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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3219

AN ORDINANCE implementing the Evergreen Highlands Subarea Plan; adding new Parts 20.25F and 20.25G to the Bellevue City Code (Land Use Code); amending Bellevue City Code (Land Use Code) 20.10.020, 20.20.005, 20.20.010, 20.25 (Chapter Contents), 20.50.040, and 20.50.048; adding a new Section 20.10.380 to the Bellevue City Code (Land Use Code); and adopting a zoning map for the Evergreen Highlands Subarea.

WHEREAS, the Bellevue City Council adopted the Evergreen Highlands Subarea Plan on September 20, 1982; and

WHEREAS, it is desirable to adopt development regulations which implement that Subarea Plan; and

WHEREAS, it is necessary to create a special design district for portions of the Subarea; and

WHEREAS, it is appropriate to adopt a zoning map with specific land use designations for the Subarea; and

WHEREAS, the City is adopting both regulations and a zoning map pursuant to its authority to prepare proposed zoning to become effective upon annexation pursuant to RCW 35A.14.330 - .340; and

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

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

Section 1. Bellevue City Code (Land Use Code) 20.10.020 is amended to read as follows:

20.10.020 ESTABLISHMENT OF LAND USE DISTRICTS

Land Use Districts in the City are hereby established as follows:

<u>District</u>	<u>Designation</u>
General Open Use	G OU
Residential Estate	R-1 R-1.8

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Suburban Residential	R-2.5 R-3.5 R-4 R-5
Urban Residential	R-10 R-15 R-20 R-30
Professional Office Office Office & Limited Business	PO O OLB
Light Industrial General Commercial Neighborhood Business Community Business Central Business District - Office District 1 - Office District 2 - Multiple Use District - Residential District - Old Bellevue District - Office & Limited Business District	LI GC NB CB CBD CBD-0-1 CBD-0-2 CBD-MU CBD-R CBD-OB CBD-OLB
Evergreen Highlands Design District - Performance Area A - Performance Area B - Performance Area C - Performance Area D	EH EH-A EH-B EH-C EH-D

Section 2. Bellevue City Code (Land Use Code) 20.10. is amended by the addition of a new section which reads as follows:

20.10.380 EVERGREEN HIGHLANDS DESIGN DISTRICT (EH)

A. Purpose:

The Evergreen Highlands Design District provides an area for the location of high technology research and development facilities; associated light assembly and warehousing; other manufacturing uses with similar character, intensity and impact; support service and retail uses; office uses; corporate headquarters and residential uses. It represents a unique land resource, and is to be developed as a well integrated, mixed use District sensitive to natural constraints and surrounding established development patterns. All

development should exhibit high quality design, and maintain high performance levels.

- B. The Evergreen Highlands Design District is divided into four Performance Areas as delineated by the Evergreen Highlands Zoning Map. These Performance Areas constitute separate Land Use Districts and permit variation in use and development standards in order to implement the goals and policies of the Evergreen Highlands Subarea Plan, and to insure attention to specific environmental features of the various Performance Areas.

1. Evergreen Highlands Performance Area A. (EH-A)

The purpose of this Performance Area is to provide a location for Medium Density Multifamily development, not exceeding 11 units per gross acre. This Performance Area is intended to provide housing opportunities, and to serve as a transition to the single family housing adjacent to the Evergreen Highlands Design District.

2. Evergreen Highlands Performance Area B. (EH-B)

The purpose of this Performance Area is to provide a location for lower intensity office uses. It serves as a transition between the residential development in Performance Area A and the higher intensity nonresidential uses in Performance Area C. This Performance Area constitutes the area of highest environmental sensitivity within the Design District, and development must reflect the natural limitations of the land.

3. Evergreen Highlands Performance Area C. (EH-C)

The purpose of this Performance Area is to provide a location for research and development activity, office uses, and convenience retail and service uses. This Performance Area will serve as the focal point for the entire Design District. It must be developed in a campus like research and development park theme, and should be compatible with nearby less intense areas.

4. Evergreen Highlands Performance Area D. (EH-D)

The purpose of this Performance Area is to provide a location for office uses. It serves as a transition between the concentration of research and development and office uses to the north and the surrounding Land Use Districts.

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Section 3. Bellevue City Code (Land Use Code) 20.10.440 (Uses in Land Use Districts - Charts) is amended as indicated in Exhibit A, attached hereto and by this reference incorporated herein.

Section 4. Bellevue City Code (Land Use Code) 20.20.005 is amended to read as follows:

20.20.005 Chart of Dimensional Requirements Described

Chart 20.20.010 sets forth the dimensional requirements for each Land Use District except the CBD Land Use Districts. All structures and activities in the City not located in the CBD Land Use Districts shall conform to the dimensional requirements in Chart 20.20.010. Dimensional requirements for the CBD Land Use Districts are found in Section 20.25A.020. Additional special dimensional requirements for designated areas of the City are contained in other Sections of the Code as follows:

- A. Part 20.25B - Transition Areas,
- B. Part 20.25C - OLB Districts,
- C. Part 20.25D - PO Districts,
- D. Part 20.25E - Shoreline Overlay District,
- E. Part 20.25F - Evergreen Highlands Design District.

Section 5. Bellevue City Code (Land Use Code) 20.20.010 (Chart - Dimensional Requirements) is amended as indicated on Exhibit B, attached hereto and by this reference incorporated herein.

Section 6. Bellevue City Code (Land Use Code) 20.25 (Chapter Contents) is amended to read as follows:

20.25

CHAPTER CONTENTS

SPECIAL AND OVERLAY DISTRICTS

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Section 7. Bellevue City Code (Land Use Code) 20.25 is amended by the addition of a new Part which reads as follows:

20.25F Evergreen Highlands Design District

20.25F.010 Permitted Land Uses

- A. The following chart, entitled Evergreen Highlands Permitted Land Uses, indicates the permitted land uses and required review procedure for each use within each Performance Area:

Evergreen Highlands Permitted Land Uses

<u>Land Use</u>	<u>Performance Area</u>			
	EH-A	EH-B	EH-C	EH-D
Single Family Detached	P			
Two-Four Dwelling Units Per Structure	P			
Five or More Dwelling Units Per Structure	A			
Dwelling Units Accessory to Research and Development or Office Uses (7)		P	P	P
Professional, Scientific or Control Instrument Research, Development and Assembly (1) (6) (9)			P	
Electrical or Other Technical Equipment Research, Development and Assembly (1) (6) (9)			P	
Computer Research, Development and Assembly (1) (6) (9)			P	
Scientific and Research Organizations, Research and Development (1) (6) (9)			P	
Research, Development and Testing Services (1) (6) (9)			P	

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	EH-A	EH-B	EH-C	EH-D
Any Other Manufacturing or Assembly Use Determined by the Planning Director to be in Character with Research and Development Uses Permitted in this District (1) (6) (9)			A	
Professional Services excluding medical and other health care related services (10)		P	P(5)	P
Business Services (10)		P	P(5)	P
General Office (10)		P	P(5)	P
Personal Services, Including but not limited to Dry Cleaning, Barber and Beauty and Laundry (3)(4)			P	
Restaurant (4)			P	
Convenience Retail and Services Uses Including but not limited to Food, Drugs, Banks (3)(4)			P	
Child Care Service Use				
1-6 children	P	P	P	P
7-12 children	A	P	P	P
13 or more children	C	P	P	P
Recreation Facility (2)	P	P	P	P
Accessory Parking for Permitted or Approved Uses (8)	P	P	P	P
Regional Utility Facilities: Distribution, Substations and Storage	C	C	C	C
Local Utility Facilities: Distribution, Substations and Storage	A	A	A	A
Governmental Services (Offices, Administration, Executive, Legislative, Judicial excluding maintenance) (10)	A	A	A(5)	A
Governmental Services (Protective Functions, Police, Fire excluding maintenance)	A	A	A	A
Park and Ride	C	C	C	C

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	EH-A	EH-B	EH-C	EH-D
Street Right-of-Way	P	P	P	P
Public Park	A	A	A	A

P: The use is permitted subject to general requirements for the use and the use district.

A: The use is permitted subject to the Administrative Conditional Use provisions as specified in Section 20.30.610D and to general requirements for the use and the use district.

C: The use is permitted subject to the Conditional Use provisions as specified in Sections 20.30.600 and those following, and to general requirements for the use and the use district.

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- (1) May include office space, corporate headquarters and other support activities associated with the specific research and development, manufacturing or assembly use. No accessory or subordinate retail activity is permitted.
- (2) Must be accessory to a permitted or approved use, and primarily intended for employees or residents of the Design District.
- (3) Personal services and convenience retail and service uses are limited to a combined total of 50,000 gross square feet for the entire Performance Area. No personal service or convenience retail or service use may abut or be oriented to N.E. 40th Street, 156th Avenue N.E. or Bellevue-Redmond Road.
- (4) May not abut or be oriented to N.E. 40th Street, 156th Avenue N.E. or Bellevue-Redmond Road.
- (5) General office, professional services, business services and governmental services (office) uses are limited to a total of 20% of the developable FAR of the area defined in a Master Development Plan.
- (6) Prior to the issuance of any building permit or certificate of occupancy for a research and development, assembly or manufacturing use, the applicant must substantiate that Metro, the Department of Ecology, the Puget Sound Air Pollution Control Authority and the Environmental Protection Agency have been contacted and that all applicable environmental regulations have been met, or will be met. See Section 20.25F.050. In no case is the manufacture of explosive materials permitted.
- (7) Intended for short duration, not intended for rental. The primary purpose is housing for training and education.
- (8) Accessory parking for a nonresidential use may be located in Performance Area A only if the use requiring that parking is in Performance Area A.
- (9) These uses constitute Research and Development Uses.
- (10) These uses constitute Offices Uses.

