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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4108

AN ORDINANCE relating to community retail design district standards; adding a new Chapter 20.25I to Bellevue City Code (Land Use Code).

WHEREAS, the City of Bellevue desires to adopt these regulations to ensure that development within the retail districts outside of the Central Business District exhibits a high quality of design; ;and

WHEREAS, commercial development in retail/service centers should be compatible with surrounding residential areas; and

WHEREAS, the Urban Design policies of the Comprehensive Plan state that activity centers should exhibit a high quality of design, with special attention to architectural character, landscaping, signage and pedestrian access; and

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

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

Section 1. Bellevue City Code (Land Use Code) is amended by the addition of Chapter 20.25I as follows:

20.25I. COMMUNITY RETAIL DESIGN DISTRICT

20.25I.010 Purpose. The purpose of the Community Retail Design District is to ensure that development within the retail districts outside the Central Business District exhibits a high quality of design in support of their role as the retail/service centers of the surrounding residential areas. Development in the district should incorporate architectural, landscape and pedestrian features, which are compatible with and provide identification for the surrounding area.

20.25I.020 Community Retail Design District Defined: The Community Retail Design District includes all properties located within Community Business Districts and all properties within a Neighborhood Business Districts; except that where the total contiguous land area so zoned (exclusive of right-of-way) is less than two acres, such area shall be exempt.

20.25I.030 Design Review Required: All development activity within the Community Retail Design District must be reviewed by the Director of Design and Development using the Design Review Process, Part 20.30F.

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20.25I.040 Design Guidelines. The following design guidelines apply to development in the Community Retail Design District:

A. Building Design Guidelines.

1. The design of buildings should incorporate elements such as special architectural details, distinctive color schemes, special art and other features, which are sensitive to and enhance the surrounding area and serve to distinguish the complex from other retail complexes in the city.
2. All buildings within a multi-building complex should achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window pattern.
3. Individual buildings should incorporate similar design elements, such as surface materials, color, roof treatment, windows and doors, on all sides of the building to achieve a unity of design. The sides of a building which face toward a public street should include public entrances to the building and windows to provide visual access to the activity within the building. The sides of a building which face toward an adjoining property, but not toward a public street, should include elements such as windows, doors, color, texture, landscaping or wall treatment to provide visual interest and prevent the development of a long continuous blank wall.

B. Site Design Guidelines.

1. If the property is located at the intersection of two arterial streets, the site development should incorporate a special corner feature at the corner of the site. A special corner feature can be a landscape feature, seasonal color planting area, sculpture or water feature. The feature should provide a visual landmark and some amount of seating area. If the property is not located at an intersection, a similar feature should be considered in conjunction with a transit stop or at the primary access point to the site.
2. Where a perimeter landscape area required under Land Use Code 20.20.520F. may be relocated under Note 1 of that section, some or all of the relocated area should be used to provide a landscaped courtyard. Any relocated landscape area should be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating shall be provided.
3. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping

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should be used to define and separate parking, access, and pedestrian areas within parking lots.

4. The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.
5. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures should be designed to be consistent with the scale and architectural design of the primary structure(s). Such site features should be designed and located to contribute to the pedestrian environment of the site development.
6. Loading areas should not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, should be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas should not be located on the side of a building which faces toward a residential use.
7. In multiple building complexes, buildings should be located to facilitate safe and comfortable pedestrian movement between buildings. On sites which are adjacent to other properties within the Community Retail Design District, building location should be chosen to facilitate pedestrian and vehicular connections to buildings on those adjacent properties. Consideration should be given to locating buildings closer to the public street with entrances to the buildings from the public sidewalk, with no intervening parking or driving area. Corner locations are particularly appropriate for this treatment.
8. Opportunities should be found for safe, convenient, and pleasant pedestrian connections to existing transit facilities. Where needed, shelters and lay-bys for transit vehicles should be incorporated into the site development.

C. Sign Design Guidelines.

1. All signage should be an integral part of the architectural design.
2. Tenant signage should be oriented to face the major direction of pedestrian movement toward and within the District.

20.25I.050 Design Standards

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A. Internal Walkways. The following design standards apply within the Community Retail Design District:

1. Walkways, 8 feet minimum width, shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways shall be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.
2. Walkways shall be provided to connect with walkways or potential walkway locations on adjoining properties in the District to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway should be commensurate with the anticipated level of pedestrian activity along the connecting walkway.
 - a. Walkways shall be provided along the full length of the building on any side which provides building access to the public or where public parking is available, to provide safe and comfortable pedestrian access to the building.
 - b. On the sides of the building which provide public access into the building, the walkway should be wide enough to allow for sidewalk seating area or window gazing as well as pedestrian travel. Weather protection of the building walkway should be provided at a minimum at the entrance area and, if appropriate, along the entire building walkway.
3. Internal walkway surfaces shall be designed to be visually attractive and distinguishable from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort.

B. Other Site Development Standards.

1. All lighting fixtures shall incorporate cut-off shields to prevent the spillover of light from the District to adjoining properties.
2. Mechanical equipment, if located on the building, shall be located within the roof form of the building or enclosed within a screening structure, the design of which is consistent with the design of the building.
3. The outdoor display of building materials and similar bulky products shall be screened from views from the public street, sidewalk, and properties outside the District with a durable,

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solid wall or fence, or an evergreen hedge or a combination of the above. The screening requirement does not apply to the display of seasonal products of a decorative nature such as bedding plants, Halloween pumpkins, and holiday greens.

4. All refuse and recycling containers within the District shall be contained within structures enclosed on all four sides and which are at least as high as the tallest container within the structure.
5. Bicycle racks shall be provided on site. Facilities for a minimum of ten bicycles shall be provided for developments having 100 or fewer parking stalls. For each 100 additional stalls, facilities for five additional bicycles shall be provided.

Section 2. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 18th day of December, 1989, and signed in authentication of its passage this 18th day of December, 1989.

(SEAL)

Nan Campbell
Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley
Richard Gidley, Deputy City Attorney

Attest:

Marie K. O'Connell
Marie K. O'Connell, City Clerk

Published December 26, 1989