

Part 20.25D Bel-Red

20.25D.010 General

A. Applicability

1. This Part 20.25D, Bel-Red (BR) contains requirements, standards and guidelines that apply to development and activity within the Bel-Red Land Use Districts. Except to the extent expressly provided in this Part 20.25D and as referenced in paragraph 2 below, the provisions of the Land Use Code, other City Development Codes, the City Development Standards, and all other applicable codes and ordinances shall apply to development and activities in the Bel-Red Land Use Districts. Except within the Critical Areas Overlay District (Part 20.25H LUC), where there is a conflict between the Bel-Red Land Use District regulations and the Land Use Code and other City ordinances, the Bel-Red Land Use District regulations shall govern. Where there is a conflict between the Bel-Red Land Use District regulations and the Critical Areas Overlay District, the Critical Areas Overlay District shall govern. Where the requirements of the Bel-Red Land Use District exceed those of the Land Use Code and other City ordinances, the Bel-Red Land Use District regulations shall govern.
2. The following general development requirements of Chapter 20.20 LUC do not apply in the Bel-Red Land Use Districts:
 - a. LUC 20.20.005;
 - b. LUC 20.20.010;
 - c. LUC 20.20.012;
 - d. LUC 20.20.015
 - e. LUC 20.20.017;
 - f. LUC 20.20.018;
 - g. LUC 20.20.030 (provided, this section applies in the ORT Land Use District);
 - h. LUC 20.20.060;
 - i. LUC 20.20.070;
 - j. LUC 20.20.125 (provided, this section applies in the ORT Land Use District);
 - k. LUC 20.20.128;
 - l. LUC 20.20.135;
 - m. LUC 20.20.190;
 - n. LUC 20.20.250;
 - o. LUC 20.20.400;
 - p. LUC 20.20.520;
 - q. LUC 20.20.560;
 - r. LUC 20.20.720;
 - s. LUC 20.20.760;
 - t. LUC 20.20.800; and,
 - u. LUC 20.20.890.

B. Land Use Districts

Bel-Red is divided into twelve (12) land use districts to facilitate its transformation into a vibrant and sustainable, pedestrian oriented mixed use neighborhood with vital businesses. The transformation will include multimodal transit systems that connect to the greater City and region. The geographic location of Bel-Red is legally described in LUC 20.50.012.

The purpose and intent of the Bel-Red Land Use Districts is described in LUC 20.10.375 and application of requirements, standards and guidelines to a specific property may differ depending upon which of the following districts a property is located.

1. Bel-Red-Medical Office (BR-MO).
2. Bel-Red-Medical Office Node 1 (BR-MO-1).
3. Bel-Red Office/Residential (BR-OR).
4. Bel-Red-Office/Residential Node 1 (BR-OR-1).
5. Bel-Red-Office/Residential Node 2 (BR-OR-2).
6. Bel-Red-Residential/Commercial Node 1 (BR-RC-1).
7. Bel-Red-Residential/Commercial Node 2 (BR-RC-2).
8. Bel-Red-Residential/Commercial Node 3 (BR-RC-3).
9. Bel-Red-Commercial/Residential (BR-CR).
10. Bel-Red-Residential (BR-R).
11. Bel-Red-General Commercial (BR-GC).
12. Bel-Red-Office/Residential Transition (BR-ORT).

20.25D.020 Definitions Specific to Bel-Red

- A. Bel-Red Definitions: The following definitions are specific to the Bel-Red land use districts and shall have the following meaning:

BROTS

An interlocal agreement between the cities of Bellevue and Redmond regarding land use planning and the funding and construction of transportation improvements in the Bel-

Red/Overlake Transportation Study Area, as adopted by Resolution No. 6353 and subsequently amended.

Build-to Lines

A location along a designated block or right-of-way where a building must be constructed. The build-to line is the property line unless designated otherwise by an adopted street design.

Curb Extension

A section of sidewalk that projects into the street at an intersection or midblock crossing that reduces the crossing width of a street or right-of-way for pedestrians.

~~Dimension Chart Definitions~~

Average Finished Grade Along Façade

Proposed grade after development as measured along a building façade from perpendicular wall to perpendicular wall including offsets, bays and other minor modulating treatments not more than five feet deep.

Building

Façade Length

The length of a building from perpendicular wall to perpendicular wall including offsets, bays and other minor modulating treatments not more than five feet deep.

Floor Type

Gross Square Feet/Floor

Floor area in square feet within the surrounding exterior walls measured from the interior wall surface and including openings in the floor plate such as vent shafts, stairwells, and interior atriums.

Project

~~Existing Single Family Dwelling Unit~~

Health Club

A place of business with equipment and facilities for exercising and improving physical fitness. A broader range of services such as restaurant and meeting rooms are not provided.

~~Incidental Structures within a Project Limit~~

Natural Drainage Practices

Techniques such as rain gardens, pervious pavement, vegetated roofs and amended soils that manage stormwater runoff in a manner that improves the quality of runoff and more closely mimics natural drainage flows and rates than traditional stormwater techniques.

Node

An area, or district where planned transportation facilities will support sufficient development intensity, amenities, recreation opportunities, and a mix of uses that foster a high level of pedestrian activity.

Project Limit

A lot, portion of a lot, or combination of lots or portions of lots treated as a single development parcel for purposes of the Land Use Code. A project limit may cross a right-of-way as long as the project limit results in a cohesive design and the Master Development Plan process is used.

Required Ground Floor Uses

Retail and commercial activities or a combination thereof as permitted by 20.25D.070 that are required to be located on the ground floor. Ground floor uses shall be located as indicated in LUC Figure 20.25D.120.A.

SF

Square Feet

Tree Well

A tree planting area, generally within a paved surface area.

Work-Live

A building or tenant space where residential is a subordinate use. Employees and walk-in trade are permitted.

- B. General Definitions not Applicable Applicable to Bel-Red are noted in the text of the general definitions contained in Chapter 20.50 LUC.

20.25D.030 Review Required

A. Applicable Review and Guidelines.

The Director shall use this Part 20.25D LUC and the Bel-Red Subarea Design Guidelines (LUC 20.25D.140 as currently adopted or subsequently amended or superseded) in reviewing an application for Master Development Plan or Design Review approval in the Bel-Red Use Districts. The Community Retail Design Guidelines of Part 20.25I LUC and Transition Area Design Guidelines of Part 20.25B LUC shall not apply to applications for development in the Bel-Red Land Use Districts.

B. Master Development Plans.

An applicant for a project with multiple buildings located within a single project limit shall submit a Master Development Plan for approval by the Director pursuant to Part 20.30V LUC.

1. This requirement shall not apply to projects located outside of a *node*.
2. This requirement shall not apply to the placement of additional structures associated with existing conditions~~incidental structures~~.
3. Modification to the vesting and expiration provisions of LUC 20.40.500 pursuant to 20.30V.190 is not permitted in the Bel-Red Land Use Districts except pursuant to a development agreement as authorized by state law or Bellevue city code.
4. For the purposes of this section, the project limit may be drawn to encompass right-of-way that bisects a site, provided that the following connectivity criteria can be met:
 - a. A system of corner and mid-block crossings shall be provided to functionally connect the site across the bisecting right-of-way.
 - b. Pedestrian paths shall be provided to create direct connections between all buildings located within the proposed project limit.
 - c. Visual connections shall be provided between all buildings located within the project limit by minimizing topographic variation and through use of vegetation and outdoor spaces.
 - d. Only right-of-way meeting the requirements of LUC 20.25D.150.D may be included in the land area located within the proposed project limit for the purpose of computing maximum FAR.

C. Design Review Required.

1. **Process Required.** With the exception of the Bel-Red General Commercial district (BR-GC)~~district specifically excepted below~~, all development within the Bel-Red Land Use Districts shall be reviewed by the Director through Design Review Part 20.30F LUC. ~~Development located within the Bel-Red Medical Office (BR-MO), Bel-Red General Commercial (BR-GC) and Bel-Red Office Residential Transition (BR-ORT) are specifically excepted from this Design Review process requirement.~~

2. **Dimensional Deviations.** The Director may, through the Design Review process, approve a proposal that varies from the specific dimensional requirements set forth Part 20.25D LUC if the applicant demonstrates that the resulting design will be more consistent with the outcome intended in purpose and intent of the code. Deviation from the following dimensional requirements are not permitted, except pursuant to 20.25D.080.B, or unless a variance is obtained under Part 20.30G LUC:
 - a. Floor plate maximums;

 - ba. Minimum Setbacks/setbacks; and

 - cb. Impervious surface/lot coverage percentages Surfaces Percentages.; and

 - d. Maximum Floor Area Ratio

No deviation from Maximum Building Height ~~or Maximum Floor Area Ratio~~ is permitted in any Bel-Red Land Use District.

D. Procedural Merger.

Within a Bel-Red Land Use District, any administrative decision required by this Part 20.25D or by the Land Use Code, including but not limited to the following, may be applied for and reviewed as a single Process II Administrative Decision, pursuant to LUC 20.35.200-250.

1. Master Development Plan, Part 20.30V LUC;
2. Administrative Conditional Use Permit, Part 20.30E LUC;
3. Design Review, Part 20.30F LUC;
4. Variance, Part 20.30G LUC; and
5. Critical Areas Land Use Permit, Part 20.30P LUC.

20.25D.040 Phasing of Intensity

This section provides limits on development based on (1) the provision of public improvements to the Bel-Red Subarea, and (2) the Interlocal Agreement between the Cities of Bellevue and Redmond for the Bel-Red/Overlake Transportation Study Area (otherwise referred to as *BROTS*).

A. FAR Limitation on Development in Nodes.

Development shall be limited in the MO-1, OR-1, OR-2, RC-1 and RC-2 districts to a 0.5 floor area ratio (FAR) until such time as the Bellevue City Council determines that a financial strategy is in place to complete the Phase 1 public transportation, parks, and open space improvements identified in Bel-Red Transportation Phasing Map (Figure 20.25D.040A.1) and the Bel-Red Parks and Open Space Phasing Map (Figure 20.25D.040A.2).

Transportation Phasing

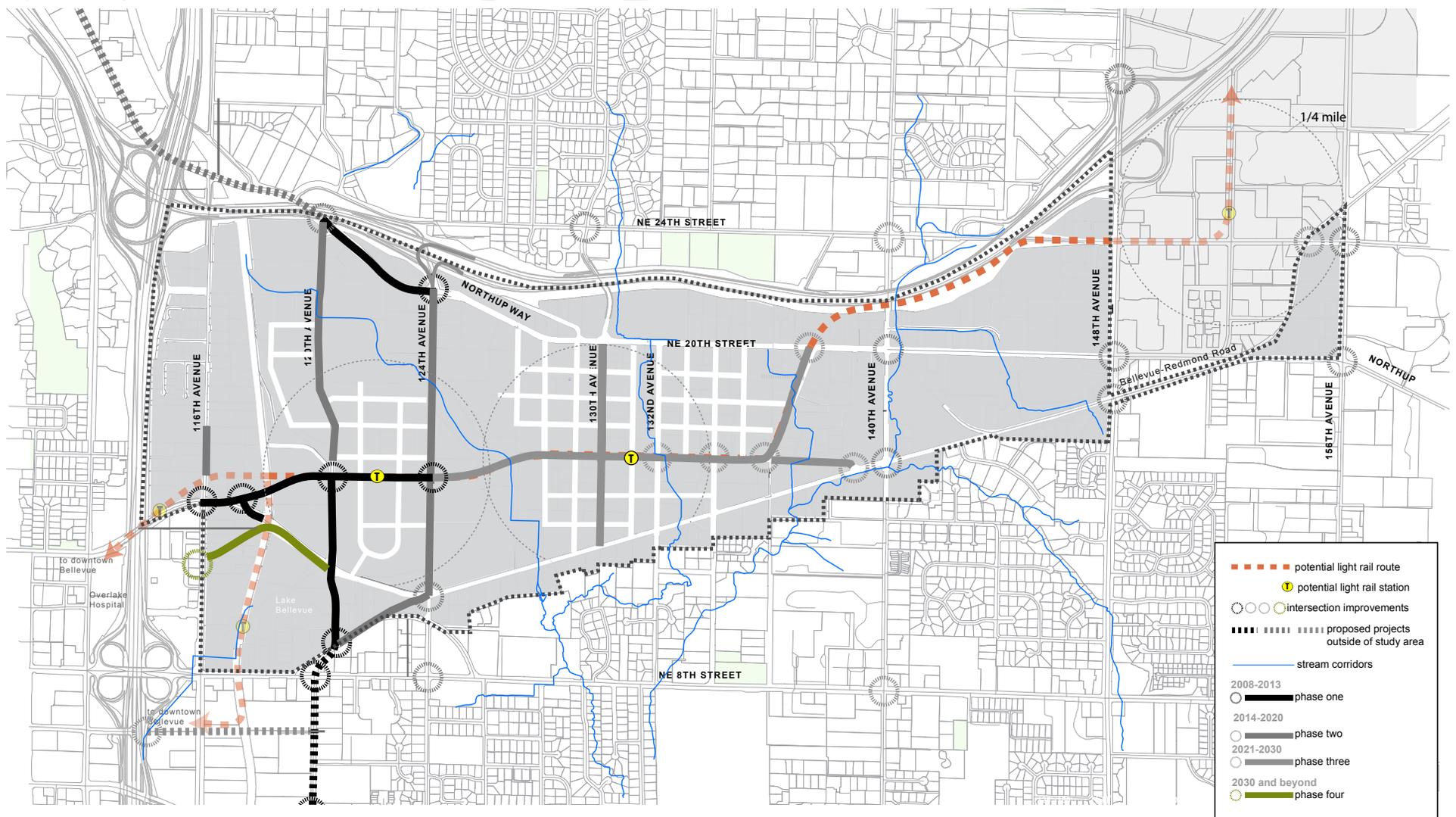
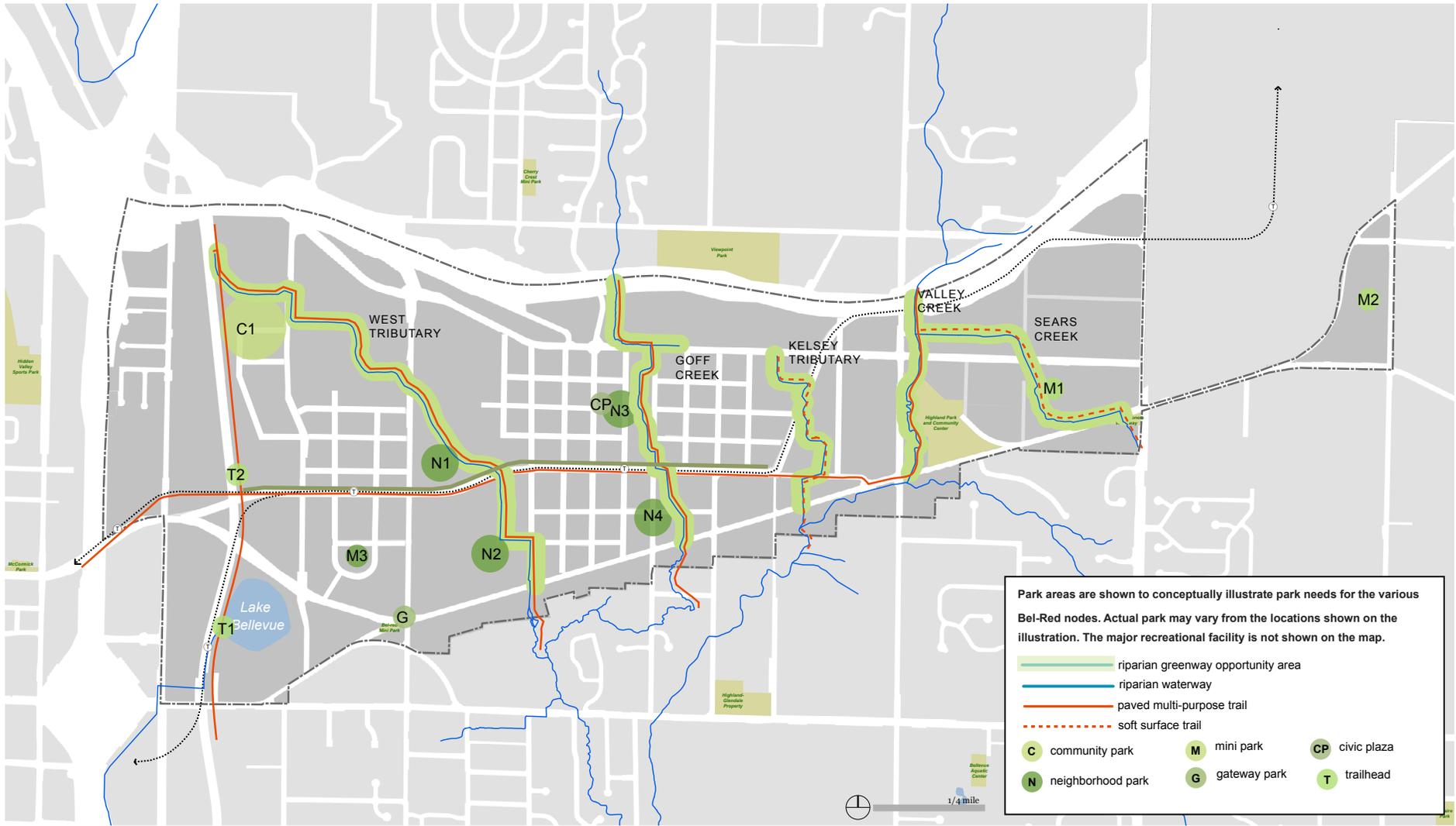


Figure 20.25D.040A.1: Transportation Phasing

Parks and Open Space



Parks and open space phase one investments

Combination of above projects totaling \$16 million (2008 \$). The intent is for the phase one improvements to focus on the western portion of the subarea.

Figure 20.25D.040A.2: Parks and Open Space

B. BROTS Interlocal Agreement Limitation.

All development in the Bel-Red Land Use Districts shall be subject to the provisions of BROTS, as originally executed to cap commercial development at a total of 12.2 million square feet through 2012, or as thereafter amended or superseded.

C. 2030 Development Limitation.

New commercial development as measured in the BROTS Interlocal Agreement in the Bel-Red Land Use Districts shall not exceed 4,500,000 square feet until such time as high capacity transit service is provided to the Bel-Red Subarea. High capacity transit may include light rail or bus transit in a dedicated right of way with high frequency and capacity.

20.25D.050 Permitted Uses

A. Permitted Uses. Specific categories of uses are listed in Chart 20.25D.070 LUC. LUC 20.25D.050.B explains Chart 20.25D.070 and describes the applicable review procedures. The use chart description and interpretation provisions of 20.10.400 do not apply to the Bel-Red Land Use Districts.

B. Use Chart Described.

In Chart 20.25D.070, land use classifications and standard Land Use Code reference numbers are listed on the vertical axis. City of Bellevue land use districts are shown on the horizontal axis.

1. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for short-term uses, which are regulated under Part 20.30M LUC (Temporary Use Permits) and subordinate uses which are regulated under LUC Section 20.20.840.
2. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted subject to applicable general requirements of Chapter 20.20 LUC for the use and the district specific requirements of this Part 20.25D LUC.
3. If the symbol "E" appears in the box at the intersection of the column and row, the use is permitted subject to the regulations governing "Existing Uses" contained in LUC Section 20.25D.050. There are no nonconforming uses, structures or sites located in the Bel-Red Land Use Districts as of [insert Plan adoption date]. LUC 20.20.560 does not apply to the Bel-Red Land Use Districts.
4. If the symbol "C" appears in the box at the intersection of the column and the row, the use is permitted subject to the Conditional Use provisions

specified in Part 20.30B or 20.30C LUC in addition to any applicable general requirements for the use and land use district.

5. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted subject to the Administrative Conditional Use provisions as specified in Part 20.30E LUC in addition to any applicable general requirements for the use and land use district.
6. If a number appears in the box at the intersection of the column and the row, the use is permitted through the applicable review process and subject to the special limitations indicated in the corresponding Notes.
7. If a “/” appears in the box at the intersection of the column and the row:
 - a. The process or note indicated in front of the slash (i.e., P/ or 1/ applies outside of the node described in the column; and
 - b. The process or note indicated behind the slash (i.e., /P or /1) applies inside the node described in the column.

20.25D.060 Existing Conditions

A. Purpose.

Many existing uses and developments would not be permitted to establish pursuant to the Bel-Red Land Use District Charts (refer to LUC Section 20.25D.070) and district specific standards and guidelines in Part 20.25D that are in effect to implement the policies of the Bel-Red Subarea Plan. The purpose of this section is to allow the continued operation of existing light industrial and service uses and development that were legally established when the Bel-Red Subarea Plan was adopted on [insert Plan adoption date]. An additional purpose of this section is to allow limited expansion of existing uses and structures that is compatible with residential and higher intensity mixed use development that was introduced with the adoption of the Plan.