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- B. Unlisted Uses: A use which is not specifically listed in Paragraph A of this Section may be permitted pursuant to the provisions of Section 20.10.420 and only if such use would not alter the quality, character or purpose of the Performance Area in which it is proposed to be located.

20.25F.020 Master Development Plan Required

A. General:

- 1. In order to insure coordinated development, prior to any development by a property owner, that owner must submit a Master Development Plan as provided for in this Section encompassing all contiguous property owned and all contiguous property in which that person has a legal or equitable ownership interest.
- 2. Exception: Property in Performance Area A need not be combined with property in Performance Area B.

- B. Required Review: Each Master Development Plan must be approved by the Technical Committee through the Administrative Design Review Process, 20.30.475.

1. Interjurisdictional Review and Appeal:

- a. Each Master Development Plan shall be submitted to the City of Redmond for review and comment prior to a decision on the proposal. Comments received from the City of Redmond shall be accommodated in the design to the maximum extent possible, and consistent with the adopted policies of the City of Bellevue.
- b. Notwithstanding any other provision of the Land Use Code, the City of Redmond may appeal the decision of the Technical Committee on the Master Development Plan.

- C. Required Submittals: The property owner shall submit the following prior to consideration of the Master Development Plan. The Technical Committee shall establish the minimum number of each submittal required.

- 1. A legal description of all contiguous property in the same ownership or in which that person has a legal or equitable ownership interest.
- 2. A survey of the property indicating --

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- a. Property lines;
 - b. Contours at intervals no greater than 5';
 - c. Location and dimensions of existing structures,
 - d. Location and dimensions of rights-of-way, access or pedestrian easements and private roads;
 - e. Location and dimensions of utility easements;
 - f. Location and description of natural features, including wetlands, watercourses, waterbodies, and areas of differential settlement;
 - g. Location and description of any significant natural feature not identified under Paragraph 20.25F.020.C.2.f;
 - h. The boundary of stands of trees with a written description of the composition of each stand indicating species, and generally describing size and number;
 - i. Total square footage of the project limit.
3. A site location map indicating the relationship of the property to the remainder of the Design District.
 4. A site plan of the property indicating --
 - a. The approximate location, dimensions and square footage of proposed structures.
 - b. The approximate square footage of research and development, office, residential, retail, service and other categories of land use.
 - c. The approximate floor area ratio for research and development and office uses within the project limit and individual lots.
 - d. The approximate location and dimensions of ingress and egress, vehicular and non-motorized circulation, including pedestrian, and the location and design of parking and loading facilities.
 5. A preliminary open space and landscaping plan, including street trees, and indicating areas of pervious surface and proposed parkland.

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6. A preliminary drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system, as determined by the Redmond Public Works Director and the Bellevue Storm Drainage Utility Director, including consideration of impacts on each drainage basin contained in whole or in part on the property.
7. If tenant needs can be determined, a preliminary Transportation Management Plan including elements such as those listed in Paragraph 20.25F.030.C.9. This plan must also be submitted to METRO and King County Commuter Pool for review and comment prior to the City's decision on the application.
8. A list of owners of property within each Performance Area included in the area to be Master Planned, a copy of the King County Assessor's Map identifying those properties, and addressed labels for each property owner.
9. A list of owners of property within 300' of the area to be Master Planned, a copy of the King County Assessor's Map identifying those properties, and addressed labels for each property owner.
10. A copy of any covenants or restrictions on the use of land entered into by the owners or previous owners of the subject property.
11. A legal description of any areas proposed to be dedicated to the City, and the reason for that dedication.
12. Approximate development phasing schedule.
13. A current title report for the project limit.
14. An environmental checklist as required by the State Environmental Policy Act.
15. Any other information that the City decides is reasonably necessary to make a decision on the Master Development Plan and which will assure continuity of the Plan with the goals and policies of the Comprehensive Plan.

D. Criteria:

The Technical Committee may approve a Master Development Plan only if the proposed Master Development Plan is consistent with --

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1. The goals and policies of the Comprehensive Plan, and
2. The requirements of this Part, and all other applicable provisions of the Land Use Code.

E. Conditions:

The Technical Committee may impose conditions on the Master Development Plan in order to insure that the standards and intent of the Evergreen Highlands Goals and Policies, and the Land Use Code and Comprehensive Plan are met, and to mitigate potential adverse environmental impacts. The Technical Committee shall also provide for continuity of development between properties and between jurisdictions.

F. Recording Required:

Following approval of a Master Development Plan, the applicant shall record the Master Development Plan with the King County Division of Records and Elections and with the City Clerk. The Plan is binding on and runs with the land.

G. Master Development Plan Amendment

1. Minor Amendment:

- a. The property owner may request a minor amendment to an approved Master Development Plan.
- b. The applicant shall submit each document required by Paragraph 20.25F.020.C which requires revision in order to reflect the proposed minor amendment.
- c. An amendment is minor and may be approved by written decision of the Technical Committee if --
 - i. It does not significantly affect or change the overall concept or design of the approved Master Plan, and
 - ii. It does not significantly impact the visual nature, environment and intensity of the development, and
 - iii. It results in an improvement to the Master Development Plan.
- d. The applicant shall record the written decision of the Technical Committee approving a minor amendment to the

Master Development Plan with the King County Division of Records and Elections and with the City Clerk.

2. Major Amendment: All proposed amendments which are not deemed minor, will be processed as major amendments.
 - a. The Technical Committee will decide upon a major amendment to an approved Master Development Plan through the Administrative Design Review Process. An amendment may be processed separately, or in conjunction with the review of a specific development proposal pursuant to Section 20.25F.030.
 - b. The applicant shall submit each document required by Paragraph 20.25F.020.C which requires revision in order to reflect the proposed major amendment.
 - c. The Technical Committee may approve a major amendment to an approved Master Development Plan only if --
 - i. The Master Development Plan as amended complies with the criteria of Paragraph 20.25F.020.D, and
 - ii. The amendment is based on new information available regarding the proposal, and will achieve an equal or superior result, and
 - iii. The amendment will result in increased preservation or enhancement of the natural environment, or other improvement in the overall Master Development Plan.
 - d. The applicant shall record an amended Master Development Plan with the King County Division of Records and Elections and with the City Clerk. This amended Plan is binding on and runs with the land.

20.25F.030 Development Design Review

- A. General: Each structure within the Evergreen Highlands Design District must be approved by the Technical Committee through the Administrative Design Review Process (20.30.475).
- B. Interjurisdictional Review and Appeal
 1. Each application for design review shall be submitted to the City of Redmond for review and comment. Comments received from the City of Redmond shall be accommodated in the design to the maximum extent possible, and consistent with the

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- adopted policies and regulations of the City of Bellevue.
2. Notwithstanding any other provision of this Code, the City of Redmond may appeal the decision of the Technical Committee on the development design review.
- C. Required Submittals: The applicant shall submit the following with any application for development design review. The Technical Committee shall establish the minimum number of each submittal required.
1. A legal description of the subject property, and if applicable, the project limit.
 2. A Site Location Map of the subject property and, if applicable, the project limit indicating its location within the District, and relative to other Land Use Districts abutting the District. Abutting Land Use Districts must be specifically identified.
 3. A site plan of the subject property indicating:
 - a. The location, dimensions and square footage of all proposed structures
 - b. The square footage of research and development, office, residential, retail, service and other categories of land use.
 - c. The floor area ratio for research and development and office uses within the project limit and individual lots.
 - d. The location and dimensions of ingress and egress, vehicular and nonmotorized circulation, including pedestrian; and the location and design of parking and loading facilities;
 - e. Total square footage of the project limit.
 4. An open space and landscape plan approved by a registered landscape architect indicating:
 - a. Names and locations of all proposed trees, shrubs and groundcover.
 - b. The total area of each proposed planting bed.
 - c. A plant list indicating the name of each proposed plant,

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the number of plants of each species, and the size and height of each plant at time of installation.

5. A tree survey indicating the name, caliper and location of each existing tree 6" in caliper or greater or indicating the boundaries and composition of a stand of trees. The survey must note which trees will be retained. Caliper is measured 4' above existing grade.
6. A graphic depiction of all exterior elevations of each structure, and perspective drawings of each structure.
7. A coordinated sign program indicating materials, lighting, location, size and types to be utilized on the subject property.
8. A drainage plan for the subject property consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Storm Drainage Utility Director.
9. A Transportation Management Plan designed to reduce the use of single occupant automobile vehicles, which may include but is not limited to --
 - a. Private vanpool operation,
 - b. Transit/vanpool fare subsidy,
 - c. Imposition of a charge for employee parking,
 - d. Provision of subscription bus service,
 - e. Flexible work hour schedule,
 - f. Capital improvements for transit services,
 - g. Preferential parking for carpools/vanpools,
 - h. Participation in a ride matching program,
 - i. Reduction of parking fees for carpools/vanpools,
 - j. Establishment of a Transportation Coordinator position to implement the Transportation Management Plan, or
 - k. Bicycle parking facilities.

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This requirement may be delayed until the time of occupancy of the structure if adequate information regarding tenant needs cannot be obtained.

