

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5587

AN ORDINANCE amending the Bellevue Land Use Code to repeal the Institutional District overlay regulations and replace them with new Medical Institution District overlay regulations and amending the Bellevue Land Use Code throughout to provide necessary cross references and to ensure consistent use of new terminology; repealing and replacing Section 20.10.390 and Part 20.25J of the Bellevue Land Use Code; amending Sections 20.10.440, 20.20.005, 20.20.195A, 20.20.520F.2, 20.20.590K.8.a, 20.25B.020B, 20.25L.020, 20.35.015, 20.35.020, 20.35.210, 20.50.010, 20.50.024, 20.50.034, 20.50.040, 20.50.046 of the Bellevue Land Use Code; and establishing an effective date.

WHEREAS, the City Council adopted the Downtown Implementation Plan (DIP) which included a recommendation to extend NE 10<sup>th</sup> Street from 112<sup>th</sup> Avenue NE to 116<sup>th</sup> Avenue NE across the Overlake Hospital Medical Center campus; and

WHEREAS, Overlake Hospital Medical Center (Overlake Hospital) has received a Certificate of Need from the State Department of Health to build 80 additional inpatient hospital beds on its existing campus; and

WHEREAS, Overlake Hospital and Group Health Cooperative (Group Health) have proposed to expand the Overlake campus to support the 80 additional inpatient beds by constructing a new hospital tower, a 300,000 sf Ambulatory Health Care Center and a 200,000 sf medical office building; and

WHEREAS, construction of the proposed projects located on the Overlake campus must be undertaken together with the construction of NE 10<sup>th</sup> Street as contemplated in the DIP and must be ready to support opening of the new Overlake Hospital bed tower and the Ambulatory Health Care Center by the end of 2007; and

WHEREAS, successful completion of the proposed and recommended projects is of great importance to the City because Bellevue citizens will benefit from a wider range of health care choices and a significant economic development opportunity that will result in new jobs, induced development surrounding the campus and sales tax revenue; and

WHEREAS, barriers to successful completion of the proposed and recommended projects may be removed or minimized through amendments to Comprehensive Plan policies and Land Use Code regulations relating to the Institutional Land Use District that were initiated by emergency declaration of the City Council in Resolution No. 7099; and

WHEREAS, the Planning Commission held a public hearing on January 19, 2005 with regard to such proposed Comprehensive Plan and Land Use Code amendments; and

WHEREAS, the Planning Commission recommends that the City Council approve such proposed amendments; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02; now, therefore,

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

Section 1. Section 20.10.390 of the Bellevue Land Use Code is hereby repealed and replaced with a new Section 20.10.390 as follows:

**20.10.390 Medical Institution District**

The Medical Institution (MI) District provides for the location of hospital uses and ancillary uses to the primary hospital use located on the same site. The purpose of the district is to encourage comprehensive long-term master development planning for the site and to allow flexible dimensional standards to facilitate development of major medical institutions and provision of the vital public services offered by these institutions. Specific development areas have been established in order to implement the objectives of the Medical Institution District.

1. Hospital Center Development Area (DA1). The purpose of the Hospital Center Development Area is to provide an area for the primary hospital and the most intensive ambulatory health care uses to be located within close proximity. The tallest heights and largest floorplates in the district are appropriate in this area. The Hospital Center Development area is located on the topographically lowest portion of the district adjacent to the freeway where pedestrian orientation is low and heights of the tallest campus structures and largest floor plates are most appropriate. The tallest heights are necessary for the primary hospital towers to accommodate patient bed demand in the region within floorplates that are sized appropriately for patient care delivery. Large floor plates are necessary for hospital diagnostic and treatment uses and ambulatory health care uses to accommodate adjacencies of multiple operating rooms, interventional radiology rooms and urgent care. The Hospital Center Development Area provides the dimensional flexibility necessary to allow the primary hospital and ambulatory health care uses to be located in close proximity and benefit from the co-location of complementary uses. Medical office uses may also be appropriate for this area, but do not have the same proximity needs as the ambulatory health care uses. Gateways on 116<sup>th</sup> Avenue NE at NE 8<sup>th</sup> Street and NE 10<sup>th</sup> Street identify the entry into the district and provide wayfinding cues for identification of individual institutions located within the district.

2. Medical Office Perimeter Development Area (DA2). The purpose of the Medical Office Perimeter Development Area is to provide an area for medical office and hospital related uses that are less dependent on immediate access to the primary hospital emergency rooms and patient beds. Taller buildings are appropriate in this area. Building mass variations (i.e., stepbacks, floor plate limitations) create transitions to less intense land use districts. Appropriate sidewalk widths, pedestrian sensitive design and amenities and gateways ensure pedestrian orientation to perimeter

sidewalks located on 116<sup>th</sup> Avenue NE and NE 12<sup>th</sup> Street. A gateway on 116<sup>th</sup> Avenue NE at NE 12<sup>th</sup> Street identifies the entry into the district.

Section 2. Part 20.25J of the Bellevue Land Use Code is hereby repealed and replaced with a new Part 20.25J as follows:

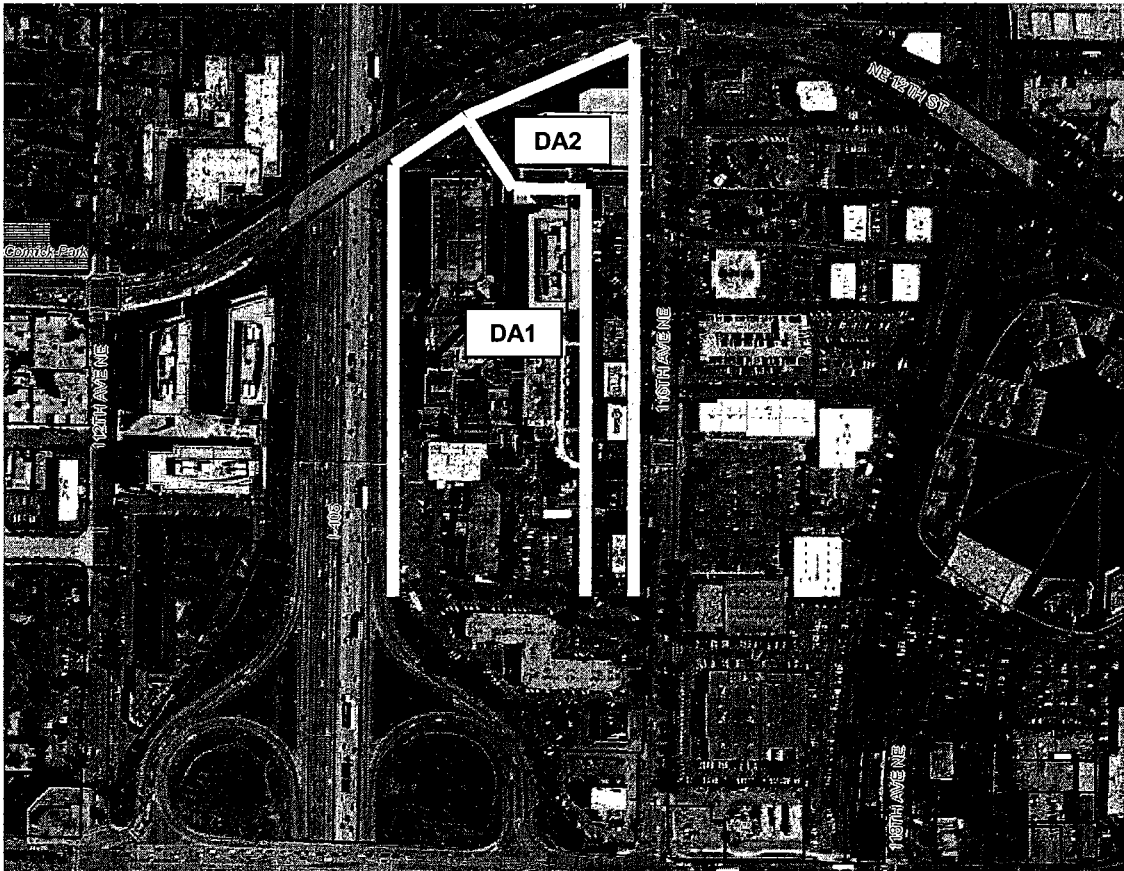
**Part 20.25J Medical Institution District**