B. Types of Existing Conditions - Definitions. A site may be considered an existing condition because it contains either an existing use or existing development as defined in this paragraph B and based on documentation provided pursuant to paragraph D of this section.

1. Existing Use. The use of a structure or land which was permitted when established, in existence on [insert Plan adoption date] and not discontinued or destroyed.
2. Existing Development. A structure or site development which was permitted when established, in existence on [insert Plan adoption date]

and not discontinued or destroyed, but does not otherwise comply with Part 20.25D LUC.

C. Applicability.

1. This Section 20.25D.060 LUC applies only to existing conditions occurring within a Bel-Red Land Use District.
2. The nonconforming provisions of LUC 20.20.070 and 20.20.560 do not apply within the Bel-Red Land Use Districts.
3. Expansions or modifications of an existing use or development must comply with any applicable requirements of Part 20.25H LUC – Critical Areas Overlay District. In the event of a conflict between this Part 20.25D LUC and Part 20.25H LUC, the requirements of Part 20.25H LUC Critical Areas Overlay District shall control.

D. Documentation.

The applicant shall submit documentation, which shows that the existing condition was permitted when established and has been maintained over time. The Director shall determine based on Paragraph 1 and 2 below whether the documentation is adequate to support a determination that the use and development constitute an existing condition under the terms of this section. The Director may waive the requirement for documentation when an existing condition is has been clearly established.

1. Existing Condition Permitted when Established. Documentation that the condition was permitted when established includes, but is not limited to the following:

- a. Building, land use or other development permits; or
- b. Land Use Codes or Land Use District Maps.

2. Existing Condition Maintained Over Time. Documentation that the existing condition was maintained over time, and not discontinued or destroyed as described in this Section 20.25D.060 includes:

- a. Utility bills;
- b. Income tax records;
- c. Business licenses;
- d. Listings in telephone or business directories;
- e. Advertisements in dated publications;

- f. Building, land use or other development permits;
- g. Insurance policies;
- h. Leases; and
- i. Dated aerial photos.

3. **Appeal of Director Determination.** The Director determination of whether a use constitutes an existing condition may be appealed pursuant to LUC Section 20.35.250 Appeal of Process II decisions.

E. Regulations Applicable to all Existing Conditions.

- 1. **Ownership.** The status of an existing condition is not affected by changes in ownership.
- 2. **Maintenance.** Normal maintenance and repairs associated with existing conditions are allowed.

F. Regulations Applicable to Existing Uses.

1. Operations.

a. Existing Uses May Continue to Operate and Operations May Change. Operations associated with an existing use may continue, subject to the provisions of this Section F, and may be changed when no expansion is proposed, provided that

b. Existing Uses – Hours of Operation. The hours of operation associated with an existing use located in land use districts which permit residential uses may not only extend into the period of 9:00 pm to 6:00 am subject to Administrative Conditional Use approval. Existing uses which currently operate between these hours may continue without ACU approval, as long as the hours of operation between 9:00 pm and 6:00 am are not expanded.

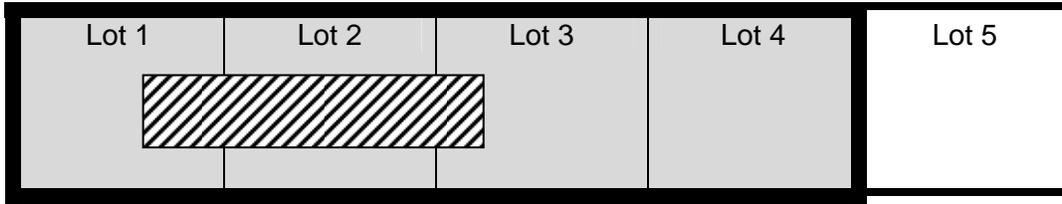
- 2. **Change of an Existing Use to a Permitted Use.** An existing use may be changed to a permitted use pursuant to LUC 20.25D.070. Once a permitted use occupies a site, the existing use rights no longer apply and the existing use may not be re-established.
- 3. **Accidental Destruction.** When a structure containing an existing use is damaged by fire or other causes beyond the control of the owner, the use may be re-established. The structure may be repaired and/or reconstructed in its original configuration. Changes to the footprint and

exterior proposed as part of the repair and/or reconstruction shall conform to this code.

4. **Expansions.** Existing uses may expand under certain circumstances as described in this paragraph ~~45~~:
 - a. **Expansions of Floor Area.** Floor area associated with existing uses may be expanded in conformance with this code.
 - b. **Expansions of Exterior Improved Areas.** Exterior improved areas associated with an existing use may be expanded by increasing the amount of land used. Exterior areas supporting the existing use may be expanded.
 - c. **Limitations on Expansion.**
 - i. No expansion of hazards. No expansion in operations shall be permitted that increases the use or on-site quantity of flammable or hazardous constituents (e.g, compressed gases, industrial liquids, etc.), or that increases the amount of waste generated or stored that is subject to the Washington Hazardous Waste Management Regulations Chapter 70.105 RCW as currently adopted or subsequently amended or superseded. The Director may in consultation with the Fire Marshal modify the requirements of this paragraph if he determines that the expansion will not increase the threat to human health and the environment over the pre-expansion condition.
 - ii. Expansions within Nodes (BR-MO-1, BR-OR-1 and 2, BR-RC-1, 2 and 3) and Residential Land Use Districts (BR-R). Refer to LUC 20.25D.060.F.5.c Figure 1 below. Floor area or exterior improvements associated with an existing use may be expanded when proposed within the limits of property held in a single ownership in existence on [insert Plan adoption date] subject to Administrative Conditional Use approval.

20.25D.060.F.5.c - Figure 1

Expansions within nodes and residential Land Use Districts



-  Limits of property held in a single ownership as of (date)
-  Area occupied by existing use as of (date)
-  Area where existing use may expand in conformance with this code

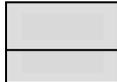
iii. Expansions outside Nodes and in Non-Residential Land Use Districts (BR-MO, BR-GC, BR-CR and BR-ORT). Refer to LUC 20.25D.060.F.5.c Figure 2 below. Floor area or exterior improvements associated with an existing use may be expanded beyond limits of property held within a single ownership in existence on [insert Plan adoption date] subject to Administrative Conditional Use approval and the following limitations.

1. The property proposed for expansion is abutting at least one of the property lines of the existing use as they existed on [insert Plan adoption date].
2. The regulations applicable to the property proposed for expansion would have allowed the use as of [insert Plan adoption date].

20.25D.060.F.5.c - Figure 2

Expansion outside nodes and in non-residential Land Use Districts



-  Limits of property held in a single ownership as of (date)
-  Area occupied by existing use as of (date)
-  Area where existing use may expand in conformance with this code

b. Loss of Existing Use Status.

- i. Discontinuance. If an existing use of a structure or exterior improved area is discontinued for a period of 12 months, any subsequent use shall thereafter conform to the regulations of the district in which it is located.
- ii. Intentional Destruction. When a structure containing an existing use is intentionally damaged by fire or other causes within the control of the owner of that structure that houses the existing use, the re-establishment of the existing use is prohibited.

G. Regulations Applicable to Existing Development.

1. **Existing Development May Remain.** Existing development may remain unless specifically limited by the terms of this paragraph G.
2. **Permitted Changes to Existing Development.** Existing development may be changed, provided that the alteration conforms to City Codes including the proportional compliance requirements contained in paragraph 3 below.
 - a. Three Year Period. Alterations made within a three year period will be viewed as a single change for the purposes of determining required improvements.
 - b. Value of Changes. The value of alterations is determined by the Director based on the entire project and not individual permits. The

Director shall promulgate rules for determining the value of alterations in the context of LUC 20.25D.060.

3. **Proportional Compliance.** An existing development associated with an existing, permitted, or conditional use, may be altered consistent with the requirements set forth below:
 - a. **Thresholds Triggering Required Improvements.** The standards of this paragraph shall be met when the value of the proposed changes to an existing development exceed \$150,000. The following alterations and improvements do not count toward the threshold:
 - i. Alterations required as a result of a fire prevention inspection;
 - ii. Alterations related to the removal of architectural barriers as required by the Americans with Disabilities Act, or the Washington State Building Code (RCW 19.27);
 - iii. Alterations required for the seismic retrofit of existing structures;
 - iv. Improvements to on-site stormwater management facilities in conformance with Chapter 24.06 BCC;
 - i. Alterations that reduce offsite impacts (including but not limited to noise, odors, dust and other particulate emissions); and
 - ii. Alterations that meet LEED, Energystar or other industry recognized standard that results in improved mechanical system or operational efficiency.
 - b. **Required Improvements.** Existing development not in conformance with existing code shall be brought toward conformance in the following areas:
 - i. Landscape Development requirements as set forth in LUC 20.25D.100 and LUC 20.20.520 and Required Landscape Treatments as set forth in LUC 20.25D.130;
 - ii. Circulation and Internal Walkway Requirements, as set forth in LUC 20.20.590;

- iii. Surface parking lot landscaping as set forth in LUC 20.25D.100 and LUC 20.20.520 standards that apply to the site; and
 - iv. Required paving of surface parking and exterior storage and display areas.
- c. Timing and Cost of Required Improvements.
- i. Required improvements shall be made as part of the alteration that triggered the required improvements;
 - ii. The value of required improvements shall be limited to 20 percent of the value of the proposed alteration. The applicant shall submit an appraisal that shows the value of proposed improvements associated with any change; and
 - iii. Required improvements shall be made in order of priority listed in paragraph 3.b above unless a deviation in priority order is approved by the Director as necessary to accommodate a function that is an essential component of the existing development.

d.4. Loss of Existing Development Status.

- a.** Discontinuance. If an existing development is discontinued or abandoned for a period of 12 months, any subsequent development shall thereafter conform to the regulation of the district in which it is located.
- b.ii.** Accidental Destruction. When an existing development is damaged by fire or other causes beyond the control of the owner, the existing development may be re-constructed. The existing development may be repaired and/or reconstructed in its original configuration. Changes to the footprint and exterior proposed as part of the repair and/or reconstruction must conform to this code.
- c.iii.** Intentional Destruction. When an existing development is intentionally damaged by fire or other causes within the control of the owner of the existing development, reconstruction of the existing development is prohibited.

20.25D.070 Land Use Charts

The following charts apply to Bel-Red. The use charts contained in LUC 20.10.440 do not apply within the Bel-Red land use districts.

Chart 20.25D.070 Residential Uses in Bel-Red Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
1	Residential (1)							
	Single-Family Dwelling	E/	P 2/		P 2	3	P 2, 3	P
	Two to Four Dwelling Units Per Structure		P/P	P	P	3	P 3	P
	Five or More Dwelling Units Per Structure		P/P	P	P	3	P 3	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities		/P	P				
13 15	Hotels and Motels	P/P	P/P	P		P	<u>P</u>	
	Congregate Care Senior Housing (1)	P/P	<u>P/P</u>	P	P		P	
6516	Nursing Home (1)	P/P	<u>P/P</u>	P	P		P	
	Assisted Living (1)	P/P	<u>P/P</u>	P	P		P	
	Accessory Dwelling Unit (4)	P/	P/		P		P	P

Key

P – Permitted Use

E – Existing Use (see LUC Section 20.25D.060)

C – Conditional Use (see Parts 20.30B and 20.30C)

A – Administrative Conditional Use (see Part 20.30E)

Notes: Uses in land use districts – Residential

- (1) An agreement shall be recorded with the King County Department of Records and Elections restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain as senior housing for the life of the project.
- (2) A minimum density of 10 units per acre shall be achieved for new single family dwelling units.
- (3) Residential Note (2) does not apply to Work-Live housing units that are secondary to a non-residential use. Work-Live units are the only housing permitted in BR-GC.
- (4) Accessory dwelling units may be established in existing (E) or permitted (P) single family structures subject to the performance criteria of LUC 20.20.120.

Chart 20.25D.070 Manufacturing Uses in Bel-Red Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing-Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR-MO/ MO-1	BR-OR OR-1 OR-2	BR-RC-1 RC-2 RC-3	BR-R	BR-GC	BR-CR	BR-ORT
2 and 3	Manufacturing (1, 2, 5)							
21	Food and Beverage Products Mfg. (3)		E/E	E	E	P 4	P 4	
22	Textile Products Mfg.		E/E	E	E	P 4	P 4	
23	Apparel, Fabric, Accessories and Leather Goods Mfg.		E/E	E	E	P 4	P 4	
24	Lumber and Wood Products Mfg.							
25	Furniture and Fixtures Mfg.		E/E	E	E	P 4	P 4	
26	Paper Products Mfg.		<u>E/E</u>	<u>E</u>	<u>E</u>	<u>P4</u>	<u>P4</u>	
27	Printing, Publishing and Allied Industries		E/E	E	E	P	<u>E</u>	
28	Chemicals and Related Products Mfg.							
31	Rubber Products Mfg.							

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing-Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
314	Misc. Plastic Products Mfg.		E/E	E	E	P 4	P 4	
321	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving (except Concrete Batch Plant)							
322								
324			E/E	E	E	P 4	P 4	
325								
327	Concrete Batch Plant		E/E	E	E			
329	Handcrafted Products Mfg.		E/E	E	E	P 4	P 4	
3427	Computers, Office Machines and Equipment Mfg.		E/E	E	E	P 4	<u>E</u>	
3433	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts							
3434								
3435			E/E	E	E	P 4	<u>E</u>	
3436								
3437								
3491	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating							
3492								
3493								
3495			E/E	E	E	P 4	<u>E</u>	
3497								

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Manufacturing-Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.;	P	E/E	E	E	P 4	P 4	
3997	Signs and Advertising Display Mfg.		E/E	E	E	P 5	<u>E</u>	
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified		E/E	E	E	P 5	<u>E</u>	

Key P – Permitted Use

E – Existing Use (see LUC Section 20.25D.060)

C – Conditional Use (see Parts 20.30B and 20.30C)

A – Administrative Conditional Use (see Part 20.30E)

Notes: Uses in land use districts – Manufacturing

- (1) Permitted manufacturing uses shall not include primary metal industries such as foundries, smelters, blast furnaces, rolling mills and concrete batch plants. The Director may in consultation with the Fire Marshal modify the requirements of this note for a limited scale manufacturing use if he determines that the modification will not create an unreasonable threat to human health and the environment. A limited scale manufacturing use is one that is size restricted to 20,000 sf or less.
- (2) The manufacture of flammable, dangerous or explosive materials is excluded as secondary, incidental, or as a permitted use.
- (3) Microbrewery manufacturing is permitted as a component of an eating and drinking establishment; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.
- (4) The manufacturing use located in this land use district shall not exceed 20,000 sf.
- (5) New outdoor storage associated with this permitted manufacturing use shall comply with applicable performance criteria for that use and the Landscape Development Requirements as set forth in LUC 20.25D.100.

Chart 20.25D.070 Transportation and Utilities Uses in Bel-Red Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Transportation and Utilities – Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
4	Transportation, Communications and Utilities							
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C/C	C/C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters		E/E	E	E	C		
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services	C/	C/E	E	E	C		
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 1	C 1					
	Accessory Parking (2,3)	P/P	P/P	P	P 4	P	P	P
46	Auto Parking Commercial Lots and Garages (5)	/P	/P	/P				
	Park and Ride (6)		C-4/C	C 4	4	4	4	
475	Radio and Television Broadcasting Studios	E	E/E	E				
485	Solid Waste Disposal (7)	E	E/E	E	E			
	Highway and Street Right-of-Way (8)	P	P/P	P	P	P	P	P
	Utility Facility	C	C/C	C	C	C	C	C
	Local Utility System	P	P/P	P	P	P	P	P
	Regional Utility System	C	C/C	C	C	C	C	C

		Transportation and Utilities – Bel-Red Districts						
STD LAND USE CODE REF	LAND USE CLASSIFICATION	Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
	On and Off-Site Hazardous Waste Treatment and Storage Facilities (9)		E/E	E	E			
	Essential Public Facility (10)	C	C/C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without WCF Support Structures)	11, 12, and 13	11, 12, and 13	11, 12, and 13	11, 12, and 13	11, 12, and 13	11, 12, and 13	11, 12, and 13
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	11, 12	11, 12	11, 12	11, 12	11, 12	11, 12	11, 12
	Satellite Dishes (48 14)	P	P/P	P	P	P	P	P
	Electrical Utility Facility (15)	A C/A C	A C/A C	A C	A C	A C	A C	A C

Key P – Permitted Use

E – Existing Use (see LUC Section 20.25D.060)

C – Conditional Use (see Parts 20.30B and 20.30C)

A – Administrative Conditional Use (see Part 20.30E)

Notes: Uses in land use districts – Transportation and Utilities

- (1) Aircraft transportation is limited to only heliports and is regulated under the terms of LUC 20.20.450.
- (2) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC Chart 20.25D.070.
- (3) The location of an off-site parking facility shall be approved by the Director. See LUC 20.25D.110.
- (4) Accessory Parking is not permitted in the BR-R land use district as accessory to any use that is not permitted in the residential district.

- (5) Commercial lots and garages are only permitted to accommodate short term parking (~~four~~ two hours or less).
- (6) A park and pool lot or other carpool facility is generally regulated as a park and ride. However, a park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under LUC 20.20.200. Any other park and ride shall comply with the requirements applicable to the use and the land use district.
- (7) Solid waste disposal facilities may be continued as an Existing Use pursuant to LUC 20.25D.060, provided all requirements in LUC 20.20.820 are met.
- (8) Design is required to meet the standards contained in LUC 20.25D.130 and the [2008 Transportation Design Manual] as currently adopted or subsequently amended or superseded.
- (9) On and off-site hazardous waste treatment and storage facilities, as defined by LUC 20.50.024, may be continued as an existing use pursuant to the regulations contained in LUC 20.25.D.060, and provided the facilities comply with the state siting criteria as adopted in accordance with RCW 70.105.210.
- (10) Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities (EPF).
- (11) Wireless communication facilities (WCFs) are not permitted on residential structures, sites developed with a residential use, or on undeveloped sites located in the BR-R land use district. This note does not prohibit locating a WCF on nonresidential structures (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any BR land use district.
- (12) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.
- (13) Antenna and associated equipment used to transmit or receive fixed wireless signals when located at a fixed customer location are permitted in all land use districts and are exempt from the requirements of LUC 20.20.010, 20.20.195 and 20.20.525 so long as the antenna and equipment comply with 47 C.F.R. 1.400, now or as hereafter amended. A building permit may be required to ensure safe installation of the antenna and equipment.
- (14) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes. For the following BR Land Use Districts, BR-OR, BR-OR-1, BR-OR-2, BR-RC-1, BR-RC-2, BR-RC-3, BR-CR, and BR-R, only the provisions of LUC 20.20.730.B and C shall apply.
- (15) For the definition of Electrical Utility Facility see LUC 20.50.018 and for reference to applicable development regulations relating to electrical utility facilities see LUC 20.20.255. For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC, complete an alternative siting analysis as described in LUC 20.20.255.D and comply with decision criteria and design standards set forth in LUC 20.20.255. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT.5a, the applicant shall obtain

Administrative Conditional Use Permit approval under Part 20.30E LUC and comply with decision criteria and design standards set forth in LUC 20.20.255.