10. Address labels for all property owners within 300' of the subject property along with a copy of the King County Assessors map identifying these properties.
 11. Any other information that the Technical Committee determines is reasonably necessary to make a decision on the application.
- D. Criteria: The Technical Committee may approve an application for development design review only if:
1. The proposed development is consistent with the goals and policies of the Comprehensive Plan.
 2. The requirements of this Part, and all other applicable provisions of the Land Use Code are met.
 3. Each structure, including architecture, finish material, color, scale, associated landscaping, signs and site development is visually harmonious and compatible with surrounding uses, structures, vegetation, and topography.
 4. Each structure promotes quality design, and enhances the coordination of development within the District.
 5. Each structure and all proposed site development complies with the approved Master Development Plan. If the application for Development Design Review contains elements inconsistent with the approved Master Development Plan, then the Technical Committee may not approve that application until the Master Development Plan is amended to include those elements.
- E. Conditions: The Technical Committee may impose conditions on development in the Evergreen Highlands Design District in order to insure that the standards and intent of the Design District, and the Land Use Code and Comprehensive Plan are met, and to mitigate potential adverse environmental impacts. The Technical Committee shall give specific attention to the need to establish conditions which mitigate traffic impacts associated with the development.

20.25F.040 Site and Design Requirements

- A. General. Except as otherwise provided in this Section, all applicable provisions of the Land Use Code and other applicable codes and ordinances apply to development in the Evergreen

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Highlands Design District. Where there is a conflict between the regulations of the Evergreen Highlands Design District and the Land Use Code, the Design District regulations govern.

B. Site Requirements

The following Chart sets forth the dimensional and site requirements for each Performance Area in the Evergreen Highlands Design District. Each structure, development or activity in the District must comply with these requirements.

<u>Site Requirements</u>	<u>Performance Area</u>			
	<u>EH-A</u>	<u>EH-B</u>	<u>EH-C</u>	<u>EH-D</u>
1. Maximum Number of Dwelling Units Per Gross Acre	11	N/A	N/A	N/A
2. Minimum Setback of Structures (in feet) : (4) (11)				
Front/Street (1)	50/20	50/20	50/20	50/20
Rear	25	25	15	15
Side (minimum each side)	15	15	15	15
3. Minimum Separation Between Buildings, Excluding Accessory Structures (in feet) (4)	30	30	30	30
4. Minimum Percentage of Pervious Surface (in percent) (7)	50	45	35	35
5. Maximum Height of Structures (in feet/stories)	30/3	45/3 (5)	45/3 (3)	45/3
6. Maximum Floor Area Ratio (2)(10)	N/A	.20	.40	.30
7. Minimum Area of Public/Private Parkland (6)	1:200(8)	1:1000(9)	1:1000(9)	1:1000(9)
(1) The first figure represents the minimum setback from N.E. 40th, 156th Avenue N.E. and Bellevue-Redmond Road. The second figure represents the minimum setback from any street, private road, or the interior edge of an access easement within the Design District.				
(2) Floor Area Ratio is applied to Research and Development Uses and Office Uses on a project limit basis.				

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- (3) The maximum height of a structure may be increased to 75' and 6 stories if the structure is located in the interior of the Performance Area and the individual building floor size is limited to 25,000 gross square feet. If building height over 45' is proposed, the applicant must submit an analysis of increased view intrusion from residential areas within the Subarea.
- (4) Minimum Setback, excluding the setback from N.E. 40th, 156th Avenue N.E. or Bellevue-Redmond Road, and Minimum Building Separation may be modified through the Administrative Design Review Process if:
 - (a) The modification achieves a site design superior to that which would otherwise have been possible, and
 - (b) The modification has no significant adverse impact on adjacent property, and
 - (c) The modification facilitates the coordinated development of the Design District.
- (5) All buildings within 150' of Performance Area A are limited to 35 feet in height.
- (6) Area devoted to public or private parkland may be used to calculate floor area ratio or density, and may be used to meet the minimum percentage of pervious surface required. Parkland includes all area devoted to open space, active or passive recreation, indoor recreation and other space for the use and enjoyment of residents, employees or the public, excluding required landscaping.
- (7) Applied to all development on a project limit basis.
- (8) Measured by a ratio of acres to projected number of residents. The specific location of parkland will be determined through the Master Development Plan Process.
- (9) Measured by a ratio of acres to projected number of employees. The specific location of parkland will be determined through the Master Development Plan Process.
- (10) Calculated based on gross floor area minus any area devoted to parking or vehicular circulation divided by gross land area.
- (11) The provisions of Section 20.20.020 do not apply.

C. Design Requirements

1. Parking and Circulation

a. The applicant must provide parking spaces as follows:

	Minimum	Maximum
i. Residential Use	1.0: D.U.	2.0: D.U.
ii. Research & Development/ Other Manufacturing or Assembly	3.0:1000 nsf.	4.0:1000 nsf.
iii. Bank	3.0:1000 nsf.	4.0:1000 nsf.
iv. Other Convenience Retail And Service/ Personal Services	0	2.5:1000 nsf.
v. Professional Services Business Services General Offices Governmental Services (Office)	3.0:1000 nsf.	4.0:1000 nsf.
v. Restaurant	8.0:1000 nsf.	10.0:1000 nsf.

D.U. = dwelling unit
nsf = net usable square feet

- b. The parking requirement for uses not specifically listed will be determined by the Technical Committee based on demonstrated demand and comparison to similar uses.
- c. The minimum level of parking shall be installed prior to occupancy of the structure. Area needed to provide for parking up to the maximum shall be reserved in landscaped open space for future parking demand. The Technical Committee may permit improvement of this reserved space for additional parking if additional parking demand is demonstrated.
- d. The applicant may request approval to install more than the minimum number of parking spaces through the Administrative Design Review Process. The Technical Committee may approve the initial installation of parking

above the minimum only if --

- i. The applicant can demonstrate specific employee parking requirements above the minimum, or
 - ii. The applicant can demonstrate financial hardship associated with limiting parking to the allowable minimum, or
 - iii. The applicant commits to additional Transportation Management Programs and a specific phasing schedule to reduce the need for parking over time and convert parking areas to landscaped open space.
- e. No parking may be located within a required front/street setback.
- f. Circulation must be consistent with the Evergreen Highlands Circulation Plan Map contained in the Comprehensive Plan, with the requirements of the Evergreen Highlands Subarea Transportation Improvement Overlay District, Part 20.25G, and must --
- i. Be coordinated with other property in the Performance Area and with other Performance Areas in order to provide an efficient transportation system, and to minimize unnecessary paved area.
 - ii. Combine, wherever practical, access ways and parking areas if compatible with individual site design.
 - iii. Separate residential and nonresidential traffic.
 - iv. Provide for nonmotorized, including pedestrian and bicycle, movement throughout the Performance Area and Design District.
 - v. Coordinate with street and walkway systems of adjoining jurisdictions.
- g. Design review shall ensure that parking lots do not encircle buildings.
- h. The provisions of Section 20.20.590 apply in the Evergreen Highlands Design District, except for those requirements contained in Paragraphs 20.20.590.C-D.

2. Landscaping and Vegetation Preservation:

- a. The applicant must provide landscaping between structures, as a setting for structures, and within and around parking areas. This landscaping must enhance the coordinated project design, and provide a pleasing environment between structures. All pervious surface must be landscaped, except those areas specified under other provisions of this Code for natural vegetation, or determined by the Technical Committee as desirable for retention in its natural state.
- b. If landscaping is located between uses, the type and intensity of planting must reflect the variation in use category and intensity. The larger the variation, the more the planting must serve as a solid screen.
- c. Particular attention must be given to street frontage landscaping which will visually separate the development from the street, and create a soft edge condition.
- d. Landscaping shall create a setting which enhances pedestrian use of open space and which provides a sense of place and scale for the proposed development.
- e. A significant number of trees at least 12' to 14' in height or 2-1/2" to 3" in caliper, in conformance with the American Standard for Nursery Stock, and predominantly evergreen, must be included in each planted area. Caliper is measured 4' above existing grade. Shrubs at least 3 1/2' in height along a parking area or site perimeter and at least 2' in height at any other location must be interspersed among the trees, and the majority of the remaining area planted with living ground cover so that the ground will be covered in 3 years.
- f. Wherever practical and consistent with proposed site design, tree line and existing trees at least 6" in caliper must be retained. Caliper is measured 4' above existing grade. Tree protection techniques, approved by the Technical Committee must be utilized during construction. Where changes in grade have occurred, permanent tree preservation methods, approved by the Technical Committee must be utilized.
- g. The applicant must install street trees at least 3" in caliper along all street frontage. Caliper is measured 4' above existing grade. The location and species installed are subject to approval of the Technical Committee.

- h. The applicant must install interior parking area landscaping equal to at least 10% of the area devoted to parking and circulation. Planting areas must be at least 100 square feet and no more than 1000 square feet. The minimum dimension in any direction is 4'. Each planting area must contain at least one tree combined with shrubs and ground cover which meet the minimum size requirements of Paragraph 2.e.
- i. The provisions of Section 20.20.520 do not apply in the Evergreen Highlands Design District, except for those requirements contained in Paragraphs 20.20.520.K-L.

3. Other Natural Features

a. Watercourse and Water Bodies

- i. Perennial watercourses and water bodies as identified on the Evergreen Highlands Natural Features Map in the Comprehensive Plan must be enhanced or protected during development and on a permanent basis.
- ii. A buffer area, at least 50' wide measured from the centerline of a watercourse, or high water line of a waterbody, must be established on each side of a watercourse, and surrounding a water body. The Technical Committee may require a greater setback based on specific site characteristics. Land alteration within this buffer area must be specifically approved by the Technical Committee, and shall be limited to activities such as maintenance, supplemental landscaping limited passive recreation and enhancement of the natural feature.
- iii. Where necessary as determined by the Technical Committee, the City shall require channel and habitat restoration in conformance with City standards.
- iv. In addition to performance guarantees otherwise provided in the Code, the applicant must establish and commit to a permanent program of watercourse or water body maintenance. Performance guarantees not to exceed two years following the completion of a project are required as determined necessary by the Director of Public Works or the appropriate

department head.

b. Steep Slopes

- i. No development is permitted on slopes equal to or exceeding 40%. These areas are to remain naturally vegetated to the maximum extent possible. Supplemental planting may be required where warranted by potential erosion or slope instability.
- ii. A soils engineering report is required for development on slopes equal to 25% and up to 40%, and may be required for development on other slopes if determined to be necessary by the Technical Committee. Erosion control and soil stabilization measures may be required.

c. Wetlands

- i. Wetlands necessary for the City's storm management system as determined by the Storm Drainage Utility Director or the appropriate Department head, or wetlands which constitute a significant habitat area must be maintained.
- ii. A buffer area 50' wide must be established surrounding a wetland. The Technical Committee may require a greater setback based on specific site characteristics. Land alteration within this buffer area must be specifically approved by the Technical Committee, and shall be limited to activities such as maintenance, supplemental landscaping and enhancement of the natural feature.

