

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6378

AN ORDINANCE amending the Bellevue Downtown Subarea and Ordinance Nos. 3013, 3014B, 3015B, 3016A, 3017, 3018, 3019 and 3020 for consistency with revisions to the Comprehensive Land Use Plan, renaming certain districts in Downtown Bellevue, and revising the boundaries of certain districts in Downtown Bellevue for consistency with the revised Downtown Boundary; adding perimeter overlays; and establishing an effective date.

WHEREAS, the City Council initiated the Downtown Livability Initiative in 2012 for the purposes of ensuring that Downtown Bellevue becomes a true urban center that attracts more people to live, work, shop, and visit; and

WHEREAS, the Downtown Livability Initiative reexamined land use in Downtown Bellevue to better achieve a distinctive public realm, a vibrant character, and sustainable environment to meet the economic and growth challenges facing the City of Bellevue in the years ahead as identified in the 2015 Update of the Comprehensive Plan; and

WHEREAS, the City Council established 12 Council Principles to guide the Downtown Livability Initiative Citizens Advisory Committee in its work to plan and manage change rather than accommodate inevitable change in a haphazard way; and

WHEREAS, the City Council envisions Downtown Bellevue in 2040 as an area that is unique within the city, where livable neighborhoods and thriving businesses will be served by a multi-modal transportation-system that connects the area to the greater city and region; and

WHEREAS, the City Council envisions Downtown Bellevue in 2040 as an area that provides environmental and community amenities serving residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city, with a graceful transition over time to accommodate existing businesses and new types of development as conditions warrant; and

WHEREAS, the City engaged in a multi-year planning process for Downtown Bellevue that included the work of the Downtown Livability Initiative Citizens Advisory Committee, the Planning Commission, and other City boards and commissions that culminated in adoption of amendments to the Comprehensive Land Use Map to support the vision developed in the Citizens Advisory Committee Report and 12 Council Principles; and

WHEREAS, the City Council believes that this package will ensure that Downtown is a Great Place that is viable, livable, memorable, and accessible; and

WHEREAS, the City's Land Use Code establishes that area-wide amendments to the City's zoning designations shall be processed as legislative rezones through Process IV; and

WHEREAS, the Planning Commission held a public hearing on March 8, 2017 with regard to the Downtown Subarea and associated zoning map and designations; and

WHEREAS, the City Council has considered the proposed zoning map and land use designations throughout the Downtown Subarea; and

WHEREAS, the City Council finds that the proposed land use designations are consistent with the City's Comprehensive Land Use Map and the criteria of LUC Section 20.30A.140; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BCC), including making a threshold determination and issuing the Determination of Nonsignificance dated February 16, 2017; now, therefore,

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

Section 1. The property legally described in Ordinance No. 3013 as CBD-O-1 is renamed "Zoning Description DT-O-1" and given Clerk's Receiving No. _____. The district is hereby zoned as Downtown-Office-1. The district is described on the attached legal description and depicted on the attached map.

DT-O-1 DISTRICT

That portion of the NW quarter and NE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerline of Bellevue Way NE (104th Avenue NE) and the centerline of NE 4th Street, being on the west line of the NE quarter of the NW quarter of aforesaid Section 32; thence northerly, along said centerline of Bellevue Way NE, to the centerline of NE 8th Street and the north line of said section 32; thence easterly, along said centerline of NE 8th Street, to the centerline of 110th Avenue NE and the east line of the west half of the NW quarter of the NE quarter of said Section 32; thence southerly, along said centerline of 110th Avenue NE, to the centerline of NE 4th Street; thence westerly, along said centerline of NE 4th Street, to the centerline of aforesaid Bellevue Way NE and the Point of Beginning.



Section 2. The property legally described in Ordinance No. 3014B as CBD-O2 is renamed "Zoning Description DT-O-2" and given Clerk's Receiving No. _____. The district is hereby zoned as Downtown-Office 2. The Downtown-Office 2 District is comprised of three smaller areas: Downtown-Office 2 North (DT-O-2 North), Downtown Office-2 East (DT-O2 East), and Downtown-Office-2 South (DT-O-2 South) as described on the attached legal description and depicted on the attached map.