Chart 20.25D.070 Wholesale and Retail Uses in Bel-Red Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail -Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
5	Trade (Wholesale and Retail) (1, 7)							
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following:		E/E	E	E	P 2	<u>E</u>	
5111	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum		E/E	E	E	E	<u>E</u>	
5156								
5157								
5191 5192								
5193	Scrap Waste Materials, Livestock							
	Recycling Centers		P/E	E	E	P	P	
521	Lumber and Other Bulky Building Materials Including Preassembled Products		P 3/E	E	E	P	P 3	
522								
523								
524								
5251	Hardware Paint, Tile and Wallpaper (Retail)		P 3/E	P 3	P 4	P	P 3	
5252	Farm Equipment		P 3/E	<u>E</u>	P 3			
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)		P/P 2	P 2	P 4	P	P	
54	Food and Convenience Store (Retail) (5,6)	P/P	P/P	P	P 4	P	P	<u>P4</u>

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail -Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
5511	Autos (Retail) , Motorcycles <u>(Retail)</u>		E/E			P 7	A 7	
	Trucks , Recreational Vehicles (Retail)		E/E	E	E	P 2	<u>E</u>	
	Boats (Retail)		E/E	E	E	P 2	<u>E</u>	
552	Automotive and Marine Accessories (Retail)		E/E	E	E	P 2	<u>E</u>	
553	Gasoline Service Stations (8)		P/E	E	E	P	P	E
56	Apparel and Accessories (Retail)	P/P 2	P/P	P	P ₂	P	P	
57	Furniture, Home Furnishing (Retail)		P/P	P		P	P	
58	Eating and Drinking Establishments (3, 6)		P/ P 9	P 9	<u>P</u> ₄	P	P	P
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies		P/ P 3	P 3	<u>P</u> ₄	P	P 2	P
	Adult Retail Establishments (10)		P/P			P	P	
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)		E/E	E	E	P 2		
596	Retail Fuel Yards		E/E	E	E	E	<u>E</u>	
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools (11)		P/ P 3	P 3	P 4	P	P	
5999	Pet Shop (Retail, and boutique boarding Grooming) (12)		E	P 3	P 4	P	P	

		Wholesale and Retail -Bel-Red Districts						
STD LAND USE CODE REF		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
	LAND USE CLASSIFICATION	BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
	Computers and Electronics (Retail)		P/ P 3	P 3		P	P	

Key P – Permitted Use

E – Existing Use (see LUC Section 20.25D.060)

C – Conditional Use (see Parts 20.30B and 20.30C)

A – Administrative Conditional Use (see Part 20.30E)

Notes: Uses in land use districts – Wholesale and Retail

- (1) Wholesale trade excludes tank farms.
- (2) This use is limited in size to no greater than 20,000 sf.
- (3) Any new business which combines two or more permitted retail sales uses and also includes subordinate retail sales uses shall be limited in size to 50,000 square feet. This Note does not apply to uses that exceed the size limit, but are documented existing uses pursuant to LUC 20.25D.060.
- (4) All miscellaneous retail uses combined cannot exceed 10,000 square feet and each individual use cannot exceed 3,000 square feet.
- (5) Food and Convenience Stores (Retail) shall contain at least 75 percent square footage of retail food sales not for consumption on premises.
- (6) Drive-in windows are not ~~permitted~~ allowed except as regulated by Section 20.25D.060, Existing Conditions.
- (7) See LUC 20.25D.090 Automobile Sales, Leasing, and Rental for applicable performance criteria.
- (8) Gasoline service stations may include subordinate convenience stores.

- (9) Microbrewery manufacturing is permitted as a component of an eating and drinking establishment; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.
- (10) Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (11) Garden Supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment.
- (12) See LUC 20.20.130 for general requirements applicable to this use.

Chart 20.25D.070 Services Uses in Bel-Red Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services - Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
6	Services							
61	Finance, Insurance, Real Estate Services	P 12/ P 12	P/P	P	P 1	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P/P	P/P	P	P1	P	P	P
6241	Funeral and Crematory Services	C/C				C	E	E
6262	Cemeteries							
629	Child Care Services (2, 3)							
	Family Child Care Home in Single Family Residence	P/			P	P	P	P
	Child Day Care Center	P/P	P/P	P	A 4	P	P	
	Adult Day Care	P/P	P/P	P	A 4	P	P	
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P/P	P/P	P		P	P	P
634	Building Maintenance and Pest Control Services		E/E	E	E	P	P	

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services - Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
637	Warehousing and Storage Services, Excluding Stockyards		P/E	E		P	<u>E</u>	
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools (5)		E/E	E		P	E	E
641	Auto Repair and Washing Services		P/P 6	P 6	E	P	P	E
649	Repair Services: Watch, TV, Electrical, Computer, Upholstery		E/E	E	E	P	P 7	
	Professional Services: Medical Clinics and Other Health Care Related Services	P/P	P/P	P 4		P	P 7	P
	Professional Services: Other		P/P			P	P 7	P
6513	Hospitals	/C						
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape		E/E	E	E	P	<u>E</u>	
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	A/A	A/A				A	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	A/A	A/A	A	A	A	A	A

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services - Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions	P/P	P/P	P	P 8	P	P	P
674 675	Military and Correctional Institutions	/C	E/E	E	E	C	E	E
	Secure Community Transition Facility (9, 10)	C/C	C/C	C	C	C	C	C
681	Education: Primary and Secondary (11)	/A	A/A	A	A	A	A	A
682	Universities and Colleges	A/P	A/P	P		A	A	
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	<u>P/P</u>	P/P	P	P 7	P	P	<u>PZ</u>
691	Religious Activities	P/P	P/P	P	A	P	A	A
692 (A)	Professional and Labor Organizations Fraternal Lodge	A/A	A/A	A		P	A	A
692 (B)	Social Service Providers	P/P	P/P	P	P	P	P 7	P
	Administrative Office – General	P 12/ P12	P/P	P 12		P	P 12	P
	Computer Programming, Data Processing and Other Computer Related Services		E/E	P		P	P	P

		Services - Bel-Red Districts						
STD LAND USE CODE REF		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
	LAND USE CLASSIFICATION	BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
	Research, Development and Testing Services		E/E	P		P	P	P

Key P – Permitted Use

E – Existing Use (see LUC Section 20.25D.060)

C – Conditional Use (see Parts 20.30B and 20.30C)

A – Administrative Conditional Use (see Part 20.30E)

Notes: Uses in land use districts – Services

- (1) All service uses combined cannot exceed 10,000 square feet and each individual service use cannot exceed 3,000 square feet.
- (2) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.
- (3) A child care service may be located in a community facility in any land use district pursuant to LUC 20.20.170.E.
- (4) This use is limited in size to no greater than 10,000 sf.
- (5) See LUC 20.25D.090 Automobile Sales, Leasing, and Rental for applicable performance criteria.
- (6) Auto repair and washing services are permitted shall be permitted as a subordinate use pursuant to LUC 20.20.840 only if located in a structured parking area.
- (7) This use is limited in size to no greater than 20,000 sf.
- (8) Uses are limited to community police stations of 1,500 square feet or less.
- (9) No portion of a property on which a Secure Community Transition Facility is proposed to be located may be within 300 feet of the boundary of any land use district within which the SCTF use is prohibited. The required 300 feet shall be measured in accordance with the

policy guidelines established by the Department of Social and Health Services pursuant to RCW 71.09.285(4), now or as hereafter amended.

- (10) Secure Community Transition Facilities are subject to the regulations for Secure Community Transition Facilities in LUC 20.20.750.
- (11) Refer to LUC 20.20.740 for general requirements applicable to public and private schools. Schools located in the BR-ORT land use district are considered to be in a Transition Area for the purposes of applying the above referenced section. All Bel-Red land use districts are considered to be non-residential for the purposes of applying LUC 20.20.740.
- (12) Limited to 0.5 floor area ratio (FAR).

Chart 20.25D.070 Recreation Uses in Bel-Red Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
7	Cultural Entertainment and Recreation							
711	Library, Museum	<u>P</u>	<u>P</u>	P	A 1	P	P	
7113	Art Gallery		P/P	P	P 2	P	P	
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos (3)					C	C	
7212	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but excluding School Facilities							
7214								
7222		A/A					A	A
7231								
7232								
7212	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs							
7214			P/P	P		P	P	
7218								
7213	Drive-In Theaters							
	Adult Theaters (4)		P/P			P		

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go- Cart Tracks, BMX Tracks and Skateboard Tracks					A	A	
73	Commercial Amusements: Video Arcades, Electronic Games			A		A	A	
7411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools (5)	A/	A/A	A		A	A	
744	Marinas, Yacht Clubs							
7414 7415 7417 7425 7413	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction		P/P	P		P	P	

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Recreation – Bel-Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
7491 7515	Camping Sites and Hunting Clubs		E/E	E	E		E	E
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P/P	P	C	P	P	P
	Private Park	A	A/A	A	A	A	A	
	Stables and Riding Academies						A	
	Boarding or Commercial Kennels					A 6	A 6	
	Public Park	P	P/P	P	P A 7	A	A	P A 7

Key P – Permitted Use

E – Existing Use (see LUC Section 20.25D.018)

C – Conditional Use (see Parts 20.30B and 20.30C)

A – Administrative Conditional Use (see Part 20.30E)

Notes: Uses in land use districts – Recreation

- (1) This use is limited in size to no greater than 20,000 sf.
- (2) All private recreation uses combined cannot exceed 10,000 square feet and each individual recreation use cannot exceed 3,000 square feet. This size limitation does not apply to recreation uses located in a City park facility. Refer to Recreation Note 7 for permitting process applicable to City park uses.
- (3) Excludes zoos.
- (4) Adult Theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (5) For carnivals, see LUC 20.20.160.

- (6) See LUC 20.20.130 for general requirements applicable to this use.
- (7) City parks are generally permitted in all zones. However, the following types of uses or facilities in City parks require administrative conditional use approval when located in the BR-R or BR-ORT land use districts: lighted sports and play fields, sports and play fields with amplified sound and community recreation centers. Nonrecreation uses in City parks located in the BR Land Use Districts require conditional use approval, except that the permit requirements for wireless communication facilities shall be as set forth in LUC 20.20.195. For purposes of this note, “nonrecreation use” means a commercial, social service or residential use located on park property but not functionally related to City park programs and activities.

Chart 20.25D.070 Resource Uses in the Bel-Red Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Resources - Bel Red Districts						
		Bel-Red Medical Office /Node	Bel-Red Office Residential /Nodes	Bel-Red Residential Comm. Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR- MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR- R	BR- GC	BR- CR	BR- ORT
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)							
81	Agriculture, Production of Food and Fiber Crops, Dairies, Livestock and Fowl, Excluding Hogs					P 1	P 1	
821	Agricultural Processing		E/E	E	E			
8221	Veterinary Clinic and Hospital (2)		P/P	P		P	P	P
8222	Poultry Hatcheries		E/E	E	E	E		
83	Forestry, Tree Farms and Timber Production							
8421	Fish Hatcheries							
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction		E/E	E	E	E	E	E

Key P – Permitted Use

E – Existing Use (see LUC Section 20.25D.018)

C – Conditional Use (see Parts 20.30B and 20.30C)

A – Administrative Conditional Use (see Part 20.30E)

Notes: Uses in land use districts – Resources

- (1) Agriculture production is limited to the production of food and fiber crops.
- (2) See LUC 20.20.130 for general requirements applicable to this use.

20.25D.080 Dimensional Requirements

A. General. Paragraph A of this section (Chart 20.25D.080.A Dimensional Requirements in Bel-Red Districts) sets forth the dimensional requirements for each land use district in the Bel-Red Subarea. The Dimensional Requirements of Chart 20.20.010 do not apply in the Bel-Red land use districts. Each structure, development, or activity in a Bel-Red Land Use District shall comply with these requirements except as otherwise provided in this section. If a number appears in a box at the intersection of a column and a row, the dimensional requirement is subject to the special limitation indicated in the corresponding Note.

Chart 20.25D.080.A Dimensional Requirement in Bel-Red Districts

Bel-Red Land Use District	Project, Building, Floor Type (1) (1924) (21)	Minimum Setbacks/Stepbacks (8, 9, 11)			Gross SF/Floor Above 40 ft (gsf/f) (4) (18)	Gross SF/Floor Above 80 Ft (gsf/f) (4)(14) (18)	Maximum Impervious Surface/Lot Coverage (7)	Building Height (5) (19)		Floor Area Ratio (5) (10) (20)	
		Front (6)	Rear (3) (16)	Side (3) (16)				Base Min.	Max.	Base Min.	Max.
MO-1 OR-1 RC-1	Nonresidential	0 (2)	0/20	0/20	24,000 <u>28,000</u>	24,000 <u>28,000</u>	75%	45	150	0.5 – 1.0	2.5 <u>3.0</u>
	Residential				12,000	9,000					
OR-2 RC-2	Nonresidential	0 (2)	0/20	0/20	20,000 <u>28,000</u>	20,000 <u>28,000</u>	75%	45	125	0.5 – 1.0	2.5 <u>3.0</u>
	Residential				12,000	9,000					
RC-3	Nonresidential	0 (2)	0/	0/	NA	NA	75%	45 (15)	70 (15)	0.5 – 1.0	2.5
	Residential		(17)	(17)	NA	NA					
CR	Nonresidential	<u>0 (2)</u>	<u>0</u>	<u>0</u>	<u>28,000</u>	NA	<u>75%</u>	<u>45</u>	<u>70</u>	<u>0.5 – 1.0</u>	<u>2.0</u>
	Residential		(17)	(17)	12,000			(15)	(15)		
R	Nonresidential	<u>0 (2)</u>	<u>0</u>	<u>0</u>	NA	NA	<u>75%</u>	<u>30</u>	<u>45</u>	<u>0.5 – 1.0</u>	<u>2.0</u>
	Residential										
MO OR GR	Nonresidential	0 (2)	0	0	24,000 <u>28,000</u>	NA	75%	45	70	0.5 – 1.0	1.0
	Residential				12,000						
R GC	Nonresidential	0 (2)	0	0	NA	NA	75%	30	45	0.5 – 1.0	1.0
	Residential										
ORT	Nonresidential	20	30	20	NA	NA	75%	30 (12)	45 (12)	0.5 – 0.75	0.75
	Residential										
All	Parking (13)	(202)	(202)	(202)	NA	NA	75%	30	30	0.5	0.5

Notes: Chart 20.25D.080.A Dimensional Requirement in Bel-Red Districts

- (1) A Project, Building, or Floor Type is determined to be nonresidential, residential or parking if more than 50 percent of the *gross floor area* is devoted to that use.
- (2) If a building is within 15 feet of the front property line, the building shall incorporate a 15 foot deep stepback in that façade at a height no more than 40 feet above the *average finished grade along that façade*.
- (3) All rear and side yards shall contain landscaping as required by LUC 20.20.520 and 20.25D.100.

- (4) Gross Square Feet Per Floor (gsf/f) refers to the floor area in square feet within the surrounding exterior walls measured from the interior wall surface and including openings in the floor plate such as vent shafts, stairwells, and interior atriums.
- (5) The maximum building height and FAR may only be achieved by participation in the FAR Amenity System LUC 20.25D.150.
- (6) A building façade on any street identified as a Required Sidewalk Oriented Development Active Edges pursuant to LUC 20.25D.120.C shall incorporate a 15 foot deep stepback in that façade at a height no more than 40 feet above the *average finished grade along that façade*.
- (7) Impervious Surface/Lot Coverage is calculated after subtracting all critical areas and critical area buffers; provided, that coal mine hazards (20.25H.130) and habitat associated with species of local importance (20.25H.150) shall not be subtracted. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.
- (8) See LUC 20.20.030 for designation and measurement of setbacks.
- (9) See LUC 20.25H.035 for additional critical area setbacks.
- (10) See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District.
- (11) Certain non-critical area setbacks on sites in the Critical Areas Overlay District may be modified pursuant to LUC 20.25H.040.
- (12) Maximum building height in the BR-ORT land use district shall be measured from average existing grade.
- (13) The ground floor of a parking structure shall include Required Ground Floor Uses pursuant to LUC 20.25D.120.A.
- (14) Maximum floor plate above 80 feet may be increased to 10,000 sf if all required affordable housing is provided within the building and not through payment of a fee in lieu.
- (15) Maximum building height west of 156th Avenue NE. Maximum building height located within 50 feet of the back of sidewalk along 156th Ave NE shall not exceed 45 feet as measured from the sidewalk grade adjacent to the building front. Maximum building height located greater than 50 feet from the back of sidewalk along 156th Ave NE, shall not exceed 70 feet as measured from average existing grade.
- (16) Where building height exceeds 75 feet, all floors above 40 feet shall include a minimum side setback of 20 25 feet and a minimum rear setback of 20 25 feet. Where building heights exceed 75 feet, a minimum separation of 50 feet shall be maintained for all floors above 40 feet. See B of this section for exceptions to this minimum setback/stepback dimensions.

- (17) Maximum Façade Lengths west of 156th Avenue NE. The façade of any single building fronting on 156th Ave NE shall not exceed a maximum length 150 feet. All buildings or portions of buildings located above the sidewalk grade measured at 156th Ave NE shall include a minimum building separation of 40 feet. The required minimum separation shall provide in a continuous building separation corridor that extends from 156th Ave NE to Bel-Red Road.
- (18) Gross square feet per floor may be averaged for floor plates located above 40 feet.
- ~~(19) Maximum Building Heights are depicted in Figure 20.25D.080.A.1. In the event of a conflict between the dimensional requirements contained in Chart 20.25D.080.A and Figure 20.25D.080.A.1 Maximum Building Heights, the dimensional chart shall control.~~
- ~~(20) Maximum Allowable Floor Area Ratios are depicted in Figure 20.25D.080.A.2. In the event of a conflict between the dimensional requirements contained in Chart 20.25D.080.A and Figure 20.25D.080.A.2 Maximum Allowable Floor Area Ratios, the dimensional chart shall control.~~
- (1924) For the purposes of calculating gross square feet per floor hotels and motels shall be considered nonresidential.
- (2022) For Parking Structure Minimum Setbacks refer to specific land use district.
- (21) All new development in the OR-1 and OR-2 land use districts shall provide a minimum of 20% of total project gross square feet as residential use for development on any site of five acres or greater. A phased development shall provide the proportional minimum of residential use required per phase.

B. Exceptions to Dimensional Requirements.

1. Floor Plate Exceptions. For structures that do not exceed 70 feet in height (as defined by the International Building Code, as adopted by the City of Bellevue or subsequently amended or superseded) the Director may allow the connection of floor plates above 40 feet such that those floor plates exceed the “Maximum Gross Square Feet per Floor Above 40 Feet,” consistent with the following limitations:
 - a. The connection shall be to allow for safe and efficient building exiting patterns. The connecting floor plate shall include required exiting corridor GSF and may include the GSF associated with dwelling units or other building uses;
 - b. The connection shall occur on no more than three floor levels above 40 feet; and,
 - c. The alternative design shall result in a building mass that gives the appearance of separate and distinct building elements.
2. Setback/Stepback Exceptions.

- a. Marquees or awnings which comply with the requirements of the Bel-Red Subarea Design Guidelines adopted pursuant to LUC 20.25D.140 may be permitted to extend over the public right-of-way upon approval of the Director notwithstanding the provisions of any other City Code.
- b. The Director may allow modifications to the minimum side and rear setbacks or spacing between buildings required above 40 feet for buildings pursuant to Note 16 to Chart 20.25D.080.A consistent with the following limitations:
 - i. The applicant can demonstrate that the resulting design will be more consistent with the Bel-Red Subarea Design Guidelines adopted pursuant to LUC 20.25D.140; and,
 - ii. The building design, with the modification, shall maintain a minimum spacing between towers of not less than ~~70~~50 feet.
- c. Minor building elements as defined pursuant to LUC 20.20.025.C may intrude into any setback or stepback required pursuant to LUC Chart 20.25D.080.A, provided that the applicant can demonstrate that the resulting design will be more consistent with the Bel-Red Subarea Design Guidelines adopted pursuant to LUC 20.25D.140.

3. Floor Area Ratio Exceptions

- a. Per the FAR Amenity Incentive System LUC 20.25D.150, floor areas dedicated to affordable housing, public restrooms and community/nonprofit use shall not be counted for the purpose of calculating FAR.
- b. Each square foot of ground floor retail and indoor plazas meeting the criteria set forth below, shall not be counted for the purpose of calculating FAR.
 - i. Ground Floor Retail Uses: Ground floor retail uses as defined in LUC 20.25D.120.A shall be excepted provided the following limitations are met:
 - (1) Outside the nodes the mMaximum depth of tenant space eligible for exception shall not exceed 60 feet;
 - (2) Inside the nodes the ground floor retail exception is unlimited;
 - ~~(32)~~ The retail ground floor use shall only be eligible for exception if located within a multi-story, multi-use building; and,
 - ~~(43)~~ The ground floor use shall meet the requirements set forth in LUC 20.25D.120.A Bel-Red Subarea Design Standards applicable to retail uses. Commercial ground floor uses shall not be eligible for exception.
 - ii. Enclosed Plazas shall be excepted provided the following limitations are met:

- (1) The enclosed plaza shall be located within a building and covered to provide overhead weather protection while admitting substantial amounts of natural daylight (atrium or galleria),
- (2) The enclosed plaza shall be clearly visible and accessible from the public right-of-way,
- (3) The enclosed plaza shall complement ground floor retail uses to the maximum extent feasible,
- (4) At least 10% of the surface area of the enclosed plaza shall be landscaped.
- (5) The enclosed plaza shall contain at least one sitting space for each 100 sf of plaza.
- (6) The enclosed plaza shall be a minimum size of 1,000 sf.
- (7) The enclosed plaza shall only be eligible for exemption ~~exception~~ exception -to a maximum size of 4,000 sf.
- (8) The enclosed plaza shall have a minimum horizontal dimension (width and depth) of no less than 20 feet.
- (9) The enclosed plaza shall be signed as “Public Access” and open to the public from 7 a.m. to 9p.m. daily or during business hours, whichever is longer. The sign for the enclosed plaza shall be visible from the public right-of-way.
- (10) Any use or feature for the exclusive use of the building users or tenants is in addition to the excepted square footage.