4. Drainage

- a. The applicant must submit a drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Storm Drainage Utility Director.
- b. The plan must emphasize utilization of the natural drainage system, and must permit the coordination of drainage systems among all development in the same drainage basin.

5. Open Space

- a. The applicant must provide natural and improved open space which is coordinated with that of other properties, and which enhances the park-like setting of the District.
 - b. Open space must permit areas for both active and passive recreation by residents or employees.
 - c. Open space must be located and designed to provide a transition between areas of different use or use intensity, where applicable.
 - d. A greenbelt, approximately 100' in width, must be established along the entire length of the Bellevue-Redmond Road abutting Performance Areas A, B, and C. Where small ownerships make this requirement unfeasible, the Technical Committee may approve an alternative buffering mechanism such as a vegetated earthen berm or reduced greenbelt.
 - e. Natural vegetation within any greenbelt must be maintained to the maximum extent possible and supplemental landscaping may be required. A trail or other element of the nonmotorized circulation plan may be incorporated within this greenbelt subject to approval by the Technical Committee.
 - f. Open space throughout the District must be coordinated in order to provide maximum usability by residents or employees.
 - g. Parkland must be located and designed in a manner which results in aggregated usable areas.
6. Outdoor Storage:
- a. The outdoor storage of materials, products or vehicles is not permitted in the Evergreen Highlands Design District. Outdoor storage of vehicles does not apply to accessory parking areas or vehicles stored pursuant to the Land Use Code on residential lots.
 - b. Garbage and trash receptacle screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle.
7. Rooftop Screening: The applicant shall provide rooftop equipment screening which is at least as high as the equipment being screened. Screening must be of a material and design

compatible with the building, and must surround the equipment.

8. Signs

- a. Signs must be coordinated throughout the project limit.
- b. Each sign must be architecturally integrated with the structures with which it is associated. The Planning Director shall review each sign for compatibility of form, color and building materials.
- c. Signs may be illuminated indirectly but may not be backlit.
- d. Only major development complex identification signs may be oriented to N.E. 40th Street, 156th Avenue N.E. or Bellevue-Redmond Road. No more than one identification sign may be located at each entrance to the complex.
- e. The provisions of Chapter 22B.10 of the Bellevue City Code apply to the Evergreen Highlands Design District, except as they conflict with the provisions of Paragraph 20.25F.040.C.8.

9. Utilities:

- a. All utility distribution lines, other than electrical lines of 115 kV or greater, must be placed underground.
- b. The provisions of Section 20.20.650 apply to the Evergreen Highlands Design District except as they conflict with the provisions of Paragraph 20.25F.040.C.9.

10. Planned Unit Development/Planned Residential Unit Development: The provisions of Sections 20.30.300-389 do not apply in the Evergreen Highlands Design District.

11. Transition Area: The provisions of Part 20.25B do not apply in the Evergreen Highlands Design District.

20.25F.050 Pollution and Hazardous Waste Control Standards:

- A. Prior to issuance of a building permit, if specific uses or classes of uses can be identified, or any time thereafter when specific uses or classes of uses are identified, the applicant must provide documentation that Metro, the Department of Ecology, the Puget Sound Air Pollution Control Authority and the Environmental Protection Agency have been contacted, and that all applicable standards will be

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met prior to the occupancy of the structure. To the maximum extent possible, this contact must occur early in the development process so that necessary measures may be implemented during the construction phase.

- B. No outside storage of toxic or hazardous waste or materials as defined by METRO, the Department of Ecology, or the Environmental Protection Agency is permitted. Interior storage must comply with all applicable federal and state regulations.
- C. No discharge or emission of toxic or hazardous waste or material into the air, storm drainage system or other water is permitted without prior approval of each applicable implementing agency.
- D. The provisions of Section 20.20.600 apply to the Evergreen Highlands Design District except as they conflict with the provisions of Section 20.25F.050.

20.25F.060 Interjurisdictional Review and Cooperation:

- A. Transfer of FAR, Pervious Surface and Parking: Floor area pervious surface and parking may be transferred within a Performance Area across jurisdictional boundaries as part of the Master Development Plan or Development Design Review process so long as all requirements and limitations of the use and the Performance Area are met.
- B. Code Amendments and Interpretations:
 - 1. Each proposed amendment to or interpretation of the Evergreen Highlands Design District Land Use Code regulations shall be submitted to the City of Redmond for review and comment prior to a decision. Comments received from the City of Redmond shall be accommodated to the maximum extent possible.
 - 2. Notwithstanding any other provision of the Land Use Code, the City of Redmond may appeal a decision on a code amendment or interpretation.

Section 8. Bellevue City Code (Land Use Code) 20.25 is amended by the addition of a new Part which reads as follows:

20.25G Evergreen Highlands Subarea Transportation Improvement Overlay District

20.25G.010 Purpose and Creation:

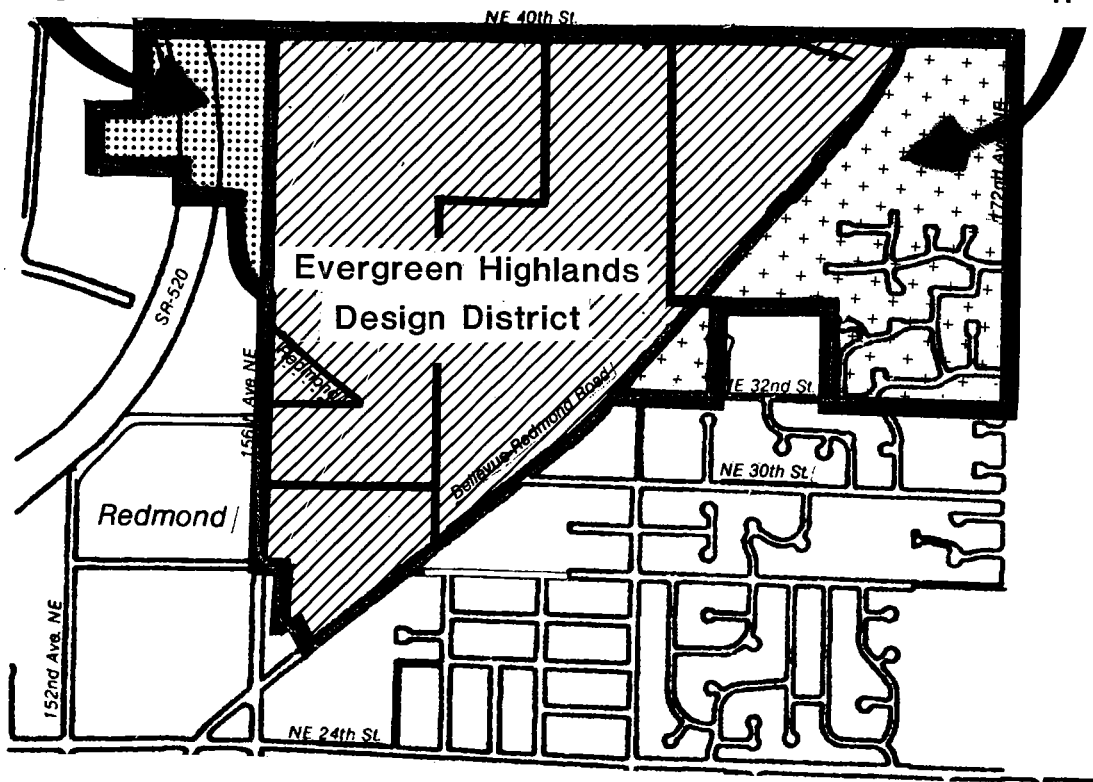
The Evergreen Highlands Subarea Transportation Improvement Overlay District is established for the area delineated on the following map for

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the purpose of implementing phased transportation improvements to mitigate the adverse impacts of development on the pre-existing circulation system. Phased development with associated transportation improvements and limited access to NE 40th Street, Bellevue-Redmond Road and 156th Avenue NE will result in an efficient transportation system for the Subarea and surrounding properties. (Policies 21.V.9..070 - .083)

Light Industrial

R-5



Scale: 1" = 1400'

Legend

**Evergreen Highlands Subarea
Transportation Improvement
Overlay District**



Design District/Performance Areas



Light Industrial



R-5



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20.25G.020 Required Improvements - General: Each development within the Evergreen Highlands Subarea Transportation Improvement Overlay District shall either --

- A. Provide for individual improvements as required by Section .030; or
- B. Provide an irrevocable commitment from a sufficient number of property owners to insure a Local Improvement District can proceed for the design and construction of improvements 1 through 11 as defined in Section 20.25G.030 prior to the issuance of any clearing and grading permit, building permit or other permit authorizing construction or site modification of any kind.