DT-O-2 DISTRICT NORTH

That portion of the SW quarter and SE quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of Bellevue Way NE (104th Avenue NE) and NE 8th Street, being on the west line of the SE quarter of the SW quarter of aforesaid Section 29; thence northerly, along aforesaid centerline of Bellevue Way NE, to the to the north line of the south 389.92 feet of the SE quarter of the SW quarter of aforesaid Section 29; thence easterly, along said north line to the centerline of 106th Avenue NE; thence northerly, along said centerline, to the westerly extension of the south line of Lot 2, Bellevue Realty Redwood Addition, volume 54 of plats, page 28, records of aforesaid county; thence easterly, along said westerly extension and south line, to the east line of said Lot 2; thence northerly, along said east line, to a line 14.6 feet north of the southwest corner of Lot 3, Fox Addition, volume 49 of plats, page 39, records of said county; thence easterly, parallel with the south line of said Lot 3, to the centerline of NE 9th Street; thence easterly, along said centerline to the centerline of 108th Avenue NE; thence southerly, along said centerline of 108th Avenue NE, to the south line of the north 315 feet of the SW quarter of the SW quarter of the SE quarter of aforesaid Section 29; thence easterly, along said south line, to the west line of Lot 5, block 1, Carroll-Hedlund's 1st Addition, volume 49 of plats, pages 58 and 59, records of aforesaid county; thence northerly, along said west line, to the north line thereof; thence easterly, along said north line and the easterly extension thereof, to the centerline of 109th Avenue NE; thence southerly, along said centerline, to the centerline of NE 9th Street; thence easterly, along said centerline to the centerline of 110th Ave NE; thence southerly, along said centerline, to the centerline of aforesaid NE 8th Street; thence westerly, along said centerline, to the centerline of aforesaid Bellevue Way NE and the Point of Beginning.



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DT-O-2 DISTRICT EAST

That portion of the west half of the east half of the NW quarter of the NE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerline of NE 4th Street and the centerline of 110th Avenue NE, being on the west line of aforesaid west half; thence northerly, along said centerline of 110th Avenue NE, to the centerline of NE 8th Street and the north line of aforesaid Section 32; thence easterly, along said centerline of NE 8th Street, to the east line of aforesaid west half; thence southerly, along said east line, to the centerline of NE 4th Street; thence westerly, along said centerline of NE 4th Street, to the aforesaid centerline of 110th Avenue NE, the Point of Beginning.



DT-O-2 DISTRICT SOUTH

That portion of the east half of the NW quarter and the west half of the NE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of Bellevue Way NE (104th Avenue NE) and NE 4th Street; thence easterly along said centerline of NE 4th Street, to the northerly extension of the east line of Lot 7, Green's Bellevue Addition, volume 42 of plats, page 37, records of King County, Washington; thence southerly, along said northerly extension, to the south line of said Lot 7; thence westerly, along said south line, to the west line of Lot 4, Summit Ridge, volume 47 of plats, page 17, records of said county; thence southerly, along said west line and its southerly extension, to the westerly extension of the north line of Lot 6 of said plat of Summit Ridge; thence westerly, along said westerly extension, to the east line of Lot 2, Greene's Bellevue Addition Division 2, volume 48 of plats, page 12, records of said county; thence southerly, along said east line, to the south line of said Lot 2; thence westerly, along said south line and westerly extension, to the northerly extension of the west line of Lot 1, of said Greene's Bellevue Addition Division 2; thence northerly, along said northerly extension to the easterly extension of the south line of Lot 8, said plat; thence westerly, along said south line and the south line of Lot 7 of said plat and its easterly extension, to the centerline of 108th Avenue NE and the east line of the SE quarter of the aforesaid NW quarter; thence southerly, along said centerline of 108th Avenue NE and said east line, to the easterly extension of a line 343.86 feet (more or less) south of the centerline of NE 4th Street; thence westerly, along said easterly extension to the southerly extension of the east line of Bellevue S.P. No. 78-47, recorded under King County Recording No. 7807170711; thence northerly, along said southerly extension and east line, to the south line of Parcel B of said Short Plat and the north line of the south half of the NE quarter of the SW quarter of the NW quarter of Section 32, Township ; thence westerly, along the south line of said Short Plat and the westerly extension thereof, to the centerline of 106th Avenue NE; thence northerly, along said centerline,

to the easterly extension of the south line of Lot 21, Bellevue Industrial Court Addition, block 2, volume 42 of plats, page 9, records of aforesaid county; thence westerly, along said easterly extension and the south line of said Lot 21 and Lot 4, block 2, and the south line of Lot 2, block 1, of aforesaid plat of Bellevue Industrial Court Addition, to the west line of said plat; thence southerly, along said west line, to a line that bears easterly from a point 351 feet more or less south from the centerline of NE 4th Street, as measured along the east margin of 104th Avenue NE; thence westerly, along said line and its westerly extension, to the centerline of 104th Avenue NE; thence northerly, along said centerline, to the centerline of NE 4th Street and the Point of Beginning.



