



## Bellevue Technology Center Rezone #16-131263-LQ Project Fact Sheet

### KBS Application for a Rezone of the Bellevue Technology Center (Unigard) to Remove a Concomitant Zoning Agreement

**Description of Request:** The property owner, KBS SOR, has submitted an application for a Rezone to remove a 1981 Concomitant Zoning Agreement over the Unigard property which contains conditions that preserve the existing Planned Unit Development (PUD) approval, including conservation of natural features. There is no proposed change to the underlying Land Use (zoning) designation of Office (O), or to the Comprehensive Plan Designation of Office (O).

This Concomitant Zoning Agreement was placed on the property when the zoning was changed in 1981 from Single Family Residential (R-3.5) to Open Use (OU), under Ord. 2947. Afterwards, this Concomitant was carried over to a 1995 rezone of the property from Open Use (OU) with the existing PUD approval, to Office (O), with conditions which retained the existing PUD and prior conditions of approval under Ord. 4760.

**Location:** The Bellevue Technology Center, previously known as the Unigard site, is located within the Crossroads Subarea. The site is bordered by Northrup Way to the South, 156<sup>th</sup> Avenue NE to the West and NE 24<sup>th</sup> Street to the North. Interlake High School is located adjacent (East), along with a portion of single-family residential homes.



**Site Planning Concepts:** The applicant has submitted two site planning concepts, which provide guidance for what they would like to achieve on the property, should this rezone request be approved. If a rezone is approved, additional density over the property could be achieved, up to 0.5 FAR for Office. The only type of residential use permitted within the Office land use district (and still remain consistent with the Comprehensive Plan) would be Senior Citizen Dwellings, which are age restricted to 62 and over. It should be noted that these are early design concepts and are subject to change between now and presentation to the City's Hearing Examiner and City Council.



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### Rezone Timeline and Associated Public Outreach:

- |    |   |                                     |
|----|---|-------------------------------------|
| 1. | Application Received:                                     | April 29, 2016                      |
| 2. | Application Deemed Incomplete:                            | May 16, 2016                        |
| 3. | Application Deemed Complete:                              | July 1, 2016                        |
| 4. | Notice of Application and Public Meeting:                 | July 8, 2016                        |
| 5. | 2 <sup>nd</sup> Notice of Application and Public Meeting: | July 14, 2016 due to noticing error |
| 6. | Public Information Meeting:                               | July 26, 2016                       |

The applicant held voluntary community outreach meetings on May 17<sup>th</sup> and May 24<sup>th</sup>, 2016 at the Bellevue Technology Center. The purpose of these meetings were to facilitate early design guidance on site planning concepts, prior to submitting a final design to the City. Both meetings were well attended by members of the community.

**Next Steps:** A Rezone is a Process III land use decision, which is a quasi-judicial decision made by the City Council (LUC 20.35.300). Prior to City Council review, a public hearing will be held by the City's Hearing Examiner, who will render a recommendation on the rezone application to the City Council. The City Council has the final authority on the application. A final decision on the application may be appealed to Superior Court by filing a land use petition meeting the requirements set forth in RCW Chapter 36.70C.

**Staff Contacts:** Carol Helland, Land Use Director, 425-452-2724 [chelland@bellevuewa.gov](mailto:chelland@bellevuewa.gov)  
Laurie Tyler, Associate Land Use Planner, 425-452-2728 [lt Tyler@bellevuewa.gov](mailto:lt Tyler@bellevuewa.gov)