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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4288

AN ORDINANCE relating to the Institutional Land Use District; adding a new Section 20.25J to Bellevue City Code (Land Use Code).

WHEREAS, the Bellevue City Council established as a 1990 priority the creation of an institutional land use district applicable to hospital and city government service uses; and

WHEREAS, the intent of the creation of an Institutional Land Use District and a Master Development Plan process is to facilitate major institutions in developing facilities which provide vital services to the public, by providing flexible building and site development potentials; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and the City's Environmental Procedures Code; now, therefore,

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

Section 1. Bellevue City Code (Land Use Code) is amended by the addition of a new Section 20.10.390:

20.10.390 Institutional District

Institutional districts provide for the location of hospital and government uses. The purpose of the district is to encourage comprehensive long term master development planning and to allow flexible dimensional standards to facilitate major institutions in developing and providing the vital public services offered by these institutions.

Section 2. Bellevue City Code (Land Use Code) is amended by the addition of a new Section 20.25J:

20.25J Institutional District

20.25J.010 General: Part 20.25J applies to all development and activity within an Institutional Land Use District.

A. Only property which has obtained reclassification approval to the Institutional Land Use District is subject to the provisions of this section.

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B. All property within the boundaries of an Institutional Land Use District must obtain Master Development Plan approval simultaneous with obtaining reclassification approval and prior to any development activity.

C. Each phase of development or redevelopment within an Institutional Land Use District and approved as part of a Master Development Plan must be reviewed by the Director of Design and Development through Design Review (Part 20.30F).

D. The provisions of the Land Use Code (Title 20), except where they conflict with this Part, apply to development in the Institutional Land Use District.

20.25J.020 Permitted Land Uses: The following chart indicates the permitted land uses within the Institutional Land Use District.

| <u>Land Use</u> | <u>Process</u> |
|--|----------------|
| Hospitals; as defined by Section 20.50.024 and requiring a state license pursuant to RCW 70.41. | M (1) |
| Medical Offices/Clinics | S (2) |
| Governmental Services; administrative, executive, legislative, judicial, protective services, courts | M (1) (3) |
| Child or Adult Care Services | S |
| Cafeteria/eating facility | S |
| Pharmacy | S (4) |
| Residential uses; including multifamily dwellings, group homes, senior citizen dwellings, congregate care, nursing homes, and assisted living. | S |

M: The use is permitted subject to Master Development Plan approval.

S: The use is permitted through the Master Development Plan process provided the use is subordinate to a primary use and there is functional and physical integration within the major institutional complex.

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- (1): Uses which are functionally integrated with the central mission of the major institutional use or that primarily and directly serve the users of the institution such as coffee stands, gift shops, or newsstands, are also permitted subject to Master Development Plan approval.
- (2): Medical offices must be functionally related to the hospital use but may exceed the overall square footage of the hospital use.
- (3): Correctional institutions are excluded from governmental services.
- (4): For purposes of this section, a pharmacy is defined as a retail establishment primarily selling prescription drugs and medical aids and supplies.

20.25J.030 Dimensional Requirements: The following chart establishes the dimensional requirements for the Institutional Land Use District.

| <u>Dimensions</u> | <u>Institutional Land Use District</u> |
|--|--|
| Minimum setback of structures (in feet) | |
| Front yard | 50' (1) |
| Rear yard | 50' |
| Side yard (each) | 30' |
| Minimum lot area | N/A |
| Maximum building height (in feet) | 60' (2) (3) |
| Maximum lot coverage by structures (percent) | 50% |
| Floor area ratio | N/A |

- (1) The classified street setbacks in Section 20.20.020 may apply.
- (2) The maximum building height is 75' on any portion of property which lies within 475' of the right of way of I-405 between I-90 and SR-520.
- (3) The height of a structure used primarily as a hospital, located within 475' of the right of way of I-405 between I-90 and SR-520, may be increased from 75' to a maximum height of 120' by the achievement of at least 50 points through the on-site provision of the following public amenities, which must include the provision of at least one of the amenities listed in a through d:

