

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 7099

A RESOLUTION declaring an emergency to allow consideration of certain amendments to the Comprehensive Plan outside of the 2004 update or 2005 annual amendment process; to support efforts to develop the extension of NE 10th Street between 116th Avenue NE and 112th Avenue NE necessary to facilitate the Overlake Hospital Medical Center and Group Health Cooperative proposals to expand on the Overlake campus, and stimulate the economy.

WHEREAS, the Growth Management Act requires jurisdictions to act no more than once per year to amend their Comprehensive Plans, except in the event of emergency; and

WHEREAS, the City Council adopted the Downtown Implementation Plan (DIP) which included a recommendation to extend NE 10th Street from 112th Avenue NE to 116th 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 Care Center and a 200,000 sf medical office building and the proposal is currently undergoing environmental review; and

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

WHEREAS, the City has identified constraints to the proposed development of the Hospital expansion and the roadway extension that may be removed or minimized through amendments to Comprehensive Plan policies and Land Use Code regulations relating to the Institutional Land Use District; and

WHEREAS, these constraints may hinder City's ability to issue permits on the timeline necessary to meet the progress requirements imposed on Overlake Hospital in the Certificate of Need; 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, the City, through the Planning Commission, will conduct a Public Hearing prior to adopting any Comprehensive Plan amendment or Land Use Code amendment considered under this resolution; now, therefore,

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

Section 1. The Director of the Department of Planning and Community Development is hereby authorized to initiate amendments to the Comprehensive Plan related to the location of medical institutional uses outside of the 2004 update process or 2005 annual amendment process; and is hereby further authorized to initiate and process accompanying Land Use Code amendments. The consideration of such Comprehensive Plan amendments and Land Use Code amendments shall be processed in compliance with the provisions of the Land Use Code concerning amendments to the text of the Comprehensive Plan and amendments to the text of the Land Use Code, including the requirement for a Public Hearing prior to final action.

Section 2. During consideration of the Comprehensive Plan and Land Use Code amendments the Planning Commission is hereby requested to evaluate and recommend policies and regulations that: 1) provide adequate additional development intensity to offset the land area necessary to accommodate the construction of NE 10th Street across the Overlake Hospital campus; 2) facilitate the campus redevelopment and transition from a suburban campus form to a more urban campus form with appropriate design standards and guidelines necessary to mitigate the effects of any additional intensity on the surrounding community; 3) encourage development of an open accessible and public campus environment that relates appropriately to pedestrians and the surrounding area; and 4) convey a sense of permanence and quality necessary for a major medical institution.

Passed by the City Council this 8th day of November, 2004, and signed in authentication of its passage this 8th day of November, 2004.

(SEAL)

Connie B. Marshall
Connie B. Marshall, Mayor

Attest:

Myrna L. Basich
Myrna L. Basich, City Clerk