

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 2599

A RESOLUTION relating to amendments to the Bellevue Comprehensive Plan and adding new policies thereto.

WHEREAS, the City has adopted a Comprehensive Plan for the physical development of the City of Bellevue; and

WHEREAS, after review and study the Planning staff has submitted to the Planning Commission, as a product of the ongoing review process, proposed amendments and new policies to the Comprehensive Plan for the City; and

WHEREAS, after due study and deliberation the Planning Commission has recommended the adoption of said amendments and new policies to the Comprehensive Plan of the City of Bellevue; and

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

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

Section 1. The Definitions listed below are not included as part of the Comprehensive Plan Goals and Policies, but rather are intended to serve as an explanatory guide in the interpretation of those goals and policies.

DEFINITIONS

Note: Terms below prefaced by an asterisk are defined as the number of dwelling units per unit area of developed residential land, including public rights-of-way and permanent open space.

FREEWAY CORRIDOR: Areas whose suitability for development is significantly affected by impacts of the freeway and its use.

LOW DENSITY\* SINGLE-FAMILY. A semi-rural residential designation allowing up to 1.5 dwelling units per acre.

MEDIUM DENSITY\* SINGLE-FAMILY. A suburban residential designation allowing up to 3.5 dwelling units per acre.

HIGH DENSITY\* SINGLE-FAMILY. An urban residential designation allowing up to 5 dwelling units per acre.

LOW DENSITY\* MULTI-FAMILY. A multiple unit designation allowing up to 10 units per acre.

MEDIUM DENSITY\* MULTI-FAMILY. A multiple unit designation allowing up to 20 housing units per acre.

MEDIUM DENSITY HIGH RISE MULTI-FAMILY. A multiple unit designation allowing up to 40 units per acre with provisions for substantial open space.

HIGH DENSITY HIGH RISE MULTI-FAMILY. A multiple unit designation allowing up to 75 units per acre with provisions for substantial open space.

OFFICE, INSTITUTIONAL AND LIMITED BUSINESS. An office and transitional classification allowing limited business. This designation is prescribed specifically for freeway corridor development and may also be appropriate as a transition between higher intensity uses and residential uses.

MIXED OFFICE AND MULTI-FAMILY. A general use category designed to provide a mixture of medium density multi-family uses with compatible office and limited business uses. Comment: This category performs a transitional function of somewhat lower overall intensity than O.I.L.B. It is not intended for freeway corridors but should be adjacent to higher intensity uses and major traffic routes.

RETAIL - COMMERCIAL. Provides space for retail business activities oriented to the general public, including commercial activities requiring retail contact in addition to incidental shop and storage facilities. Comment: This use is specifically limited to well-defined districts with appropriate access and buffering at the edges.

MANUFACTURING. Intended uses are processing operations, wholesale, warehousing, limited manufacturing activities and retail sale of bulk or large scale items. Comment: While Bellevue does not offer a true manufacturing category, this designation is the heaviest "manufacturing" use district provided. These districts must be clearly defined and located to offer a solution to circulation as well as provide a significant scaling down and/or buffering at the edges.

OPEN USE GENERAL. Land uses permitted may range from single-family residential to office and apartments but must maintain about 90% of the land in an "open" or essentially natural state. Comment: This category is assigned to environmentally sensitive areas such as critical wetlands.

OPEN USE RESIDENTIAL. A land use classification reserved for single-family residential areas with environmentally sensitive soil/slope conditions. Comment: This designation identifies general areas of potential environmental conflict and suggests additional considerations be applied to developments.

PARKS AND OPEN SPACE. Includes public and quasi-public parks, golf courses and recreation facilities that are either in public control or are committed for public acquisition.

Section 2. There is hereby added to the Bellevue Comprehensive Plan, General Land Use Element, a new goal statement to read as follows:

XXI. B. 000. Goal: It is the intent of the City Council that Bellevue shall remain primarily a single family residential community. Land uses other than single family residential must be justified and are to be concentrated in designated districts. The policies of the comprehensive plan are intended to implement this goal.

Section 3. There is hereby added to the Bellevue Comprehensive Plan, General Land Use Element, two new policies to read as follows:

XXI. B. 030 Availability of community facilities, utilities and the quantity of land presently designated in the (requested) category shall be a consideration in land use decisions.