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- a. Child care service (described in Section 20.25A.030.C.17): 10 points
- b. Space for non-profit social services (described in Section 20.25A.030.C.21 and defined as a separate entity from the institution itself, and related to the institutional function): 10 points
- c. Underground parking (described in Section 20.25A.030.C.11): 10 points
- d. Transit Facility: 10 points
- e. Public outdoor plaza (described in Section 20.25A.030.C.2): 10 points
- f. Donation of park property (described in Section 20.25A.030.C.22): 10 points
- g. Water feature (described in Section 20.25A.030.C.15): 10 points
- h. Landscape area (described in Section 20.25A.030.C.8): 10 points
- i. Active recreation area (described in Section 20.25A.030.C.9): 10 points
- j. Weather protected arcade: (described in Section 20.25A.030.C.5): 10 points

20.25J.030 Landscape Requirements: The provisions of Section 20.20.520, except as they conflict with this Section, apply to development within the Institutional Land Use District.

A. A minimum of 20% of the property area of the Institutional Land Use District, including the requirements in Paragraph B, shall be in landscaped open space.

B. The following landscaping provisions are required;

| | |
|---|---|
| Street frontage | 10' Type III |
| Interior property lines | 10' Type III |
| Parking areas minimum 3" caliper deciduous or high coniferous. | Type V, using major scale trees, minimum 10' |
| Property line abutting the right-of-way of I-90, I-405 or SR-520. | 10' Type II, using major scale trees, minimum 3" caliper deciduous and minimum 10' high coniferous. |

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C. Through Design Review, the Director of the Design & Development Department may approve an alternative landscape plan in accordance with the criteria in Section 20.20.520.J.

20.25J.040 Parking and Transportation Management Requirements: The provisions of Section 20.20.590, except as they conflict with this Section, apply to development in the Institutional Land Use District.

A. Through the Master Development Plan review, the City Council may approve parking exceeding the maximum in accordance with the criteria in Section 20.20.590.G.

B. The requirements of Section 20.20.595 (Transportation Management Program) will be considered as part of the Master Development Plan review. An alternative transportation management program may be required, whereby a performance standard is designated and program features to attain this performance standard are established. Such program features may include special site design features, annual promotion events, contracted parking enforcement, contribution to residential parking zone (RPZ) expenses, shuttle services, financial incentives to employees, and a guaranteed ride home program.

20.25J.050 Master Development Plan Permit:

A. **Applicable Procedure:** The City will process an application for a Master Development Plan through Process I (Section 20.35.100 et. seq.). The Design & Development Director is the applicable Department Director.

B. **Submittal Requirements:** The Director of Design & Development shall specify the submittal requirements, including type, detail and number of copies, for a Master Development Plan permit application to be deemed complete and accepted for filing. The Director may waive specific submittal requirements determined to be unnecessary for review of an application.

C. **Phasing Plan:** The applicant may request that a phasing plan for installation of site improvements and amenities be approved as part of the Master Development Plan review.

D. **Decision Criteria:** The City may approve or approve with modifications an application for a Master Development Plan Permit if-

1. The proposed development is consistent with the goals and policies of the Comprehensive Plan and with the definition of the Institutional Land Use District; and

2. The requirements of this Part and all other applicable provisions of the Land Use Code are met; and

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3. The proposed development is harmonious and appropriate in design, character and appearance with the existing or intended character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property; and

4. The location, configuration, design, and detailing of major structures and landscaping convey an image of its public use and serve as prominent landmarks in the community; and

5. The structures and site development, including landscaping, internal circulation patterns, pedestrian connections, public plazas and sitting areas functionally relate within the site and connect to adjacent site development; and

6. The proposed development provides efficient vehicular access to parking and service areas which minimize the interaction of vehicles with pedestrians; and provides for safe pedestrian movement throughout the site, to adjacent sidewalks, to parking areas, to transit facilities, and to other publicly accessible spaces; and

7. The primary vehicular and pedestrian entrances to the complex are located and designed to delineate the complex as a major institution; and

8. The proposed development includes at least one major public outdoor open space which is oriented toward the front entrance of the complex, or which serves to denote the entrance to the major public institution.