**20.25J.010 General**

- A. Applicability. This part 20.25J, Medical Institution (MI) District, contains standards and guidelines that apply to development and activity within the Medical Institution District.
- B. Description of Development Areas. The district is divided into two Development Areas that have been established in order to implement the objectives of the Medical Institution District as follows:
  - 1. Hospital Center Development Area (DA1)
  - 2. Medical Office Perimeter Development Area (DA2)

The Purpose and Intent of the Development Areas is described in LUC section 20.10.390. The location of the Development Areas is depicted on the map entitled "Medical Institution District Development Areas."

## Medical Institution District Development Areas



### Legend

**DA1** = Development Area 1, Hospital Center Development Area

**DA2** = Development Area 2, Medical Office Perimeter Development Area

## **20.25J.015 Review Required**

### **A. Master Development Plan**

1. All development within the Medical Institution District shall be governed by a Master Development Plan. The City will process an application for a Master Development Plan through Process II, LUC 20.35.200 et seq.
  - a. Phasing Plan. A phasing plan for installation of site improvements, landscaping and amenities necessary to support full Medical Institution District Development Intensity as defined in LUC section 20.25J.040 must be approved as part of the Master Development Plan.
  - b. Binding Site Plan.
    - i. General. The applicant may request that the Master Development Plan constitute a Binding Site Plan pursuant to Chapter 58.17 RCW.
    - ii. Survey and Recording Required. If a Master Development Plan is approved as a Binding Site Plan, the applicant shall provide a recorded survey depicting all lot lines and shall record that Binding Site Plan and survey with the King County Department of Records and Elections. No document may be recorded without the signature of each owner of the subject property.
    - iii. Effect of Binding Site Plan. Upon the approval and recording of a Binding Site Plan the applicant may develop the subject property in conformance with the Binding Site Plan and without regard to lot lines internal to the subject property. The applicant may sell or lease parcels subject to the Binding Site Plan.
2. Decision Criteria

The Director may approve or approve with modifications an application for a Master Development Plan Permit if:

- a. The proposed Master Development Plan is consistent with the Comprehensive Plan; and
- b. The proposed Master Development Plan complies with the applicable requirements of the Bellevue City Code specifically including the Purpose and Intent of the Medical Institution District and this Part 20.25J of the Land Use Code; and
- c. The proposed Master Development Plan addresses all applicable guidelines or criteria of this Code in a manner which fulfills their purpose and intent; and

- d. The Master Development Plan depicts features of and relationships between landscaping, streetscape, urban frontages, gateways, general building locations, campus access points and circulation within the Medical Insitution District at full Development Intensity as defined in LUC section 20.25J.040, and

3. Modification or Addition to an Approved Master Development Plan

There are two ways in which to modify or add to an approved Master Development Plan: process as a new Master Development Plan or process as a Land Use Exemption.

a. New Master Development Plan

Except as provided in subsection A.3.b of this section, an amendment to a previously approved Master Development Plan is treated as a new application.

b. Land Use Exemption to an Existing Master Plan

The Director may determine that a modification to a previously approved Master Development Plan is exempt from further review as a new application, provided the following criteria are met:

- i. The modification is exempt from SEPA review; and
- ii. The modification is within the general scope of the purpose and intent of the original approval; and
- iii. The modification complies with all applicable Land Use Code requirements, and all applicable development standards and is compatible with all applicable design criteria; and
- iv. The modification does not add more than 20 percent of the square footage assigned to any single building in the original Master Development Plan and in no event may the modification process be used to exceed the Development Intensity limitations of section 20.25J.040.

4. Recording Required

Following approval of the the Master Development Plan or a modification, the applicant shall record the plans and conditions which constitute the approved Master Development Plan with King County Division of Records and Elections. The Master Development Plan is binding on and runs with the land.

B. Design Review

Each structure located within the Medical Institution District and approved as part of a Master Development Plan must be reviewed by the Director of the Department of Planning and Community Development through Design Review, Part 20.30F LUC. The design guidelines contained in this part 20.25J apply in addition to the decision criteria of LUC 20.30F.145.

**20.25J.020 Permitted Uses**

The following chart indicates the permitted land uses within the MI Land Use District and the required review process for each use within each Development Area.

Medical District Land Use Chart

Land Use	Hospital Center Development Area <sup>1</sup>	Medical Office Perimeter Development Area <sup>2</sup>
<b>Services</b>		
Hospital	<b>P</b>	--
Ambulatory Health Care Center <sup>3</sup>	<b>P</b>	--
Professional Services: Medical Clinics and other health care-related services	<b>P</b>	<b>P</b>
Medical-related administrative offices	<b>P</b>	<b>P</b>
Research, Development and Testing Services	<b>S</b>	<b>S</b>
Other administrative offices (non-medically related)	<b>S</b>	<b>S</b>
Childcare and adultcare services	<b>P</b>	<b>P</b>
Social Service providers (for profit and nonprofit), including Medic 1 services and other emergency services	<b>P</b>	<b>P</b>
Medical Helicopter Landing Pad <sup>4</sup>	<b>P</b>	<b>P</b>
Personal Services: Laundry, Dry Cleaning, barber and beauty shops, shoe repair, massage therapy/health spa (non-medically related) and other services ancillary to a hospital	<b>S</b>	<b>P</b>
Finance and Insurance institutions	--	<b>S</b>
Business Services, Duplicating and blue printing	--	<b>S</b>
Religious Activities	<b>S</b>	<b>S</b>
<b>Transportation and Utilities</b>		
Accessory Parking <sup>5</sup>	<b>P</b>	<b>P</b>
Commercial Parking	<b>P</b>	<b>P</b>
Wireless facilities <sup>6</sup>	<b>A/P</b>	<b>A/P</b>
Utility Facility	<b>A</b>	<b>C</b>
Local Utility System	<b>P</b>	<b>P</b>
Regional Utility System	<b>A</b>	<b>C</b>
Essential Public Facilities <sup>7</sup>	<b>A</b>	<b>A</b>
Transit Facilities <sup>8</sup>	<b>P</b>	<b>P</b>
Highway and Street Right of Way	<b>P</b>	<b>P</b>
<b>Retail</b>		
Eating and drinking establishments <sup>9</sup>	<b>P</b>	<b>P</b>
Health-care related retail (i.e. pharmacy, crutches, etc.)	<b>P</b>	<b>P</b>



Misc. Retail Trade: Drug stores, gift stores, book stores, news stands, florist, jewelry, clothing, photo supplies, video sales/rental and other retail ancillary to a hospital	<b>S</b>	<b>P</b>
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**P** = Permitted.  
**A** = Administrative Conditional Use  
**S** = Subordinate Use  
**--** = Not Permitted.

