND A POINT ON THE ARC OF A CURVE FROM WHICH THE CENTER LIES SOUTH 67°20'50" EAST 311.48 FEET DISTANT; THENCE SOUTHERLY ALONG SAID CURVE AND BOUNDARY TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°48'01" AN ARC DISTANCE OF 53.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°51'09" WEST ALONG SAID BOUNDARY 778.43 FEET TO THE MOST NORTHERLY CORNER OF TRACT "B" IN SAID PLAT; THENCE SOUTH 34°14'07" WEST ALONG THE BOUNDARY OF SAID TRACT 4.26 FEET; THENCE SOUTH 2°59'52" EAST ALONG SAID BOUNDARY 5.69 FEET TO RETURN TO SAID DRAINAGE DISTRICT BOUNDARY; THENCE SOUTH 12°51'09" WEST ALONG SAID BOUNDARY 1573.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2316.83 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 0°39'16" AN ARC DISTANCE OF 26.46 FEET TO THE NORTHEAST CORNER OF LOT 9 IN SAID PLAT; THENCE NORTH 88°42'52" WEST ALONG THE BOUNDARY OF SAID LOT A DISTANCE OF 15.47 FEET TO THE EAST BOUNDARY OF LOT 7 IN SAID PLAT; THENCE ALONG THE BOUNDARY OF SAID LOT BY THE FOLLOWING COURSES AND DISTANCES:
NORTH 12°58'32" EAST 16.37 FEET, NORTH 88°33'08" WEST 20.81 FEET, NORTH 12°17'03" EAST 122.54 FEET, NORTH 21°02'42" EAST 124.71 FEET, NORTH 8°59'15" EAST 131.94 FEET, AND NORTH 81°00'46" WEST 139.52 FEET TO THE EAST BOUNDARY OF LOT 6 IN SAID PLAT; THENCE ALONG SAID BOUNDARY BY THE FOLLOWING COURSES AND DISTANCES:
NORTH 4°30'47" WEST 51.57 FEET, NORTH 81°12'58" EAST 71.73 FEET, NORTH 38°48'12" EAST 114.84 FEET, NORTH 51°25'03" EAST 33.39 FEET, NORTH 18°47'33" EAST 109.30 FEET, NORTH 74°42'40" WEST 102.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°34'26" AN ARC DISTANCE OF 55.68 FEET TO A POINT OF TANGENCY, NORTH 29°08'14" WEST 66.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°51'46" AN ARC DISTANCE OF 127.47 FEET TO A POINT OF TANGENCY, DUE WEST 18.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.36 FEET AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°13'00" AN ARC DISTANCE OF 119.26 FEET TO THE EAST BOUNDARY OF TRACT "A" IN SAID PLAT AND A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A

CURVE TO THE RIGHT HAVING A RADIUS OF 40.95 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" BY THE FOLLOWING COURSES AND DISTANCES: NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°02'11" AN ARC DISTANCE OF 42.19 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 73.17 FEET, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°19'34" AN ARC DISTANCE OF 68.10 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 54.48 FEET, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°37'17" AN ARC DISTANCE OF 57.64 FEET TO A POINT OF TANGENCY, NORTH 54°32'54" EAST 167.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 507.46 FEET, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°15'08" AN ARC DISTANCE OF 524.79 FEET TO A POINT OF TANGENCY, NORTH 4°42'14" WEST 61.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 274.78 FEET, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°17'39" AN ARC DISTANCE OF 130.90 FEET TO A POINT OF TANGENCY, NORTH 22°35'25" EAST 40.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.12 FEET, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'31" AN ARC DISTANCE OF 161.68 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.73 FEET, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°04'38" AN ARC DISTANCE OF 104.34 FEET TO A POINT OF TANGENCY, NORTH 20°43'32" EAST 199.27 FEET, NORTH 86°00'18" WEST 47.47 FEET, SOUTH 38°13'07" WEST 48.38 FEET, SOUTH 20°43'32" WEST 139.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.73 FEET, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°04'38" AN ARC DISTANCE OF 138.98 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.12 FEET, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'31" AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, SOUTH 22°35'25" WEST 40.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 334.78 FEET, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°17'39" AN ARC DISTANCE OF 159.48 FEET TO A POINT OF TANGENCY, SOUTH 4°42'14" EAST 61.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 447.46 FEET, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°15'08" AN ARC DISTANCE OF 462.74 FEET TO A POINT OF TANGENCY, SOUTH 54°32'54" WEST 131.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 94.56 FEET, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°40'06" AN ARC DISTANCE OF 113.33 FEET TO A POINT OF TANGENCY, NORTH 56°47'00" WEST 253.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 342.13 FEET, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°35'28" AN ARC DISTANCE OF 63.24 FEET TO A POINT OF TANGENCY, NORTH 46°11'32" WEST 35.89 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SOUTH 1°34'42" WEST 80.48 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES NORTH 41°12'53" EAST 402.13 FEET DISTANT, SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7°59'53" AN ARC DISTANCE OF 56.13 FEET TO A POINT OF TANGENCY, SOUTH 56°47'00" EAST 303.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'59" AN ARC DISTANCE OF