4. Impervious Surface/Lot Coverage

- a. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating floor area.
- b. Buildings constructed partially below grade and not higher than 30 inches above existing or finished grade, whichever is lower, are not structures for the purpose of calculating lot coverage subject to the following conditions:
 - i. The 30-inch height limit shall be met at all points along the building excluding those areas necessary to provide reasonable ingress and egress to the underground portions of the building; and
 - ii. The rooftop of any underground building shall be screened from abutting properties with 10 feet of Type II landscaping as described in LUC 20.20.520.G.2, except that the required trees shall be a minimum of 10 feet in height at planting; or, if a use is proposed for the rooftop, the rooftop may be landscaped consistent with the planting requirements for the specific use that is proposed and for the land use district in which the use is located. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable.

- c. Buildings constructed partially below grade and not higher than 30 inches above average finished grade are not structures for the purpose of calculating impervious surface; provided, that the rooftop of the building shall be landscaped consistent with Natural Drainage Practices (NDP's) for the building roof area as approved by the Director. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable.

C. Floor Area Ratio Earned from Special Dedications and Transfers [section moved]

1. General. Land which is dedicated to the City of Bellevue for right-of-way, parks or open space, without compensation to the owner may be used for the purpose of computing maximum FAR notwithstanding LUC 20.50.020, floor area ratio (FAR), provided that the requirements of Paragraph C.2 and C.3 are met.

2. Right-of-Way Special Dedications.

a. Eligible Right-of-Way Identified in an Adopted Plan or Document. A property owner may make a special dedication by conveying land identified for right-of-way acquisition in a Transportation Facilities Plan of the Comprehensive Plan, the Transportation Facilities Plan adopted by the City Council, the Capital Investment Program Plan or the Street Development Standards of LUC 20.25D.130 to the City of Bellevue by an instrument approved by the City Attorney.

b. Eligible Right-of-Way not Otherwise Identified. In addition to the eligible Right-of-Way identified in paragraph C.2.a above, a property owner may also make a special dedication by conveying land identified by the Director of Transportation as necessary for safety or operational improvement projects.

c. Square Footage Earned. Square footage earned shall be equal to the square footage dedicated in conformance with this paragraph C.2.a and shall be included in the project limit for the purpose of computing maximum FAR.

3. Parks and Open Space Transfers

a. Eligible Park or Open Space identified in an Adopted Plan or Document. A property owner may earn floor area for transfer to a different site by conveying land identified for park or open space in an adopted City Plan or Document to the City of Bellevue by an instrument approved by the City Attorney.

b. Transfer Earned. The Director shall calculate the amount of square footage and floor area earned for transfer subject to the following criteria.

i. The square footage earned is equal to the square footage that is eligible for transfer and conveyed pursuant to paragraph C.3.a; and,

ii. The floor area earned for transfer is equal to the square footage earned pursuant to paragraph C.3.a.i times the minimum FAR applicable to the park or open space area conveyed pursuant to paragraph C.3.a.

$$\frac{\text{Eligible Land Conveyed in Square feet}}{\text{X}} \times \frac{\text{Maximum FAR Applicable to Land Conveyed}}{\text{=}} = \frac{\text{Total Transferable Floor Area}}{\text{=}}$$

c. Use of Transferable Floor Area.

i. Limitation on Location. Transferable floor area shall only be used in the following Bel-Red Nodes (MO-1, OR-1, OR-2, RC-1 and RC-2).

ii. Limitation on Transfer.

a. Transferable floor area shall not be used to exceed an effective site FAR of greater than 3.5.

b. The maximum FAR of the receiving site shall be achieved by providing amenities identified in Chart. 20.25D.150.C before employing this transfer opportunity.

4. Notwithstanding any provision of this Code, no transfer of floor area occurs when all property is included in one project limit.

D. Recording Requirements

The total amount of floor area earned through the FAR Amenity Incentive System or a Right-of-Way Special Dedication associated with a project and used to support project development, shall be recorded with the King County Division of Records and Elections. A copy of the recorded document shall be provided to the City for inclusion in the project file.

20.25D.150 FAR Amenity Incentive System

Note: This section has been relocated and will be renumbered in the final version. No content changes have been made.

A. General.

A building may exceed the minimum floor area ratio (FAR) and minimum building height permitted pursuant to Chart 20.25D.080.A for development within a Bel-Red Land Use District only if it complies with the requirements of this section. In no case may the building exceed the maximum floor area ratio permitted for the district except pursuant to LUC 20.25D.D.3. Each unit of measurement (square feet, linear feet, etc.) may only be used to gain one floor area ratio bonus, except where specifically provided otherwise.

B. Required Review.

The Director may approve an amenity which complies with subsection C of this section if:

1. The design criteria established for the amenity have been met; and
2. A public benefit will be derived from the development of the proposed amenity in the proposed location.

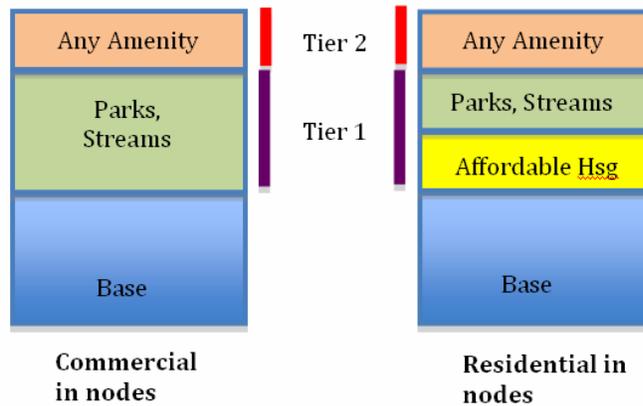
C. Specific Requirements.

1. Participation in the FAR Amenity System shall comply with LUC Chart 20.25D.150.C FAR Amenity Incentive System provided below.
2. In a multi-building development within a single project limit, amenities may be allocated among all buildings within the project limit; provided, that such allocation shall be approved by the Director through a Master Development Plan. If construction of the multi-building development is to be phased, no phase may depend on the future construction of amenities.
3. Within a project limit that spans public right-of-way, FAR may be allocated among all buildings within the project limit; provided, that such allocation shall be approved by the Director through a Master Development Plan.
4. A residential building may only exceed its minimum FAR and 45-foot building height by providing FAR Amenities from Tier One in the following order.
 - a. Affordable Housing as described in LUC Chart 20.25D.150.C.1 below at a minimum of 0.5 FAR; and

b. Dedication or in-lieu payment of Parks or Stream Restoration as described in LUC Chart 20.25D.150.C.2 and 3 below at a minimum of 0.5 FAR.

To exceed the 2.0 FAR amenities from Tier One or Two must be provided equaling the remainder of the floor area proposed at a ratio of one FAR point for every square foot to be built. See LUC Figure 20.25D.150.C below.

5. A nonresidential building may only exceed its minimum FAR and 45-foot building height by providing Parks or Stream Restoration FAR amenities as described in LUC Chart 20.25D.150.C.2 and 3 below. To exceed the 2.0 FAR and achieve the maximum building height for the district, amenities from Tier One or Tier Two must be provided equaling the remainder of the floor area proposed at a ratio of one FAR point for every square foot to be built. See LUC Figure 20.25D.150.C below.



**Example of Tiered FAR Amenity Allocation
Figure 20.25D.150.C**

Chart 20.25D.150.C FAR Amenity Incentive System

FAR AMENITY STANDARDS			
AMENITY (1)	APPLICABLE ZONES AND DRAFT BONUS RANGE		DESIGN CRITERIA
	MO-1, OR-1, OR-2, RC-1, RC-2, RC-3	MO, OR, CR, R, C, ORT	
TIER ONE			
<p>1. AFFORDABLE HOUSING* <u>Threshold bonus for residential/mixed-use development at up to 80% median income level for rental and up to 100% income level for ownership.</u> <u>Off-site units or fee-in-lieu may be provided as an off-site option for development of affordable housing in the Bel-Red corridor (but would be bonused at a lower level for residential/mixed-use projects).</u></p>	<p><u>Rental: 3.2 to 10.9 sq. ft. bonus building area per 1 sq. ft. 80% median income rental</u> <u>Owner: 5.4 to 12.4 sq. ft. bonus building area per 1 sq. ft. 100% median income ownership</u> <u>Fee-in-lieu for Tier 1 residential: \$11-\$55 per sq. ft. bonus area (The Commission may consider a 10-20% increase to the fee as a disincentive for use of this alternative)</u> <u>Fee-in-lieu for commercial and Tier 2: \$11-\$55 per sq. ft. bonus area</u></p>	TBD	<p><u>1. May be integrated into the same building as market rate housing, or in a stand-alone building on-site.</u> <u>2. Design shall be generally consistent with associated market rate housing, provided that unit size and interior finishes may vary from market units.</u></p>
*Floor area may be excluded from calculation of FAR			
<p>2. PARKS <u>New community, neighborhood and mini-parks that are provided by the developer consistent with the Bel-Red Subarea generalized locations and size requirements.</u></p>	<p><u>2.1 to 4.5 sq. ft. bonus building area per 1 sq. ft. of new park</u> <u>Fee-in-lieu \$19-\$40 per 1 sq. ft. bonus area</u></p>	TBD	<p><u>1. Bonused parks must be consistent with the Bel-Red Subarea identified locations and sizes, provided Director may modify to bonus additional locations.</u> <u>2. Bonused parks do not need to be contiguous with the site for which development is proposed.</u> <u>3. Parks must be signed and function as part of the Bellevue parks system, including the ability to be programmed by the City.</u> <u>4. Parks are constructed by the developer consistent with any City plans.</u> <u>5. Parks are deeded to the City or an easement for public use is provided.</u></p>

<p>3. STREAM RESTORATION <u>Stream restoration bonus to be applied for improvements above and beyond City's Critical Areas Ordinance. Projects must in Bel-Red Subarea Plan, and may include removal of fish passage barriers, daylighting piped stream segments, restoration of natural streamside vegetation, and enhanced fish and wildlife habitat.</u></p>	<p><u>25.2 to 53.4 sq. ft. building area bonus per \$1,000 stream restoration</u> <u>Fee-in-lieu \$19-\$40 per 1 sq. ft. bonus area</u></p>		<p><u>1. A restoration plan shall be approved by the City.</u> <u>2. Must be coordinated with public trail system to the greatest extent possible.</u> <u>3. Other elements to be considered are; public spaces with education opportunities.</u> <u>4. Area shall be in addition to that required by LUC 20.25H. Critical Areas Overlay District.</u> <u>5. Minimum 10,000 sf.</u> <u>6. May occur on-site or off-site.</u></p>
TIER TWO			
<p>4. NONPROFIT/COMMUNITY SERVICE SPACE* <u>Space provided for community/non-profit groups, child care, and arts/cultural uses.</u></p>	<p><u>4.7 to 10.0 sq. ft. bonus building area per 1 sq. ft. of non-profit/community service space</u> <u>Buy-out at \$19-\$40 per 1 sq. ft. bonus area (or higher rate)</u></p>	<u>TBD</u>	<p><u>1. Childcare services must comply with the requirements of LUC 20.20.170.</u> <u>2. Non-profit arts/cultural uses include art education, rehearsal and performance, art production, and artist live/work space.</u> <u>3. Space shall be used in manner described for the life of the building.</u> <u>4. Documentation of nonprofit status shall be provided.</u> <u>5. Bonused space may be used for other uses in this category with approval from the Director.</u> <u>6. "Buy-out" option must be approved by the Director.</u></p>
*Floor area may be excluded from calculation of FAR.			
<p>5. PUBLIC RESTROOMS* <u>A room or rooms containing toilets and lavatories for the use of the general public, with only limited control for purposes of personal safety.</u></p>	<p><u>6.3 to 13.3 sq. ft. bonus building area per 1 sq. ft. of public restroom space</u></p>	<u>TBD</u>	<p><u>1. Shall be located on the ground level of the building.</u> <u>2. Shall be open for use by the public during normal business hours, although access may be monitored by a person located at the restroom.</u> <u>3. Exterior of building shall be signed to identify location and public access of facility.</u> <u>4. Maintenance of the facility is the obligation of the property owner for the life of the project.</u></p>
*Floor area may be excluded from calculation of FAR.			

<p>6. PUBLIC ART <u>Sculpture, mural, water feature or other artwork that is located outside of or on a building and fully accessible to the general public. Includes building-related art treatments for awnings, doors, planters, etc., as well as fountains, cascades, and reflection ponds.</u></p>	<p><u>25.2 to 53.4 sq. ft. building area bonus per \$1,000 artwork</u></p>	<p><u>TBD</u></p>	<ol style="list-style-type: none"> <u>1. Shall be permanent in nature and displayed outside of or on the building in areas open to the general public and/or any adjacent public right-of-way, perimeter sidewalk or pedestrian way.</u> <u>2. May be an object or integrated feature of the building's exterior.</u> <u>3. Art must be accepted by the Bellevue Arts Commission per the Public Art Selection Criteria.</u> <u>4. Value of art to be determined through appraisal by Bellevue Arts Program.</u> <u>5. Maintenance of the art is the obligation of the property owner for the life of the project.</u>
<p>7. PUBLIC ACCESS TO OUTDOOR PLAZA <u>A continuous open space, predominantly open above, and designed predominantly for use by people as opposed to serving specifically as a setting for a building.</u></p>	<p><u>0.9 to 1.9 bonus building area per 1 sq. ft. of outdoor plaza</u></p>	<p><u>TBD</u></p>	<ol style="list-style-type: none"> <u>1. Shall abut and be within 3 ft in elevation of a perimeter sidewalk or pedestrian connection so as to be visually and physically accessible.</u> <u>2. Shall provide protection from adverse wind, wherever practical.</u> <u>3. At least 20% of the plaza surface area shall be landscaped.</u> <u>4. Shall provide at least one sitting space for each 100 sq. ft. of plaza.</u> <u>5. Shall be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.</u> <u>6. Minimum size is 1,500 sq. ft.</u> <u>7. Maximum size is 15,000 sq. ft.</u> <u>8. Minimum horizontal dimension is 20 ft.</u> <u>9. Shall provide opportunities for penetration of sunlight in majority of plaza between 11am. and 2 p.m.</u> <u>10. May not be used for parking, loading or vehicular access.</u> <u>11. Shall be signed "Public Access" per this Section and open to the public from 7 a.m. to 9.p.m daily or during business hours, whichever is longer."</u>

<p>8. LEED GOLD OR PLATINUM CERTIFICATION (LEED for Neighborhoods bonus to be considered in subsequent updates.)</p>	<p>0.1 to 0.15 FAR bonus for LEED Gold 0.15 to 0.2 for LEED Platinum</p>	<p>TBD</p>	<p>1. Building shall meet minimum criteria for LEED certification in chosen category. 2. A performance bond equivalent to the value of the bonus shall be provided to the City by the developer. In the even the project does not achieve the planned rating, all or part of the money shall be used for environmental improvements identified by the City.</p>
<p>9. ACTIVE RECREATION AREA* An area which provides active recreational facilities for tenants of the development of which it is a part and the general public. Does not include health or athletic clubs.</p>	<p>25.2 to 53.4 sq. ft. building area bonus per \$1,000 active recreation improvement (does not include land value)</p>	<p>TBD</p>	<p>1. May not be used for parking or storage. 2. May be located out of doors, on top of, or within a structure. 3. Recreational facilities include, but are not limited to, sport courts, child play areas, and exercise rooms. 4. May be fee-for-use but not exclusively by membership.</p>
<p>*Floor area (indoor) may be excluded from calculation of FAR.</p>			
<p>10. NATURAL DRAINAGE FEATURES Low-impact development techniques that improve natural drainage features such as rain gardens, pervious pavement, vegetated roof, and amended soils.</p>	<p>0.3 to 0.6 bonus building area per 1 sq. ft. of effective natural drainage feature</p>	<p>TBD</p>	<p>1. Shall meet criteria of the Bellevue Natural Drainage Practices Manual – fact sheet U1-U5. 2. Underlying soil condition and infiltration rate must be appropriate for the feature. 3. Requirement for large storm events as determined by Bellevue Utilities Department shall be met. 4. Maintenance of the natural drainage features is the obligation of the property owner for the life of the project.</p>
<p>11. REGIONAL TRANSFER OF DEVELOPMENT RIGHTS (TDRs) Transfer of development rights to designated Bel-Red areas that achieve conservation of rural resource lands outside the Countywide Urban Growth Boundary.</p>	<p>(Reserved for future updates)</p>		<p>(Reserved)</p>

Notes: Chart 20.25D.150.C FAR Amenity Incentive System

(1) Measured in square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.

20.25D.090 Automobile and Motorcycle Sales, Leasing and Rental

The following decision criteria, in addition to the criteria in LUC 20.30E.140, apply to an Administrative Conditional Use Permit application for the leasing, rental and/or retail sale of automobiles and motorcycles in the BR land use districts:

1. The applicant shall provide adequate off street unloading area for vehicle carriers; and
2. No outside on-site storage or display is permitted between the building and public right-of-way inside nodes, ~~or on streets with required active edges sidewalk oriented development~~ (refer to LUC 20.25D.120.C. Required Active Edges Sidewalk oriented development) or on the north side of Bel-Red Road.
3. The provisions of LUC 20.20.135 shall not apply within Bel-Red.

20.25D.100 Landscape Development, Outdoor Storage/Retail Display and Fences

The provisions of LUC 20.20.520 Paragraphs A, C, D, G, I, J, K and L apply to development in the BR Land Use Districts in addition to the provisions contained in this section.

A. Street Frontage Landscape Development Requirements. Where Required Build-to Lines and/or Required ~~Active Edges~~ Sidewalk oriented development are not required pursuant to the Bel-Red Subarea Design Standards contained in LUC 20.25D.120.B and C, the following street frontage landscape development requirements shall apply. See Figure 20.25D.100, Required Landscape Treatments for of the streets mentioned below.

Chart 20.25D.100.A - Street Frontage Landscape Development Requirements

Street	Sidewalk Width	Sidewalk Planting Width (2) (3)	Landscape Density (3) (4)
NE15 th /16 th Street	TBD	TBD	Corridor design approval through Transportation Department.
Bel-Red Road	6	20 (1)	<ol style="list-style-type: none"> 1. All significant trees shall be maintained between the street and existing or proposed development pursuant to Paragraph G below; and each of the following standards shall be met. 2. A minimum of five trees (evergreen and deciduous) per 1,000 square feet of buffer area shall be provided. No more than 40 percent shall be deciduous. Trees shall be a minimum height of 10 feet high at planting. 3. Evergreen shrubs shall be provided at a minimum spacing of three feet on center; shrubs shall be a minimum height of 42 inches at planting. 4. Living groundcover shall be provided as necessary to cover the landscape area within a minimum of three years. 5. At least 50 percent of the plantings shall be native species. 6. Sidewalk may meander to retain significant trees.
Arterial Streets Northrup Street/ NE 20 th Street	6	5	All significant trees shall be maintained between the street and existing or proposed development pursuant to Paragraph G below.
Arterial Streets 130 th Avenue NE (north of 16 th)	9.5	5	Corridor design approval through Transportation Department

Street	Sidewalk Width	Sidewalk Planting Width (2) (3)	Landscape Density (3) (4)
Arterial Streets 116 th Avenue NE, 120 th Avenue NE, 124 th Avenue NE, 130 th Avenue NE (south of 16 th)	6	5	1. Street trees shall be provided at a maximum spacing of 30 feet on center in tree wells a minimum of five feet wide and 10 feet long. 2. Living groundcover shall be provided as necessary to cover the landscape area within a minimum of three years. 3. At least 50 percent of the plantings shall be native species.
Local Grid Streets	6	5	1. Street trees shall be provided at a maximum spacing of 30 feet on center in tree wells a minimum of five feet wide and 10 feet long. 2. Living groundcover shall be provided as necessary to cover the landscape area within a minimum of three years. 3. At least 50 percent of the plantings shall be native species.
Green Streets	6	6	Stormwater planters pursuant to Director's Administrative Rule guidelines for Low Impact Development (reserved).

Notes: Chart 20.25D.100.A - Street Frontage Landscape Development

(1) On the both sides of Bel-Red Road, a landscape buffer meeting the requirements contained in LUC Chart 20.25D.100.A shall be provided except where a plaza or gateway meeting the requirements of Bel-Red Design Guidelines, LUC 20.25D.140 abuts the sidewalk.