Section 3. The property legally described in Ordinance Nos. 3015B and 3016A as CBD-MU is renamed "Zoning Description DT-MU" and given Clerk's Receiving No._____. The district is hereby zoned as Downtown-Mixed Use. The Downtown-Mixed Use District is comprised of two smaller areas: the Downtown-Mixed Use (DT-MU) and Downtown-Mixed Use Civic Center (DT-MU Civic Center) as described on the attached legal description and depicted on the attached map.

DT-MU DISTRICT NORTH

That portion of the SE quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of the west half of said SE quarter, also being the intersection of the centerlines of NE 8th Street and 112th Avenue NE; thence northerly, along said centerline of 112th Avenue NE and the east line of aforesaid west half, to the centerline of NE 12th Street; thence westerly, along said centerline of NE 12th Street, to the northerly extension of the east line of Lot 3, plat of Vista View, volume 44 of plats, page 90, records of King County, Washington; thence southerly, along said extension, east lines of said Lot 3 and Lot 14, of said plat and the southerly extension thereof, to the centerline of NE 11th Street; thence easterly, along said centerline, to the northerly extension of the east line of Lot 3, block 1, plat of McCormick's Addition to Bellevue, volume 50 of plats, page 67, records of said county; thence southerly, along said extension and east line to the north line of Lot 4, Block, 1, said plat of McCormick's Addition to Bellevue; thence easterly, along said north line, to the east line of said Lot 4; thence southerly, along said east line and east line of Lot 5, block 1, said plat, to the south line of said Lot 5; thence westerly, along said south line, to the west line thereof and the east margin of 111th Avenue NE as platted; thence southerly, along the southerly extension of said east margin as platted in said McCormick's Addition and the plat of G. Naslund 1st Addition, volume 48 of plats, page 93, records of said county, to the centerline of NE 8th Street, being the south line of aforesaid Section 29; thence easterly, along said centerline and south line of said section, to the Point of Beginning.



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DT-MU CIVIC CENTER

That portion of the east half of the east half of the NW quarter of the NE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said subdivision, being the intersection of the centerlines of NE 4th Street and 112th Avenue NE; thence northerly, along the east line of said subdivision and centerline of 112th Avenue NE, to the north line of said subdivision and the centerline of NE 8th Street; thence westerly, along said north line and centerline, to the west line of said subdivision; thence southerly, along said west line, to the south line of said subdivision and aforesaid centerline of NE 4th Street; thence easterly, along said centerline, to the aforesaid centerline of 112th Avenue NE and the Point of Beginning.



DT-MU DISTRICT SOUTH

That portion of the SW quarter of the NE quarter, the SE quarter of the NW quarter, and the NE quarter of the SW quarter, all of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of the SW quarter of said NE quarter, being the centerline intersection of Main Street and 112th Avenue NE; thence northerly, along the east line of said SW quarter and centerline of 112th Avenue NE, to the north line of said subdivision and the centerline of NE 4th Street; thence westerly, along said north line and centerline of NE 4th Street, to the northerly extension of the east line of Lot 7, Green's Bellevue Addition, volume 42 of plats, page 37, records of King County, Washington; thence southerly, along said northerly extension, to the south line of said Lot 7; thence westerly, along said south line, to the west line of Lot 4, Summit Ridge, volume 47 of plats, page 17, records of said county; thence southerly, along said west line and its southerly extension, to the westerly extension of the north line of Lot 6 of said plat of Summit Ridge; thence westerly, along said westerly extension, to the east line of Lot 2, Greene's Bellevue Addition Division 2, volume 48 of plats, page 12, records of said county; thence southerly, along said east line, to the south line of said Lot 2; thence westerly, along said south line and westerly extension, to the northerly extension of the west line of Lot 1, of said Greene's Bellevue Addition Division 2; thence northerly, along said northerly extension to the easterly extension of the south line of Lot 8, said plat; thence westerly, along said south line and the south line of Lot 7 of the said plat and its easterly extension, to the centerline of 108th Avenue NE and the east line of aforesaid SE quarter of the NW quarter; thence southerly, along said centerline of 108th Avenue NE and said east line, to the easterly extension of a line 343.86 feet (more or less) south of the centerline of NE 4th Street; thence westerly, along said easterly extension to the southerly extension of the east line of Bellevue S.P. No. 78-47, recorded under King County Recording No. 7807170711; thence northerly, along said southerly extension and east line, to the south line of Parcel B of said Short Plat and the north line of the south half of the NE quarter of the SW quarter of the NW quarter of Section 32, Township ; thence westerly, along the south line of said Short Plat and the westerly extension thereof, to the centerline of 106th Avenue NE; thence northerly, along said centerline, to the easterly extension of the south line of Lot 21, Bellevue Industrial Court Addition, block 2, volume 42 of plats, page 9, records of aforesaid county; thence westerly, along said easterly extension and the south line of said Lot 21 and Lot 4, block 2, and the south line of Lot 2, block 1, of aforesaid plat of Bellevue Industrial Court