20.25G.030 Improvement Phasing Option:

- A. If the applicant chooses to develop and provide individual transportation improvements pursuant to Paragraph 20.25G.020.A, the following phasing schedule must be met:

EVERGREEN HIGHLANDS TRANSPORTATION IMPROVEMENT PHASING

LOCATION	PERCENTAGE OF DEVELOPMENT ALLOWED (9)	ARTERIAL CONNECTION	NECESSARY IMPROVEMENTS BY SECTION TO ARTERIAL SYSTEM BEFORE OCCUPANCY ALLOWED (SEE TRANSPORTATION IMPROVEMENT PHASING MAP)
EH-A	50%	NE 40th (1)	1,2,4
	50%	Bel-Red Road (1)	5,6
EH-B	40%	NE 40th (1)	1,2,3,4
	40%	Bel-Red Road (1) (3)	5,6,7
	20%	38th St. off-ramp (4)	11
EH-C	40%	NE 40th (1)	1,2,3,4
	40%	156th Ave. NE (2) (5)	1,2,3,7,8,9,10
	20%	38th St. off-ramp (4)	11
EH-D	40%	Bel-Red Road (1) (6)	6,7
	40%	156th Ave. NE (1) (6)	7,8,9
	20%	38th St. off-ramp (4)	11
East of Bel-Red Road	100%	None	None

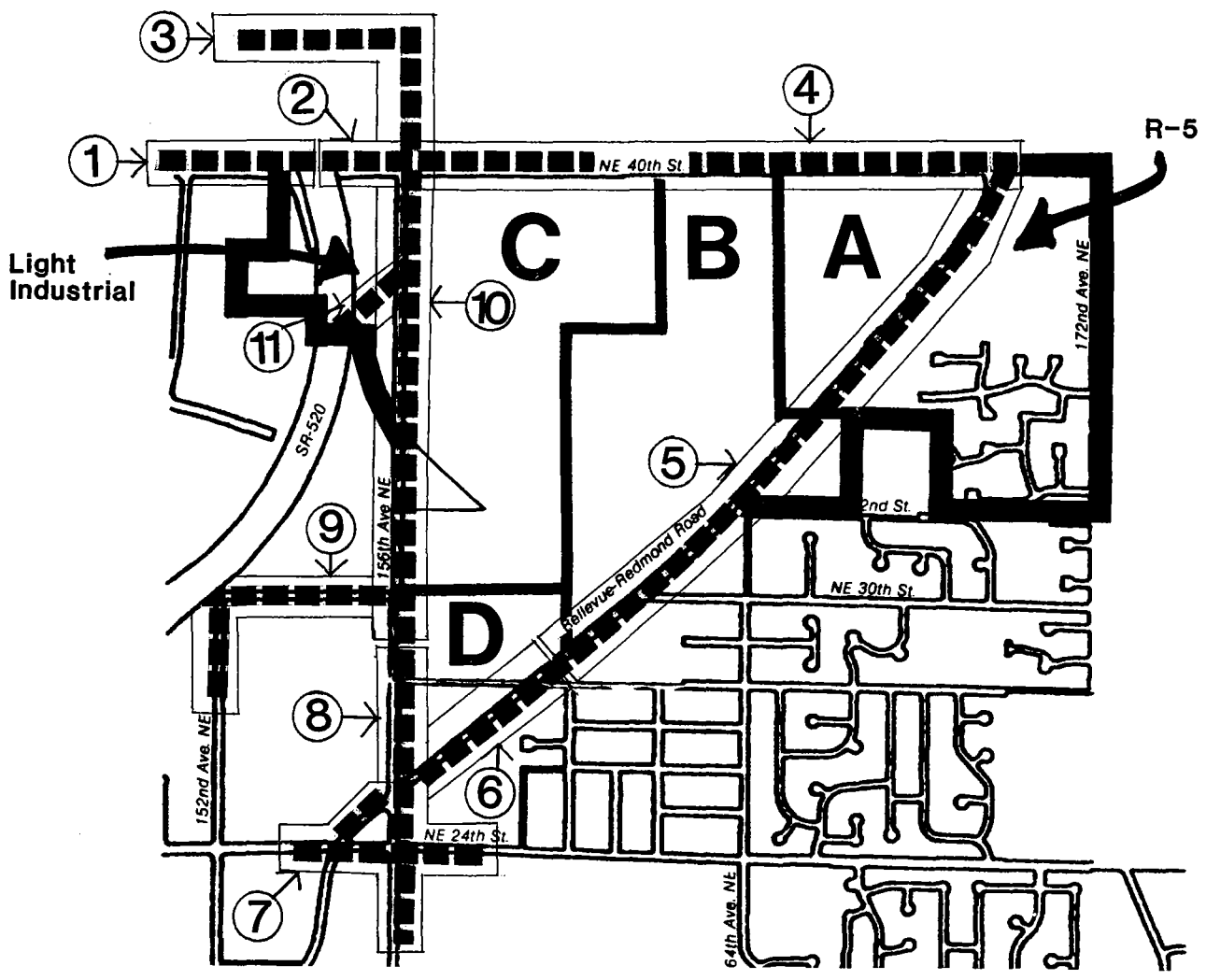
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LOCATION	PERCENTAGE OF DEVELOPMENT ALLOWED (9)	ARTERIAL CONNECTION	NECESSARY IMPROVEMENTS BY SECTION TO ARTERIAL SYSTEM BEFORE OCCUPANCY ALLOWED (SEE TRANSPORTATION IMPROVEMENT PHASING MAP)
Between 156th Ave. NE & SR 520	80% 20%	156th Ave. NE (2) (7) 38th St. off-ramp (4)	1,2,9,10 11
West of SR 520	100%	NE 40th Street (1) (8)	1

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Improvement Phasing Option - Notes

- (1) Only one access from the location is permitted from the named street.
- (2) No more than 2 accesses from the location are permitted from the named street.
- (3) Must be located north of the intersection of NE 30th Street and Bellevue-Redmond Road.
- (4) This requirement does not apply if a city petition for an off-ramp is rejected by the State Highway Commission.
- (5) Access points must be aligned with NE 31st Street and the proposed off-ramp from SR 520.
- (6) Additional access points may be allowed if in the judgment of the Public Works Director connection to a single major access point cannot be developed.
- (7) All development must be compatible with the future construction of improvement #11. Minimum setback from the future right of way is at least 50'.
- (8) Development must be consistent with the future development of an on ramp from approximately NE 40th Street to SR 520 (westbound) and a minimum setback of 50' from such necessary right of way.
- (9) Measured in allowable floor area or number of dwelling units.



Scale 1":1400'

Legend Evergreen Highlands Transportation Improvement Phasing Map

 Required Improvements

③



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- B. Improvement Commitment Required: No Clearing and Grading Permit, Building Permit or other permit authorizing construction or site modification may be issued until --
- i. A Local Improvement District has been successfully formed for each required improvement, or
 - ii. A construction contract has been signed and filed with the City for each required improvement.
- C. Construction Completion Requirement: No Certificate of Occupancy or Temporary Certificate of Occupancy may be issued for a structure on the subject property until all improvements required for that development have been completed and approved by the Public Works Director.

20.25G.040 Exempt Development: No construction or provision for transportation improvements pursuant to this Part, other than participation in a Local Improvement District formed pursuant to Paragraph 20.25G.020.B, is required if the subject property --

- i. Is less than 2 acres, and
- ii. Existed as a separate lot on the effective date of this provision, and
- iii. Is not part of a contiguous ownership of 2 or more acres.

Section 9. Bellevue City Code (Land Use Code) 20.50.040 (Project Limit) is amended to read as follows:

PROJECT LIMIT. A lot, portion of a lot or combination of lots or portions of lots treated as a single development parcel for purposes of the Land Use Code.

Section 10. Bellevue City Code (Land Use Code) 20.50.048 is amended by the addition of a new definition which reads as follows:

TECHNICAL COMMITTEE. A decision making body composed of the Planning Director, the Public Works Director, and the Storm Drainage Utility Director.

Section 11. The use classifications for the Evergreen Highlands Subarea are hereby established as evidenced on Exhibit C, the Evergreen Highlands Zoning Map and as described in Exhibit D, the Evergreen Highlands Legal Descriptions, attached hereto and by this reference incorporated herein.

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Section 12. The Evergreen Highlands Design District regulations, the Evergreen Highlands Subarea Transportation Improvement Overlay District, the Evergreen Highlands Zoning Map and all other provisions of this Ordinance related to the Evergreen Highlands Design District shall become effective upon annexation of any or all of the Evergreen Highlands Subarea pursuant to RCW 35A.14.330 - .340.

Section 13. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 17th day of January, 1983,
and signed in authentication of its passage this 17th day
of January, 1983.

(SEAL)



Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney



Richard Gidley, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published January 22, 1983

USES IN LAND USE DISTRICTS RESIDENTIAL

STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS																												
		G	A	OU	R-1	R-1B	R-2	R-2.5	R-3	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB	
1	RESIDENTIAL																													
11	SINGLE FAMILY DWELLING	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
	TWO TO FOUR DWELLING UNITS PER STRUCTURE			PD	PD	PD	PD	PD	PD	PD	P	P	P	P	P	P	P	C				C		P	P	P	P	P		
	FIVE OR MORE DWELLING UNITS PER STRUCTURE			PD	PD	PD	PD	PD	PD	PD	C	P	P	P	P	P	P	C					C		P	P	P	P	P	
NOT CODED IN LAND USE CODE	GROUP HOME CLASS I-A 3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P	P	P	P	P	
	GROUP HOME CLASS I-B 3										P	P	P	P	P	P	C					C		P	P	P	P	P		
	GROUP HOME CLASS I-C 3										C	C	C	C	C	C	C					C		P	P	P	P	P		
	GROUP HOME CLASS II-A 3	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C					C		P	P	P	P	P		
	GROUP HOME CLASS II-B 3										C	C	C	C	C	C	C					C		P	P	P	P	P		
	GROUP HOME CLASS II-C 3										C	C	C	C	C	C	C					C		P	P	P	P	P		
	DETOXIFICATION CENTER 3										C	C	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P		
12	GROUP QUARTERS, DORMITORIES, RETIREMENT HOMES, FRATERNAL HOUSES, EXCLUDING MILITARY AND CORRECTIONAL INSTITUTIONS			PD							C	P	P	P	P							C		P	P	P	P	P		
	RETIREMENT APARTMENTS & SENIOR CITIZEN APTS.			PD							C	P	P	P	P	C	C	C				P		P	P	P	P	P		
13 15	HOTELS AND MOTELS																	P				C		P	P	A	C	A	P	

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in Section 20.25F.010.