(2) An alternative design may be approved through Alternative Landscape Option, LUC 20.20.520.J.

(3) Landscape Types are described in 20.25D.100 C-F below.

(4) See LUC 20.20.520 for Type III Landscaping.

Required Landscape Treatments

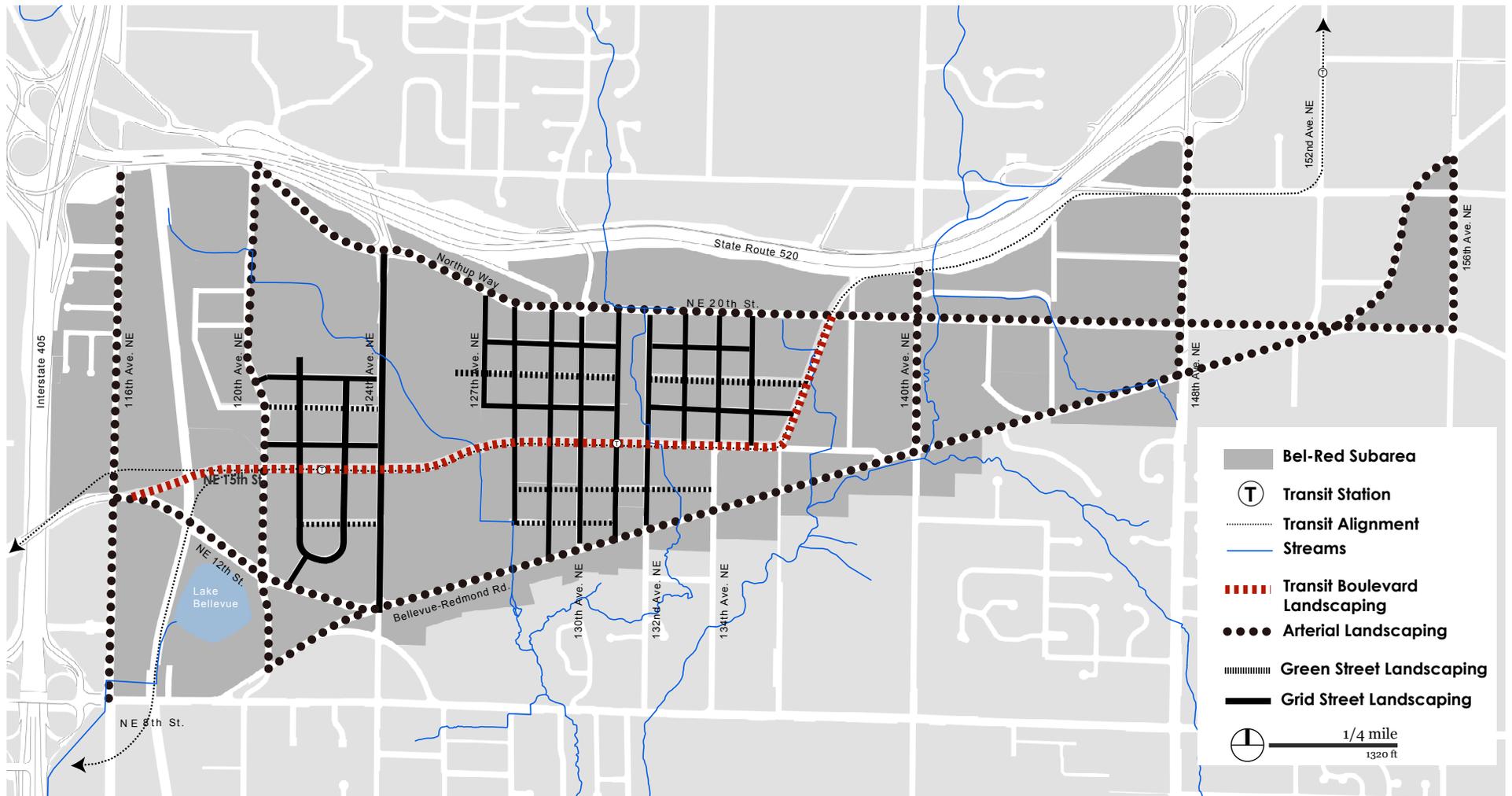


Figure 20.25D.100: Required Landscape Treatments
 Planning Commission Recommendation 07 23 08

B. District Perimeter Property Line Landscape Development Requirements

Chart 20.25D.100.B Required Perimeter Landscape Buffer

District Perimeter Landscape Development Abutting BR-R district or property outside the Bel-Red Subarea (1) (2)	Other Property Line Landscaping (1) (2) (3)
<p>20 foot buffer shall be provided and meet each of the following requirements:</p> <ol style="list-style-type: none"> 1. Evergreen and deciduous trees shall be provided at a maximum spacing of 20 feet on center. No more than 30 percent shall be deciduous. Trees shall be a minimum height of 10 feet at planting. 2. Evergreen shrubs shall be provided at a minimum spacing of three feet on center. Shrubs shall be a minimum of two-gallon in size. 3. Living ground cover shall be provided as necessary to cover the entire remaining area within a minimum of three years. 4. No portion may be paved except for vehicular entrance drives and required trails or other pedestrian connections, and these features should be minimized to the extent feasible. 	<p>10 Ft Type III (4)</p>

Notes: Chart 20.25D.100.B Other Property Line Landscape Development

- (1) An alternative design may be approved through Alternative Landscape Option, LUC 20.20.520.J.
- (2) Tree Retention Requirements of LUC 20.20.900 and Paragraph G below shall apply.
- (3) Not applicable to setbacks abutting right-of-way frontage regulated pursuant to Paragraph A above.
- (4) See LUC 20.20.520.G.3 for Type III landscaping.

C. Curb Extension Planting. A combination of the following shrubs is required at any curb extension unless modified below. All specified shrubs shall be a minimum of one gallon at the time of planting.

- a. Tall Oregon Grape - *Mahonia aquafolium*
- b. Creeping Oregon Grape - *Mahonia repens*
- c. Salal - *Gaultheria shallon*
- d. Golden Princess Spiraea - *Spiraea japonica* "Golden Princess"
- e. Western Swordfern - *Polystichum munitum*
- f. Lemon Daylily - *Hemerocallis flava*
- d. David Viburnum - *Viburnum davidii*

D. NE 15th/16th Street

1. Street Tree Planting List

(Reserved) Corridor design approval through Transportation Department.

2. Ornamental Curb Extension Tree Planting List

(Reserved) Corridor design approval through Transportation Department.

3. Tree Well Plantings

(Reserved) Corridor design approval through Transportation Department.

E. Arterial Streets

1. Street Tree Planting List. Canopy street trees shall have a minimum 2-1/2-inch caliper.

- a. Summit Ash - *Fraxinus pennsylvanica* "Summit". The Summit Ash trees will be planted symmetrically (from mid-block outwards to end of block).
- b. Greenspire Linden - *Tilia cordata* "Greenspire". The Greenspire Lindens will be located at the ends of blocks.

2. Ornamental Curb Extension Tree Planting List. Ornamental trees shall have a minimum 3/4-inch caliper.

- a. Vine Maple - *Acer circinatum* with 2-3 trees planted within each curb extension.

3. Tree Well Plantings

- a. Mondo Grass
- b. Creeping Lily Turf
- c. Lemon Daylily - *Hemerocallis flava*
- d. Salal - *Gaultheria shallon*

F. Local Grid Streets

1. Street Tree Planting List. Street trees shall have a minimum 2-1/2-inch caliper. The trees shall be planted symmetrically (from mid-block outwards to end of block) .

- a. Village Green Zelkova - *Zelkova serrulata* "Village Green"
- b. Greenspire Linden - *Tilia cordata* "Greenspire"

2. Ornamental Curb Extension Tree. Ornamental trees shall have a minimum 2-inch caliper. These trees will provide accent at each intersection.

- a. Coral Bark Maple - *Acer Palmatum* "Sango-kaku"
- b. Dogwood

3. Tree Well Plantings

- a. Lemon Daylily
- b. Kinnickinnick - *Arctostaphylos uva-ursi*

G. Significant Tree Retention and Pruning. Tree retention requirements of LUC 20.20.900 shall apply in addition to the requirements set forth below.

1. In the landscape areas required pursuant to paragraphs A and B above, all significant trees shall be retained which will not constitute a safety hazard as determined by the Director and consistent with the guidelines of the International Society of Arboriculture.
2. **Select Tree Pruning.** Pruning of existing trees within the 20 foot wide landscape buffer on the north and south sides of Bel-Red Road shall be performed in accordance with guidelines established by the Director for each of the following pruning techniques: canopy reduction; canopy cleaning; canopy thinning; canopy raising or lifting; structural pruning; and canopy restoration. Pruning shall be performed in a manner that ensures continued survival of the vegetation.
3. Pruning or removal of significant trees within Parks and Community Services easements is prohibited except as performed by the City of Bellevue.

H. Screening of Outdoor Storage, Retail Display, Parking Areas, Vehicular Access and Manufacturing Uses

Between the sidewalk and the subject property 10 feet of Type III landscaping is required if buffering a surface vehicular access, parking area, new retail display, or new outdoor storage associated with an existing or permitted Manufacturing use. An alternative design may be approved through Alternative Landscape Option, LUC 20.20.520.J.

I. Fences

1. No fence shall be permitted violate the sight obstruction restrictions at street intersections. (See BCC 14.60.240.)
2. Any fence which exceeds eight feet in height requires a Building Permit and shall conform to the International Building Code, as adopted by the City of Bellevue or subsequently amended or superseded.
3. Height shall be measured from finished grade at the exterior side of the fence. No person shall construct a berm upon which to build a fence unless the total height of the berm plus the fence does not exceed the maximum height allowable for the fence if the berm was not present.

4. Prohibited Fences.
 - a. Barbed wire
 - b. Electric fences
 - c. Chain link fences are not permitted on any street frontage in any land use district except as follows:
 - i. To secure a construction site or area during the period of construction, site alteration or other modification;
 - ii. In connection with any approved temporary or special event use; or
 - iii. As a component of a documented existing development that meets the requirements of LUC 20.25D.060.

20.25D.110 Parking, Circulation and Internal Walkway Requirements

A. General.

1. **General.** The provisions of LUC 20.20.590 Paragraphs C, E, G, H, I and K apply to development in the BR Land Use Districts in addition to the provisions contained in this section.
2. **Review Required.** The Director shall review the proposed parking, circulation and walkways and may approve the proposed structure, alteration, site development, use or occupancy only if the requirements of this section are met, subject to the provisions of LUC 20.25D.060 for existing conditions.

B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

1. Number of Parking Stalls. The requirements of this section for the number of parking stalls apply to each new use and to each new tenant.
2. Parking Standards for Bel-Red - Chart 20.25D.110.B.2

Chart 20.25D.110.B.2 - PARKING STANDARDS FOR BEL-RED (67) (7) (8)					
Use	Unit of Measure	MO-1, OR-1, OR-2, RC-1, RC-2, RC-3 (6)		MO, RC, CR, GC, R, ORT (6)	
		Min.	Max.	Min.	Max.
a. Financial institution	Per 1,000 nsf	2.5 <u>2.0</u>	<u>3.0/3.5</u> (1)	3.0	4.0
b. Manufacturing/assembly High technology/light industry	Per 1,000 nsf	2.0 <u>1.0</u>	3.5 <u>2.0</u>	2.0	4.0
c. Home furnishing-retail and major appliances-retail	Per 1,000 nsf	1.5	3.0	1.5	3.0

Chart 20.25D.110.B.2 - PARKING STANDARDS FOR BEL-RED (67) (7)-(8)					
Use	Unit of Measure	MO-1, OR-1, OR-2, RC-1, RC-2, RC-3 (6)		MO, RC, CR, GC, R, ORT (6)	
		Min.	Max.	Min.	Max.
d. Manufacturing/assembly (other than high technology/light industry)	Per 1,000 nsf	1.0	1.5	1.5	2.0
e. Office: Business services/professional services/general office	Per 1,000 nsf	2.5 2.0	3.0/3.5 (1)	3.0	4.0
f. Office: Medical/dental/health related services	Per 1,000 nsf	3.5	4.0/4.5 (1)	4.0	5.0
g. Residential (5)	Per unit	0.75	2.0	1.0	2.0
h. Restaurant and bar (3)	Per 1,000 nsf	5.0 (4)	15.0	10.0	20.0
i. Retail, personal service, shopping center	Per 1,000 nsf	2.5 (4)	4.5	3.0	5.0
j. Retail and personal service in mixed-use development (2,3)	Per 1,000 nsf	2.0	3.5	3.0	4.5
k. Senior housing: Nursing home	Per patient bed	0.25	0.75	0.25	1.0
l. Senior housing: Senior citizen dwelling or congregate care	Per living unit	0.25	1.0	0.5	1.25
m. Wholesale, warehouse	Per 1,000 nsf	1.5	2.0	1.5	No max.

Notes applicable to off-street parking requirements (see previous page):

- (1) The maximum parking ratio for office uses in LUC 20.25.D.030.B.e. may be increased from 3.0 to 3.5 per 1,000 nsf and in 20.25D.030B.f from 4.0 to 4.5 per 1,000 nsf if:
 - a. The additional 0.5 per 1,000 nsf increment shall be provided off-site in an interim surface parking configuration no more than 500 feet away from the building site. The interim parking will have a sunset clause of (TBD) years, or as agreed upon by the Director; and
 - b. The additional 0.5 per 1,000 nsf increment may be constructed on-site if it is part of an approved master plan and dedicated for a portion of the parking requirement for a future phase of the project.
- (2) If retail and personal service space in a mixed-use development exceeds 20 percent of the net floor area of the development, the retail, personal service, shopping center

parking requirements in subsection 20.25D.110.B.i may be applied to the entire retail and personal service space.

- (3) If restaurant and/or bar uses comprise more than 25~~40~~ percent of the total net square footage of a retail, shopping center, or mixed-use development, the restaurant and bar requirements in subsection 20.25D.110.B.h apply to the entire restaurant and/or bar space.
- (4) No parking is required for retail and restaurant and/or bar uses under 2,000 nsf in size inside nodes and directly adjacent to a public on-street parking supply of at least 20 spaces within 500 feet, within 1,000 feet of a public parking garage, or within 500 feet of a light rail or bus rapid transit station.
- (5) The minimum requirement for studio apartment units available to persons earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 stalls per unit. An agreement to restrict the rental or sale of any such units to an individual earning 60 percent or less of the median income shall be recorded with the King County.
- ~~(6) Drive-through facilities not permitted except as described in LUC 20.25D.060 Existing Conditions.~~
- (67) Vanpool/Carpool Facilities. The property owner shall provide a vanpool/carpool loading facility that is outside of required driveway or parking aisle widths and that is contained within the required parking and circulation areas. The facility shall be adjacent to an entrance door to the structure served by the parking, or as nearly so as possible after Barrier Free Access parking has been provided, and shall be consistent with all applicable design guidelines.
- ~~(78)~~ Tandem/stacked parking stalls. The property owner may use tandem/stacked parking stalls to exceed the minimum parking requirement, so long as the maximum parking requirement is not exceeded.

C. Off-Site Accessory Parking

The Director may approve off-site accessory parking to meet the minimum and up to the maximum parking allowed to serve a specific use if the following criteria are met.

1. Adequate visitor parking is provided on the subject property;
2. Adequate pedestrian, van or shuttle connections between the sites exists;
3. On-site signage is provided regarding accessory parking location;
4. The use being served is within 500 ft of a light rail, bus or bus transit station; and,
5. The off-site parking is within ¼ mile of the use being served.

D. Parking Structure Performance Standards

The Director may approve a proposal for a parking structure through Design Review if the following criteria are met:

1. Driveway openings are limited to those needed to adequately serve the facility;
2. Exposed parking on the roof of a structure shall be screened by a parapet or other solid screening that equals or exceeds the height of the vehicles;
3. Safe pedestrian connection between the parking structure and the public right-of-way exists;
4. Unfinished ceilings visible from the public right-of-way shall be substantially screened ~~from~~from view; and,
5. Lighting shall utilize cut-off shields to prevent spillover upon adjacent uses and the right-of-way and to conceal the light source.

E. Phased Parking. The property owner may install the required parking spaces in phases if the schedule has been approved by the Director. Each phased parking installation must include the approved minimum ~~enough parking~~ to meet the parking requirements for the completed phases of the development for which the parking is provided. The phasing schedule must specifically indicate when all parking approved pursuant to this section will be provided.

1. Location. Phased parking may be located off the site being served if the criteria of Section C above are met.

2. Assurance Device. The Director may require an assurance device pursuant to LUC 20.40.490 to ensure compliance with the requirement and intent of paragraph C of this section.

F. Director's Authority to Modify Required Parking. The Director may modify the minimum or maximum parking ratio for any use in LUC 20.25D.110.B ~~may be decreased based on if:~~

1. A Parking Demand Analysis including but not limited to:
 - i. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or
 - ii. Evidence in available planning and technical studies relating to the proposed use; or
 - iii. Required parking for the proposed use as determined by other comparable jurisdictions.
2. The proposal does not result in any adverse impact beyond the site; and
3. A shared parking agreement pursuant to 20.20.590.I. Use of Shared Parking.
3. Periodic Review: The Director may required periodic review of the reduced parking supply to ensure the terms of the approval are being met.
4. Assurance Device: The Director may require an assurance device pursuant to LUC 20.40.490 to insure compliance with the requirement and intent of paragraph F.2 of this section.

- G. Bicycle Parking.** Office, residential, and educational uses are required to provide bicycle parking pursuant to the following standards:
1. Ratio:
 - a. 1 space per 10,000 nsf for office, institutional and retail uses greater than 20,000 nsf.
 - b. 1 space per every 10 dwelling units for residential projects.
 2. Location: Minimum bicycle parking requirement shall be provided on-site.
 3. Covered spaces: At least 50% of required parking shall be protected from rainfall by cover.
 4. Racks: The rack(s) shall be securely anchored and a bicycle six feet long can be securely held with its frame supported so the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.
 5. Size requirement: Each required bicycle parking space shall be accessible without moving another bicycle.

H. Unspecified Uses

The Director shall establish the minimum number of parking spaces required and may establish the maximum number of parking spaces allowed for any use not specified on the previous page. The Director may consider but is not limited to the following in establishing parking requirements for an unspecified use:

1. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or
2. Evidence in available planning and technical studies relating to the proposed use; or
3. Required parking for the proposed use as determined by other comparable jurisdictions.

20.25D.120 Development Standards

The Development Standards establish regulatory requirements for new structure, development, or activities and remodels or expansions on public and private parcels within the Bel-Red Subarea. These standards support and strengthen existing and planned infrastructure while establishing a hierarchy of use and a highly identifiable Subarea character.

A. Required Ground Floor Uses

1. Purpose/Intent
Ground floor retail and commercial uses are an essential component of active and vital streets as well as transit station areas. Ground floor uses

create a vibrant “18-hour” pedestrian environment where neighborhood-serving uses are within an easy walk, bike or transit trip.

2. Where Required.
 - a. Location. All buildings along the 130th Avenue pedestrian-oriented street shall include Ground Floor Retail Uses. The street-edges facing the transit station areas along NE 15th/16th Street shall include Ground Floor Commercial Uses.
 - b. Map Reference. The Required Ground Floor Uses standards apply only to building frontages identified in Figure 20.25D.120.A below.
3. Applicable Standards for Ground Floor Retail Uses.
 - a. Ground floor retail uses shall include uses such as:
 - i. Eating and drinking establishments;
 - ii. Merchandise sales (including but not limited to grocery, food retail, art, and clothing); or,
 - iii. Personal services (including but not limited to laundry and beauty services).
 - b. Continuous retail storefronts shall be provided for 75 percent building lot line to lot line for ~~of the entire~~ frontage of a designated street.
 - c. Interruptions in storefronts shall be limited to residential lobbies. Lobby and community facilities are limited to 25 percent of the building frontage.
 - d. All other land uses are prohibited on the ground floor.
4. Applicable Standards for Ground Floor Commercial Uses.
 - a. Ground floor commercial uses shall include all ground floor retail uses as well as financial, real estate, insurance services and hotels.
 - b. In the 122nd Avenue Node, at least 50 percent of the street level building edges shall incorporate ground floor commercial uses. The required ground floor commercial uses may be interrupted by lobby entrances to office, hotel or residential buildings.
 - c. In the 130th Avenue Node, at least 75 percent of the street level building edges shall incorporate ground floor commercial uses. The required ground floor commercial uses may be interrupted by residential lobbies or work-live space.