E. Conditions: The City Council may impose conditions on the Master Development Plan to insure that the standards and intent of the Land Use Code, Development Standards, and Comprehensive Plan are met, and to mitigate potential adverse environmental impacts.

F. Recording: Following approval of the Master Development Plan, the applicant shall record the Master Development Plan with King County Division of Records and Elections and with the Bellevue City Clerk.

G. Amendments: Modifications or amendments to a Master Development Plan will be processed pursuant to Section 20.35.175 (Process I: Amendment of an Approved Project or Decision).

H. Binding Site Plan: The applicant may request that the site plan approved with the Master Development Plan constitute a Binding Site Plan pursuant to RCW 58.17.

20.25J.060 Design Review

A. Each phase of development or redevelopment in an Institutional Land Use District and approved as part of a Master Development Plan must

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be reviewed by the Director of Design & Development Department through administrative design review (Part 20.30F).

B. In addition to the decision criteria in Section 20.30F.145, the following criteria apply:

1. Each structure and all proposed site development must comply with the approved Master Development Plan. If the application for administrative design review contains elements inconsistent with the approved Master Development Plan, the Director may not approve the design review until the Master Development Plan is amended to include those elements; and

2. Each structure must promote quality design and enhance the coordination of development within the Master Development Plan. Materials, finishes, and details should be superior in quality; and

3. Site development, including landscaping, walkways, sitting areas and public open spaces shall be attractive and visually compatible with surrounding structures; and

4. Roof forms and building massing shall contribute to the skyline, presenting interesting and unique shapes that create a visual identity for the institution; and

5. The sides of the complex facing the public rights-of-way shall be enhanced with landscaping and include public open spaces containing special planting, paving, lighting and seasonal color to delineate the complex as a major institution; and

6. Special attention shall be given to the structures and landscaping facing freeway corridors to ensure that vegetation and unique architectural forms, not parking structures or blank building walls, are the predominant image from the freeway; and

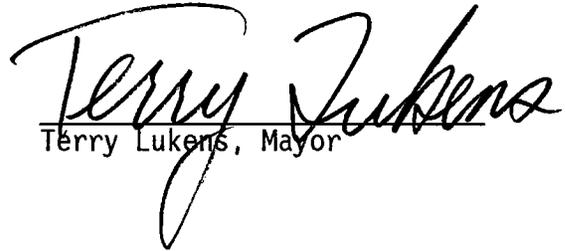
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7. Signs shall be prominently sized and located, and shall be for identification purposes only. Signs associated with an institution shall be coordinated and exhibit a high quality of graphic design.

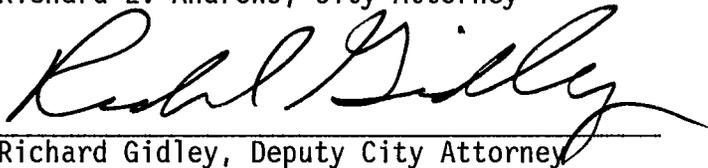
PASSED by the City Council this 7th day of October, 1991, and signed in authentication of its passage this 7th day of October, 1991.

(SEAL)

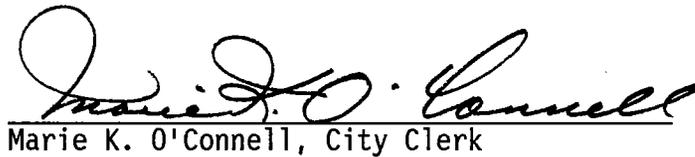

Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard Gidley, Deputy City Attorney

Attest:


Marie K. O'Connell, City Clerk

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