

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. 2827**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE TECHNICAL COMMITTEE'S RECOMMENDATION TO APPROVE THE LIMITED EDITION (ZONE 1) MASTER PLANNED DEVELOPMENT AND DEVELOPMENT AGREEMENT (LAND-2015-01868 AND LAND-2015-01869), AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Limited Edition, herein referred to as applicant, submitted a Master Planned Development and Development Agreement application to redevelop a 9.13-acre business campus site into a mixed-use, with approximately 173,000 square feet of commercial land uses (including office and a hotel/conference center), 66,000 square feet of full service hotel space, at least 16,000 square feet of live-work units, 28,000 square feet of retail, at least 456 units of multi-family, mixed-use residential, a 21,000 square foot plaza and a 12,500 square foot ornamental garden; and

WHEREAS, a Master Planned Development Permit and Development Agreement is a Type V permit decision; and

WHEREAS, the Redmond Zoning Code authorizes the City Council to conduct an open record hearing for the Master Planned Development permit and Development Agreement; and

WHEREAS, on April 5, 2016, the City Council opened an open record public hearing to receive and review the application

record and to hear verbal testimony relative to the Limited Edition (Zone 1) Master Planned Development and Development Agreement proposal (LAND-2015-01868 and LAND-2015-01869); and

WHEREAS, on December 17, 2015, the City's Design Review Board recommended approval of the Limited Edition (Zone 1) Master Planned Development proposal (LAND-2015-01869); and

WHEREAS, on February 10, 2016, the City's Technical Committee recommended approval of the Limited Edition (Zone 1) Master Planned Development and Development Agreement proposal (LAND-2015-01868 and LAND-2015-01869) subject to the terms of the Group Health Overlake Master Plan Development Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the recommendations of the Technical Committee and Design Review Board, the City Council hereby adopts the findings, analysis, and conclusions in the Technical Committee's recommendation for the Limited Edition (Zone 1) Master Planned Development and Development Agreement proposal dated April 5, 2016.

Section 2. Approval. The City Council hereby approves the Limited Edition (Zone 1) Master Planned Development and Development Agreement proposal, subject to the terms of the

Limited Edition (Zone 4) Limited Edition Master Plan Development Agreement (LAND-2015-01868).

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

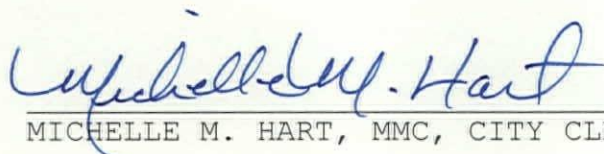
ADOPTED by the Redmond City Council this 5th day of April,
2016.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

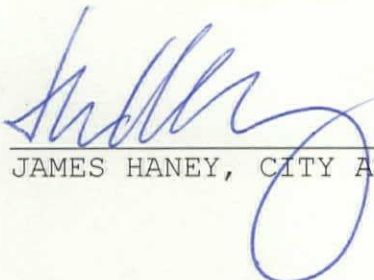
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	March 15, 2016
PASSED BY THE CITY COUNCIL:	April 5, 2016
SIGNED BY THE MAYOR:	April 8, 2016
PUBLISHED:	April 11, 2016
EFFECTIVE DATE:	April 16, 2016
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YES: ALLEN, CARSON, MARGESON, MYERS, SHUTZ, STILIN