

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5778

AN ORDINANCE amending section 20.25F1.020 of the Land Use Code; readopting exterior signage requirements from the Factoria Town Square Design Guidelines applicable to Factoria Land Use Districts F1; providing for severability, and establishing an effective date.

WHEREAS, on July 15, 2002, the City Council adopted design guidelines for Factoria Land Use District F1 entitled F1 Development Area Plan and Factoria Town Square Design Guidelines; and

WHEREAS, to foster redevelopment in the F1 Land Use District, the City adopted Ordinance 5726, which, among other things, repealed the F1 Development Area Plan and Factoria Town Square Design Guidelines; and

WHEREAS, the City now desires to readopt the exterior signage provisions contained in the F1 Development Area Plan and Factoria Town Square Design Guidelines, which provisions are attached hereto as Exhibit A; and

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. Exhibit A attached hereto regarding exterior signage and entitled Factoria Town Square Design Guidelines is hereby adopted and referenced at section 20.25F1.020(A) of the Bellevue Land Use Code.

Section 2. Section 20.25F1.020 of the Land Use Code is hereby amended to read as follows:

20.25F1.020 Review Required

A. Applicable Criteria and Guidelines. The Director shall use this Part 20.25F1 in reviewing an application for Master Development Plan or Design Review approval for development in the F1 Land Use District. The Community Retail Design Guidelines of Part 20.25I and Transition Area Design guidelines of Part 20.25B shall not apply to applications for development in the F1 Land Use District. Exterior signage for each development shall comply with the Factoria Town Square Design Guidelines, now or as hereafter amended. In the event the Factoria Town Square Design Guidelines conflict with the generally applicable requirements of the Land

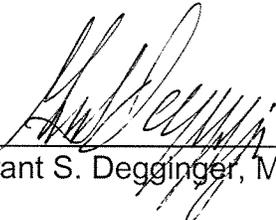
Use Code or the Sign Code, the Factoria Town Square Design Guidelines shall control.

Section 3. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 4. This ordinance shall take effect and be in force five (5) days after legal publication.

Passed by the City Council this 5th day of November, 2007
and signed in authentication of its passage this 5th day of November,
2007.

(SEAL)



Grant S. Degginger, Mayor

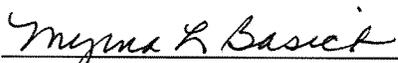
Approved as to form:

Lori M. Riordan, City Attorney



Mary Kate Berens, Assistant City Attorney

Attest:



Myrna L. Basich, City Clerk

Published November 8, 2007

Exhibit A

Factoria Town Square Design Guidelines

EXTERIOR SIGNAGE

The intent of the overall signage program is to provide adequate identification to all the businesses in the Factoria TownSquare. Designed to work in the surrounding context, the elements are intended to enhance the environment, while giving the best possible identification to tenants. The project signage is comprised of four major types:

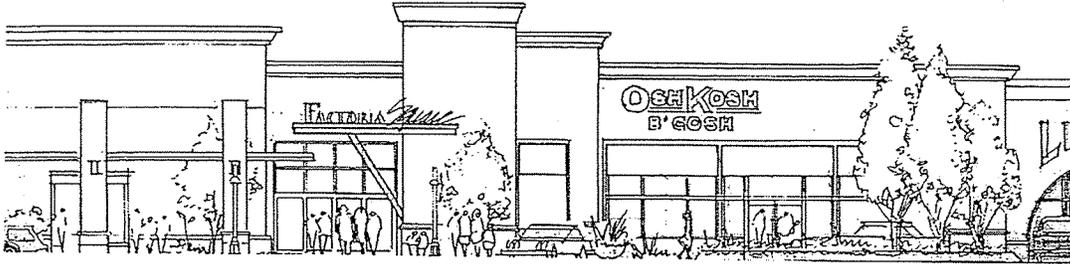
Illustration 11:



- Identification of major tenants at the site perimeter.
- Identification of the project at the site perimeter.
- Store front signage.
- Wayfinding signage.

All four are designed to bring unity and clarity to the Factoria TownSquare, while still supporting individual store identity, to define the project edges, and to set Factoria TownSquare apart from competitors by setting a new and higher standard.

Illustration 12:



Project Signage

Major Project monument signage: will occur at two main vehicular entrances on Factoria Blvd. SE and two main vehicular entrances on 124th Avenue SE.

Smaller Project monument signs: will be located at vehicular entrances on SE 38th Street and SE 41st Place.

Tenant Signage at Site Entries

Up to ten (10) medium and large tenants will be permitted one vertical identification monument sign at Factoria Blvd. SE or 124th Avenue SE. These signs are to be a consistent height, color and method of illumination. 5' high by 25 sq. ft. per side.

Store Front Signage

- In general, all signage in the Factoria TownSquare shall be for identification only and not be treated as an advertising device. Signage is limited to tenant trade name and/or logo only. All signs must comply with these general criteria, to insure a cohesive look to the Factoria TownSquare, and to work within the architectural framework as well.
- Company "slogans" will be reviewed on a case-by-case basis and only considered if part of the logo or nationally copyrighted DBA.

General Store Front Signage Criteria:

- Signage is limited to store name and/or logo only
- Sign location on the building must be integral to the architectural design of the building.

- Boxed panel signs or cabinet signs are not permitted.
- No moving signs or flashing signs, banners, or advertising posters shall be permitted externally on the buildings. Exception: standard grocery store banners.
- All dimensional letters shall have a return or depth in proportion to their size. In general, however, all signs above 24" in height shall have an 8" deep return.
- No exposed junction boxes, raceways, or conduit shall be permitted. Transformers must be located within the body of the letter where letters are large enough to do so.

The above guidelines are shown in illustrations 11 and 12.

Exterior Size:

- Major Anchor Stores: Building over 50,000 sq. ft.: Letter Height is restricted to 5'-6". Overall signage area no larger than 250 sq. ft. maximum copy area.
- Tenants 25,000 to 50,000 sq. ft.: 48" letter height, 160 sq. ft. copy area.
- Tenants 10,000 to 25,000 sq. ft.: 36" letter height, 90 sq. ft. copy area.
- Tenants below 10,000 sq. ft.: 24" letter height, 50 sq. ft. copy area.
- In general, the scale of the building, number of letters, and the particular location shall determine the permitted letter and logo size.

Wayfinding

Beginning at the site perimeter, a system of wayfinding graphics will direct customers to convenient parking.

Graphics will identify parking location and levels, with number, color, and symbol for ease in return to parking.

As a continuation of the Bellevue street grid system, the site will have a complete street signage system made of traditional elements. The existing Factoria Mall will also have a street signage system as a continuation of the street grid system (the mall is 126th Avenue SE).

New site features, Gathering Places, restroom and other conveniences will appear as blades on street signs.

Prohibited Signs:

- No sign may be erected without necessary City of Bellevue approvals.
- No cabinet signs.
- No exposed neon or other exposed light source without landlord approval.
- No signs using vacuum molded plastic.
- Roof signs.
- No sign shall be placed on the back of a building. (The back of a building is defined as a facade that does not contain a major public entrance.)

Additional Graphic elements:

The pylon sign in the northwest corner of the property may be rebuilt in its current location. Sign height shall not exceed 75 feet.