**Footnotes:**

- <sup>1</sup> See LUC sections 20.10.390 and 20.50.034 for definition of Medical Institution District Hospital Center Development Area (DA1).
- <sup>2</sup> See LUC section 20.10.390 and 20.50.034 for definition of Medical Institution District Medical Office Perimeter Development Area (DA2).
- <sup>3</sup> See LUC Section 20.50.010 for definition of Ambulatory Health Care Center.
- <sup>4</sup> Medical Helicopter Landing Pad: Must be located within 200 feet of the right-of-way of I-405. Permitted only for emergency patient-related helicopter landings. Only one helicopter landing pad is permitted within the Medical Institution District. There may not be re-fueling tanks, re-fueling services, storage of helicopters, or any other storage-related activities. The helicopter landing pad must meet Federal Aviation Administration (FAA) requirements and applicable licenses. The helicopter landing pad must also meet City of Bellevue Fire code requirements and any other applicable City codes and standards. LUC section 20.20.450 does not apply within the Medical Institution District.
- <sup>5</sup> Accessory parking is permitted to serve only the uses located within the Medical Institution District pursuant to an approved Master Development Permit and requires approval through the review process required for the primary land use which it serves.
- <sup>6</sup> Wireless facilities must meet the requirements of LUC 20.20.195. Prior Administrative Conditional Use approval is required for freestanding monopole facilities and wireless facilities integrated on existing parking lot light poles and/or adjacent street poles (within the right-of-way) to the campus. Building-mounted wireless facilities are permitted outright. Any ground-mounted equipment must be adequately screened per LUC 20.20.195.
- <sup>7</sup> Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities.
- <sup>8</sup> Transit Facilities includes transit stops and high-capacity transit stops.
- <sup>9</sup> Eating and Drinking establishments are not permitted to include liquor sales within the Medical Institution District.

**20.25J.030 Dimensional requirements**

**Dimensional Requirements in Medical Institution District**

Medical Institution (MI) District Development Area	Minimum Setback (1)(2)				Max Bldg. Floor Area per floor above 40' setback	Max Lot Coverage District - Wide (5)	Building Height (8)	Separation between towers above 40' setback	Floor Area Ratio (FAR)
	I-405 Access Ramps/ NE 8 <sup>th</sup> Street	NE 10 <sup>th</sup> Street	116 <sup>th</sup> Ave NE/ NE 12 <sup>th</sup> Street	I-405					
Hospital Center (DA1)	30'	0'(3)	0'	50' (7)	N/A	75%	75' 100'(9) 200'(10)	N/A	N/A
Medical Office Perimeter (DA2)	N/A	30'	0' (4)(6) (8)	N/A	24,000	75%	60' 140'(11)	40' (11)	N/A

- (1) Minimum setbacks are subject to required landscape development. Refer to LUC 20.25J.060.
- (2) Measured from the property line where the Medical Institution District abuts I-405 or the access ramps to I-405. Measured from inside edge of the required sidewalks on 116<sup>th</sup> Ave NE, NE 8<sup>th</sup> Street and NE 12<sup>th</sup> Street. If existing utilities that cannot be reasonably relocated require the planting of street trees on the property side of the sidewalk as provided for in LUC 20.25J.070A.2.b, four feet is added to the required setback.
- (3) Reciprocal maintenance agreements will be required between the City and the property owner of any structure abutting NE 10<sup>th</sup> Street.
- (4) No parking or vehicle access lane is permitted between the required sidewalks on 116<sup>th</sup> Ave NE and NE 12<sup>th</sup> Street and pedestrian entrances and building frontages located in the Medical Office Perimeter Development Area.
- (5) Exceptions to Lot Coverage

- a. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating lot coverage.
  - b. Buildings constructed partially below grade and not higher than 30 inches above average finished grade are not structures for the purpose of calculating lot coverage; provided, that the rooftop of the building shall be landscaped consistent with the planting requirements for the specific use that is proposed for the building roof area and for the Medical Institution District, or shall be development with pedestrian improvements, such as plazas and walkways, as approved by the Director through the Design Review Process, LUC 20.30F.
- (6) Buildings or portions of buildings that provide a setback of less than 20 feet are required to meet the Streetscape Design Requirements and Urban Frontage Design Guidelines of this Part 20.25J. A minimum setback of 20 feet with required landscape development may be approved by the Director in lieu of required Streetscape Design and Urban Frontage.
  - (7) If the Medical Institution District Property line is modified as a result of expansion associated with widening of I-405 and/or associated access ramps, the setback from I-405 and I-405 access ramps will continue to be measured from the property line established as of the effective date of the Master Development Plan that pre-dated the freeway widening. Development complying with this footnote is conforming as to the I-405 setback and is not subject to the nonconforming provisions of LUC 20.20.560.
  - (8) Stepback. A building façade facing 116<sup>th</sup> Avenue NE or NE 12<sup>th</sup> Street must incorporate a 10-foot deep stepback in all floors located 40 feet above 116<sup>th</sup> Ave NE or NE 12<sup>th</sup> Street as measured from the average finished grade of the regulated façade. The Director of the Department of Planning and Community Development may allow modifications to the stepback required above 40 feet if the applicant can demonstrate that the resulting design will be more consistent with the Design Review Guidelines of LUC 20.25J.080.
  - (9) The maximum building height of an ambulatory health care center is 100 feet.
  - (10) The maximum building height of a hospital is 200 feet.
  - (11) The maximum building height of a Medical Office Building is 140 feet. A single building is considered a Medical Office Building if more than 75 percent of the gross floor area is devoted to medical clinics and medical-related administrative offices (Refer to LUC section 20.25J.020).

**20.25J.040 Development Intensity**

1. Hospital Beds and Maximum Square Footage. The total number of hospital beds permitted in the Medical Institution District is limited to 400. These beds and ancillary uses that support the 400 beds must be accommodated within hospital structure(s) that do not exceed one (1) million gross square feet. Modification to this provision can only be processed through an amendment to the Land Use Code.
2. Non-Hospital Medical Institution District Square Footage. The total gross square feet associated with non-hospital Medical Institution District uses may not exceed one (1) million gross square feet. Refer to the permitted uses chart in LUC section 20.25J.020.
3. The limitation on development intensity may be exceeded on a temporary basis to accommodate development phasing and tenant relocation identified in a Phasing Plan approved through the Master Development Plan.

