

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 350

AN ORDINANCE determining the public advantage in vacating a portion of 103rd Avenue N.E.

WHEREAS, a petition was filed with the City Council to vacate a portion of 103rd Avenue N.E., described below, by owners of more than two-thirds (2/3) of the private property abutting the same; and

WHEREAS, the City Council by resolution, fixed the time for hearing said petition, and gave notice thereof by posting and mailing in the manner required by law; and

WHEREAS, investigation was made as to the use of said street and the public interest to be served or damaged by a change of use or vacation thereof; and

WHEREAS, a hearing was had upon the petition on the 22nd day of December, 1959, at the time and place fixed in said resolution and notice, and as a result thereof the City Council having found that the vacation of said street to the extent herein described would serve the public good; and no objections thereto being made by owners of private abutting property; Now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE DO ORDAIN AS FOLLOWS:

Section 1. That portion of 103rd Avenue N.E. in the City of Bellevue, described as follows, to-wit:

The South 342.6 feet of the North 372.6 feet of that portion of 103rd Avenue N.E., lying in the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 25 North, Range 5 E.W.M.

is vacated, provided however, that an easement is reserved for the location, construction, reinstallation, use, repair and maintenance of pipes, poles, cables, lines or appurtenances of public utilities and services within or above such vacated portion.

Section 2. This Ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council on the 12<sup>th</sup> day of January, 1960, and signed in authentication of its passage this 12<sup>th</sup> day of January, 1960.

Approved as to Form:

[Signature]  
City Attorney

(SEAL)

Attest:

[Signature]  
City Clerk

[Signature]  
Mayor

FILED  
CITY OF BELLEVUE

DATE Jan 13, 1960

CLERK [Signature]

Published Jan 21, 1960

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 351

AN ORDINANCE relating to land use; amending the essential uses of the R-3L district, and amending Section 4.8a.13 of Ordinance No. 68 as amended.

THE CITY COUNCIL OF THE CITY OF BELLEVUE DO ORDAIN AS FOLLOWS:

Section 1. Section 4.8a.13 of Ordinance No. 68, as amended by Ordinances No. 252 and 293, is hereby amended to read as follows:

"4.8a.13 A multifamily dwelling provided:

- A. There are not more than six apartment units in a single one-story building, or more than eight apartment units in a single two-story building. INDIVIDUAL BUILDINGS CONTAINING MORE THAN FOUR APARTMENT UNITS SHALL BE SO DESIGNED THAT SUCH BUILDINGS CONTAIN MORE THAN ONE BUILDING MASS ELEMENT. THE PROPORTIONS OF SUCH MASSES SHALL NOT BE EQUAL IN ONE BUILDING, OR LESS THAN 25% IN A SECONDARY ELEMENT TO 75% IN A MAJOR MASS ELEMENT, WITH EACH MASS ELEMENT HAVING ITS OWN AXIS. IN THE DEVELOPMENT OF A GROUP OF BUILDINGS, SHAPES SHALL BE VARIED SO THAT THERE IS NO OBVIOUS STANDARD OR REPEATED PATTERN.
- B. Each apartment unit has one or more bedrooms.
- C. Side yards are not less than 10'.
- D. There is not less than 20' between each multifamily building or any other adjacent existing building used for residential purposes. (This does not include a garage or carport attached to a residence building.)
- E. Group parking provided in a rear or side yard location is sight screened from view from the street and from adjoining properties by landscaping. Such parking and screening shall observe the front yard setback requirements of buildings on street frontage. Landscaping for such screening purposes shall be of evergreen material and shall constitute a solid planting within two years.
- F. No group parking is provided in the front (street frontage) yard.
- G. The parking and circulation plan complies with the requirements of Section 4.13.

- H. The multifamily development is designed by a licensed architect or engineer as required by Section 301 (e) of Ordinance No. 166 (Uniform Building Code.)
- I. BUILDINGS ADJOINING OR FACING A SINGLE FAMILY DISTRICT ARE NOT MORE THAN ONE STORY HIGH. FINISH GRADE ON A BUILDING SIDE FACING OR ADJOINING A SINGLE FAMILY DISTRICT SHALL BE NOT MORE THAN 18" BELOW THE MAIN FLOOR LEVEL AND SUCH GRADE LEVEL SHALL EXTEND FOR 30' ALONG BUILDING SIDES EXTENDING AWAY FROM SUCH A SIDE. DAY-LIGHT BASEMENTS OR UNDER BUILDING PARKING MAY BE ORIENTED TO THE REAR OR INTERNALLY IN GROUP BUILDING DEVELOPMENTS, PROVIDED SUCH ORIENTATION IS NOT TOWARD A SINGLE FAMILY DISTRICT.
- J. WHERE PROPOSED R-3L APARTMENT DEVELOPMENT FACES OR ADJOINS- FRONT, SIDE OR REAR - AN EXISTING GROUP OF RELATIVELY NEW, CONTEMPORARY, SINGLE FAMILY DWELLINGS WHICH HAVE ESTABLISHED AN AESTHETIC QUALITY OR CHARACTER FOR THE IMMEDIATE VICINITY, THE PROPOSED MULTIFAMILY DEVELOPMENT SHALL OBSERVE AND RESPECT THE ESTABLISHED CHARACTER OF THE EXISTING RESIDENCES; BE HARMONIOUS IN SITE ARRANGEMENT; COMPATIBLE IN SITE DEVELOPMENT AND LANDSCAPING; AND REASONABLY INTEGRATED IN SUCH DETAIL AS ROOF SHAPE, FINISH MATERIALS, COLOR, ETC."

Section 2. This Ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council on this 12<sup>th</sup> day of January, 1960, and signed in authentication of its passage this 12<sup>th</sup> day of January, 1960.

*Kenneth D. Able*  
Mayor

Approved as to Form:

*[Signature]*  
City Attorney

(SEAL)

FILED  
CITY OF BELLEVUE  
DATE Jan. 13, 1960  
CITY CLERK *Jane D. Bohl*

Attest:

*Jane D. Bohl*  
City Clerk

Published January 21, 1960