

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5174

AN ORDINANCE reclassifying property at the Overlake Hospital site from Office, Limited Business (OLB) to Institutional (I), with conditions, and approving the Master Plan for the Overlake Hospital Campus with conditions.

WHEREAS, Overlake Hospital & Medical Center filed an application to reclassify its property from Office, Limited Business (OLB) to Institutional (I) and for approval of a Master Development Plan for future development of its property and of four properties adjacent to its property, namely the Griffith Building at 1041 – 116th Avenue NE, the OIMA Building at 1011 – 116th Avenue NE, the OIMA Pharmacy at 1031 – 116th Avenue NE, and the Tokyo Restaurant at 825 – 116th Avenue NE; and

WHEREAS, on September 23, 1999, a public hearing was held on the reclassification application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on October 7, 1999, the Hearing Examiner recommended approval of the rezone application and Master Plan, subject to conditions, and no timely appeal thereof has been filed; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner; and

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

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

Section 1. The City Council adopts the findings of facts and conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council with regard to the hereinafter described property located at Overlake Hospital site and Overlake Hospital Campus as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue In The Matter of the Application of Overlake Hospital & Medical Center Request for Approval of a Rezone of the Overlake Hospital site from Office, Limited Business (OLB) to Institutional District and Approval of a Master Development Plan for the Overlake Hospital Campus," File No. REZ 96-9068.

Section 2. The following described property is hereby rezoned from OLB (Office, Limited Business) to I (Institutional), subject to the conditions contained in Section 4 of this ordinance.

Parcels 'A' through 'N', Overlake Hospital Medical Center, Binding Site Plan, as filed in Volume 189 of Plats, Pages 14 through 23, under Recording No. 9904011437, Records of King County, Washington, said Binding Site Plan

situated in a portion of the East Half of the Southeast Quarter, Section 29, Township 25 North, Range 5 East, W.M.

Section 3. That certain Master Development Plan for the Overlake Hospital Campus, a copy of which has been given Clerk's Receiving No. **27800**, is hereby approved, subject to the conditions contained in Section 4 of this ordinance.

Section 4. The approvals under sections 2 and 3 above are subject to the following conditions:

1. **Design Review Required:** Prior to issuance of a construction permit, Design Review is required for each phase of development of the Master Development Plan. (LUC 20.25J.010)

2. **Revisions to Master Development Plan:** If revisions to the Master Development Plan are proposed in the future, the revisions will be reviewed through the appropriate process provided in LUC Section 20.25J.050E or as required by the provisions of the Land Use Code in effect at that time.

3. **Building Height:** If building height above 75 feet is proposed in future phases, the review of the specific design details for each element of the amenity plan shall be reviewed and approved as part of the required Design Review application for each phase, and the required amenities shall be constructed prior to occupancy of the first building utilizing the height allowance above 75 feet. (LUC 20.25J.050E)

4. **Transportation Management Plan:** Prior to issuance of a Certificate of Occupancy of future phases of development, the Applicant shall be required to submit a detailed Transportation Management Plan to increase employee use of transit and car/vanpools.

a. The TMP shall include the following mandatory strategies as required by BCC 14.60.070.

1. Posting of rideshare and transit information;
2. Distribution of rideshare and transit information;
3. Provision of a Transportation Coordinator;
4. Provision of preferential parking;
5. Subsidized transit passes and carpool subsidies;
6. Provision for a guaranteed ride home program.

b. The TMP shall also include the following strategies to maximize the probability of success of its TMP program.

1. In cooperation with Metro, conduct an analysis of the feasibility of implementing a transit shuttle between the Bellevue Transit Center and the Medical Center. The analysis, including findings and conclusions, shall be submitted to the City for its use in determining whether a transit shuttle should be included in the Medical Center's TMP at the time of future phases.

2. The applicant shall be required to include in its TMP a specific plan for implementation, monitoring, evaluation and reporting, as well as periodic review of the TMP with Metro and the City.

3. The goal of the TMP shall be to reduce the hospital's single occupancy vehicle rate for the target employee population to 75% and to increase the mode split to 25%.

(BCC 14.60.070)

5. **Transportation Management Plan:** Based upon factors which are unique to the Medical Center (including, but not limited to, existing employee shifts and shift changes, employee residence patterns, labor agreement constraints, and changes in the labor force), Overlake Hospital shall be required to undertake, at its own expense, a study including a survey of its current full-time and part-time employees to determine whether and under what circumstances it may be feasible to incorporate the following TMP program elements. The study shall be completed prior to issuance of a Certificate of Occupancy for the first phase of development.

- a. Coordinate its TMP with the TMPs of other nearby public and private sector employees in Bellevue.
- b. Implement other potential TMP strategies on its own or in cooperation with other Bellevue employers, including, but not limited to customized bus routes, on-site day care, and other HOV utilization incentives and disincentives (parking charges).
- c. Implement policies, which encourage "flex-time" schedules for appropriate full-time and part-time employees who may be able to participate in TMPs of other Bellevue employers or in programs that may be feasibly implemented in cooperation with other Bellevue employers.

(BCC 14.60.070)

6. **Phasing Plan:** Overlake Hospital shall complete frontage and site improvements consisting with the Master Development Plan and according to the following schedule. (See attached Phasing Plan [B5, 6] and Master Development Plan.)

Phase I Improvements: December, 2000

- Complete landscaping and parking lot improvements in front of and immediately to the south of the 1231 Building;
- Complete landscaping at north driveway;
- Install interim landscaping improvements at current main entrance to hospital (NE 10th Street).

Phase II Improvements: 2002-2005

- Demolish 1201 Building (Medicenter North) and construct surface parking and landscaping.
- Demolish 1199 Building (Medicenter South) and construct surface parking and landscaping.

Phase III Improvements: 2006-2009

- Demolish 1051 Building and install landscaping and surface parking.

Phase IV Improvements: 2010-2015

- Demolish 1031 Building (OIMA North) and construct surface parking, south half of new main entrance improvements and landscaping. This is conditioned upon future acquisition of the property. Applicant has agreed that upon an acquisition of the property earlier than Phase IV, the demolition and improvements would occur not later than five years following such acquisition.
- Demolish 1041 Building (Griffith) and complete main entrance improvements with parking and landscaping. This is conditioned upon future acquisition of the property. Applicant has agreed that upon an acquisition of the property earlier than Phase IV, the demolition and improvements would occur not later than seven years following such acquisition.
- Demolish 1231 Building, install landscaping and complete north driveway entrance improvements.

LUC 20.25J.030)

7. **Accelerated Construction of Improvements:** If the hospital acquires properties fronting on 116th Avenue NE and existing leases expire or are terminated prior to the timeframes indicated in the phasing plan, the applicant shall install the required Master Development Plan improvements on the applicable properties within seven years of the date that the hospital has control of the property (LUC 20.25J.050)

8. **Attachments:**

The following exhibits are incorporated herein by reference and given Clerk's Receiving No. _____:

- B-1 Conceptual Depiction – Proposed Medical Office Building No. 1
- B-2 Existing Buildings within Area of Overlake Hospital Medical Center
- B-3 Proposed Area of Rezone
- B-4 Proposed Campus Development at Full Buildout
- B-5 Phasing of Frontage Improvements
- B-6 Phasing Plan
- B-7 Master Landscape Plan

Section 5. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 1st day of November, 1999, and signed in authentication of its passage this 1st day of November, 1999.

(SEAL)

Mike Creighton, Mayor

Approved as to form:
Richard L. Andrews, City Attorney

Richard Gidley, Deputy City Attorney
Attest:

Myrna L. Basich, City Clerk

Published November 5, 1999