**20.25J.050 Parking, Transportation Management and Commute Trip Reduction Requirements**

**A. Parking**

1. The provisions of LUC 20.20.590, except as they conflict with this section, apply to development in the Medical Institution District.
2. Performance Standards for Parking Structures. The Director of Planning and Community Development may approve a proposal for a parking structure through the Design Review process of LUC 20.25J.015B. The Director of Planning and Community Development may approve the parking structure only if:
  - a. Driveway openings from public rights-of-way are limited and the number of access lanes in each opening are minimized.
  - b. The structure exhibits a horizontal, rather than sloping building line, as viewed from 116<sup>th</sup> Avenue NE and NE 12<sup>th</sup> Street.
  - c. The dimension of the parking structure abutting pedestrian areas is minimized. If parking structure abutting pedestrian areas is necessary for functional reasons, mitigation shall be provided through the addition of planting, modulation, materials variation, artwork or other features that would cover at least 50 percent of the parking structure façade area unless a smaller coverage area is approved through a Master Development Plan approval.
  - d. The parking structure complies with the requirements of the Design Review Guidelines of LUC 20.25J.080.

- e. A wall or other screening of sufficient height to screen parked vehicles from views from adjoining rights-of-way and which exhibits a visually pleasing character is provided at all above-ground levels of the structure.
  - f. Safe pedestrian connection between the parking structure and the principal use exists.
  - g. Loading areas are provided for vanpools/carpools.
  - h. Vehicle height clearances for structured parking must be at least seven and one-half feet for the entry level to accommodate vanpool parking.
  - i. For all uses, no more than 25 percent of the required parking spaces may be designed and constructed in accordance with the dimensions for compact stalls provided in 20.20.590K.12.
- B. Transportation Management Program. The requirements of BCC 14.60.070 (Transportation Management Program) must be met as part of the Master Development Plan. An alternative TMP may be required by the City and/or proposed by the applicant, whereby a performance standard is designated and program features to attain this performance standard are established. Such program features may include special site design features, annual promotion events, contracted parking enforcement, shuttle services, financial incentives to employees, and a guaranteed ride home program.
- C. Commute Trip Reduction. The requirements of Chapter 14.40 BCC must be met as part of the Master Development Plan.

**20.25J.060 Landscape requirements**

- A. The provisions of LUC 20.20.520, except as they conflict with this section, apply to development within the Medical Institution Land Use District. The following landscaping provisions are required:

Street frontage	Landscaping Requirement (1)
I-405 Access Ramps (2)	Vertical landscape features, terraced planters or a combination of these features must be proposed and approved through the Design Review Process to mitigate the mass of building wall adjacent to the access ramps.
I-405 Right of Way (2)	20' wide Type II, using minimum 3" caliper deciduous and minimum 10' high coniferous.
NE 8 <sup>th</sup> Street	Gateway location and conceptual design approval required through the Master Development Plan review process. Gateway Design detail approval required through the Design Review process.
NE 10 <sup>th</sup> Street east of East Campus Drive	Gateway location and conceptual design approval required through the Master Development Plan review process. Gateway Design detail approval required through the Design Review process.

NE 10 <sup>th</sup> Street west of East Campus Drive	Corridor Design approval through Transportation Department Corridor Design Planning Study.
NE 12 <sup>th</sup> Street	20' wide Type II, using minimum 3" caliper deciduous and minimum 10' high coniferous. (3) (4)
116 <sup>th</sup> Ave NE	20' wide Type II, using minimum 3" caliper deciduous and minimum 10' high coniferous. (3) (4)

- (1) The tree retention provisions of LUC section 20.20.520E do not apply in the Medical Institution District.
  - (2) Required landscaping displaced as a result of expansion associated with widening of I-405 and/or associated access ramps is not subject to the nonconforming provisions of LUC 20.20.560.
  - (3) Street Frontage Landscaping will be reviewed through the Design Review process described in 20.25J.020B and is required only if a minimum 20 foot setback is provided in lieu of Streetscape Design Requirements (LUC 20.25J.080) and Street Frontage Design Guidelines (LUC 20.25J.090D).
  - (4) Street Frontage Landscaping in vicinity of required Gateways will be reviewed through the Design Review process described in 20.25J.015B and must comply with the Streetscape Design Requirements (LUC 20.25J.070) and Street Frontage Design Guidelines (LUC 20.25J.080D).
- B. The Director of the Department of Planning and Community Development may approve alternative landscaping requirement in accordance with the criteria in LUC 20.20.520J.

**20.25J.070 Streetscape Design Requirements**

A. Sidewalks

- 1. Minimum Width. The minimum width of sidewalks located on NE 8<sup>th</sup> Street, NE 12<sup>th</sup> Street, 116<sup>th</sup> Avenue NE and NE 10<sup>th</sup> Street east of East Campus Drive, is eight feet plus four feet in which street plantings are to be installed plus six inches of curb along any street.
- 2. Street Trees and Plantings
  - a. The property owner shall install street trees and plantings, in addition to any landscaping required by LUC 20.25J.060. Appropriate tree species will be determined through the Master Development Plan Process.
  - b. The area in which street plantings are installed must be located between the street and the sidewalk unless precluded by existing utilities which cannot reasonably be relocated. Required street trees together with shrubbery, groundcover and other approved plantings must be placed in a planter strip along the length of the frontage. The

planter strip must be at least 4 feet wide unless a smaller strip is approved by the Director. Vegetation included in the planter strip shall be urban in character, shall be compatible with other plantings within the property and along the same street, and shall reflect the character of the area in which they are planted.

- c. Street trees, at least three inches in caliper or as approved by the Director, must be planted at least three feet from the street curb, and a maximum of 25 feet on center, unless upon request of the applicant minor modification of this requirement is approved by the Director, and conforms to the sight distance requirements of BCC 14.60.240. A street tree planting area may also include decorative paving and other plant materials except turf.
  - d. Street tree and plantings shall be irrigated.
3. Corridor Design Planning Study. Sidewalk width and street planting requirements for the segment of NE 10<sup>th</sup> Street located west of East Campus Drive will be determined through a Corridor Planning Study prepared by the Bellevue Transportation Department.

#### B. Gateways

1. Number and Location. Three gateways are required for the Medical Institution District: on 116<sup>th</sup> Avenue NE at NE 8<sup>th</sup> Street, NE 10<sup>th</sup> Street and NE 12<sup>th</sup> Street. The gateways must be visually and physically accessible from the abutting sidewalk and located at or near grade.
2. Purpose. The gateways on 116<sup>th</sup> Avenue NE and NE 8<sup>th</sup> Street and NE 12<sup>th</sup> Street identify the entry into the district. The gateway on 116<sup>th</sup> Avenue NE at NE 10<sup>th</sup> Street identifies the entrance to hospital and ambulatory health care uses that have a presence in the Medical Institution District. All gateways should serve as a focal point and visual landmark.
3. Gateway location, conceptual design and installation phasing will be approved through the Master Development Plan process. Gateway design details will be approved through the Design Review process (refer to LUC section 20.25J.080B for applicable Design Guidelines).