42.43 FEET TO A POINT OF TANGENCY, SOUTH 12°40'59" WEST 240.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°49'01" AN ARC DISTANCE OF 108.13 FEET TO A POINT OF TANGENCY, SOUTH 41°30'00" WEST 210.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°30'00" AN ARC DISTANCE OF 77.75 FEET TO A POINT OF TANGENCY, AND SOUTH 1°00'00" WEST 148.82 FEET TO THE NORTHEAST CORNER OF LOT 8 IN SAID PLAT; THENCE ALONG THE BOUNDARY OF SAID LOT BY THE FOLLOWING COURSES AND DISTANCES:
NORTH 85°00'00" WEST 641.86 FEET, SOUTH 2°42'22" WEST 116.00 FEET, SOUTH 20°05'14" EAST 29.55 FEET, AND SOUTH 7°46'39" WEST 212.90 FEET TO THE NORTH BOUNDARY OF LOT 9 IN SAID PLAT; THENCE NORTH 88°42'52" WEST ALONG SAID BOUNDARY 250.95 FEET TO THE EAST MARGIN OF 112TH AVENUE SOUTHEAST; THENCE ALONG SAID MARGIN BY THE FOLLOWING COURSES AND DISTANCES:
NORTH 17°19'09" EAST 196.85 FEET, NORTH 72°40'51" WEST 20.00 FEET, NORTH 17°19'09" EAST 660.00 FEET, NORTH 72°40'51" WEST 5.00 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES SOUTH 72°40'51" EAST 755.00 FEET DISTANT, NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°15'00" AN ARC DISTANCE OF 319.55 FEET TO A POINT OF TANGENCY, NORTH 41°34'09" EAST 659.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°59'27" AN ARC DISTANCE OF 561.87 FEET TO A POINT OF TANGENCY, NORTH 1°34'42" EAST 406.01 FEET, SOUTH 88°25'18" EAST 20.00 FEET, AND NORTH 1°34'42" EAST 20.00 FEET TO THE SOUTHERLY MARGIN OF SOUTHEAST 8TH STREET; THENCE SOUTH 88°25'18" EAST ALONG SAID MARGIN 333.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°22'06" AN ARC DISTANCE OF 351.56 FEET TO THE POINT OF BEGINNING;

EXCEPT TRACT "C" IN SAID PLAT DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "A"; THENCE NORTH 46°11'32" WEST 17.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.49 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°42'26" AN ARC DISTANCE OF 22.65 FEET; THENCE NORTH 69°30'54" EAST 27.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°34'42" EAST ALONG THE BOUNDARY OF SAID TRACT 59.79 FEET; THENCE SOUTH 20°29'06" EAST ALONG SAID BOUNDARY 55.41 FEET; THENCE SOUTH 69°30'54" WEST ALONG SAID BOUNDARY 22.46 FEET TO THE POINT OF BEGINNING.