

CITY OF BELLEVUE, WASHINGTON  
ORDINANCE NO. 5100

AN ORDINANCE relating to Downtown Core Design District Guidelines; amending the Bellevue Land Use Code to provide for the consistent implementation of the Bellevue Pedestrian Corridor Guidelines and Major Public Open Space Design Guidelines; amending Sections 20.25A.060 (Plate B), 20.25A.100E.1.c, 20.25A.100E.4.c, 20.25A.100E.7, 20.25A.020C.1, and 20.25A.115 of the Bellevue Land Use Code; amending the Pedestrian Corridor Guidelines and Major Public Open Space Design Guidelines previously adopted by Resolution No. 3946; and providing an effective date.

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

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

Section 1. Section 20.25A.060 (Plate B) of the Bellevue Land Use Code, Downtown Bellevue Street Tree Species Plan, is hereby amended to read as follows:

20.25A.060 Walkways and sidewalks, perimeter.

See Plate B - Downtown Bellevue Street Tree Species Plan next page]

[Insert Downtown Street Tree Map]

Section 2. Section 20.25A.100E.1.c of the Bellevue Land Use Code is hereby amended to read as follows:

E. Downtown Core Design District Guidelines.

1. Major Pedestrian Corridor.

c. Bellevue Pedestrian Corridor Guidelines. Each development abutting the Pedestrian Corridor as described in paragraph E.1.c.v of this section must comply with the provisions of this paragraph and the Bellevue Pedestrian Corridor Guidelines and Major Public Open Space Design Guidelines as adopted by the City Council, or as the same may be hereafter amended. The Bellevue Pedestrian Corridor and Major Public Open Space Design Guidelines consist of general design guidelines consistent with provisions of this paragraph.

Section 3. Section 20.25A.100E.4.c of the Bellevue Land Use Code is hereby amended as follows:

## E. Downtown Core Design District Guidelines.

### 4. Major Public Open Spaces.

c. Design. Each development abutting a location of the Major Public Open Spaces as defined in paragraph E.4.b of this section must comply with the provisions of this paragraph and the Bellevue Pedestrian Corridor Guidelines and Major Public Open Space Design Guidelines as adopted by the City Council, or as the same may be hereafter amended. The Bellevue Pedestrian Corridor and Major Public Open Space Design Guidelines consist of general design guidelines consistent with provisions of this paragraph.

i. The major public open spaces must be designed with numerous pedestrian amenities such that these areas serve as focal points. Pedestrian amenities include elements such as seating, lighting, special paving, planting, food and flower vendors, artwork and special recreational features. Design must be coordinated with that of the major pedestrian corridors.

ii. The major public open space at or near 106th Avenue NE shall be a minimum of 30,000 square feet in size. A maximum of 37,000 square feet is allowed for the purpose of obtaining bonus floor area. The major public open spaces at or near Bellevue Way and 110th Avenue NE shall be a minimum of 10,000 square feet in size. A maximum of 15,000 square feet is allowed for the purpose of obtaining bonus floor area.

iii. Area devoted to a major public open space must be in addition to any area devoted to the major pedestrian corridor.

iv. Pedestrian-oriented frontage is required on at least two sides of a major public open space unless the major public space is linear in design, in which case pedestrian-oriented frontage is required on at least one side.

Section 4. Section 20.25A.100E.7 of the Bellevue Land Use Code is hereby amended to read as follows:

## E. Downtown Core Design District Guidelines.

7. Upper Level Setback. Each building facade within the Core Design District facing NE 4th, NE 8th and 104th Avenue NE must incorporate a minimum 20-foot deep setback at a height between 25 and 40 feet above average finished grade, unless the applicant demonstrates through Design Review (Part 20.30F LUC) that such setback is not feasible due to site constraints, such as a small or irregularly shaped lot.

Section 5. The Bellevue Pedestrian Corridor Guidelines and Major Public Open Space Design Guidelines, originally adopted by the City Council by Resolution No. 3946 as set forth in that certain document given Clerk's Receiving No. 26377.

Section 6. Section 20.25A.020C.1 of the Bellevue Land Use Code is hereby amended to read as follows:

## 20.25A.020 Dimensional requirements - General.

### C. Basic Floor Area Ratio Requirements.

1. General. Each new residential, nonresidential, and mixed use building and each remodel which expands the floor area of an existing residential, nonresidential, or mixed use building by more than 50 percent within any three-year period shall provide one or more amenities from the following list:

- a. Pedestrian-oriented frontage;
- b. Landscape feature;
- c. Arcade;
- d. Marquee;
- e. Awning;
- f. Sculpture;
- g. Water feature;
- h. Active recreation area (Downtown-R only);
- i. Retail food (Downtown-R only);
- j. Child care services (Downtown-R only);

k. Plaza (only applicable to: 1) nonresidential buildings on Rights-of-Way designated as "D/R" Streets in Design Guidelines: Building/Sidewalk Relationships adopted by 20.25A.115; or, 2) Downtown-OLB if located between the sidewalk on the east side of 112th Avenue NE and the building).

l. Residential entry courtyard (only applicable to residential buildings on Rights-of-Way that are either not designated or are designated as "D/R" Streets in Design Guidelines: Building/Sidewalk Relationships adopted by 20.25A.115).

In multi-building developments within a single project limit, amenities may be allocated among all buildings within the project limit; provided that, such allocation must be approved by the Director. If construction of the multi-building development is to be phased, no phase may depend on the future construction of amenities.

Section 7. Section IV.E of "Design Guidelines: Building/Sidewalk Relationships," Map of Right-of-Way Designations, adopted by Section 20.25A.115 of the Land Use Code, is amended to read as follows:

### E. Designation of Rights-of-Way

This document establishes a system of designating rights-of-way for the purpose of applying varying design guidelines. The intent is to create a hierarchy of rights-of-way, with the greatest attention being given to those within and around the Core Design District. The hierarchy reflects different intensities of pedestrian activity in recognition of policies in the CBD Subarea Plan. The accompanying map denotes the designation of each right-of-way.

[See revised map on next page)

Call City Clerk's Office for full text (425) 452-6805

Section 8. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

PASSED by the City Council this 19th day of October, 1998, and signed in authentication of its passage this 19th day of October, 1998.

(SEAL)

Mike Creighton, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley, Deputy City Attorney

Attest:

Myrna L. Basich, City Clerk

Published October 23, 1998