#### C. Pedestrian Bridges

1. Where Permitted. Pedestrian bridges over the public right-of-way may be allowed at the following locations:
  - a. One on 116<sup>th</sup> Avenue NE between NE 10<sup>th</sup> Street and 12<sup>th</sup> Street;
  - b. One on 116<sup>th</sup> Avenue NE between NE 8<sup>th</sup> Street and 10<sup>th</sup> Street;
  - c. One on NE 10<sup>th</sup> Street between 116<sup>th</sup> Avenue NE and I-405.
2. Location and Design Plan. The City Council shall review any Medical Institution District Pedestrian Bridge Location and Design Plan, and may

amend any approved Medical Institution District Pedestrian Bridge Location and Design Plan, using the City Council Design Review Process, LUC 20.30F.116.

- a. Prior to issuance of any permits for a proposed Medical Institution District pedestrian bridge, a Medical Institution District Pedestrian Bridge Location and Design Plan must be submitted to and approved by the City Council.
  - b. A Medical Institution District Pedestrian Bridge Location and Design Plan shall identify the location of the Medical Institution District pedestrian bridge, include a finding by Council that the proposal satisfies the public benefit test set forth in paragraph C.3 of this section, be consistent with the development standards of paragraphs C.4 and C.5 of this section, and be consistent with the Comprehensive Plan.
  - c. The Director shall ensure that the approved Medical Institution District pedestrian bridge is constructed consistent with the Design Plan. Modification to the location of the Medical Institution District pedestrian bridge, or to the articulated public benefits requires approval by the City Council pursuant to this section. Modifications to the design of the crossing that do not modify the location or public benefits, and that are consistent with the intent of the Design Plan may be approved by the Director through the process set forth in Part 20.30F LUC.
  - d. The property owners shall record the approved Design Plan with the King County Division of Records and Elections and Bellevue City Clerk.
3. Public Benefit Process and Criteria. The Council may approve or approve with modifications a proposed Medical Institution District Pedestrian Bridge if it finds that the bridge provides a public benefit. For the purposes of this section, a Medical Institution District Pedestrian Bridge shall be determined to provide a public benefit when it meets all of the following criteria:
- a. The bridge improves pedestrian mobility;
  - b. The bridge provides a safe crossing alternative to the at-grade street crosswalks;
  - c. The bridge will increase the number of people able to cross from one side of the street to another at any one time;
  - d. The bridge improves circulation for employees and/or users of the hospital campus; and
  - e. The bridge functions as part of the public street system, except if the bridge is used for the transport of patients between hospital buildings or between a hospital building and an ambulatory health care center the bridge is not required to function as part of the public street system.



4. Development Standards for all pedestrian bridges (including those utilized for the transport of patients). Each proposed pedestrian bridge must be developed in compliance with the following standards:
  - a. The bridge provides a graceful connection between buildings on each side of the street. The bridge may be unenclosed; however if the bridge is fully enclosed or partially enclosed, the applicant shall demonstrate that it is necessary for weather protection and that 80% of the linear feet of the bridge has windows for visual access for bridge users to the streetscape below;
  - b. The bridge may not diverge from a perpendicular angle to the right-of-way by more than 30 degrees;
  - c. The interior width of the bridge, measured from inside face to inside face shall be no less than 10 feet and no more than 14 feet unless functional need is demonstrated, other applicable decision criteria are met and departure from the width standard is approved through the Master Development Plan review process;
  - d. The bridge shall be located at an upper building level, with a minimum clearance of 16 feet above the grade of the public right-of-way and a maximum clearance of 30 feet from the sidewalk grade unless functional need is demonstrated, other applicable decision criteria are met and departure from the clearance standard is approved through the Master Development Plan review process; and
  - e. Impacts on the function of City infrastructure, including but not limited to utilities, lighting, traffic signals, etc., shall be avoided or mitigated. Lighting shall be consistent with public safety standards;
5. Development Standards for pedestrian bridges that are not utilized for the transport of patients between hospital buildings or between a hospital and an ambulatory health care center must be developed in compliance with the following standards in addition to the standards in 20.25J.070.C.4:
  - a. The bridge must be open during hours when the adjoining buildings are open to the public. Signs shall be posted in clear view stating the hours that the pedestrian bridge is open to the public.
  - b. Vertical circulation elements must be designed to indicate the bridge is a clear path for crossing the public right of way.
  - c. Directional signage shall identify circulation routes for all users. Signage on the exterior of the bridge, or on the interior of the bridge that is visible from a public sidewalk or street is not permitted;
  - d. Public Access – Legal Agreement.

- i. Owners of property that is used for pedestrian bridge circulation and access between the bridge and public sidewalk shall execute a legal agreement providing that such property is subject to a nonexclusive right of pedestrian use and access by the public during hours of bridge operation.
- ii. The agreement shall provide that the public right for pedestrian use shall be enforceable by the City of Bellevue, and the City shall have full rights of access for the pedestrian bridge and associated circulation routes for purposes of enforcing the rights of the public under this agreement.
- iii. Owners of property subject to this legal agreement will maintain the pedestrian access route and may adopt reasonable rules and regulations for the use of this space; provided, that the rules and regulations are not in conflict with the right of pedestrian use and access and consistent with this section.
- iv. The agreement shall be recorded with the King County Division of Records and Elections and Bellevue City Clerk.

#### **20.25J.080 Design Review Guidelines**

In addition to the decision criteria in LUC 20.30F.145, the following criteria apply:

- A. General Guidelines. Each structure and all proposed site development must comply with the approved Master Development Plan. If the application for Design Review contains elements inconsistent with the approved Master Development Plan, the Director may not approve the Design Review until the Master Development Plan is amended to include those elements; and
- B. Site Design Guidelines
  1. Develop site improvements and amenities consistent with the phasing approved in the Master Development Plan;
  2. Provide visual and functional connections between uses within the District by incorporating areas of vegetation, outdoor spaces and pedestrian connections;
  3. Provide outdoor spaces to promote visually pleasing, safe and healing/calming environments for workers, patients and visitors. Solar access to and from the open space areas should be considered and maximized to the extent feasible;
  4. Enhance the buildings and site with landscaping which includes living plant material as well as special pavements, trellises, screen wall planters, water, rock features and site furniture;
  5. Convey an image of public use and identify each major medical institution within the Medical Institution District as a prominent landmark in the

community through the location and configuration of major structures, gateways and landscaping;

6. Functionally relate the structures and site layout, including landscaping, gateways, internal circulation patterns, pedestrian connections, plazas and seating areas and provide physical connections to adjacent site development;
7. Locate vehicle entry points in safe, obvious and convenient locations to promote simple way-finding for new visitors;
8. Provide obvious and inviting pedestrian routes. Design connections to form logical routes from origins to destinations. Use trees and landscaping to provide definition and enclosure for pedestrian connections;
9. Coordinate vehicular and pedestrian access which minimizes interaction and avoids creation of unsafe crossings. Maximize the separation of vehicular traffic from pedestrian areas by means of level changes, space and distance or landscaping;
10. Locate vehicle drop-off areas in close proximity to building entries;
11. Gateways and Outdoor Spaces Interior to the Site
  - a. Design and locate outdoor spaces and gateways, as part of a comprehensive system of spaces in the Medical Institution District;
  - b. Design outdoor spaces to be handicapped accessible;
  - c. Design outdoor spaces and gateways to include landscape features, seasonal color planting areas, sculptures and/or water features;
  - d. In designing outdoor spaces and gateways, consider the following:
    - i. Orientation. Orient to sunlight to the maximum extent feasible and provide good physical and visual access to the sidewalk or walkway, so that the space is perceived as an extension of the sidewalk.
    - ii. Dimensions. Size is adequate for seating, planting, etc., but not so large as to appear barren and uninviting.
    - iii. Seating. Provide seating at comfortable height and depth, and appropriate arrangement appropriate for both single and group users.
    - iv. Pavement. Use nonglare, nonslip, and safe surface materials.
    - v. Trees and Planting. Consider provision for shade and sun. Use to create space and define human scale. Provide protection from wind.