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Addition, to the west line of said plat; thence southerly, along said west line, to a line that bears easterly from a point 351 feet more or less south from the centerline of NE 4th Street, as measured along the east margin of 104th Avenue NE; thence westerly, along said line and its westerly extension, to the centerline of 104th Avenue NE; thence southerly, along said centerline of 104th Avenue NE and SE, to the westerly extension of the south line of Lot 14 of Maxwellton Braes, volume 21 of plats, page 80, records of said county; thence easterly, along said easterly extension and south line, to the east line of said Lot 14; thence northerly, along said east line, to the southwest corner of Lot 57 of said plat of Maxwellton Braes; thence easterly, along the south line of said Lot 57 and its easterly extension, to the centerline of 105th Avenue SE; thence easterly, along the easterly extension and south lines of said Lot 58 and Lot 101, of said plat of Maxwellton Braes, to the centerline of 106th Avenue SE and being 15 feet westerly of the west line of Lot 2 of Trinwith Addition, volume 44 of plats, page 96, records of aforesaid county; thence northerly, along said centerline to a line 241.2 feet south of and parallel with the centerline of Main Street; thence easterly, along said line to the centerline of 107th Avenue SE; thence northerly, along said centerline, to the westerly extension of the south line of Lot 15, Trinwith Addition; thence easterly, along said extension and south line, 133.10 feet to the east line of said Lot 15; thence southerly, along the east line of Lot 14, said Trinwith Addition, to the southwest corner of the east 343.19 feet of the north 227.07 feet of the NE quarter of the SW quarter of aforesaid Section 32; thence easterly, parallel with the north line of said NE quarter, 113.09 feet to the west line of the east 230 feet of said NE quarter; thence northerly, along said west line, to the south line of the north 176.42 feet of said NE quarter; thence easterly, along said south line, to the centerline of 108th Avenue SE; thence northerly, along said centerline, 176.42 feet to the centerline of Main Street; thence easterly, along said centerline to the centerline of 112th Avenue NE, the Point of Beginning.

Except Lot 3, Block 1, Bellevue Industrial Court Addition, volume 42 of plats, page 9, records of aforesaid county.



DT-MU DISTRICT WEST

That portion of the NW quarter of Section 32 and the SW quarter of Section 29, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows:

Beginning at the intersection of the centerlines of NE 4th Street and 100th Avenue NE; thence southerly, along the centerline of said 100th Avenue NE to the centerline of NE 1st Street; thence easterly, along said centerline, to the centerline of 102nd Avenue NE and the east line of the west half of the SW quarter of the NW quarter of aforesaid Section 32; thence northerly, along said east line, to the north line of the south half of the SW quarter of the NW quarter of aforesaid Section 32; thence easterly, along said north line and the north line of Lot 4, Sharp's Subdivision of Cheriton Fruit Gardens, volume 7 of plats, page 45, records of aforesaid county, and its easterly extension, to the centerline of 104th Avenue NE; thence northerly, along said centerline, to the north line of aforesaid Section 32, being the centerline of NE 8th Street; thence continuing northerly, along aforesaid centerline of 104th Avenue NE, to the north line of the south 389.92 feet of the SE quarter of the SW quarter of aforesaid Section 29; thence easterly, along said north line to the centerline of 106th Avenue NE; thence northerly, along said centerline, to the westerly extension of the south line of Lot 2, Bellevue Realty Redwood Addition, volume 54 of plats, page 28, records of aforesaid county; thence easterly, along said westerly extension and south line, to the east line of said Lot 2; thence northerly, along said east line, to a line 14.6 feet north of the southwest corner of Lot 3, Fox Addition, volume 49 of plats, page 39, records of said county; thence easterly, parallel with the south line of said Lot 3, to the centerline of NE 9th Street; thence easterly, along said centerline to the centerline of 108th Avenue NE; thence northerly, along said centerline to the centerline of NE 12th Street; thence westerly, along said centerline, to the north line of the south half of the SW quarter of aforesaid Section 29; thence continuing westerly, along said north line, to the centerline of 104th Avenue NE; thence southerly, along said centerline, to the easterly extension of the south line of Lot 7, block 4, Mountain View Tracts unrecorded;

