

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 761

A RESOLUTION, amending and adopting the Comprehensive Plan for the physical development of the City of Bellevue.

WHEREAS, continued growth and development of the City, and annexation of territory thereto, require the constant study of development problems and the attendant expansion and improvement of the Comprehensive Plan for the coordinated and orderly development of the City; and

WHEREAS, the Planning Commission has studied such problems and has held a public hearing on proposed amendments to the Comprehensive Plan, and has recommended to the Council the adoption of the following Comprehensive Plan; Now, therefore,

BE IT RESOLVED by the City Council of the City of Bellevue, Washington, that the following Comprehensive Plan as revised is hereby adopted, to-wit:

THE COMPREHENSIVE PLAN

I. PURPOSE. To define and establish the policy relating to the development of the community; to indicate the principles and objectives which shall guide the development of precise plans, public and private; to provide for the coordination of the many separate plans which govern the development of the community; to officially adopt a program and guide which will enable the City to attain the objectives set forth in Chapter 35.63 of the Revised Code of Washington, in the manner provided.

II. PARTS. The Comprehensive Plan is composed of two principal parts: the Text (Section III) which presents the existing conditions, the problems, the objectives and the proposed policies, and the Maps (Section IV) which illustrate the program. Additional supplementary parts developed in the future may include special studies, charts or graphs, additional general maps, localized maps, reports or schedules which when adopted will become a part of the Comprehensive Plan.

III. TEXT.

A. History. The City of Bellevue incorporated March 31, 1953. Population: 5,940; Area: Approximately 3,000 acres; Assessed valuation: Approximately \$8,000,000.00. In 1958 - Population: 11,250; Area: Approximately 3,700 acres; Assessed valuation (Estimate for 1959 Budget) \$17,500,000.00. These statistics indicate in part the growth that has occurred within the City Limits in the past five years. This degree of growth has not been confined to the City alone, but has occurred in the entire Greater Bellevue Area.

B. Studies. The City Council, the Planning Commission, the Park Board, the Library Board, the Citizens Advisory Committee, and many short term special committees have studied the problems related to the development of Bellevue. These many studies and two reports published by the Planning Commission - the Civic Center Report of February 1957, and the Central Business District Report of June 1957 - present a relatively clear picture of the City's position in relation to its sphere of influence, and its future. Studies and reports by the Bellevue School District, Water District No. 68, the

Bellevue Sewer District, and many independent reports concerned primarily with specific elements of the area's development have added to the fund of information and to the understanding of the problems and the destiny of the City.

The conclusions reached by these studies and reports indicate that the Bellevue Business District is a regional center and that its growth is directly related to the growth of the East Side.

C. The Goal. Although current economic, political or social conditions may not warrant immediate legislation to achieve such objectives, the ultimate goals of the plan are as follows:

1. Residential Districts.

(a) The bulk of the land area in the City of Bellevue is developed in residential uses, comprising many neighborhoods of varying size due to topography, the early road system, or their manner of development. These neighborhoods shall be preserved and improved by creation of regulated districts therefor.

(b) One characteristic that is common to almost all the residential neighborhoods is a semi-rural atmosphere. This atmosphere shall be preserved by saving the native trees, retaining the natural topography, encouraging the rehabilitation of areas that have lost this characteristic and maintaining relatively low population density - variable and related to the character of individual neighborhoods.

(c) The development of multifamily residential areas of relatively low density - in locations adjacent to business areas or in areas where the character of the land or environment is such as to preclude single family residential development, shall be encouraged.

2. Business and Industrial Districts.

(a) The non-residential parts of the City now existing as Retail Business, Limited Business, Commercial, Controlled Manufacturing, and the buffer districts providing for the blending of passive business uses and residential uses, form a contiguous core. These Use Districts shall be preserved and their orderly growth and expansion as a contiguous core shall be regulated in relation to the community need.

(b) The buffer and the multifamily Use Districts shall be used as instruments for containing the core and reducing the intensity of conflict between the core and the single family neighborhoods, and in circumstances involving localized problems, to prevent blight and encourage stable development. The core uses shall be developed in such a manner that the essence of the original semi-rural atmosphere is retained where possible or purposely recreated by informal landscaping, cooperative internal vehicle and pedestrian circulation, consideration of the relationship of buildings to space to create the setting which will foster the desired atmosphere.

