

3771c
11-29-88

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5086

A RESOLUTION amending the Wilburton/N.E. 8th Street Subarea of the Comprehensive Plan for the development of the City of Bellevue; specifically amending Policies 21.V.7.309, 21.V.7.311 and 21.V.7.503; adding new Policies 21.V.7.312, 21.V.7.313 and 21.V.7.314; with commensurate changes to the Wilburton/N.E. 8th Street Subarea Land Use Diagram.

WHEREAS, the Wilburton/N.E. 8th Street Subarea Section of the Subarea Element of the Comprehensive Plan for the development of the City of Bellevue was adopted by Resolution No. 3769 on August 3, 1981; and

WHEREAS, Section 20.30I.125 of the Land Use Code provides for the initiation of amendments to subarea plans of the Comprehensive Plan by the City Council; and

WHEREAS, on April 4, 1988, the City Council initiated an amendment for the Wilburton/N.E. 8th Street Subarea Plan; and

WHEREAS, the Planning Commission held a public hearing on May 25, 1988 with regard to the proposed amendment of the Wilburton/N.E. 8th Street Subarea Plan; and

WHEREAS, following further review and consideration, the Planning Commission submitted its recommendation to the City Council for approval of the proposed amendment of the Wilburton/N.E. 8th Street Subarea Plan; 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. Subsection 21.V.7.309 of Section 21.V.7 of the Comprehensive Plan, the Wilburton/N.E. 8th Street Subarea Plan, is amended to read as follows:

The Wilburton Addition area along both sides of S.E. 4th and 5th Streets and east of 118th Avenue is appropriate for medium density multifamily uses, with the density not to exceed 15 units per acre, in accordance with the Land Use Diagram. Proposed development should be subject to design review to encourage preservation of

3771c
11-29-88

significant views from the adjacent park land and to encourage structures which are similar in design, height and bulk to structures along the western portion of 118th Avenue S.E. Appropriate mitigation measures should be required of development to ensure that traffic does not significantly impact neighborhoods to the east. Mitigation measures may include traffic diverters and signalization.

Section 2. Section 21.V.7.311 of Section 21.V.7 of the Comprehensive Plan, the Wilburton/N.E. 8th Street Subarea Plan, is amended to read as follows:

The Galeno property adjacent to and north of Main Street at 124th Avenue N.E. is appropriate for single-family medium-density in accordance with the Land Use Diagram. Traffic impacts associated with development of this property should be mitigated by the developers.

Section 3. Subsection 21.V.7.503 of Section 21.V.7 of the Comprehensive Plan, the Wilburton/N.E. 8th Street Subarea Plan, is amended to read as follows:

The City-owned land in this subdistrict is proposed for land use designations in Policy 21.V.7. 313.

Section 4. The following new Subsections 21.V.7.312, 21.V.7.313 and 21.V.7.314 are added to Section 21.V.7 of the Comprehensive Plan, the Wilburton/N.E. 8th Street Subarea Plan:

21.V.7.312

The WISC property at Main Street and 124th Avenue is appropriate for single-family high-density use in accordance with the Land Use Diagram. Density should not exceed four dwelling units per acre and traffic impacts associated with future development of the area should be mitigated by the developer.

21.V.7.313

The City-owned land (exclusive of the West Slope area) between 118th Avenue S.E., Main Street, 128th Avenue S.E. and approximately S.E. 5th Street is appropriate for park uses and should be designated public facility/park in accordance with the Land Use Diagram. Appropriate mitigation measures should be required of development to insure that traffic does not significantly impact the neighborhoods to the east. Mitigation measures may include traffic diverters and signalization.

3771c
11-29-88

21.V.7.314

The land east of 118th Avenue S.E. commonly referred to as the "West Slope" is appropriate for multifamily medium density uses with the density not to exceed 15 units per acre in accordance with the Land Use Diagram. Thirty percent of the dwelling units should be for moderate-income families/seniors. Appropriate mitigation measures should be required of development to insure that traffic does not significantly impact the neighborhoods to the east. Mitigation measures may include traffic diverters and signalization. Development should be subject to design review to encourage the preservation of significant views westward from the park and to encourage development that is similar in design, height and bulk to structures along the western portion of 118th Avenue S.E.

Section 5. The Land Use Diagram, Wilburton/N.E. 8th Street Subarea Plan, as adopted by Resolution No. 3769 and amended by Resolutions Nos. 4134-B and 4624, is further amended to provide as follows:

3771c
11-29-88

Section 6. The Clerk is hereby directed to file a copy of this resolution with the King County Department of Records and Elections.

PASSED by the City Council this 9th day of January
1988, and signed in authentication of its passage this 9th day
of January, 1988.
(SEAL)

Nan Campbell
Nan Campbell, Mayor

Attest:

Marie K. O'Connell
Marie K. O'Connell, City Clerk

This Land Use Diagram is a graphic illustration of this Subarea's Policies and Guidelines. It depicts the general mixture and location of existing and potential land uses in this Subarea. This Land Use Diagram is not intended to specify, acreages, dimensions or exact densities of development. In the event that this Land Use Diagram conflicts with the Land Use Probability Map, this Land Use Diagram shall control.

Adopted: Res. No. 3769 / Amended: Res. No. 4134-B / Amended: Res. No. 4624



CITY OF BELLEVUE
PLANNING DEPARTMENT

SCALE IN FEET



NORTH

Wilburton Subarea LAND USE DIAGRAM

- PF PUBLIC FACILITY
- SF SINGLE FAMILY
- MF MULTI-FAMILY
- L LOW DENSITY
- M MEDIUM DENSITY
- H HIGH DENSITY
- P PARK
- GC GENERAL COMMERCIAL
- OU-R OPEN USE - Residential
- OU-R SUBDISTRICT
- O OFFICE
- OILB OFFICE, INSTITUTION, LIMITED BUSINESS
- R RETAIL