- vi. Amenities. Use pedestrian scaled lighting, fountains or other water features, litter receptacles and sheltered waiting areas.
- viii. Physical access. Ensure ready physical as well as visual access with special attention to elevational difference.
- ix. Enclosure. Use landscaping or structure to provide a sense of enclosure, while ensuring visual access for safety.

C. Building Design Guidelines

- 1. Each structure must promote quality design and enhance the coordination of development within the Master Development Plan. Materials, finishes, and details should be superior in quality;
- 2. Design roof forms and building massing that create a visual identity for the institution through interesting and unique shapes. In the Medical Office Perimeter Development Area, buildings above 75 feet should provide a distinctive identity and sculptural effect on the campus skyline by shaping the upper floors through stepbacks and by utilizing distinctive and integrated roof top appurtenances;
- 3. Ensure that vegetation, unique architectural forms and materials are the predominant image from the freeway by giving special attention to the structures facing freeway corridors;
- 4. Avoid blank facades on buildings facing I-405 and associated access ramps. Generally, a blank façade would consist of predominantly windowless areas. If such facades are necessary for functional reasons, they should be mitigated by the addition of planting, modulation, materials variation, artwork or other features;
- 5. Minimize the visual impacts of parking by integrating parking facilities into the site and with surrounding development;
- 6. Locate service areas for trash dumpsters, loading docks and mechanical equipment away from public rights-of-way where possible. Screen views of those elements if they cannot be located away from public frontages; and
- 7. Incorporate weather protection and pedestrian amenities for transit facilities.

D. Street Frontage Design Guidelines Applicable to Medical Office Perimeter Development Area Sidewalks

- 1. Avoid blank facades on buildings located on the perimeter of the Medical Institution District or on buildings that are highly visible from public rights-of-way. Generally, a blank façade would consist of a windowless area that is larger than 1,000 SF. If such facades are necessary for functional reasons, mitigation shall be provided through addition of planting, modulation, materials variation, artwork or other features that would cover at least 50

percent of the blank façade area unless a smaller coverage area is permitted through a Master Development Plan approval;

2. Provide ground floor building elements that are accessible and comfortable to pedestrians through use of human scale design elements, such as recessed entries, entrance canopies, planters, benches, variations in paving materials and lighting features;
3. Provide weather protection through use of sheltered walkways or sidewalks, canopies, multiple building entrances, lobbies and entries of sufficient size and accessibility; and
4. Design entries to be clearly identifiable from the public rights-of-way adjacent to the Medical Institution District.

Section 3. Note (14) of the Uses in land use district - Wholesale and Retail chart located in Section 20.10.440 of the Bellevue Land Use Code is hereby amended as follows:

...

(14) Eating and Drinking Establishments are permitted in the OLB, F2 and F3 Districts subject to the following criteria:

- (a) Such uses are physically integrated within a structure primarily used as a hotel or motel, office building, charitable, social, professional and labor organization, fraternal lodge, recreational facility or institution such as a public assembly (indoor).
- (b) Such uses do not exceed 20 percent of the gross floor area of the structure or structures.
- (c) The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns.

...

Section 4. Section 20.20.005 of the Bellevue Land Use Code is hereby amended 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 Downtown Land Use Districts, the Evergreen Highlands Design District, the Evergreen Highlands Subarea Transportation Improvement Overlay District, Institution District, and the OLB-OS Land Use District. All structures and activities in the City not located in the above districts shall conform to the dimensional requirements in Chart 20.20.010. Dimensional requirements for the Downtown Land Use Districts are found in LUC 20.25A.020. Dimensional requirements for the Evergreen Highlands Design District are found in Part 20.25F. Dimensional requirements for the Evergreen Highlands Subarea Transportation Improvement Overlay District are found in Part 20.25G. Dimensional requirements for the Medical Institution District are found in Part 20.25J. Dimensional requirements for the OLB-OS Land Use District are found in LUC

20.25L.030. Additional special dimensional requirements for designated areas of the City are contained in other parts of the Code as follows:

- A. Part 20.25B LUC – Transition Areas;
- B. Part 20.25C LUC – OLB Districts;
- C. Part 20.25E LUC – Shoreline Overlay District;
- D. Part 20.25H LUC – Sensitive Area Overlay District.

Section 5. Section 20.20.195A of the Bellevue Land Use Code is hereby amended as follows:

20.20.195 Communication, broadcast and relay facilities.

A. Definitions.

The following definitions apply to this section:

1. Flush mounted” shall mean attached to the face of the support structure or building such that no portion of the antenna extends above the height of the support structure or building. Where a maximum flush mounting distance is given, that distance shall be measured from the outside edge of the support structure or building to the inside edge of the antenna.
2. Gateway intersection” shall mean those intersections identified on Figure UD-1 in the Comprehensive Plan, now or as hereafter amended.
3. Nonresidential land use districts” shall mean PO, O, OLB, OLB-OS, LI, GC, NB, CB, F1, F2, F3, EH, MI and all Downtown land use districts.
4. Residential land use districts” shall mean R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20 and R-30.
5. Utility support structure” shall mean street or pedestrian light standards, guy poles, traffic signal standards, and poles or towers supporting electrical, telephone, cable or other similar facilities.

...

Section 6. Section 20.20.520F.2 of the Bellevue Land Use Code is hereby amended as follows:

...

2. Planting Requirements for Specific Uses. Notwithstanding the provisions of paragraph F.1 of this section, the uses listed in this paragraph require specific landscaping as follows:

- a. Subject to paragraph F.6 of this section, the following uses require 15 feet of Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use; and if located outside of a public right-of-way:
  - i. Utility sub-station;
  - ii. Sewage pumping station;
  - iii. Water distribution facility.

Alternative landscaping may be approved by the Director of Planning and Community Development if the requirements of subsection J of this section are met, and if visibility is essential to safety, security, or maintenance access.

- b. Subject to paragraph F.6 of this section, the following uses require 10 feet of Type II landscaping along the street frontage, and 10 feet of Type III landscaping along interior property lines unless a more stringent requirement is specified in paragraph F.1 of this section:
  - i. Church;
  - ii. Commercial or public parking lot not serving a primary use;
  - iii. Mobile home park;
  - iv. Government service building;
  - v. Community club;
  - vi. Charitable or fraternal organization;
  - vii. Hospital not located in the Medical Insitution District;
  - viii. Solid waste disposal facility.

Alternative landscaping may be approved by the Director of Planning and Community Development if the requirements of subsection J of this section are met.