(ORD. 2945, 2-2-81, SECTION 5)

KEY:

- P** - PERMITTED USE
- C** - CONDITIONAL USE (see section 20.30.600 and those following, also section 20.30.800 and those following.)
- PD** - PERMITTED subject to planned residential unit development or planned unit development only (see section 20.30.300 and those following.)
- A** - ADMINISTRATIVE CONDITIONAL USE (see Section 20.30.610.D)

USES IN LAND USE DISTRICTS MANUFACTURING

STD.
LAND
USE
CODE
REF.

LAND USE CLASSIFICATION

STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS																										
		G	A	OU	R-1	R-1B	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB
2 & 3	MANUFACTURING (1)-(15)																											
21	FOOD PRODUCTS MFG.																	P	P 2	P 2	P 2							
22	TEXTILE PRODUCTS MFG.																	P										
23	APPAREL, FABRIC & LEATHER GOODS MFG.																	P	P 3		P 3							
24	LUMBER AND WOOD PRODUCTS MFG.																	P	P 4		P 4							
25	FURNITURE & FIXTURES MFG.																	P	P 5		P 5							
26	PAPER PRODUCTS MFG.																	P	P 6									
27	PRINTING, PUBLISHING AND ALLIED INDUSTRIES																	P	P		P 7		P 7	P 7	P 7			
28	CHEMICALS & RELATED PRODUCTS MFG.																	P	P 8									
31	RUBBER PRODUCTS MFG.																	C										
	MISC. PLASTIC PRODUCTS MFG.																	P	P		P 9							
323 324 325 327	LIGHT STONE, CLAY, AND GLASS PRODUCTS MFG.: GLASS, POTTERY & CHINA CERAMIC PRODUCTS, STONE CUTTING AND ENGRAVING																	P										
329	HANDCRAFTED PRODUCTS MFG.																	P	P		P		P 16	P 16	P 16	P 16	P 16	P 16
3427	OFFICE MACHINES & EQUIPMENT MFG.																	P										
3433 3434 3435 3436 3437	ELECTRICAL EQUIPMENT MFG.: APPLIANCES, LIGHTING, RADIO, TV COMMUNICATIONS, EQUIPMENT AND COMPONENT PARTS																	P	P 10		P 10							
3491 3492 3493 3495 3497	FABRICATED METAL PRODUCTS MFG. CONTAINERS, HAND TOOLS, HEATING EQUIPMENT, SCREW PRODUCTS, COATING AND PLATING																	P	P 11		P 11							
35	PROFESSIONAL, SCIENTIFIC, CONTROL PHOTOGRAPHIC & CLOCKWORK INSTRUMENTS & EQUIPMENT MFG.														P	P	P	P	P 12		P 12							
3997	SIGNS & ADVERTISING DISPLAY MFG.																	P	P		P 13							
3999	MISC. LIGHT FABRICATION ASSEMBLY & MFG. NOT ELSEWHERE CLASSIFIED																	P	P		P 14							

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in Section 20.25F.010.

(ORD. 2945, 2-2-81, SECTION 5)

KEY:
P - PERMITTED USE
C - CONDITIONAL USE (see section 20.30.600 and those following, also section 20.30.800 and those following.)
PD - PERMITTED subject to planned residential unit development or planned unit development only (see section 20.30.300 and those following.)
A - ADMINISTRATIVE CONDITIONAL USE (see Section 20.30.610 D)

USES IN LAND USE DISTRICTS TRANSPORTATION & UTILITIES

STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS																											
		G	A	OU	R-1	R-1B	R-2.5R	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB	
4	TRANSPORTATION COMMUNICATION AND UTILITIES																												
41	RAIL TRANSPORTATION: RIGHT-OF-WAY, YARDS, TERMINALS, MAINTENANCE SHOPS	C	C	C ₁	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								
42 4291	MOTOR VEHICLE TRANSPORTATION: BUS TERMINALS, TAXI HEADQUARTERS																	P	P		P		A	A	A				A
4214 422	MOTOR VEHICLE TRANSPORTATION: MAINTENANCE GARAGES & MOTOR FREIGHT SERVICES																	P	C				P ₅	P ₅	P ₅				P ₅
43	AIRCRAFT TRANSPORTATION: AIRPORTS, FIELDS, TERMINALS, HELIPORTS, STORAGE & MAINTENANCE	C	C	C ₂	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		A ₂	A ₂					A ₂
	ACCESSORY PARKING	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P ₆	P ₆	P ₆	P ₆	P ₆	P ₆	P ₆
46	AUTO PARKING: COMMERCIAL LOTS AND GARAGES 3																	C	C		C								
	PARK AND RIDE 7	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					A			A
47	COMMUNICATION: EXCHANGES, CENTERS AND STUDIOS																				P		P	P	P				P
479	COMMUNICATION BROADCAST & RELAY TOWERS	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C
48	UTILITIES: PRODUCTION, GENERATION, DISPOSAL, PROCESSING & TREATMENT PLANTS, REGIONAL STORAGE, DISTRIBUTION, AND SUBSTATIONS	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C
489	UTILITIES: LOCAL STORAGE, DISTRIBUTION AND SUBSTATIONS 4	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P		C	C	C	C	C	C	C
	HIGHWAY AND STREET RIGHT-OF-WAY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in Section 20.25F.010.

(ORD. 2945, 2-2-81, SECTION 5)

KEY:
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C - CONDITIONAL USE (see section 20.30.600 and those following, also section 20.30.800 and those following.)
PD - PERMITTED subject to planned residential unit development or planned unit development only (see section 20.30.300 and those following.)
A - ADMINISTRATIVE CONDITIONAL USE (see Section 20.30.610.D)

USES IN LAND USE DISTRICTS WHOLESALE & RETAIL

STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS																											
		G	A	OU	R-1	R-18	R-2	R-5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB
5	TRADE (WHOLESALE & RETAIL)																												
51	WHOLESALE TRADE GENERAL MERCHANDISE, PRODUCTS, SUPPLIES MATERIALS & EQUIPMENT EXCEPT THE FOLLOWING 1																		P	P									
5111	MOTOR VEHICLES, PRIMARY & STRUCTURAL METALS, BULK PETROLEUM 2																		P	C									
5113	SCRAP WASTE MATERIALS, LIVESTOCK																												
	RECYCLING CENTERS				C	C	C	C	C	C	C	C	C	C					P	P	P	P		P	P	P	C	C	
521	BLK. RETAIL LUMBER BUILDING MATERIALS, PAINT, GLASS, PLUMBING AND ELECTRICAL SUPPLIES																		P	P		P							
522	HARDWARE (RETAIL)																		P	P	6	P		P	P	P	P	24	
523		FARM EQUIPMENT, MOBILE HOMES AND RECREATIONAL VEHICLES (RETAIL)																	P										
524																													
53	GENERAL MERCHANDISE DRY GOODS VARIETY & DEPT. STORES (RETAIL)																				P		P	P	P	P	P	25	
54	FOOD (RETAIL)																			P	P	P		P	P	P	P	25	
5511	AUTOS (RETAIL)																			P		C		P	P	P	P	25	
	TRUCKS, MOTORCYCLES																		P	P			P	P	P	P	P	25	
5512	BOATS (RETAIL)			PD															P	P			P	P	P	P	P	25	
552	AUTOMOTIVE & MARINE ACCESSORIES (RETAIL)			P															P	P		C		P	P	P	P	25	
553	GASOLINE SERVICE STATIONS			P															C	P	P	C	C	A	A	P		A	
56	APPAREL & ACCESSORIES (RETAIL)																		P			P		P	P	P	P	P	
57	FURNITURE & HOME FURNISHING (RETAIL)																			P	P		P		P	P	P	P	
58	EATING AND DRINKING ESTABLISHMENTS			PD															P	P	P	P	C	P		P	P	P	
59	OTHER RETAIL TRADE: DRUGS, LIQUOR ANTIQUES, BOOKS, SPORTING GOODS, JEWELRY, FLORIST & PHOTO SUPPLIES																		P	P		P	P		P	P	P	P	
5961	FARM SUPPLIES HAY GRAIN, FEED AND FENCING ETC (RETAIL)																			P	P								
598	RETAIL FUEL YARDS																			P	P								
5998	GARDEN SUPPLIES SMALL TREES, SHRUBS, FLOWERS & LIGHT SUPPLIES AND TOOLS			PD																P	P		P		P	P	P	P	
	PET SHOP (RETAIL & GROOMING)																					P		P	P	P	P	P	

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in Section 20.25F.010 (Ord. 2966 - 1-18-82 Section 1)