Required Ground Floor Uses

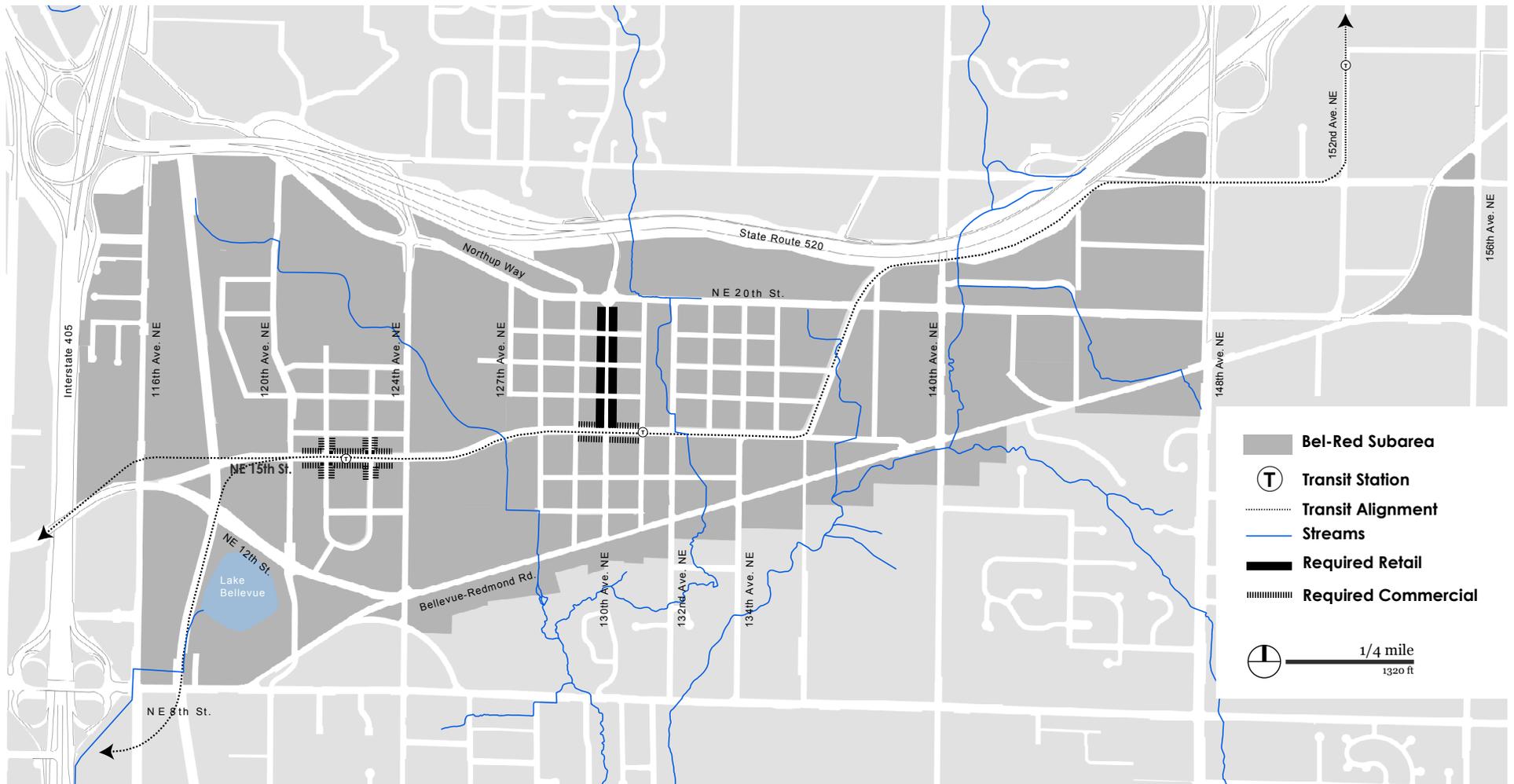


Figure 20.25D.120.A: Required Ground Floor Uses

B. Required Build-to Lines

1. Purpose/Intent.
Build-to lines occur along select block faces to help establish a continuous “street wall” providing a sense of enclosure and visual interest for pedestrians. Build-to-lines also contribute to the economic viability of retail and commercial uses by providing direct pedestrian access and visual exposure to potential drive-by customers.
2. Where Required. Figure 20.25D.120.B identifies locations of required build-to lines where the ground-floor facades must be built to the back of sidewalk.
3. Applicable Standards.
 - a. Buildings shall be constructed along the entire block length as indicated in Figure 20.25D.120.B below.
 - b. Entrances to buildings may be recessed a maximum of five feet behind the build-to line.
 - c. Windows and walls may be recessed up to 18 inches if columns, pilasters, walls or other architectural fenestration tie them together with the rest of the building frontage.
 - d. In the 122nd Avenue Node , interruptions in the required build-to lines shall be limited to a maximum of 25 percent of the total block frontage.
 - e. In the 130th Avenue Node, interruptions in the required build-to lines shall be limited to 15 percent.
 - f. Interruptions are only allowed to accommodate public or private plazas, parks, or other publicly accessible spaces. Vehicular access is limited pursuant to 20.25D.130.F Restricted Driveway Access.
 - g. Surface parking is not permitted between the sidewalk and the building wall.

Required Build-to Lines

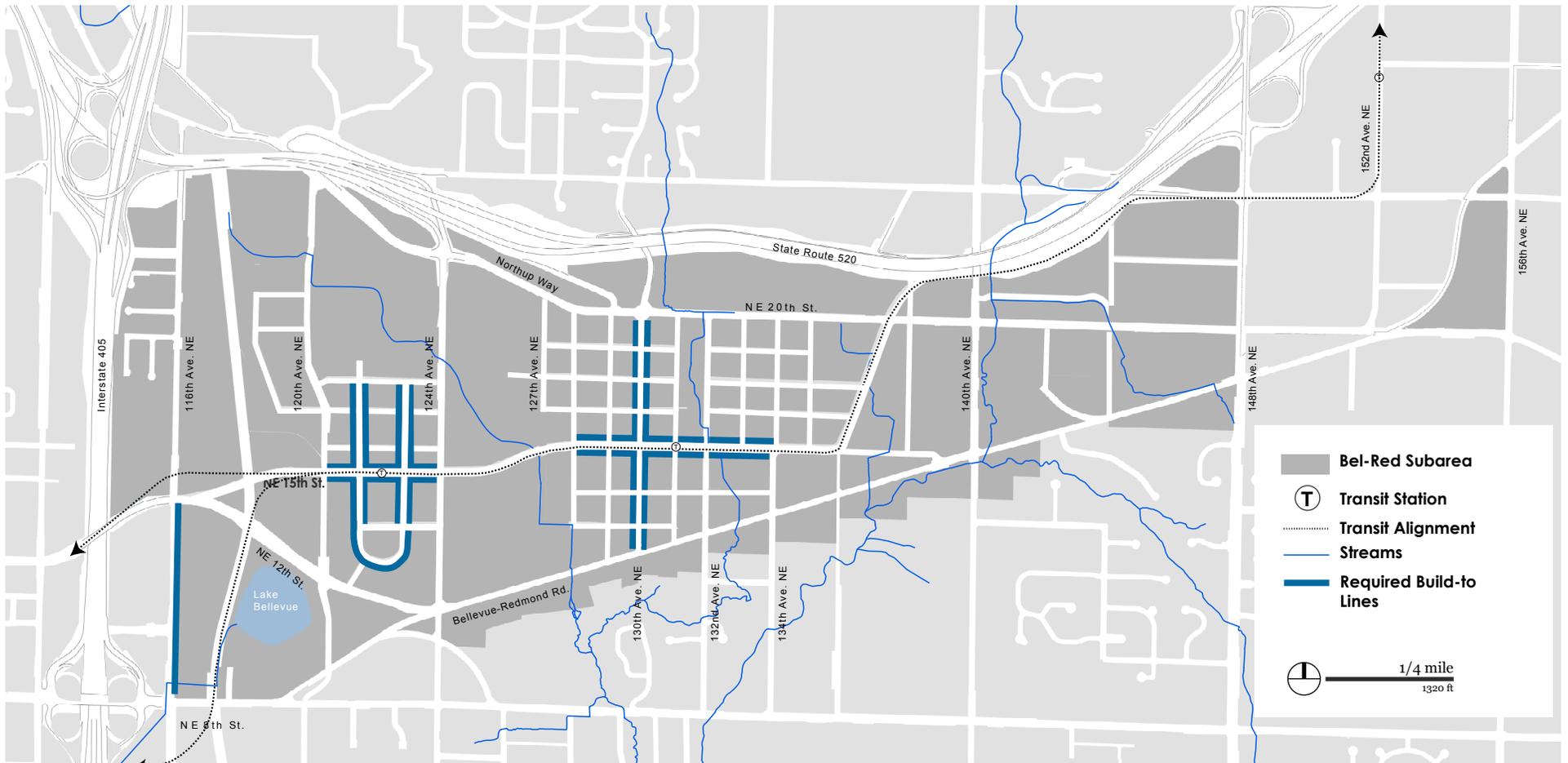


Figure 20.25D.120.B: Required Build-to Lines

C. **Required Sidewalk Oriented Development ~~Active Edges~~**

1. Purpose/Intent.
Sidewalk oriented development ~~Active edges~~ are characterized as ground floor building frontages with direct entries from the sidewalk and/or building frontages with a high degree of transparency and activating land use. This increased visual and physical interaction between the people inside and outside the buildings results in “eyes on the street” while creating a greater degree of safety and a vibrant public realm.
2. Where Required. Figure 20.25D.120.C identifies where sidewalk oriented development ~~active edges~~ are required.
3. Applicable Standards for Ground Floor Retail and Commercial Uses
 - a. On street frontages identified in Figure 20.25A.120.A a minimum of 70 percent of ground floor facades shall be transparent glass or screens. Tinted, reflective, or other types of glass or window treatments that diminish transparency are prohibited.
 - b. Primary entrances to all ground floor uses shall be oriented to the public right-of-way. Doors shall not be separated from adjacent public sidewalks by steps or ramps except where no feasible alternative exists.
4. Applicable Standards for Other Uses
 - a. Primary entrances shall be oriented toward the public right-of-way or open space.
 - b. Doors may be separated from adjacent public right-of-way or open space by a maximum of 36 inches grade separation.
 - c. A minimum of 40 percent of ground floor facades shall be transparent glass or screens.

Required Sidewalk Oriented Development

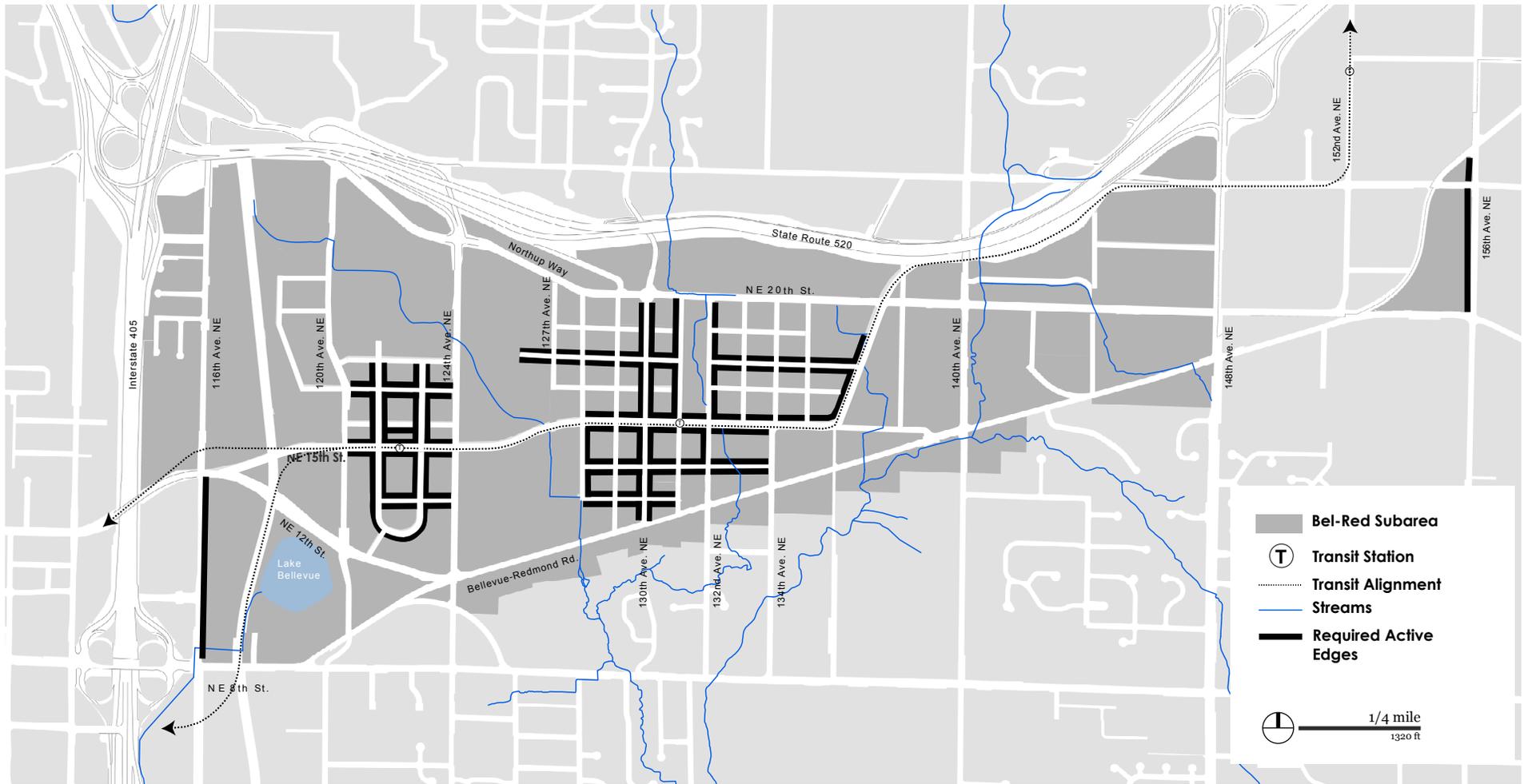


Figure 20.25D.120.C: Required Sidewalk Oriented Development

D. Required Transition Edge Development

1. Purpose/Intent.

Transition edge development requires elements incorporated into site and building design that soften the impact of BR-ORT this more intensive land use district where it is adjacent to single-family uses.

2. Where Required.

All buildings on the south side of Bel-Red Road between 124th Avenue NE and 148th Ave NE where abutting property is zoned single-family residential, R-1 – R 7.5.

3. Applicable Standards for Site Design.

- a. Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district per LUC 20.25D.100.B.. In appropriate circumstances, surface parking lots should be located away from adjacent residential properties.
- b. Mechanical equipment which is located on the roof shall be incorporated into a pitched or stepped roof form, and not appear as a separate penthouse or box.
- c. All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material and located on a building facing away from the abutting residential properties but not between the street and the subject building.

4. Building Design Standards.

- a. Building facades shall incorporate elements including but not limited to stepbacks, offsets, roof overhangs, and recesses a minimum of 18 inches generally every 30 feet.
- b. A building façade visible from abutting residential properties shall not exceed 150 feet.
- c. A primary structure shall be a minimum of 20 feet from another primary structure, provided this dimension may be modified pursuant to LUC 20.25H.040 on sites in the Critical Areas Overlay District.
- d. The maximum building height of 45 feet above average finished grade may be reached only when incorporating pitched or stepped roof forms.
- e. Communication dishes greater than one meter (3.28 feet) in diameter shall not be visible from adjacent residential districts.
- f. Natural materials and neutral colors shall be used.

5. Signs.
 - a. Building design shall provide for installed so as not to obscure any architectural detail. integrated signage consistent with the scale and architecture of the building.
 - b. Signs shall meet the requirements of Chapter 22B.10 BCC, Bellevue Sign Code.
 - c. Signs shall be located so that they are not visible from abutting single family properties.

E. Prohibited Materials

To ensure the Bel-Red District contains high quality buildings of durable and sustainable materials the following materials are prohibited on facades visible from the public right-of-way within the Bel-Red District.

1. Synthetic stucco;
2. Unfinished metal or plastic storefront window systems;
3. Unfinished concrete or cinder block;
4. Aluminum, plastic or vinyl siding;
5. Flagstone, simulated river rock or other similar veneer cladding;
6. Rough-sawn, simulated wood siding, wood veneer, clapboard or other types of residential siding;
7. Cementitious lap or shingle siding;
8. Corrugated metal siding;
9. Architectural foam detailing; and,
10. Applied simulated divided lite window systems.

20.25D.130 Bel-Red Street Development Standards

The Street Development Standards are a hierarchy of emphasis and design treatment for public areas within the Bel-Red District. These standards ensure that a consistent, high-quality public realm is developed throughout the district and that the unique qualities of Bel-Red are enhanced.

A. Required New Local Streets

1. Purpose/Intent.
The intent of the local streets grid is to introduce a public right-of-way system that improves mobility by increasing local vehicular and pedestrian access~~pedestrian accessibility, roadway capacity and dispersing traffic~~ throughout the Bel-Red District.
2. Where Required. Figure 20.25D.130A identifies the general location of new local streets. The street grid may be adjusted to respond to specific site conditions, property ownership and phasing considerations.
3. Applicable Standards.
 - a. The total perimeter distance of a block shall not exceed 1,200 feet measured at the property line. For the purpose of this dimension a

block may be bordered by right -of-way, alley, private roadway or pedestrian street.

- b. All streets shall be accessible to the public at all times. Gateways or other means of restricting access are prohibited.
- c. Design details including roadway sections shall be approved by the Transportation Department.

[Insert required new local streets Figure 20.25D.130A]

Required New Local Streets

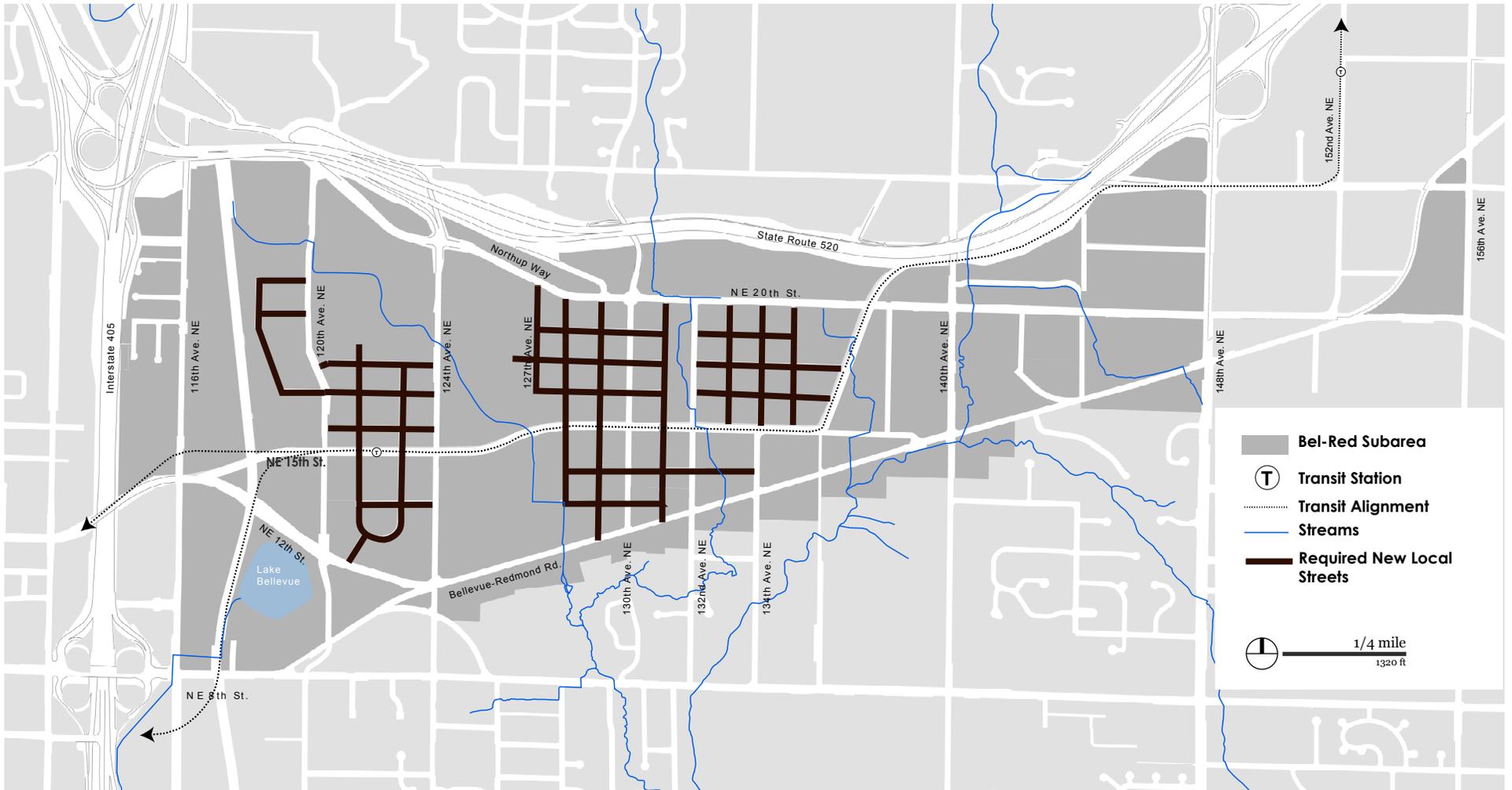


Figure 20.25D.130A: Required New Local Streets

B. 15th/16th Transit Boulevard

1. Purpose/Intent.
The NE 15th/16th Transit Boulevard serves as the symbolic and functional thread that knits the Bel-Red District together. It connects the most intense area of development and includes vehicular, high capacity transit, and non-motorized travel modes. It is also intended to incorporate significant urban open spaces, and environmentally sensitive design features.
2. Where Required. Figure 20.25D.130.B identifies the general location for the NE 15th/16th Transit Boulevard.
3. Applicable Standards.
Design details including roadway sections shall be approved by the Transportation Department.

