

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 7435

A RESOLUTION approving the Pedestrian Bridge location and design plan and adopting findings that the proposal satisfies the public benefit test set forth in LUC 20.25A.130.C and the development standards of LUC 20.25A.130.D and is consistent with the Comprehensive Plan for the pedestrian bridge proposed between Lincoln Square and Bellevue Place.

WHEREAS, Comprehensive Plan Policy S-DT-80 provides "Pedestrian Crossings may be appropriate over the public right-of-way on Bellevue Way between NE 4th Street and NE 8th Street, and over NE 4th and NE 8th Streets between Bellevue Way and 110th Avenue NE, provided that there is a clear demonstration of public benefit and design criteria are fully met." and;

WHEREAS, Land Use Code (LUC) Section 20.25A130.A allows pedestrian bridges at or near the mid-block in certain locations including on NE 8th Street between Bellevue Way and 110th Avenue NE, if certain conditions are met; and,

WHEREAS, the City Council finds that the proposed pedestrian bridge across NE 8th between Lincoln Square and Bellevue Place, as shown in the location and design plan included in agenda materials dated September 5, 2006 (the Pedestrian Bridge) provides a public benefit, meets the development standards in LUC 20.25A.130.D and is consistent with the Comprehensive Plan; and

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

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

Section 1. The City Council makes the following findings based on the information presented to it, including the location and design plan and analysis contained in the agenda materials dated September 5, 2006:

a. The Pedestrian Bridge improves pedestrian mobility. The presence of the Pedestrian Bridge will greatly enhance a convenient, safe, and barrier- and vehicle-free mid-block crossing of NE 8th Street.

b. The Pedestrian Bridge does not detract from street level activity, but is likely to increase it as it will be a landmark and focal point attracting people to the enhanced streetscape and mid-block building entry points. The proposed location and design of the Pedestrian Bridge integrates pedestrian mobility across the bridge

with the current streetscape at the street level. Vertical circulation adjacent to the bridge provides points of connection between the bridge and the street level.

c. The Pedestrian Bridge functions as part of the public realm. At the street level the architectural character of the bridge has a different language than both of the adjacent developments so that the bridge is an element of its own and not an extension of either one of the adjoining buildings. The tree-like supports on the north side of the bridge relate the public street to the pedestrian bridge and the bridge has a clearly unique identity to distinguish it from Bellevue Place.

Section 2. Based on the findings set forth in Section 1 above, the City Council finds that the Pedestrian Bridge satisfies the public benefit test set forth in LUC 20.25A.130.C.

Section 3. The City Council further finds that the Pedestrian Bridge is consistent with the Comprehensive Plan and meets the development standards of LUC 20.25A.130.D with the following conditions:

a. Prior to issuance of a Certificate of Occupancy for the Pedestrian Bridge, signs shall be installed at/on the exterior of the Lincoln Square and Bellevue Place buildings and at the second level entrances of each development indicating the bridge is open for nonexclusive right of pedestrian use and access by the public between 6AM and midnight, or during the hours of operation of adjacent uses, whichever is greater.

b. Prior to issuance of any building permit for the Pedestrian Bridge, the owners of Lincoln Square and Bellevue Place shall execute and record an agreement, in a form acceptable to the City, containing the terms and conditions set forth in LUC 20.25A.130.E.

c. Prior to issuance of a Certificate of Occupancy for the Pedestrian Bridge, wayfinding signs shall be installed at/on the exterior of the Lincoln Square and Bellevue Place buildings and at the second level entrances of each development identifying the barrier-free pathways and publicly accessible spaces in order to ensure that the pedestrian connections are proximate and easily identifiable.

d. Bridge enclosures shall be limited to the minimum amount necessary for weather protection. The building permit for the Pedestrian Bridge shall demonstrate enclosures consistent with the approved Pedestrian Bridge location and design plan and this condition. Proposals to add to or modify the bridge enclosure may only be approved through the Design Review process, LUC Part 20.30F, now or as hereafter amended, based on demonstration that additional weather protection is required.

e. Bridge lighting shall be consistent with public safety standards. The building permit and any electrical permits for the Pedestrian Bridge shall demonstrate lighting, including seasonal and special event lighting, consistent with the approved Pedestrian Bridge location and design plan and this condition. Proposals to add to or modify the approved lighting, including seasonal and special event lighting, may only be approved through the Design Review process, LUC Part 20.30F, now or as hereafter amended, based on demonstration that impacts upon public facilities and streets are mitigated.

f. Uses in the spaces at grade in Bellevue Place and Lincoln Square adjacent to the Pedestrian Bridge shall be limited to "retail activity", as defined in the City's Design Guidelines – Building/Sidewalk Relationships, now or as hereafter amended.

g. Signage on the exterior of the Pedestrian Bridge, or on the interior of the bridge that is visible from a public sidewalk or street is prohibited.

h. No construction may commence on any part of the Pedestrian Bridge prior to obtaining all necessary permits and agreements for installation of the Pedestrian Bridge over and/or in City right-of-way.

Section 4. The City Council hereby approves, with the conditions set forth in Section 3, the Pedestrian Bridge location and design plan.

Section 5. This resolution shall take effect immediately.

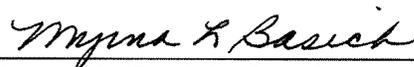
Passed by the City Council this 5th day of September, 2006, and signed in authentication of its passage this 5th day of September, 2006.

(SEAL)



Grant Degginger, Mayor

Attest:



Myrna L. Basich, City Clerk