

CITY OF BELLEVUE, WASHINGTON
ORDINANCE NO. 5391

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); adopting 2002 amendments to the Comprehensive Plan creating a new land use designation of Office Limited Business – Open Space to allow for a shifting of development potential to concentrate development on part of a site while reserving the remainder of the site as public open space.

WHEREAS, changes in land use patterns, expected urban densities and population and employment forecasts, need for open space and other land use factors have occurred in the City of Bellevue, requiring increased flexibility in the configuration of development density and the provision of open space to serve it; and

WHEREAS, the City is authorized under RCW 36.70A.130 to adopt legislative changes to land use districts to respond to demographic and other changes; and

WHEREAS, the zoning and development regulations adopted in this ordinance creating the Office Limited Business – Open Space (OLB-OS) Land Use District will enable certain properties to develop or redevelop in a manner consistent with the Bellevue Comprehensive Plan, the Growth Management Act, and the land use goals of the City; and

WHEREAS, the intent of the creation of an OLB-OS Land Use District is to facilitate the development of significant open space in conjunction with commercial development, by providing flexible building and site development potentials; and

WHEREAS, the City initiated a Comprehensive Plan Amendment to create a new land use designation of Office Limited Business – Open Space; and

WHEREAS, the Planning Commission held a public hearing on June 19, 2002 with regard to such proposed amendments; and

WHEREAS, the Planning Commission recommends that the City Council approve such proposed amendments; and

WHEREAS, the City County has considered these amendments concurrently with the other 2002 amendments; and

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

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

Section 1. A new definition is hereby added to the Glossary of the Comprehensive Plan, "Office, Limited Business – Open Space, to read as follows:

Office, Limited Business – Open Space -- A land use designation that provides for significant amounts of open space and for offices, hotels, or motels, and other uses permitted in the Office, Limited Business district, except for residential uses. The OLB-OS properties are developed as a cohesive site with unified building design. The open space

area is reserved for public use and access and may include active and passive recreational uses. OLB-OS properties are at least 25 acres in size with at least forty percent of the total site reserved as a contiguous open space area.

Section 2. The Glossary of the Comprehensive Plan "Office" definition is amended to read as follows:

Office – A land use designation that provides for the location of business, financial, administrative and professional services.

Discussion: A low intensity office is an office building or office portion of a building with a floor area ration (FAR) of .05 or less and where the following sliding scale is used: At 0.5 FAR, no office building or portion of a building may exceed 50,000 square feet of gross floor area; at 0.3 FAR, 100,000 square feet; at 0.1 FAR, 150,000 square feet.

To provide significant permanent open space and to allow a shift of development potential, office intensity of no more than .05 is allowed on properties designated OLB-OS. In this district, the sliding FAR scale does not apply.

A medium intensity office building is a building of at least 0.5 FAR but not exceeding 3.0 FAR. A high intensity office is a building of at least 3.0 FAR.

Medium and high intensity offices are only located in the Downtown with the following exception: The 1993 Factoria annexation agreement special circumstances for development in Factoria from 1993 – 2000 to permit office buildings of higher intensity.

Section 3. This ordinance shall take effect and be in force five days after its passage and legal adoption. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 5th day of August, 2002, and signed in authentication of its passage this 5th day of August, 2002.

(SEAL)

Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

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