

CITY OF REDMOND
ORDINANCE NO. 2644 (AM)

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, ADOPTING THE TECHNICAL COMMITTEE'S
RECOMMENDATION TO APPROVE THE GROUP HEALTH
OVERLAKE VILLAGE (ZONE 4) MASTER PLANNED
DEVELOPMENT (FILE L110367), AND ESTABLISHING
AN EFFECTIVE DATE

WHEREAS, Group Health Cooperative, herein referred to as applicant, submitted a Master Planned Development application to redevelop a 28-acre vacant hospital site into a mixed-use, transit-oriented community with approximately 1.4 million square feet of commercial land uses (including office, retail, and a hotel/conference center), at least 1,400 units of multi-family, mixed-use residential, and land for a 2.67 public park; and

WHEREAS, a Master Planned Development permit 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

WHEREAS, on October 18, 2011, the City Council opened an open record public hearing to receive and review the application record and to hear verbal testimony relative to the Group Health Overlake Village (Zone 4) Master Planned Development proposal (File L110367); and

WHEREAS, on October 7, 2011, the City's Design Review Board recommended approval of the Group Health Overlake Village (Zone 4) Master Planned Development proposal (File L110367); and

WHEREAS, on October 18, 2011, the City's Technical Committee recommended approval of the Group Health Overlake Village (Zone 4) Master Planned Development proposal (File L110367) 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 Group Health Overlake Village (Zone 4) Master Planned Development proposal dated October 18, 2011.

Section 2. Approval. The City Council hereby approves the Group Health Overlake Village (Zone 4) Master Planned Development proposal, subject to the terms of the Group Health Overlake Village (Zone 4) Master Plan Development Agreement (File L110368).

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, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 13th day of
December, 2011.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	November 23, 2011
FIRST PRESENTATION:	December 6, 2011
PASSED BY THE CITY COUNCIL:	December 13, 2011
SIGNED BY THE MAYOR:	December 13, 2011
PUBLISHED:	December 19, 2011
EFFECTIVE DATE:	December 24, 2011
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ADOPTED 6-1; YES: Carson, Cole, Margeson, Myers, Stilin and Vache
 NO: Allen