[insert 15th/16th Transit Boulevard Figure 20.25D.130.B]

NE 15th/16th Transit Boulevard

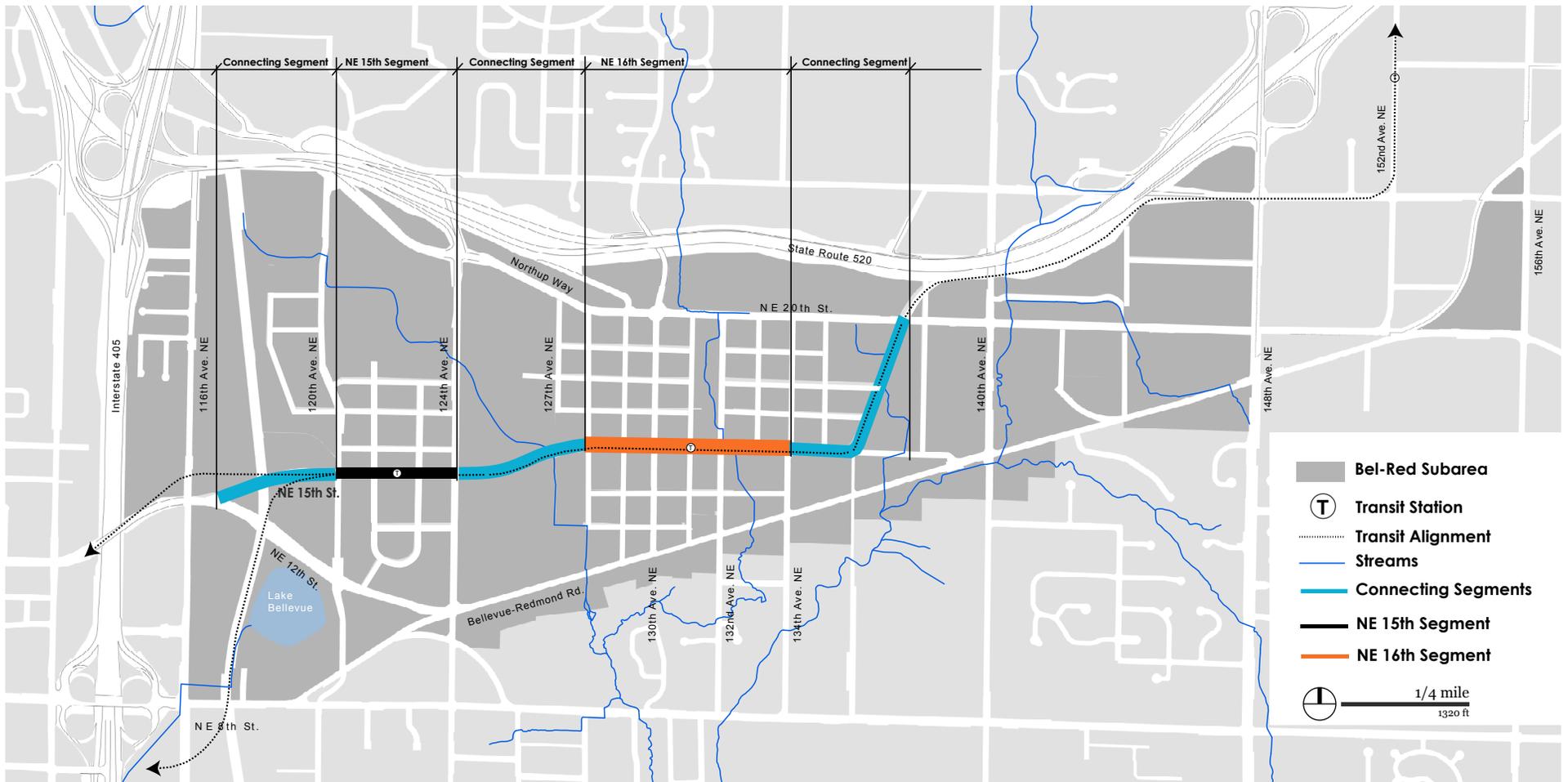


Figure 20.25D.130.B : NE 15th/16th Transit Boulevard Segments

C. 130th Avenue Shopping Street

1. Purpose/Intent.
130th Avenue NE north of the NE 15th/16th Transit Boulevard is envisioned as a centralized neighborhood-serving retail street. Design is intended to make the pedestrian experience a priority and foster a vital retail environment by using uniform design features.
2. Where Required.
 - a. Location. The 130th Shopping Street extends from NE 15th/16th Transit Boulevard to Northup Way/NE 20th.
 - b. Map Reference. Figure 20.25D.130.C identifies the location of the 130th Avenue Shopping Street.
3. Applicable Standards
 - a. Sidewalks shall be a minimum of 14 feet 6 inches from face of curb to face of building or open space.
 - b. Design details including roadway sections shall be approved through a Transportation Department.

[insert 130th Avenue Shopping Street Figure 20.25D.130.C]

130th Avenue Shopping Street

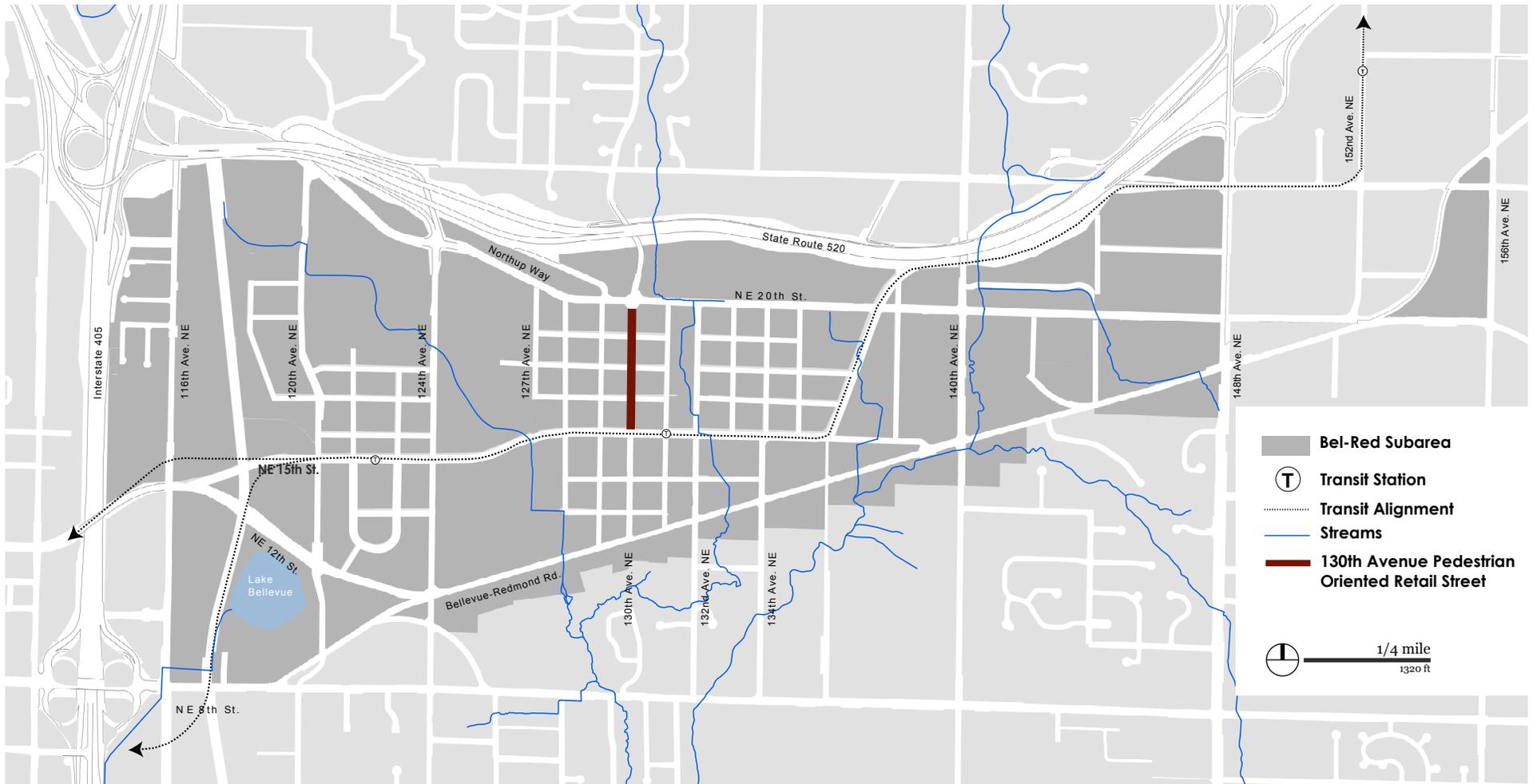


Figure 20.25D.130.C: 130th Avenue Shopping Street
Planning Commission Recommendation 07 23 08

D. Green Streets

1. Purpose/Intent.
Green Streets utilize natural drainage systems to improve and reduce the amount of stormwater runoff at its source.
2. Where Required.
 - a. Location. Green Streets shall be generally located between stream corridors and trail connections.
 - b. Figure 20.25D.130.D indicate the general location of Green Streets.
3. Applicable Standards.
 - a. See LUC 20.25D.100.A for Green Streets natural drainage planting requirements.
 - b. Design details including roadway sections shall be approved through a Transportation Department.

[Insert Green Streets Figure 20.25D.130.D]

Green Streets

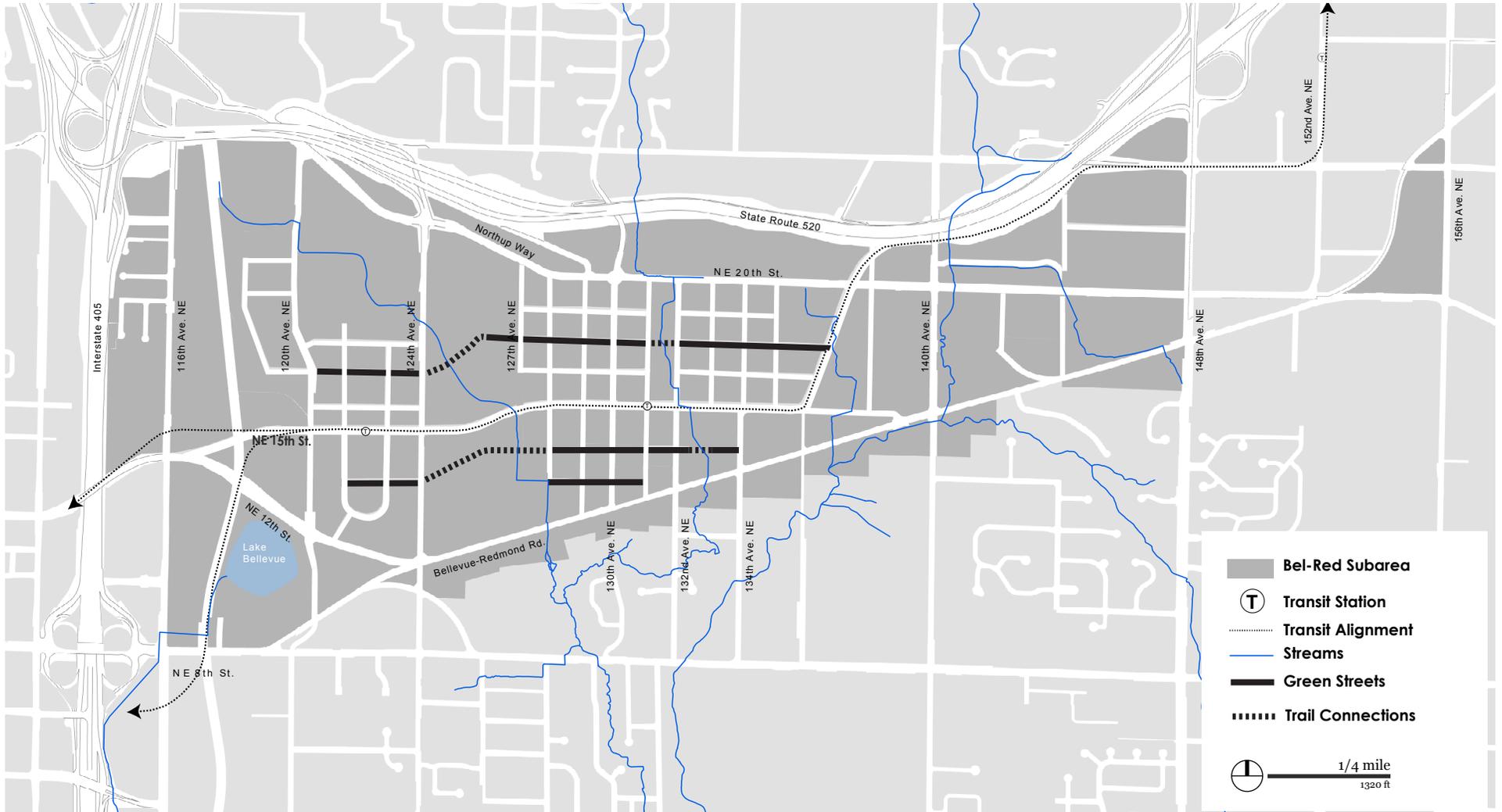


Figure 20.25D.130.D: Green Streets
 Planning Commission Recommendation 07 23 08

E. Required On-Street Parking

1. Purpose/Intent.
On-street parking can contribute to the pedestrian environment, be a great benefit to retail uses, and enhance elements of neighborhood character.
2. Where Required.
 - a. Location. Required locations include the portions of the NE 15th/16th Transit Boulevard adjacent to retail and commercial uses, along the 130th Avenue Shopping Street, and for some of the local streets within the transit nodes.
 - b. Figure 20.25D.130.E indicates the block faces where on-street parking is required.
3. Applicable Standards.
Details shall conform with the Transportation Department design standards.

[insert required on-street parking Figure 20.25D.130.E]

Required On-Street Parking

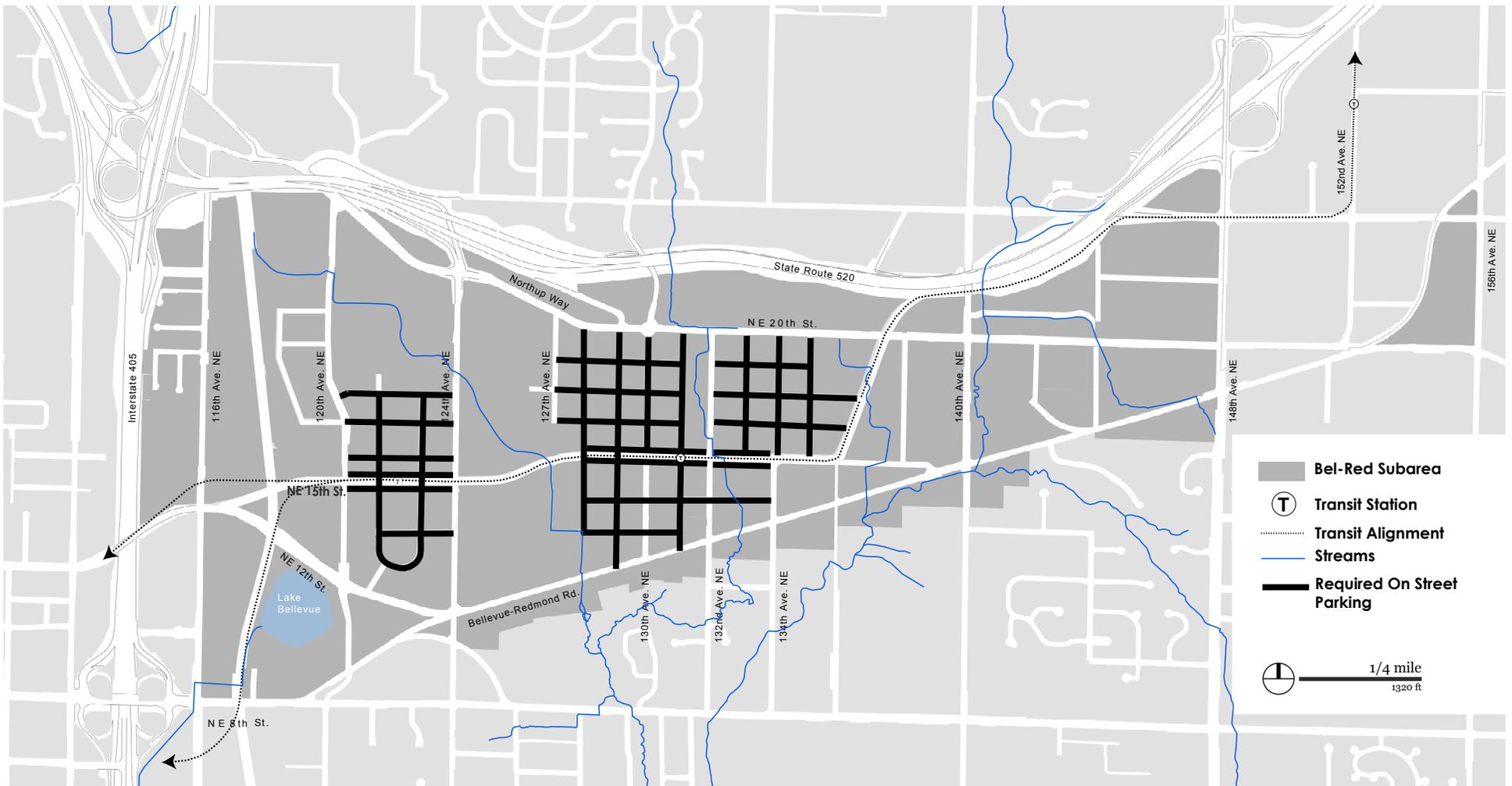


Figure 20.25D.130.E: Required On Street Parking

F. Restricted Driveway Access

1. Purpose/Intent.
Driveway access locations are restricted in order to minimize conflicts with transit, autos, bicycles, and pedestrians and to reinforce active edge continuity along commercial and retail frontages.
2. Where Required. Driveway access is restricted along the NE 15th/16th Transit Boulevard and the 130th Shopping Street as shown in Figure 20.25D.130.F.
3. Applicable Standards.
 - a. Vehicular access shall be from other arterials, local streets, and alleys off of these designated corridors.
 - b. Designated on-street loading and service locations shall be approved by the Transportation Department.

[insert restricted driveway access Figure 20.25D.130.F.]

