

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5831

AN ORDINANCE amending the Bellevue Land Use Code to expand the Medical Institution District designation into the Bel-Red Northup Subarea consistent with the language of Comprehensive Plan Policy S-BR-42 and adopting appropriate amendments to the MI District overlay regulations for a newly created MI District Development Area (DA3); amending Sections 20.10.390 and 20.50.034 (M Definitions), and Part 20.25J of the Bellevue Land Use Code.

WHEREAS, City of Bellevue Comprehensive Plan contains Policy S-BR-42 which provides that medical institution district development is appropriate in the southwest corner of the Bel-Red/Northup Subarea; and

WHEREAS, the Land Use Code must be consistent with the policies contained in the Comprehensive Plan; and,

WHEREAS, the Planning Commission held a public hearing on May 28, 2008 with regard to such proposed Comprehensive Plan and Land Use Code amendments; and

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

WHEREAS, the City Council desires to amend the Land Use Code to be consistent with the Comprehensive Plan consistent with the foregoing; now, therefore,

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

Section 1. Section 20.10.390 of the Bellevue Land Use Code is hereby amended as follows:

20.10.390 Medical Institution District (MI)

The Medical Institution (MI) District provides for the location of hospital uses and ancillary uses to the primary hospital use located on the same site or on sites in close proximity. The purpose of the district is to encourage comprehensive long-

term master development planning for the properties designated MI and to allow flexible dimensional standards to facilitate development of major medical institutions and provision of the vital public services offered by these institutions. Specific development areas have been established in order to implement the objectives of the Medical Institution District.

A. Hospital Center Development Area (DA1). The purpose of the Hospital Center Development Area is to provide an area for the primary hospital and the most intensive ambulatory health care center uses to be located within close proximity. The tallest heights and largest floor plates in the MI district are appropriate in this area. The Hospital Center Development Area is located on the topographically lowest portion of the district adjacent to the freeway where pedestrian orientation is low and heights of the tallest campus structures and largest floor plates are most appropriate. The tallest heights are necessary for the primary hospital towers to accommodate patient bed demand in the region within floor plates that are sized appropriately for patient care delivery. Large floor plates are necessary for hospital diagnostic and treatment uses and ambulatory health care center uses to accommodate adjacencies of multiple operating rooms, interventional radiology rooms and urgent care. The Hospital Center Development Area provides the dimensional flexibility necessary to allow the primary hospital and ambulatory health care center uses to be located in close proximity and benefit from the collocation of complementary uses. Medical office uses may also be appropriate for this area, but do not have the same proximity needs as the ambulatory health care center uses. Gateways on 116th Avenue NE at NE 8th Street and NE 10th Street identify the entry into the district and provide wayfinding cues for identification of individual institutions located within the district.

B. Medical Office Development Area (DA2). The purpose of the Medical Office Development Area is to provide an area for medical office and hospital-related uses that are less dependent on immediate access to the primary hospital emergency rooms and patient beds. Taller buildings are appropriate in this area. Building mass variations (i.e., stepbacks, floor plate limitations) create transitions to less intense land use districts. Appropriate sidewalk widths, pedestrian-sensitive design and amenities and gateways ensure pedestrian orientation to perimeter sidewalks located on 116th Avenue NE and NE 12th Street. A gateway on 116th Avenue NE at NE 12th Street identifies the entry into the district.

C. Hospital Perimeter Development Area (DA3). The purpose of the Hospital Perimeter Development Area (DA3) is to provide an area for less intense hospital and ambulatory health care center uses to be located within close proximity to the primary hospital located in the Hospital Center Development Area (DA1). The Hospital Perimeter Development Area is located on a topographically sloping portion of the district adjacent to the Burlington Northern Railroad right of way where parking can be accommodated under the

building and is appropriately separated from pedestrian ways. More modest heights are contemplated for the less intense hospital uses in the Hospital Perimeter Development Area, but floor plates remain sized appropriately for patient care delivery. Large floor plates are necessary for hospital diagnostic and treatment uses and ambulatory health care uses to accommodate adjacencies of multiple operating rooms, interventional radiology rooms and urgent care. The Hospital Perimeter Development Area provides the dimensional flexibility necessary to allow the less intense hospital uses and ambulatory health care center uses to be located in close proximity and benefit from the collocation of complementary uses. Medical office uses may also be appropriate for this area, but do not have the same proximity needs as the ambulatory health care center uses.

Section 2. Part 20.25J of the Bellevue Land Use Code is hereby amended as follows:

Part 20.25J Medical Institution District

20.25J.010 General.

A. Applicability.

This Part 20.25J, Medical Institution (MI) District, contains standards and guidelines that apply to development and activity within the Medical Institution District.

B. Description of Development Areas.

The district is divided into three Development Areas that have been established in order to implement the objectives of the Medical Institution District as follows:

1. Hospital Center Development Area (DA1);
2. Medical Office Development Area (DA2).
3. Hospital Perimeter Development Area (DA3)

The purpose and intent of the Development Areas is described in LUC 20.10.390. The location of the Development Areas is depicted on the map entitled "Medical Institution District Development Areas" following this section.