- c. Subject to paragraph F.6 of this section, equipment and vehicle storage yards require 15 feet of Type I landscaping on all sides if in a Transition Area, or visible from a public right-of-way. Alternative landscaping may be approved by the Director of Planning and Community Development if the requirements of subsection J of this section are met.
- d. Subject to paragraph F.6 of this section, the perimeter landscaping requirements for schools are set forth in LUC 20.20.740. Alternative landscaping may be approved by the Director of Planning and Community Development if the requirements of subsection J of this section are met.

Section 7. Section 20.20.590K.8.a of the Bellevue Land Use Code is hereby amended as follows:

...

8. Internal Walkways.

- a. When Required. The property owner shall install internal walkways in each new development or substantial remodel of existing development in R-10, R-15, R-20, R-30, NB, PO, O, OLB, OLB-OS, CB, LI, GC, MI or Downtown Land Use Districts. In addition, schools in all land use districts shall install internal walkways in each new facility or substantial remodel of an existing facility.
- b. Location. The property owner shall provide internal walkways around the building to the extent necessary to assure safe access to the building from parking areas, adjacent properties, and public sidewalks or street rights-of-way and to assure consistency with the requirements of Part 20.25A LUC. All required internal walkways must be located and constructed as an integrated part of existing sidewalks and pedestrian trails, and must coordinate with City plans for pedestrian circulation, including, but not limited to the Comprehensive Plan, formed or planned Local Improvement Districts, and approved Capital Improvement Projects.
- c. Design Criteria. Except as otherwise specified in Part 20.25A LUC, internal walkways provided pursuant to this section must be designed and installed in conformance with the following:
  - i. Surface Materials. Internal walkways must be paved with hard-surfaced material such as concrete, asphalt, stone, brick, tile, etc. Only nonskid paving may be used in walkway construction.
  - ii. Walkway Marking. Internal walkways must be curbed and raised at least six inches above the parking lot grade except where they cross driveways or aisles or where necessary to meet handicap requirements. Alternatively, the Director of Planning and Community Development may approve walkways delineated by distinctive paving material or marking when adequate pedestrian safety is provided.
  - iii. Width. Internal walkways must be a minimum of four feet wide, exclusive of parked car overhangs. Where necessary to ensure four feet of unobstructed walkway, wheel stops are required.
  - iv. Stairs.
    - (1) General. Within any continuous exterior flight of stairs that is part of an internal walkway system, the largest riser height must not exceed the smallest by more than three-eighths of an inch and the largest tread run must not exceed the smallest by more than three-eighths of an inch.
    - (2) Adjacent Flights of Stairs. A flight of stairs that is connected with any other flight of stairs may have different rise and tread dimensions only if the flights of stairs are separated by



at least eight horizontal feet of walkway that is constructed at a constant elevation.

- v. Lighting. Night lighting must be provided where stairs, curbs, ramps or abrupt changes in walk direction occur.
- vi. Markings. Where pedestrian walks cross parking areas or automobile circulation lanes, the pedestrian walk must be defined by use of a contrasting material or marking, including but not limited to white concrete in an asphalt area, visually obvious paint stripes or other clearly defined pattern.
- vii. Handrails. The Director of Planning and Community Development may require handrails where more than two risers exist and the use of such stairs warrants handrails for safety reasons.

...

Section 8. Section 20.25B.020B of the Bellevue Land Use Code is hereby amended as follows:

...

B. Limitations.

1. Where a transition area abuts a portion of I-90, I-405, SR 520, Burlington Northern Railroad right-of-way, or power transmission line, which is located in a single-family or multifamily district, the City shall include that portion as part of the required width of the transition area.
2. If the applicant establishes that a minimum 150 feet width greenbelt or native growth protection easement is permanently dedicated for nonbuildable purposes and is located in a single-family or multifamily district, the City shall include that portion as part of required width of the transition area.
3. Development within any Downtown Land Use District is not subject to Transition Area Design District requirements (refer to LUC 20.25A.090, Perimeter Design District).
4. Development within the F1 Land Use District is not subject to Transition Area Design District requirements.
5. Development within the OLB-OS Land Use District is not subject to Transition Area Design District requirements where that property receiving transition is developed in a nonresidential use.
6. Development of a wireless communications facility is not subject to Transition Area Design District requirements.
7. Development within the Medical Institution Land Use District is not subject to Transition Area Design District requirements.

...

Section 9. Note (9) in Section 20.25L.020 of the Bellevue Land Use Code is hereby amended as follows:

...

- (9) Eating and Drinking Establishments are permitted in the OLB-OS District subject to the following criteria:
  - (a) Such uses are physically integrated within a structure primarily used as a hotel or motel, office building, charitable, social, professional and labor organization, fraternal lodge, recreational facility or institution such as a public assembly (indoor).
  - (b) Such uses do not exceed 20 percent of the gross floor area of the structure or structures.
  - (c) The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns.

Section 10. Section 20.35.015 of the Bellevue Land Use Code is hereby amended as follows:

20.35.015 Framework for decisions.

- A. Land use decisions are classified into four processes based on who makes the decision, the amount of discretion exercised by the decisionmaker, the level of impact associated with the decision, the amount and type of public input sought, and the type of appeal opportunity.
- B. Process I decisions are quasi-judicial decisions made by the Hearing Examiner on project applications. The following types of applications require a Process I decision:
  - 1. Conditional Use Permits (CUPs) and Shoreline Conditional Use Permits;
  - 2. Preliminary Subdivision Approval (Plat);
  - 3. Planned Unit Development (PUD) Approval; and
  - 4. Protected Area Development Exception (PADE);

provided, that applications for CUPs, shoreline CUPs, preliminary plats, PUDs, and PADEs within the jurisdiction of a Community Council pursuant to RCW 35.14.040 shall require a Process III decision.

- C. Process II decisions are administrative land use decisions made by the Director. Threshold determinations under the State Environmental Policy Act (SEPA) made by the Environmental Coordinator and Sign Code variances are also Process II decisions. (See the Environmental Procedures Code, BCC 22.02.034 and Sign Code, BCC 22B.10.180.) The following types of applications require a Process II decision:

1. Administrative Amendments;
  2. Administrative Conditional Use;
  3. Design Review;
  4. Home Occupation Permit;
  5. Interpretation of the Land Use Code;
  6. Preliminary Short Plat;
  7. Shoreline Substantial Development Permit;
  8. Variance and Shoreline Variance;
  9. Small Lot Protected Area Development Exception;
  10. Master Development Plans for the Medical Institution District; and
  11. Review under State Environment Policy Act (SEPA) when not consolidated with another permit.
- D. Process III decisions are quasi-judicial decisions made by the City Council. The following types of applications require a Process III decision:
1. Site-specific or project-specific rezone;
  2. Conditional Use, Shoreline Conditional Use, Preliminary Plat, Planned Unit Development, and Protected Area Development Exception projects subject to the jurisdiction of a Community Council pursuant to RCW 35.14.040; and
  3. A rezone of any property to the OLB-OS Land Use District designation.
- E. Process IV decisions are legislative nonproject decisions made by the City Council under its authority to establish policies and regulations regarding future private and public development and management of public lands. The following are Process IV decisions:
1. Consideration of suggestions for amendments to the Comprehensive Plan (Annual Docket Adoption);
  2. Amendments to the text of the Land Use Code or Comprehensive Plan;
  3. Amendments to the Comprehensive Plan Map;
  4. Amendments to the Zoning Map (rezones) on a citywide or areawide basis.
- F. Other types of land use applications and decisions made by the Director, including those set forth below, are minor or ministerial administrative decisions, exempt from the above land use processes. Notice and an administrative appeal opportunity are not provided. LUC 20.35.020 through 20.35.070, however, apply to all land use applications.
1. Boundary Line Adjustment;
  2. Final Plat (also requires Hearing Examiner approval prior to recording);
  3. Final Short Plat;
  4. Land Use Exemption;
  5. Temporary Use Permit;
  6. Vendor Cart Permit;