USES IN LAND USE DISTRICTS — SERVICES

STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS																											
		GENERAL	AGRICULTURE	OPEN USE	RESIDENTIAL ESTATE	SUBURBAN RESIDENTIAL	URBAN RESIDENTIAL	PROFESSIONAL OFFICE	OFFICE	OFFICE/LIMITED BUSINESS	LIGHT INDUSTRY	GENERAL COMMERCIAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	CENTRAL BUSINESS	OFFICE BUSINESS/DISTRICT	OFFICE DISTRICT 1	OFFICE DISTRICT 2	MIXED USE DISTRICT	RESIDENTIAL DISTRICT	OLD BELLEVUE DISTRICT	OFFICE AND LIMITED BUSINESS DISTRICT							
		G	A	OU	R-1	R-1B	R-2S	R-3S	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB	
6	SERVICES																												
61	FINANCE, INSURANCE, REAL ESTATE SERVICES														P	P	P	P	P		P		P	P	P	P	P	P	P
62	PERSONAL SERVICES: LAUNDRY, DRY CLEANING, BARBER & BEAUTY PHOTOGRAPHY STUDIO AND SHOE REPAIR.																P	P	P	P	P		P	P	P	P	P	P	P
6241	FUNERAL & CREMATORY SERVICES														C	C	C												
6242	CEMETARIES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								
	CHILD CARE SERVICES Number of Children																												
	1 to 6 4.5			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
	7 to 12 4.5			A	A	A	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
	13 or more 4.5										C	C	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
629	DAY CARE CENTERS *			PD	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
63	BUSINESS SERVICES DUPLICATING & BLUEPRINTING, STENO. ADVERTISING (EXCEPT OUTDOOR) & EMPLOYMENT														P	P	P	P	P	P		P	P	P	P	P	P	P	P
634	BUILDING MAINTENANCE																	P	P		P								
637	WAREHOUSING & STORAGE SERVICES, EXCLUDING STOCKYARDS																	P	P		P								
639	RENTAL SERVICES: AUTOMOBILES, TRUCKS, TRAILERS, FURNITURE & TOOLS														P	P	P	P	P	P				P					P
641	AUTO REPAIR & WASHING SERVICES																	P	P		P				P				
649	REPAIR SERVICES: WATCH, T.V., ELECTRICAL, UPHOLSTERY																	P	P	P	P		P	P	P			P	P
	PROFESSIONAL SERVICES: MEDICAL CLINICS AND OTHER HEALTH CARE RELATED SERVICES			PD											P	P	P	P	P	P		P	P	P	P	P	P	P	P
	PROFESSIONAL SERVICES: OTHER			PD											P	P	P	P	P	P		P	P	P	P	P	P	P	P
6513	HOSPITALS														C	C	C	C	C		C				C	C			
6516	CONVALESCENT AND NURSING HOMES			PD								P	P	P			C				P				P	P	P		
66	CONTRACT CONSTRUCTION SERVICES: BUILDING CONSTRUCTION, PLUMBING, PAVING & LANDSCAPE																	P	P										
671	GOVERNMENTAL SERVICES EXECUTIVE, LEGISLATIVE & JUDICIAL FUNCTIONS			C					C						C	C	C				C		P	P	P	P	P	P	A
672	GOVERNMENTAL SERVICES PROTECTIVE FUNCTIONS & RELATED ACTIVITIES, EXCLUDING MAINTENANCE SHOPS	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					P	C	C	A
674	MILITARY & CORRECTIONAL INSTITUTIONS	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C									
681	EDUCATION NURSERY * PRIMARY, AND SECONDARY	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		A	A	A	C	C	A		
682	UNIVERSITIES & COLLEGES	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		P	P	P					
683	SPECIAL SCHOOLS: VOCATIONAL, TRADE BUSINESS, ART, MUSIC, DANCE, DRIVING, BARBER AND BEAUTY SCHOOLS														P	P	P	P	P	P				P	P	P	P	P	P
691	RELIGIOUS ACTIVITIES				C	C	C	C	C	C	C	C	C	C	P	P	P		P		P		P	P	P	C	C	P	
692 (A)	PROFESSIONAL & LABOR ORGANIZATIONS FRATERNAL LODGE			PD											C	C	P		P		P		P	P	P	C	C	P	
692 (B)	CHARITABLE & SOCIAL SERVICE ORGANIZATIONS			PD	C	C	C	C	C	C	C	C	C	C	C	C	P		P		P		P	P	P	C	C	P	
	OFFICE - GENERAL																	P	P				P	P	P	P	P	P	P

* Existing for Community Councils Only
 Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in Section 20.25F.010.
 (Ord. 3095 - 5-24-82 Section 1)

USES IN LAND USE DISTRICTS RECREATION

STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS		RECREATION																									
		GENERAL	AGRICULTURE OPEN USE	R-1	R-1B	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB		
7	CULTURAL ENTERTAINMENT AND RECREATION																												
711	LIBRARY, MUSEUM			PD			C1	C1	C1	C1	C1	C1	C1	C1	P	P	P				P		P	P	P	A	A	P	
7113	ART GALLERY			PD			C	C	C	C	C	C	C	C	P	P	P				P		P	P	P	P	4 5	4	P
712	NATURE EXHIBITIONS: AQUARIUMS, BOTANICAL GARDENS AND ZOOS	C	C	PD											C	C	C	C	C		C		P6	P6	P6				
7212 7214 7222 7231 7232	PUBLIC ASSEMBLY (INDOOR); MOTION PICTURE & LEGITIMATE THEATERS SPORTS, ARENAS, AUDITORIUMS & EXHIBITION HALLS BUT EXCLUDING SCHOOL FACILITIES															P					P		P	P	P	A		P	
7213	DRIVE-IN THEATERS																	C	C		C								
7223 73	PUBLIC ASSEMBLY (OUTDOOR) & COMMERCIAL AMUSEMENTS: FAIR-GROUNDS & AMUSEMENT PARKS, PENNY ARCADES, MINIATURE GOLF, GOLF DRIVING RANGES, GO-CART TRACKS																			C		C							
73 7422 7423 7424 7441 7449	RECREATION ACTIVITIES: GOLF COURSES TENNIS COURTS, COMMUNITY CLUBS, ATHLETIC FIELDS, PLAY FIELDS, RECREATION CENTERS, SWIMMING BEACHES AND POOLS (2)	C		PD	C	C	C	C	C	C	C	C	P	P	P	C	C	C		C	C	C				P	A	A	
744	MARINAS, YACHT CLUBS	C		PD	C	C	C	C	C	C	C	C	C	C															
7414 7415 7417 7425 7413	RECREATION ACTIVITIES: SKATING BOWLING, GYMNASIUMS & ATHLETIC CLUBS, HEALTH CLUBS														C3	C	P3	P3			P		A	A	P				A
7491 7515	CAMPING SITES & HUNTING CLUBS	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C								
76	PARKS, PUBLIC & PRIVATE LEISURE & OPEN SPACE AREAS EXCLUDING RECREATION ACTIVITIES ABOVE	C	C	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P	P
	STABLES & RIDING ACADEMIES	C	C	C	C																								
	BOARDING OR COMMERCIAL KENNELS	C	C	C	C																								

(ORD. 2945, 2-2-81, SECTION 5)

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in Section 20.25F.010.

KEY:

- P** - PERMITTED USE
- C** - CONDITIONAL USE (see section 20.30.600 and those following; also section 20.30.800 and those following.)
- PD** - PERMITTED subject to planned residential unit development or planned unit development only (see section 20.30.300 and those following.)
- A** - ADMINISTRATIVE CONDITIONAL USE (see Section 20.30.810.D)

USES IN LAND USE DISTRICTS RESOURCES

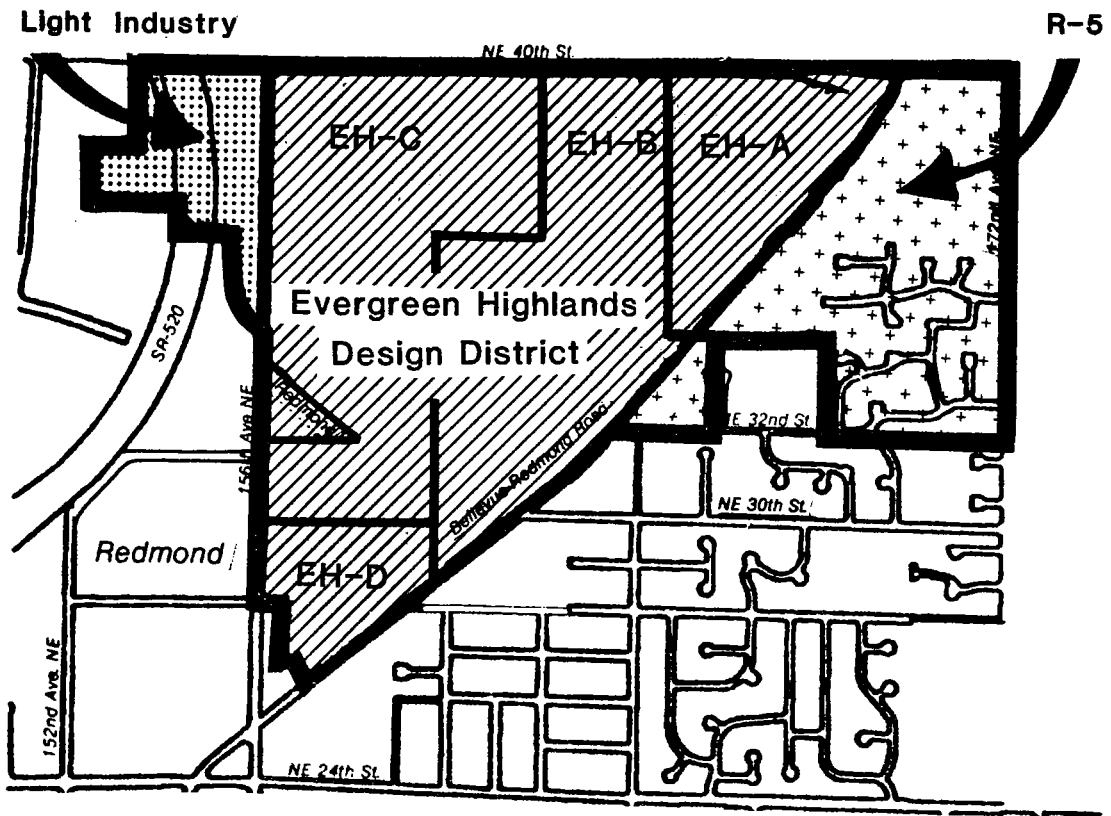
STD. LAND USE CODE REF.	LAND USE CLASSIFICATION	DEVELOPMENT DISTRICTS																											
		G	A	OU	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-10	R-15	R-20	R-30	PO	O	OLB	LI	GC	NB	CB	CBD	CBD O-1	CBD O-2	CBD MU	CBD R	CBD OB	CBD OLB	
8	RESOURCE PRODUCTION (MINERALS, PLANTS, ANIMALS INCLUDING PETS & RELATED SERVICES)																												
81	AGRICULTURE, PRODUCTION OF FOOD & FIBER CROPS, DAIRIES, LIVESTOCK & FOWL, EXCLUDING HOGS	P	P	P	P	P	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁	P ₁									
8192	HORTICULTURAL NURSERIES, TREES SHRUBS, GROUND COVER, FLOWERS AND RELATED SUPPLIES	P	P	P														C	P		P								
821	AGRICULTURAL PROCESSING	C	C															P ₂											
8221	VETERINARY OFFICE		P												P	P			P	P	P				P				
222	ANIMAL HOSPITALS & POULTRY HATCHERIES		C															P	P										
83	FORESTRY: TREE FARMS & TIMBER PRODUCTION	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								
	FISH HATCHERIES		C	C														P											
	MINING, QUARRYING (INCLUDING SAND AND GRAVEL) OIL & GAS EXTRACTION	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in Section 20.25F.010.