XXI. B. 035 The Comprehensive Plan shall contain a graphic illustration of policy. This example shall serve as a current interpretation of land use policies but shall not supersede comprehensive plan policies nor restrict the City legislative or advisory bodies in making land use decisions.

Section 4. There is hereby added to the Bellevue Comprehensive Plan, Commercial Development Element, two new policies to read as follows:

XXI. F. 035 Office uses are considered appropriate:

- (a) In freeway corridors;
- (b) As a buffer between working or trading areas and residential areas where required and appropriate;
- (c) In retail-commercial areas.

XXI. F. 040. In all areas where development proposals may lie within a freeway corridor, an analysis shall be required to identify specific freeway related impacts.

Section 5. The Bellevue Comprehensive Plan, Residential Development Element, Policy XXI. G. 010 is hereby amended to read as follows:

- XXI. G. 010. Established residential neighborhoods shall be protected and either preserved or renewed. When a neighborhood, or portion thereof, experiences pressure for change in residential character, due to such factors as a change in life styles, land values, or the obsolescence of structures, such change shall not be permitted without appropriate review and consultation with the local community.

Section 6. The Bellevue Comprehensive Plan, Residential Development Element, Policy XXI. G. 020 is hereby amended to read as follows:

- XXI. G.020 The density of development in residential areas shall be determined by considering natural constraints, public facilities, streets, public transportation patterns, neighborhood character and community need.

- A. In all undeveloped single-family areas, medium or low density single family development shall be encouraged. High density single-family development may be permitted as a conditional use. This, however, shall not preclude land use change if consistent with other plan policies.
- B. Single-family attached housing may be permitted in single family areas as part of a planned residential unit development.
- C. Low density multi-family dwelling units may be permitted where buffering single family uses from more intense uses, depending upon the effect on, and compatibility with, the existing character of the neighborhood. This policy shall include, but not be limited to, consideration of design solutions which demonstrate compatibility with the site and surrounding uses.
- D. Low and medium density multi-family uses shall be considered compatible with office uses in office use districts where design solutions demonstrate no adverse impact to the apartment dweller, the area and the community. Office uses shall not be considered compatible in low and medium density multi-family districts.

Multi-family development may be permitted in office use districts, as a transition between working and trading areas and residential areas and on the edges of single-family neighborhoods. Critical

factors that shall be considered are circulation, availability of community facilities and compatibility of the multi-family development with the surrounding neighborhood and adjacent land uses.

Where abutting a single-family residential district, multi-family development shall be reduced to low density multi-family and units shall be of a single-family design character.

- E. All high-rise development shall be subject to design review to insure compatibility with surrounding land uses, and to preserve and promote open space.
- (1) Medium-density high-rise apartments may be permitted in appropriate locations convenient to commercial areas and major transportation corridors.
  - (2) High-density high-rise apartments may be permitted in clearly defined areas within and adjacent to the Central Business District and its surrounding districts. Residential uses may be combined with other uses in the same building, or complex in the defined area.

Section 7. Resolution 2357 and the Land Use Map element of the Comprehensive Plan are each hereby amended to reflect the following:

Map Item 27 (Bellevue Planning Department Comprehensive Plan Review Memorandum dated March 11, 1975) which encompasses the area south of Somerset plat and south of S.E. 50th within the city boundaries shall be changed to reflect medium density single-family to replace the present low density single-family designation.

Section 8. The Comprehensive Plan goals and policies shall be reviewed two years from the adoption date of this Resolution. A review may be initiated at an earlier date at the discretion of the City Council.

Section 9. The clerk is hereby directed to certify the original of this resolution, to file the same, and to keep the same on file in the

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Clerk's office available for public inspection, and to file a copy of the same with the King County Department of Records.

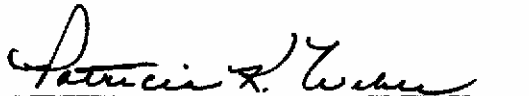
PASSED by the City Council this 6 day of October, 1975, and signed in authentication of its passage this 6 day of October, 1975.

(SEAL)



Richard M. Foreman, Mayor

Attest:



Patricia K. Weber, City Clerk