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thence westerly, along said easterly extension and south line and the south lines of Lot 4, block 4, and Lot 4, block 3, of aforesaid Mountain View Tracts unrecorded, and their westerly extension, to the east line of the NW quarter of the SW quarter of the SW quarter of aforesaid Section 29 and the centerline of 102nd Avenue NE; thence southerly, along said east line and centerline, to the north line of the south half of said NW quarter; thence westerly, along said north line, also being the north line of Lots 3 and 4, block 2, of said Mountain View Tracts, 340.62 feet more or less, to the west margin of 101st Avenue NE, as per aforesaid Mountain View Tracts; thence southerly, along said west margin, to the north line of Lot 6, block 1, of said Mountain View Tracts; thence westerly, along said north line, 155.33 feet to the west line of said Lot 6; thence southerly, along said west line, 132 feet to the centerline of NE 10th Street; thence easterly, along said centerline, to the northerly extension of the west line of the east half of Block 8, of said Mountain View Tracts; thence southerly, along said west line and its southerly extension, to the centerline of NE 8th Street; thence westerly, along said centerline to the centerline of 100th Avenue NE; thence southerly, along said centerline, to the centerline of NE 4th Street, the Point of Beginning.



Section 4. The property legally described in Ordinance No. 3019 as CBD-OLB is now renamed "Zoning Description DT-OLB" and given Clerk's Receiving No. _____. The district is hereby zoned as Downtown-Office Limited Business. The Downtown-Office Limited Business District is comprised of three smaller areas: the Downtown-Office Limited Business North (DT-OLB North), Downtown Office Limited Business Central (DT-OLB Central), and the Downtown Office Limited Business South (DT-OLB South) as described on the attached legal descriptions and depicted on the attached map.

DT-OLB DISTRICT NORTH

That portion of the east half of the SE quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of SR 405, as shown on WSDOT Right-of-Way Plan set titled SR 405 – SE 30th Street VIC. To NE 40th Street VIC. Sheets 17 through 24, approved and adopted February 11, 2005, described as follows:

Beginning at the southwest corner of aforesaid east half, being the centerline intersection of 112th Avenue NE and NE 8th Street; thence northerly, along said centerline of 112th Avenue NE to the centerline of NE 12th Street; thence easterly, along said centerline, to aforesaid westerly margin of SR 405; thence southerly, along said westerly margin, to the centerline of NE 8th Street; thence westerly, along said centerline, to the centerline of 112th Avenue NE and the Point of Beginning.



DT-OLB DISTRICT CENTRAL

That portion of the east half of the NE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of SR 405, as shown on WSDOT Right-of-Way Plan set titled SR 405 – SE 30th Street VIC. To NE 40th Street VIC. Sheets 17 through 24, approved and adopted February 11, 2005, described as follows:

Beginning at the northwest corner of aforesaid east half, being the centerline intersection of 112th Avenue NE and NE 8th Street; thence easterly, along said centerline of NE 8th Street, to aforesaid westerly margin of SR 405; thence southerly, along said westerly margin, to the centerline of NE 4th Street; thence westerly, along said centerline, to the centerline of 112th Avenue NE; thence northerly along said centerline to the centerline of NE 8th Street and the Point of Beginning.



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DT-OLB DISTRICT SOUTH

That portion of the east half of the NE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of SR 405, as shown on WSDOT Right-of-Way Plan set titled SR 405 – SE 30th Street VIC. To NE 40th Street VIC. Sheets 17 through 24, approved and adopted February 11, 2005, described as follows:

Beginning at the southwest corner of aforesaid east half, being the centerline intersection of 112th Avenue NE and Main Street; thence northerly, along said centerline of 112th Avenue NE to the centerline of NE 4th Street; thence easterly, along said centerline of NE 4th Street, to aforesaid westerly margin of SR 405; thence southerly, along said westerly margin, to the centerline of Main Street; thence westerly, along said centerline, to the centerline of 112th Avenue NE and the Point of Beginning.



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Section 5. The property legally described in Ordinance No. 3020 as CBD-OB is now renamed "Zoning Description DT-OB" and given Clerk's Receiving No. _____. The district is hereby zoned as Downtown-Old Bellevue. The district is described on the attached legal description and depicted on the attached map.