(ORD. 2945, 2-2-81, SECTION 5)

KEY:
P - PERMITTED USE
C - CONDITIONAL USE (see section 20.30.600 and those following; also section 20.30.800 and those following.)
PD - PERMITTED subject to planned residential unit development or planned unit development only. (see section 20.30.300 and those following.)
A - ADMINISTRATIVE CONDITIONAL USE (see Section 20.30.610.D)

EXHIBIT C



Scale: 1" = 1400'

Legend Evergreen Highlands Zoning Map

-  Design District/Performance Areas
-  Light Industry
-  R-5



4834F

PERFORMANCE AREA A**EH-A**

The North half of the Northwest quarter of Section 24, Township 25 North, Range 5 East W.M., in King County Washington lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the North half of the Southwest quarter of the Northwest quarter of said Section 24 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; EXCEPT the West half of the West half of the West half of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington; AND EXCEPT the North 30.00 feet of the Northwest quarter of said Section 24.

4836F/206A

PERFORMANCE AREA B

EH-B

The Northeast quarter of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the Southeast quarter of the Northeast quarter of said Section 23 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the East half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the West half of the Northwest quarter of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 24; AND the Southwest quarter of the Southwest quarter of the Northwest quarter of said Section 24 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; EXCEPT the North 30.00 feet of East half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND EXCEPT the North 30.00 feet of the West half of the West half of the West half of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington.

4842F/206A

PERFORMANCE AREA C

EH-C

The North half of the Northwest quarter of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the Northeast quarter of said Section 23; AND the West half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; EXCEPT County Roads; AND EXCEPT that portion described as follows; commencing at the Northwest corner of the Southeast quarter of Section 23, Township 25 North, Range 5 East; W.M. in King County Washington; thence South $00^{\circ}57'57''$ West along the West line thereof a distance of 215.61 feet; thence on a non-tangent curve whose center bears North $63^{\circ}18'40''$ West a distance of 3311.00 feet; thence Northeasterly on said curve to the left through a central angle of $04^{\circ}04'45''$ an arc length of 235.73 feet to the North line thereof; thence South $89^{\circ}09'53''$ East along said North line a distance of 583.59 feet; thence North $58^{\circ}30'30''$ West a distance of 784.26 feet to the West line of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South $01^{\circ}21'35''$ West along the West line thereof a distance of 400.00 feet to the point of beginning.

4840F/206A

PERFORMANCE AREA C**EH-C**

That portion of the East half of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington described as follows; Commencing at the Northwest corner of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South $00^{\circ}57'57''$ West along the West line thereof a distance of 215.61 feet; thence on a non-tangent curve whose center bears North $63^{\circ}18'40''$ West a distance of 3311.00 feet; thence Northeasterly on said curve to the left through a central angle of $04^{\circ}04'45''$ an arc length of 235.73 feet to the North line thereof; thence South $89^{\circ}09'53''$ East along said North line a distance of 583.59 feet; thence North $58^{\circ}30'30''$ West a distance of 784.26 feet to the West line of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South $01^{\circ}21'35''$ West along the West line thereof a distance of 400.00 feet to the point of beginning.

4841F

PERFORMANCE AREA D

EH-D

The West half of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington lying Northwesterly of the center line of N.E. Bellevue Redmond Road; EXCEPT the North half of the Northwest quarter of the Southeast quarter of said Section 23; EXCEPT that portion described as follows; commencing at the intersection of a line 110.00 feet East of and parallel with the West line of Tract 11, Bellevue Gardens 3rd Addition, as recorded in Volume 21 of plats, Page 72, Records of King County Washington, and the Northwesterly margin of N.E. Bellevue Redmond Road; thence Northeasterly along said margin a distance of 185.00 feet; thence Southeasterly at right angles to said margin a distance of 30.00 feet to a point on the center line of said road, also being the Northwesterly City Limit of the City of Bellevue, as established by Ordinance No. 646, and the true point of beginning; thence Northwesterly at right angle to the center line of said road a distance of 30.00 feet to the Northwesterly margin of said road; thence Northwesterly a distance of 352.00 feet to a point on a line 110.00 feet East of and parallel with the West line of said Tract 11; thence Northerly along said parallel line to the North line of Tract 11; thence Westerly to the East City Limit of Redmond as established by Ordinance No. 275, City of Redmond and the center line of 156th Avenue N.E.; thence Southerly along said center line to the center line of N.E. Bellevue Redmond Road; thence Northeasterly along said center line to the true point of beginning; AND EXCEPT that portion described as follows; commencing at the intersection of a line 110.00 feet East of and parallel with the West line of Tract 11, Bellevue Gardens 3rd Addition, as recorded in Volume 21 of plats, Page 72, Records of King County, Washington and the Northwesterly margin of N.E. Bellevue Redmond Road; thence Northeasterly along said margin a distance of 185.00 feet; thence Southeasterly at right angles to said margin a distance of 30.00 feet to a point on the center line of said road, also being the Northwesterly City Limit of the City of Bellevue, as established by Ordinance Nos. 646 and 897, and the true point of beginning; thence Northeasterly along the centerline of said road a distance of 150.00 feet; thence Northwesterly a right angle to said center line a distance of 30.00 feet to the Northwesterly margin of said road; thence North 23°43'53" West a distance of 173.97 feet; thence South 49°36'30" West to the existing Bellevue City Limits as established by Ordinance No. 897; thence Southeasterly along said City Limits to the true point of beginning.

4843F/206A

LIGHT INDUSTRY

That portion of the East half of the Northwest quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the East half of the Southwest quarter of Section 14, Township 25 North, Range 5 East, W.M., in King County Washington described as follows; commencing at the Southeast corner of the Northwest quarter of said Section 23; thence North $01^{\circ}21'35''$ East along the East line thereof a distance of 400.00 feet to the true point of beginning; thence continuing North $01^{\circ}21'35''$ East a distance of 431.54 feet; thence on a non-tangent curve whose center bears North $10^{\circ}52'46''$ East a distance of 260.00 feet; thence Northwesterly on said curve to the right an arc length of 365.21 feet; thence North $01^{\circ}21'35''$ East a distance of 242.45 feet, more or less, to the North line of the Southeast quarter of the Northwest quarter of said Section 23; thence North $89^{\circ}34'35''$ West along said North line, to the Easterly margin of 154th Avenue N.E.; thence Northerly along said Easterly margin to a line, said line being the Easterly extension on the North boundary of Lot 9, Overlake Industrial Park, Division 2 recorded in Volume 66 of plats, pages 52-54, records of King County Washington; thence Westerly along said extended line to the Northeast corner of said Lot 9; thence continuing Westerly along the North boundary of said Lot 9 and the North boundary of Lot 10 of said plat to the Southeast corner of Lot 11 of said plat to the Southeast corner of Lot 11 of said plat; thence Northerly along the East boundary of said Lot 11 to the Southerly boundary of Lot 12 of said plat; thence Easterly along said Southerly boundary and along the Easterly extension of said Southerly boundary to the West line of the East half of the East half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 23, Township 25 North Range 5 East, W.M., in King County Washington; thence Northerly along said West line and along the Northerly extension of said West line to the North line of the South 30.00 of the Southwest quarter of Section 14, Township 25 North, Range 5 East, W.M., in King County Washington; thence Easterly along said North line to the East line of the Southwest quarter of said Section 14; thence Southerly along said East line to the Northeast corner of the Northwest quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence Southerly along the East line thereof to the True Point of Beginning.

SUBURBAN RESIDENTIAL R-5

The Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington lying Southeasterly of the center line of N.E. Bellevue-Redmond Road; and the Southeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington, lying Southeasterly of the center line of N.E. Bellevue-Redmond Road; EXCEPT the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 24; AND EXCEPT the North 30.00 feet of the Northeast quarter of the Northwest quarter of said Section 24.