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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3309

AN ORDINANCE establishing new design guidelines for the Central Business District and amending the CBD dimensional requirements chart, FAR amenity standards, landscape development requirements, parking structure performance standards and definition of pedestrian oriented frontage; adding a new Section 20.25A.115 to Part 20.25A of the Bellevue City Code (Land Use Code) and amending Bellevue City Code (Land Use Code) 20.25A.020.A.2, 20.25A.030.C.1, 20.25A.040.B (Chart) 20.25A.050.J, and 20.50.040.

WHEREAS, it is necessary to establish specific standards according to which individual projects may be evaluated with respect to relationships between buildings and sidewalks in order to achieve the intent of the Central Business District Subarea goals and policies; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and with the City's Environmental Procedures Ordinance; now, therefore,

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

Section 1. Bellevue City Code (Land Use Code) 20.25A is amended by the addition of a new Section which reads as follows:

20.25A.115 Design Guidelines: Building/Sidewalk Relationships

Each development within a CBD Land Use District must comply with the applicable provisions of that document entitled "Design Guidelines: Building/Sidewalk Relationships," now or as hereafter amended pursuant to the provisions of that document.

Section 2. That document entitled "Design Guidelines: Building/Sidewalk Relationships," now or as hereafter amended, filed under Clerk's Receiving No. 8808, is hereby adopted. A copy of this document is attached hereto as Exhibit A and by this reference incorporated herein.

Section 3. Bellevue City Code (Land Use Code) 20.25A.020.A.2, "Dimensional Requirements in CBD Districts, Chart and Notes" is amended as indicated in Exhibit B, attached hereto and by this reference incorporated herein.

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Section 4. Bellevue City Code (Land Use Code) 20.25A.030.C.1, "FAR Amenity Standards - Pedestrian Oriented Frontage," is amended as indicated in Exhibit C, attached hereto and by this reference incorporated herein.

Section 5. Bellevue City Code (Land Use code) 20.25A.040.B - Chart, "Landscape Development Requirements," is amended as indicated in Exhibit D, attached hereto and by this reference incorporated herein.

Section 6. Bellevue City Code (Land Use Code) 20.25A.050.J is amended to read as follows:

- J. Performance Standards for Parking Structures: The Planning Director will review and approve, approve with conditions, or deny a proposal for a parking structure through the Administrative Design Review Process (20.30.475). The Planning Director may approve the parking structure only if --
1. Driveway openings are limited and the number of access lanes in each opening are minimized.
 2. The structure exhibits a horizontal, rather than sloping building line.
 3. The dimension of the parking structure abutting pedestrian areas is minimized, except where retail, service, or commercial activities are provided.
 4. The parking structure complies with the requirements of Section 20.25A.115.
 5. A wall or other screening of sufficient height to screen parked vehicles and which exhibits a visually pleasing character is provided at all above ground levels of the structure, and
 6. Safe pedestrian connection between the parking structure and the principal use exists.

Section 7. Bellevue City Code (Land Use Code) 20.50.040 is amended to read as follows:

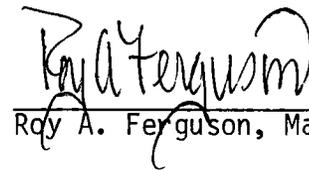
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PEDESTRIAN ORIENTED FRONTAGE. Building frontage devoted to uses which stimulate pedestrian activity at the pedestrian level. Uses are typically sidewalk oriented and physically or visually accessible by pedestrians from the sidewalks. Uses which compose pedestrian oriented frontage include, but are not limited to, specialty retail stores, groceries, drug stores, shoe repair shops, cleaning establishments, floral shops, beauty shops, barber shops, department stores, hardware stores, apparel shops, travel agencies and other services, restaurants and theaters. Banks and financial institutions are not pedestrian oriented uses.

Section 8. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 7th day of November 1983, and signed in authentication of its passage this 7th day of November, 1983.

(SEAL)



Roy A. Ferguson, Mayor

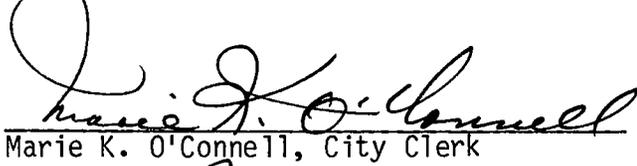
Approved as to form:

Linda M. Youngs, City Attorney



Richard Gidley, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published November 12, 1983