7. Requests for Reasonable Accommodation as defined by Part 20.30T LUC.\*

*\*Not effective within the jurisdiction of the East Bellevue Community Council.*

Section 11. Section 20.35.020 of the Bellevue Land Use Code is hereby amended as follows:

20.35.020 Pre-application conferences.

A pre-application conference is required prior to submitting an application for Conditional Use or Shoreline Conditional Use Permits, preliminary subdivision approval, planned unit developments, Master Development Plans and Design Review projects, unless waived by the Director.

Section 12. Table 20.35.210A of Section 20.35.210 of the Bellevue Land Use Code is hereby amended as follows:

...

**Table 20.35.210.A**

Application Type	Publish	Mail	Sign
Administrative Amendment	X	X	X
Administrative Conditional Use	X	X	X
Design Review	X	X	X
Home Occupation Permit	X	X	
Interpretation of Land Use Code	X		
Preliminary Short Plat	X	X	X
Shoreline Substantial Development Permit	X	X	
Variance, Shoreline Variance	X	X	
Small Lot Protected Area Development Exception	X	X	
Master Development Plan	X	X	X
SEPA Review (when not consolidated with another permit)	X		

Section 13. Ambulatory Health Care Center definition is hereby added to Section 20.50.010 of the Bellevue Land Use Code as follows:

**20.50.010 A Definitions**

**Ambulatory Health Care Center.** A medical institution building which is designed for delivery of a range of health care and high acuity specialty care services and is not licensed as a hospital.

Section 14. Hospital definition in Section 20.50.024 of the Bellevue Land Use Code is hereby amended as follows:

## 20.50.024 H Definitions

**Hospital.** A building requiring a license pursuant to Ch. 70.41 RCW and designed and used for the medical, surgical diagnosis, treatment and housing of persons under the care of doctors and nurses and including ancillary uses such as cafeterias, florists and patient and visitor-related services. Rest homes, nursing homes, convalescent homes and clinics are not included.

Section 15. A new definition of Medical Institution District is hereby added to section 20.50.034 of the Bellevue Land Use Code as follows:

## 20.50.034 M Definitions

**Medical Institution District.** The area of the City located generally from I-405 on the west to 116<sup>th</sup> Avenue NE on the east and from NE 12<sup>th</sup> Street on the north to NE 8<sup>th</sup> Street on the south, specifically:

That portion of the East half of the Southeast 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 said subdivision; thence Westerly along the South line thereof 156.65 feet; thence Northerly at right angles to the South line of said subdivision a distance of 75.00 feet to an angle point on the Easterly margin of Interstate 405, as shown on Primary State Highway No. 1(SR 405) Mid Lakes to Kirkland, Right of Way Plans, sheets 3 and 15 of 27, dated July 1, 1952; thence Northwesterly and Northerly along said Easterly margin to the centerline of N.E. 12th Street, as shown on N.E. 12th Street Right of Way Plans, filed at the City of Bellevue Transportation Department, sheet 3 of 5, dated August 1968; thence Northeasterly along said centerline to the East line of the Southeast quarter of said Section 29; thence Southerly along said East line to the Point of **Beginning**.

Hospital Center Development Area (DA1): That portion of the East half of the Southeast 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 said subdivision; thence North 00°54'18" East along the East line thereof 699.78 feet; thence North 88°04'23" West 190.69 feet; thence North 00°54'18" East 977.28 feet to the South line of Tract G, Overlake Hospital Medical Center Binding Site Plan, as filed under Recording No. 9904011437; thence North 89°05'42" West along said South line to the Southwest corner of said Tract G; thence continuing North 89°05'42" West along the Westerly extension of said South line 16.60 feet; thence North 27°50'09" West to the centerline of N.E. 12th Street, as shown on N.E. 12th Street Right of Way Plans, filed at the City of Bellevue Transportation Department, sheet 3 of 5, dated August 1968; thence Southwesterly along said centerline to the Easterly margin of Interstate 405, as shown on Primary State Highway No. 1(SR 405) Mid Lakes to Kirkland, Right of Way Plans, sheets 3 and 15 of 27, dated July 1, 1952; thence Southerly and Southeasterly along said Easterly margin to the intersection of the North margin of N.E. 8th Street; thence Southerly at right angles to the South line of the Southeast quarter of said Section 29 a distance of 75.00 feet to the South line of said Southeast quarter; thence Easterly along said South line 156.65 feet to the **Point of Beginning**.

Medical Office Perimeter Development Area (DA2): That portion of the East half of the Southeast quarter of Section 29, Township 25 North, Range 5 East, W.M., in King

County, Washington, described as follows: Commencing at the Southeast corner of said subdivision; thence North 00°54'18" East along the East line thereof 699.78 feet to the **True Point of Beginning**; thence North 88°04'23" West 190.69 feet; thence North 00°54'18" East 977.28 feet to the South line of Tract G, Overlake Hospital Medical Center Binding Site Plan, as filed under Recording No. 9904011437; thence North 89°05'42" West along said South line to the Southwest corner of said Tract G; thence continuing North 89°05'42" West along the Westerly extension of said South line 16.60 feet; thence North 27°50'09" West to the centerline of N.E. 12th Street, as shown on N.E. 12th Street Right of Way Plans, filed at the City of Bellevue Transportation Department, sheet 3 of 5, dated August 1968; thence Northeasterly along said centerline to the East line of the Southeast quarter of said Section 29; thence Southerly along said East line to the **True Point of Beginning**.

Section 16. A new definition of Pedestrian Bridge, Medical Institution is hereby added to section 20.50.040 of the Bellevue Land Use Code as follows:

#### **20.50.040 P Definitions**

**Pedestrian Bridge, Medical Institution.** A pedestrian connection above the public right-of-way within the Medical Institution District or between the Medical Institution District and an adjacent land use district in conformance with 20.25J.070C.

Section 17. A new definition of Stepback is hereby added to section 20.50.046 of the Bellevue Land Use Code as follows:

#### **20.50.046 S Definitions**

**Stepback.** The roof or deck area that is unoccupied by structure resulting when an upper level or portion of a building is set back from the floor(s) below.

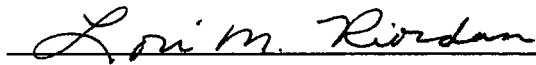
PASSED by the City Council this 7th day of March, 2005,  
and signed in authentication of its passage this 7th day of March, 2005.

(SEAL)

  
\_\_\_\_\_  
Connie B. Marshall, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

  
\_\_\_\_\_

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Published March 11, 2005