3. Provisions for off-street parking in all Use Districts shall be mandatory.

4. Each Use District shall have equal protection from encroachment or infiltration by the uses of another district.

The attached Land Use Plan illustrates the goal.

5. Streets and Arterials.

The Street Plan for the Business District proposes a system of 100' rights of way encompassing four square blocks as shown on the Street Plan Map. The quartering streets, forming the four square blocks, shall be 80' rights of way. From the business district, arterial streets will extend outward in all directions to provide for the collection and dispersal of traffic to and from the business district and to other cities. In the residential districts, connecting these arterials, a loose grid of circulation streets located at approximately 1/4 mile intervals in each direction will provide for traffic circulation. Within the areas formed by the 1/4 mile grid the streets are for local access to property and need not be designed to provide general traffic circulation. Standards for different classifications of streets will be developed in detail and the construction of streets shall be related to need as demonstrated by traffic engineering studies.

6. The dedication and complete and permanent construction of streets and drainage and the installation of available utilities shall be required in subdivision and development of land.

The attached Street Plan illustrates the goal.

7. Parks and Parkways.

The City inherited three street-end-type waterfront parks upon incorporation in 1953. The City purchased four park sites in 1957. The acquisition and development of a completed system of neighborhood parks and larger city-wide general recreation parks to serve all the needs of the community, and the development of a system of connected parkways or boulevards and the establishment of a system of greenbelts, in cooperation with similar plans in adjoining cities and King County, is desired.

The attached Parks and Parkways Plan illustrates the goal.

8. Special Districts.

The Bellevue School District, King County Water District No. 68, the Bellevue Sewer District, King County Fire District No. 14, the King County Library System, are special districts which provide their respective services in the Bellevue Area. Cooperation in the development of their plans and programs and the ultimate integration of the City and the special utility districts is desired.

IV. MAPS.

A. Land Use. The attached Land Use Map illustrates in broad terms the foreseeable development of the City of Bellevue. The use areas shown indicate principles which are intended to guide the implementation of this development program.

B. Streets and Arterials. The attached Street Map illustrates the proposed program for traffic circulation and is intended as a guide in the dedication, or acquisition of rights of way, the development of standards and regulations, and the construction of streets.

C. Parks and Parkways. The attached Park Map illustrates in principle the objective of the Park Program - neighborhood parks, general use parks, special use parks, and a system of connecting parkways. It is intended as a guide to the implementation steps which will accomplish this goal, but the symbols placed upon the attached Park Map are not intended to establish the precise location of any future park.

V. IMPLEMENTATION.

To accomplish the objectives of this Comprehensive Plan all ordinances of the City of Bellevue concerned with the development and welfare of the community and its people shall be considered in the light of and related to the principles, objectives and policy set forth herein. To fulfill the requirements of Chapter 35.63 of the Revised Code of Washington, in the interest of public safety, health, morals and general welfare, the following specific instruments of official implementation will be developed in detail, embodying the necessary controls, regulations, standards and penalties, and upon adoption by the City Council will become implements of the Comprehensive Plan: 1. The Use District Plan (zoning); 2. The Street and Arterial Plan; 3. The Land Subdivision and Development Plan; 4. The Park and Parkways Plan; 5. The Building Codes.

VI. AMENDMENT.

The Planning Commission shall continue to observe the development of the City and its environs in relation to the Plan. Where development or the absence of development indicates a condition, a problem, a new element, or expansion, unforeseen and not anticipated or appreciated by the Plan the Commission shall study the subject. After due study and deliberation the Commission may recommend an amendment of the Comprehensive Plan to the City Council.

PASSED by the City Council on this 28th day of October, 1958, and signed in authentication thereof this 28th day of October, 1958.

Kenneth D. Cook
Mayor

(SEAL)

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Filed instruments remain on file until formally released.
Instruments filed under "Registered Land Act" are a permanent County Record.

Seattle, Washington		Receiving Number	Amount Paid
RECEIVED this day the following Instru- ment as shown on Receiving Book of even date herewith. ROBERT A. MORRIS Auditor, King County, Washington M. J. R. WILLIAMS Chief Deputy			
		4585571	1.00
		4961608	3.25