

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6340

AN ORDINANCE amending the City of Bellevue Land Use Code, modifying the Medical Institution District Development Areas Map and restricting allowed building heights for hospitals located within 150 feet of 116th Avenue NE; amending Sections 20.25J.010 and 20.25J.030; providing for severability, and establishing an effective date.

WHEREAS, the Wilburton/NE 8th Subarea Plan speaks to the importance of medical institution district development, and how medical institution uses located in the Medical Institution District provide “a vital public service for the Eastside community”; and

WHEREAS, the area bounded by NE 8th and NE 12th and 116th Avenue NE and I-405 was specifically identified in Policy S-WI-7 for medical institution development purposes; and

WHEREAS, the discussion associated with Policy S-WI-7 describes how the “City should facilitate development of a long-term master plan that addresses the continued evolution and updating of this facility.”; and

WHEREAS, Overlake Medical Center (OMC) is located within the City’s Medical Institution District; and

WHEREAS, representatives of OMC have requested a Land Use Code Amendment to facilitate Project futureCare, a series of campus upgrades that are necessary to modernize patient care and allow OMC to compete with other regional medical providers; and

WHEREAS, adoption of the proposed Land Use Code Amendment will ensure consistency with Policy S-WI-7 of the City’s Comprehensive Plan that was adopted pursuant to RCW 36.70A.040, and was previously subjected to environmental review; and

WHEREAS, limitations imposed on building height in the amendments to the MI Dimensional Chart will ensure that any project development approved under the amended code language would have no greater visual impacts than those anticipated and disclosed in the previously undertaken environmental review; and

WHEREAS, a categorical exemption from the requirements of SEPA was deemed appropriate by the Bellevue Environmental Coordinator on January 19, 2017; and

WHEREAS, the City Council held the required public hearing on February 6, 2017, and found that the proposed amendments are consistent with the Comprehensive

Plan, enhance the public safety and welfare, and are not contrary to the best interest of the citizens and property owners of the City of Bellevue, now, therefore;

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



Legend

- DA1 = Development Area 1, Hospital Center Development Area
- DA2 = Development Area 2, Medical Office Perimeter Development Area
- DA3 = Development Area 3, Hospital Perimeter Development Area

Section 1. Land Use Code Section 20.25J.010 is hereby amended to update the Medical Institution District Development Areas Map as follows:

Medical Institution District Development Areas

Section 2. Land Use Code Section 20.25J.030 is hereby amended to update Note (10) as follows:

....

(10) The maximum building height of a hospital is 200 feet, except that any portion of a hospital located within 150 feet of the 116th Ave NE right-of-way shall have a maximum building height of 140 feet.

....

Section 3. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 4. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this 21st day of February, 2017 and signed in authentication of its passage this 23rd day of February, 2017.

(SEAL)





John Stokes, Mayor

Approved as to form:

Lori M. Riordan, City Attorney



Catherine A. Drews, Assistant City Attorney

Attest:



Kyle Stannert, City Clerk

Published February 24, 2017.