DT-OB DISTRICT

That portion of the NW quarter and SW quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of Main Street and 100th Avenue NE; thence southerly, along said centerline of 100th Avenue NE, to the south line of the north 200 feet of aforesaid SW quarter; thence easterly, along said south line, 215 feet; thence southerly, parallel with the west line of said SW quarter, to the north line of Lot 82, Bellevue Acre and Half Acre Tracts, volume 11 of plats, page 11, records of aforesaid county; thence easterly, along said north line of Lot 82, to the centerline of Meydenbauer Way SE; thence southwesterly, along the arc of said centerline and diverging southerly, along the centerline of 101st Avenue SE to the westerly extension of the south line of Lot 50, said Bellevue Acre and Half Acre Tracts as shown on that certain Condominium (THE FORUM) recorded in volume 13 of condominiums, page 47 and 48 and Amended under volume 18, page 8, records of aforesaid county; thence easterly, along said south line, to the centerline of 102nd Ave SE; thence continuing easterly, along the south lines of Lots 49 and 14, said Bellevue Acre and Half Acre Tracts, to the centerline of 104th Ave SE; thence northerly, along said centerline of 104th Ave SE/NE, to the centerline of NE 2nd Street, being also the north line of the SE quarter of the SW quarter of the NW quarter of aforesaid Section 32; thence easterly, along said north line, to the west line of said subdivision; thence southerly, along said west line, to the centerline of NE 1st Street; thence westerly, along said centerline, to the centerline of 100th Ave NE; thence southerly, along said centerline, to the centerline of Main Street and the Point of Beginning.



Section 6. The Perimeter Overlay A-1 is hereby created and given Clerk's Receiving No. _____. This overlay is described in the attached legal description and depicted in the attached map.

Perimeter Overlay A-1

That portion of the SW quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of NE 8th Street and 100th Avenue NE, being the southwest corner of aforesaid SW quarter; thence northerly, along said centerline of 100th Avenue NE, to the north line of the SW quarter of the SW quarter of aforesaid Section 29; thence easterly, along said north line, to the northerly extension of the centerline of 102nd Avenue NE and the east line of the west half of said SW quarter of the SW quarter; thence southerly, along said northerly extension and east line, to the south line of the north 180 feet of said west half; thence westerly, along said south line, to the east line of the west 180 feet of said west half; thence southerly, along said east line, to the centerline of NE 8th Street and the south line of aforesaid Section 29; thence westerly, along said centerline, to the centerline of 100th Avenue NE and the Point of Beginning.



Section 7. The Perimeter Overlay A-2 is hereby created and given Clerk's Receiving No. _____. This overlay is described in the attached legal description and depicted in the attached map.

Perimeter Overlay A-2

That portion of the SW quarter and the SE quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the centerlines of NE 8th Street and 100th Avenue NE, being the southwest corner of aforesaid SW quarter; thence northerly, along said centerline of 100th Avenue NE, to the north line of the SW quarter of the SW quarter of aforesaid Section 29; thence easterly, along said north line, to the northerly extension of the centerline of 102nd Avenue NE and the east line of the west half of said SW quarter of the SW quarter and the Point of Beginning; thence easterly, along said north line, to the centerline of NE 12th Street; thence continuing easterly, along said centerline of NE 12th Street, to the centerline of 112th Avenue NE and the east line of the SW quarter of aforesaid SE quarter of Section 29; thence southerly, along said centerline and east line, to a line 180 feet southerly of and parallel with aforesaid NE 12th Street; thence westerly, along said line, to the south line of the north 180 feet of the south half of the SW quarter of aforesaid Section 29; thence continuing westerly, along said south line, to the centerline of 102nd Avenue NE and the east line of the west half of said SW quarter of the SW quarter of aforesaid Section 29; thence northerly, along said east line and northerly extension, to the Point of Beginning.

