

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5799

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 2007 amendments to the Comprehensive Plan amending the Factoria Subarea Plan.

WHEREAS, on June 25, 2007, the City Council initiated a Comprehensive Plan Amendment ("CPA") to modify the Factoria Subarea Plan (otherwise known as the SRO Factoria CPA); and

WHEREAS, the Planning Commission held a public hearing on December 12, 2007, with regard to the SRO Factoria CPA; and

WHEREAS, after additional study sessions the Planning Commission recommended that the City Council approve such proposed amendments; and

WHEREAS, the City Council has considered the SRO Factoria CPA concurrently with the other 2007 amendments; and

WHEREAS, the City Council finds that the SRO Factoria CPA satisfies the decision criteria established in Part 20.30(I) of the Land Use Code; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BMC); now, therefore,

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

Section 1. Amendments. The Factoria Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

**POLICY S-FA-30.1:** Consider allowing office intensity up to 0.75 FAR in the area north of Factoria Mall through application of design review, with particular emphasis on the area's contribution to Factoria's pedestrian environment and the area's "gateway" location to the Factoria commercial center.

Section 2. Amendments. The Glossary of the City of Bellevue's Comprehensive Plan is hereby amended as follows:

**Office-** A land use designation that provides for the location of business, financial, administrative and professional uses.

*Discussion: A low intensity office is an office building or office portion of a building with a floor area ratio (FAR) of 0.5 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 0.5 is allowed on properties designated OLB-OS. In this district, the sliding FAR scale does not apply.*

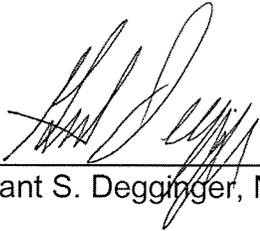
*A medium intensity office is a building of at least 0.5 FAR but not exceeding 3.0 FAR. A high intensity office is a building of at least 3.0 FAR.*

*Medium and high intensity offices are only located in the Downtown with the following exceptions: The 1993 Factoria annexation agreement created special circumstances for development in Factoria from 1993-2000 to permit office buildings of higher intensities; and office limit for FAR for the area north of Factoria Mall can be increased up to 0.75 consistent with Ordinance \_\_\_\_\_ and Policy S-FA-30.1.*

Section 3. Effective Date. This ordinance shall take effect and be in force five (5) days after its passage and legal publication. This ordinance, the Factoria Subarea Plan and map, and the city's Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 25<sup>th</sup> day of February, 2008  
and signed in authentication of its passage this 25<sup>th</sup> day of February,  
2008.

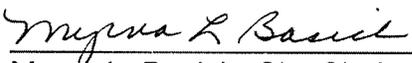
(SEAL)

  
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Grant S. Degginger, Mayor

Approved as to form:

  
\_\_\_\_\_  
Lori M. Riordan, City Attorney

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Published February 28, 2008