Together with:

That portion of the SW quarter and the NW quarter and the NE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of NE 8th Street and 100th Avenue NE, being the NW corner of aforesaid NW quarter; thence southerly, along said centerline of 100th Avenue NE

and west line of said NW quarter, to the centerline of Main Street and the southwest corner of said NW quarter; thence continuing southerly, along said centerline and west line of the aforesaid SW quarter, to a point being 200 feet south of, as measured at right angles to, the north line of said SW quarter of Section 32; thence easterly, parallel with said north line 215 feet; thence southerly, parallel with the west line of said SW quarter, 90 feet to a point on the north line of Lot 82 of Bellevue Acre and Half Acre Tracts; thence easterly, along the north line of Lot 82, to the centerline of Meydenbauer Way SE; thence southwesterly, along the arc of the centerline of Meydenbauer Way SE and diverging southerly along the centerline of 101st Avenue SE, to a point being the intersection of the centerline with the westerly projection of the south line of Lot 50 of Bellevue Acre and Half Acre Tracts as shown on that certain Condominium (THE FORUM) recorded under V.13, P.47-48 and Amended under V.18, P.8; thence easterly, along the south line of Lot 50, to the centerline of 102nd Avenue SE; thence continuing easterly, along the south lines of Lots 49 and 14 of Bellevue Acre and Half Acre Tracts, to the centerline of 104th Avenue SE; thence northerly, along said centerline, to a point being the intersection of the centerline with the westerly projection of the south line of Lot 14 of Maxwellton Braes; thence easterly, along the south line of Lot 14, to the southeast corner thereof; thence northerly, along the east line of Lot 14, to the southwest corner of Lot 57 of Maxwellton Braes; thence easterly, along the south line of Lot 57, to the centerline of 105th Avenue SE; thence continuing easterly, along the south lines of Lots 58 and 101 of Maxwellton Braes, to the centerline of 106th Avenue SE, and also being 15 feet westerly of the west line of Lot 2 of Trinwith Addition; thence continuing easterly, along the prolongation of the south lines of Lots 58 and 101 of Maxwellton Braes, to the centerline of 107th Avenue SE; thence northerly, along said centerline, to the westerly projection of the south line of Lot 15 of Trinwith Addition; thence easterly, along said south line of Lot 15, to the southeast corner thereof; thence southerly, to the south line of the North 227.07 feet of the SW quarter of said Section 32; thence easterly, along said south line, to the west line of the East 230 feet of said SW quarter; thence northerly, along said west line, to the south line of the North 176.42 feet of said SW quarter; thence easterly, along said south line, to the east line of the SW quarter of said Section 32, also being the centerline of 108th Avenue SE; thence northerly, along said centerline, to the centerline of Main Street; thence easterly, along said

centerline of Main Street, to the centerline of 110th Avenue NE; thence northerly, along said centerline of 110th Avenue NE, to a line being 180 feet northerly of and parallel with the aforesaid centerline of Main Street; thence westerly, along said line, to the centerline of 107th Avenue NE; thence southerly, along said centerline of 107th Avenue NE, to the aforesaid centerline of Main Street; thence westerly, along said centerline of Main Street, to the east line of the west 180 feet of the west half of aforesaid Section 32, being 180 feet east of and parallel with the aforesaid centerline of 100th Avenue NE; thence northerly, along said east line, to the aforesaid centerline of NE 8th Street and the north line of aforesaid Section 32; thence westerly, along said centerline of NE 8th Street, to the said centerline of 100th Ave NE and the Point of Beginning.



PKH
9/29/17

Section 8. The Perimeter Overlay A-3 is hereby created and given Clerk's Receiving No. _____. This overlay is described in the attached legal description and depicted in the attached map.

Perimeter Overlay A-3

That portion of the NE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the centerlines of Main Street and 110th Avenue NE; thence northerly, along said centerline of 110th Avenue NE, to a line being 180 feet northerly of and parallel with the centerline of said Main Street; thence easterly, along said line, to the centerline of 112th Avenue NE and the east line of the SW quarter of the NE quarter of aforesaid Section 32; thence southerly, along said centerline of 112th Avenue NE, to the aforesaid centerline of Main Street; thence westerly, along said centerline of Main Street, to the centerline of 110th Avenue NE and the Point of Beginning.



BKH
9/29/17

Section 9. The Perimeter Overlay B-1 is hereby created and given Clerk's Receiving No. _____. This overlay is described in the attached legal description and depicted in the attached map.

Perimeter Overlay B-1

That portion of the SW quarter and SE quarter of Section 29, and the north half of Section 32, all in Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the centerlines of 100th Avenue NE and NE 8th Street, being the southwest corner of aforesaid SW quarter; thence easterly, along said centerline and south line of said SW quarter, to the east line of the west 180 feet of said SW quarter and the Point of Beginning; thence northerly, along said east line, to the south line of the north 180 feet of the south half of aforesaid SW quarter; thence easterly, along said south line, to a line being 180 feet southerly of and parallel with the centerline of 112th Avenue NE; thence continuing easterly, along said line, the centerline of 112th Avenue NE, being also the east line of the SW quarter of the SE quarter of aforesaid Section 29; thence southerly, along said east line, to a line being 330 feet southerly of and parallel with aforesaid centerline of NE 12th Street; thence westerly, along said line, to the south line of the north 330 feet of the south half of the SW quarter of aforesaid Section 29; thence continuing westerly, along said south line, to the east line of the west 330 of the SW quarter of aforesaid Section 29; thence southerly, along said east line, to the centerline of NE 8th Street and the south line of said Section 29; thence continuing southerly, along the east line of the west 330 feet of aforesaid north half Section 32, to the centerline of NE 1st Street, being the south line of Lot 7, Cheriton Fruit Gardens Sharps Subdivision, Volume 7 of plats, page 45, records of aforesaid King County; thence easterly, along said centerline of NE 1st Street, to the centerline of 102nd Ave NE, being the west line of Proctor's First Addition, Volume 21 of plats, page 100, records of said county; thence northerly, along said west line of Proctor's Addition and vacated centerline of 102nd Avenue NE, to the north line of said Proctor's Addition and north margin of vacated NE 2nd Street; thence easterly, along said north margin and the easterly extension thereof, to the centerline of 104th Ave NE; thence southerly, along said centerline of 104th Ave NE; to the centerline of Main Street; thence westerly, along said centerline of Main Street, to the east line of the west 180 feet of the NW quarter of aforesaid Section 32, being 180

feet east of and parallel with the centerline of 100th Avenue NE; thence northerly, along said east line, to the centerline of NE 8th Street, being also the north line of aforesaid Section 32 and the Point of Beginning.

Together with:

That portion of the NW quarter and NE quarter of Section 32, Township 25 North, Range 5 East, in King County, Washington, described as follows:

Commencing at the intersection of the centerlines of Main Street and 108th Avenue; thence westerly, along said centerline of Main Street, to the centerline of 107th Ave NE; thence northerly, along said centerline of 107th Ave NE, to a line being 180 feet northerly of and parallel with said centerline of Main Street and the Point of Beginning; thence continuing northerly, along said centerline of 107th Ave NE, to a line being 330 feet northerly of and parallel with said centerline of Main Street; thence easterly, along said line, to the centerline of 110th Avenue NE; thence southerly, along said centerline, to the aforesaid line, being 180 feet northerly of and parallel with, the centerline of Main Street; thence westerly, along said line, to the centerline of 107th Ave NE and the Point of Beginning.



Boett
9/29/17

Section 10. The Perimeter Overlay B-2 is hereby created and given Clerk's Receiving No. _____. This overlay is described in the attached legal description and depicted in the attached map.

Perimeter Overlay B-2

That portion of the SW quarter of Section 29, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the centerlines of 100th Avenue NE and NE 8th Street, being the southwest corner of aforesaid SW quarter; thence easterly, along said centerline and south line of said SW quarter, to the east line of the west 330 feet of said SW quarter and the Point of Beginning; thence northerly, along said east line, to the south line of the north 330 feet of the SW quarter of the SW quarter of aforesaid Section 29; thence easterly, along said south line, to the centerline of 103rd Ave NE, being the east line of the west half of the east half of the SW quarter of the SW quarter of aforesaid Section 29; thence southerly, along said east line, to the centerline of NE 8th Street and the south line of said Section 29; thence westerly, along said centerline, the Point of Beginning.



9/29/17
Bert
9/29/17

Section 11. The Perimeter Overlay B-3 is hereby created and given Clerk's Receiving No. _____. This overlay is described in the attached legal description and depicted in the attached map.

Perimeter Overlay B-3

That portion of the NE quarter of Section 32, Township 25 North, Range 5 East, in King County, Washington, described as follows:

Commencing at the intersection of the centerlines of Main Street and 110th Avenue; thence northerly, along said centerline of 110th Avenue NE, to a line being 180 feet northerly of and parallel with the centerline of aforesaid Main Street and the Point of Beginning; thence continuing northerly, along said centerline of 110th Avenue NE, to a line being 330 feet northerly of and parallel with the aforesaid centerline of Main Street; thence easterly, along said line, to the centerline of 112th Ave NE; thence southerly, along said centerline, to a line being 180 feet northerly of and parallel with the aforesaid centerline of Main Street; thence westerly, along said line to the centerline of 110th Ave NE and the Point of Beginning.



Section 12. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 13. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2017
and signed in authentication of its passage this _____ day of _____,
2017.

(SEAL)

John Stokes, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

Matthew McFarland, Assistant City Attorney

Attest:

Kyle Stannert, City Clerk

Published: _____