Restricted Driveway Access

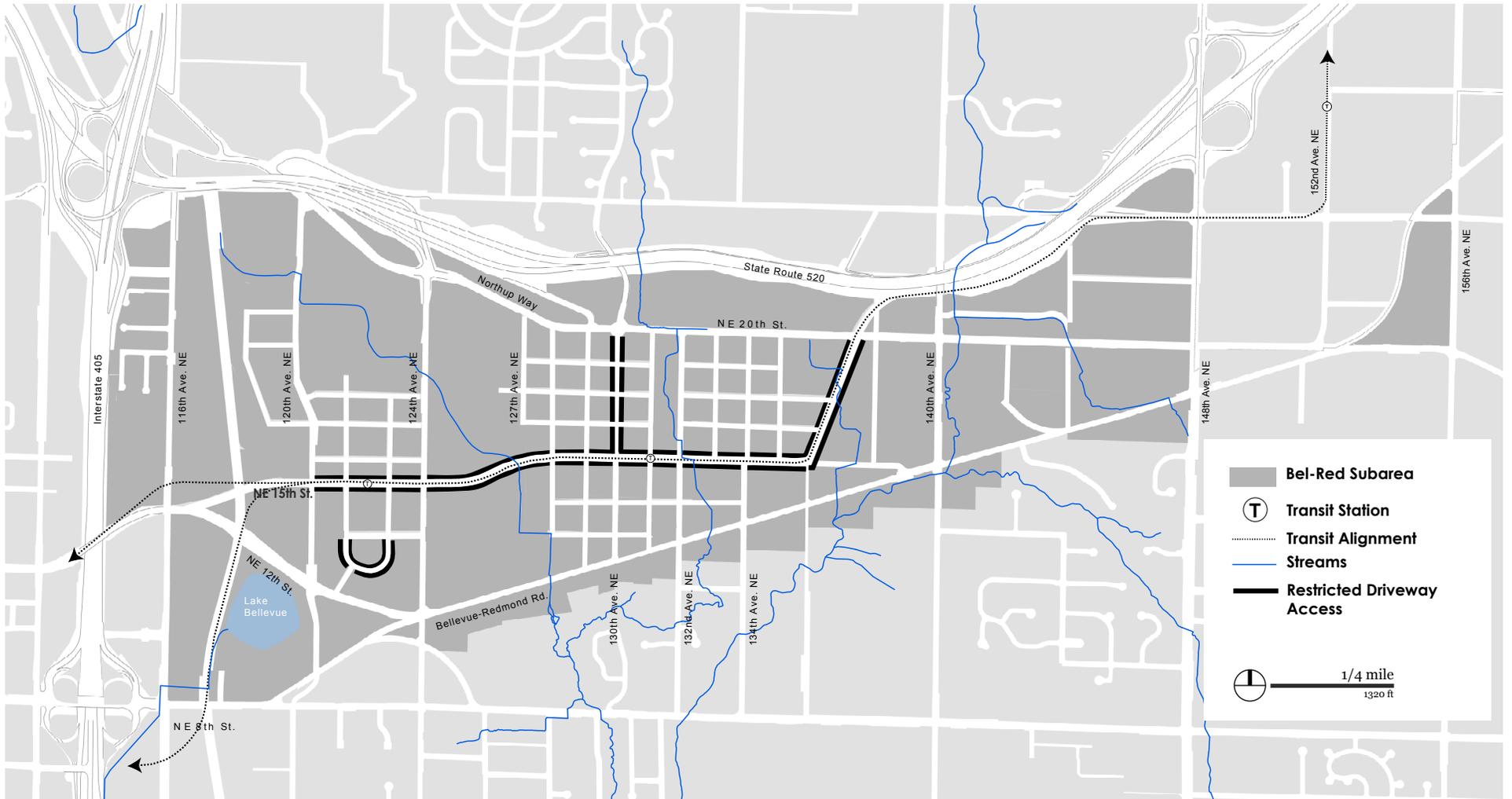


Figure 20.25D.130.F: Restricted Driveway Access
Planning Commission Recommendation 07 23 08

G. Required Street Furniture

1. Purpose/Intent.
Street furniture elements support a consistent and uniform street character and reinforce the identity of a district.
2. Where Required. Street furniture elements are required along streets identified in Figure 20.25D.130.G.
3. Applicable Standards
Location and specifications shall be approved by the Transportation Department.

[Insert required street furniture Figure 20.25D.130.G]

Required Street Furniture

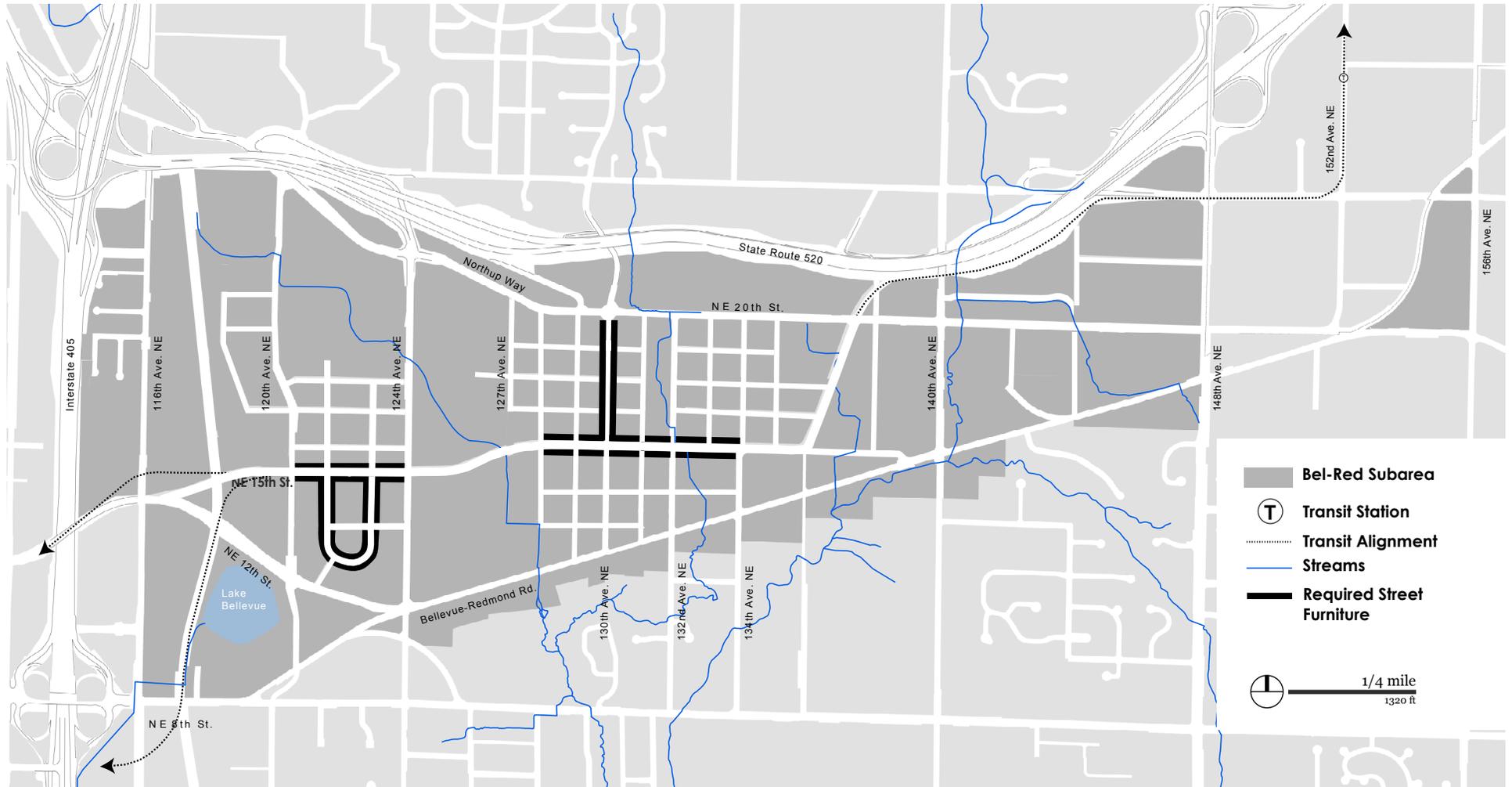


Figure 20.25D.130.G: Required Street Furniture

20.25D.140 Design Guidelines

Each development within a Bel-Red Land Use District must comply with the provisions of the document entitled Bel-Red Subarea Design Guidelines dated [insert Plan adoption date], now or as hereafter amended or superseded pursuant to the provisions of that document. The provisions of the Design Guidelines will be applied through the Master Development Plan and Design Review processes.

20.25D.150 ~~FAR Amenity Incentive System~~

~~Staff Note: The Planning Commission has discussed and is likely to continue to explore options for implementation of the incentive system and bonus ratios. The applicability of the incentive system outside of nodes will be explored by the Commission pending further development of the Bel-Red financing plan. The range of ratios and tiering shown here are illustrative of how the bonus system and ratios could function. These ratios have not been endorsed by the Planning Commission, which will continue to evaluate the incentive system following public hearing review.~~

~~A. General.~~

~~A building may exceed the base floor area ratio (FAR) and base building height permitted pursuant to Chart 20.25D.080.A for development within a Bel-Red Land Use District only if it complies with the requirements of this section. In no case may the building exceed the maximum floor area ratio permitted for the district. Each unit of measurement (square feet, linear feet, etc.) may only be used to gain one floor area ratio bonus, except where specifically provided otherwise.~~

~~B. Required Review.~~

~~The Director may approve an amenity which complies with subsection C of this section if:~~

- ~~1. The design criteria established for the amenity have been met; and~~
- ~~2. A public benefit will be derived from the development of the proposed amenity in the proposed location.~~

~~C. Specific Requirements.~~

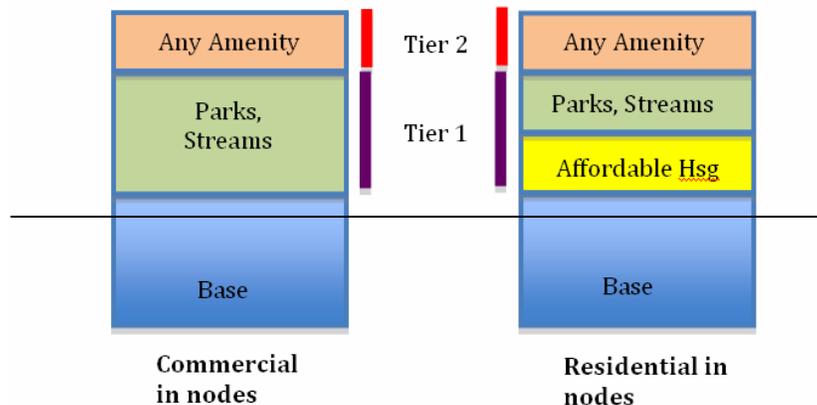
- ~~1. Participation in the FAR Amenity System shall comply with LUC Chart 20.25D.150.C FAR Amenity Incentive System provided below.~~
- ~~2. In a multi-building development within a single project limit, amenities may be allocated among all buildings within the project limit; provided, that such allocation shall be approved by the Director through a Master Development~~

~~Plan. If construction of the multi-building development is to be phased, no phase may depend on the future construction of amenities.~~

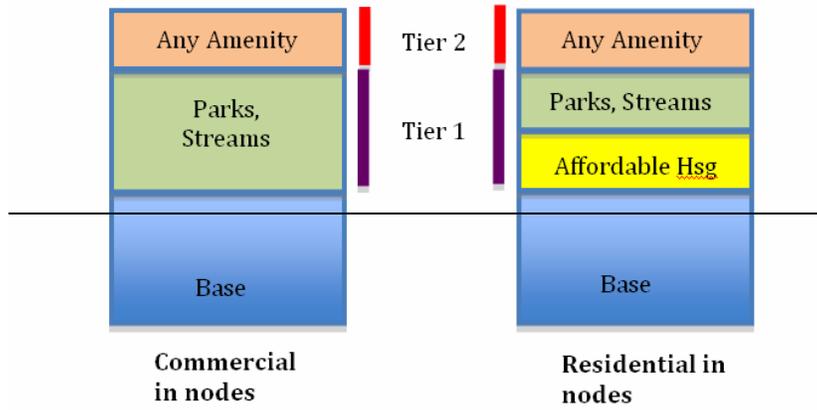
- ~~3. Within a project limit that spans public right-of-way, FAR may be allocated among all buildings within the project limit; provided, that such allocation shall be approved by the Director through a Master Development Plan.~~
- ~~4. A residential building may only exceed its base FAR and 45-foot building height by providing FAR Amenities from Tier One in the following order.
 - ~~a. Affordable Housing as described in LUC Chart 20.25D.150.C.1 below at a minimum of 0.5 FAR; and~~
 - ~~b. Dedication or in-lieu payment of Parks or Stream Restoration as described in LUC Chart 20.25D.150.C.2 and 3 below at a minimum of 0.5 FAR.~~~~

~~To exceed the 2.0 FAR amenities from Tier One or Two must be provided equaling the remainder of the floor area proposed at a ratio of one FAR point for every square foot to be built. See LUC Figure 20.25D.150.C below.~~

- ~~5. A nonresidential building may only exceed its base FAR and 45-foot building height by providing Parks or Stream Restoration FAR amenities as described in LUC Chart 20.25D.150.C.2 and 3 below. To exceed the 2.0 FAR and achieve the maximum building height for the district, amenities from Tier One or Tier Two must be provided equaling the remainder of the floor area proposed at a ratio of one FAR point for every square foot to be built. See LUC Figure 20.25D.150.C below.~~



**Example of Tiered FAR Amenity Allocation
Figure 20.25D.150.C**



Example of Tiered FAR Amenity Allocation
Figure 20.25D.150.C

Chart 20.25D.150.C FAR Amenity Incentive System

FAR AMENITY STANDARDS			
AMENITY (1)	APPLICABLE ZONES AND DRAFT BONUS RANGE		DESIGN CRITERIA
	MO-1, OR-1, OR-2, RC-1, RC-2, RC-3	MO, OR, CR, R, C, ORT	
TIER ONE			
<p>1. AFFORDABLE HOUSING Threshold bonus for residential/ mixed-use development at up to 80% median income level for rental and up to 100% income level for ownership. Off-site units or fee-in-lieu may be provided as an off-site option for development of affordable housing in the Bel-Red corridor (but would be bonused at a lower level for residential/mixed-use projects).</p>	<p>Rental: 3.2 to 10.9 sq. ft. bonus building area per 1 sq. ft. 80% median income rental Owner: 5.4 to 12.4 sq. ft. bonus building area per 1 sq. ft. 100% median income ownership Fee-in-lieu for Tier 1 residential: \$11-\$55 per sq. ft. bonus area (The Commission may consider a 10-20% increase to the fee as a disincentive for use of this alternative) Fee-in-lieu for commercial and Tier 2: \$11-\$55 per sq. ft. bonus area</p>	TBD	<p>1. May be integrated into the same building as market rate housing, or in a stand-alone building on-site. 2. Design shall be generally consistent with associated market rate housing, provided that unit size and interior finishes may vary from market units.</p>
Floor area may be excluded from calculation of FAR			
<p>2. PARKS New community, neighborhood and mini-parks that are provided by the developer consistent with the Bel-Red Subarea generalized locations and size requirements.</p>	<p>2.1 to 4.5 sq. ft. bonus building area per 1 sq. ft. of new park Fee in lieu \$19-\$40 per 1 sq. ft. bonus area</p>	TBD	<p>1. Bonused parks must be consistent with the Bel-Red Subarea identified locations and sizes, provided Director may modify to bonus additional locations. 2. Bonused parks do not need to be contiguous with the site for which development is proposed. 3. Parks must be signed and function as part of the Bellevue parks system, including the ability to be programmed by the City. 4. Parks are constructed by the developer consistent with any City plans. 5. Parks are deceded to the City or an easement for public use is provided.</p>

<p>3. STREAM RESTORATION Stream restoration bonus to be applied for improvements above and beyond City's Critical Areas Ordinance. Projects must in Bel-Red Subarea Plan, and may include removal of fish passage barriers, daylighting piped stream segments, restoration of natural streamside vegetation, and enhanced fish and wildlife habitat.</p>	<p>25.2 to 53.4 sq. ft. building area bonus per \$1,000 stream restoration Fee-in-lieu \$19-\$40 per 1 sq. ft. bonus area</p>		<ol style="list-style-type: none"> 1. A restoration plan shall be approved by the City. 2. Must be coordinated with public trail system to the greatest extent possible. 3. Other elements to be considered are; public spaces with education opportunities. 4. Area shall be in addition to that required by LUC 20.25H. Critical Areas Overlay District. 5. Minimum 10,000 sf. 6. May occur on-site or off-site.
TIER TWO			
<p>4. NONPROFIT/COMMUNITY SERVICE SPACE Space provided for community/non-profit groups, child care, and arts/cultural uses.</p>	<p>4.7 to 10.0 sq. ft. bonus building area per 1 sq. ft. of non-profit/community service space Buy-out at \$19-\$40 per 1 sq. ft. bonus area (or higher rate)</p>	TBD	<ol style="list-style-type: none"> 1. Childcare services must comply with the requirements of LUC 20.20.170. 2. Non-profit arts/cultural uses include art education, rehearsal and performance, art production, and artist live/work space. 3. Space shall be used in manner described for the life of the building. 4. Documentation of nonprofit status shall be provided. 5. Bonused space may be used for other uses in this category with approval from the Director. 6. "Buy-out" option must be approved by the Director.
Floor area may be excluded from calculation of FAR.			
<p>5. PUBLIC RESTROOMS A room or rooms containing toilets and lavatories for the use of the general public, with only limited control for purposes of personal safety.</p>	<p>6.3 to 13.3 sq. ft. bonus building area per 1 sq. ft. of public restroom space</p>	TBD	<ol style="list-style-type: none"> 1. Shall be located on the ground level of the building. 2. Shall be open for use by the public during normal business hours, although access may be monitored by a person located at the restroom. 3. Exterior of building shall be signed to identify location and public access of facility. 4. Maintenance of the facility is the obligation of the property owner for the life of the project.
Floor area may be excluded from calculation of FAR.			

<p>6. PUBLIC ART Sculpture, mural, water feature or other artwork that is located outside of or on a building and fully accessible to the general public. Includes building-related art treatments for awnings, doors, planters, etc., as well as fountains, cascades, and reflection ponds.</p>	<p>25.2 to 53.4 sq. ft. building area bonus per \$1,000 artwork</p>	<p>TBD</p>	<ol style="list-style-type: none"> 1. Shall be permanent in nature and displayed outside of or on the building in areas open to the general public and/or any adjacent public right-of-way, perimeter sidewalk or pedestrian way. 2. May be an object or integrated feature of the building's exterior. 3. Art must be accepted by the Bellevue Arts Commission per the Public Art Selection Criteria. 4. Value of art to be determined through appraisal by Bellevue Arts Program. 5. Maintenance of the art is the obligation of the property owner for the life of the project.
<p>7. PUBLIC ACCESS TO OUTDOOR PLAZA A continuous open space, predominantly open above, and designed predominantly for use by people as opposed to serving specifically as a setting for a building.</p>	<p>0.9 to 1.9 bonus building area per 1 sq. ft. of outdoor plaza</p>	<p>TBD</p>	<ol style="list-style-type: none"> 1. Shall abut and be within 3 ft in elevation of a perimeter sidewalk or pedestrian connection so as to be visually and physically accessible. 2. Shall provide protection from adverse wind, wherever practical. 3. At least 20% of the plaza surface area shall be landscaped. 4. Shall provide at least one sitting space for each 100 sq. ft. of plaza. 5. Shall be enclosed on at least two sides by a structure or by landscaping which creates a wall effect. 6. Minimum size is 1,500 sq. ft. 7. Maximum size is 15,000 sq. ft. 8. Minimum horizontal dimension is 20 ft. 9. Shall provide opportunities for penetration of sunlight in majority of plaza between 11 a.m. and 2 p.m. 10. May not be used for parking, loading or vehicular access. 11. Shall be signed "Public Access" per this Section and open to the public from 7 a.m. to 9 p.m. daily or during business hours, whichever is longer."

<p>8. LEED GOLD OR PLATINUM CERTIFICATION (LEED for Neighborhoods bonus to be considered in subsequent updates.)</p>	<p>0.1 to 0.15 FAR bonus for LEED Gold 0.15 to 0.2 for LEED Platinum</p>	<p>TBD</p>	<p>1. Building shall meet minimum criteria for LEED certification in chosen category. 2. A performance bond equivalent to the value of the bonus shall be provided to the City by the developer. In the even the project does not achieve the planned rating, all or part of the money shall be used for environmental improvements identified by the City.</p>
<p>9. ACTIVE RECREATION AREA An area which provides active recreational facilities for tenants of the development of which it is a part and the general public. Does not include health or athletic clubs.</p>	<p>25.2 to 53.4 sq. ft. building area bonus per \$1,000 active recreation improvement (does not include land value)</p>	<p>TBD</p>	<p>1. May not be used for parking or storage. 2. May be located out of doors, on top of, or within a structure. 3. Recreational facilities include, but are not limited to, sport courts, child play areas, and exercise rooms. 4. May be fee-for-use but not exclusively by membership.</p>
<p>Floor area (indoor) may be excluded from calculation of FAR.</p>			
<p>10. NATURAL DRAINAGE FEATURES Low-impact development techniques that improve natural drainage features such as rain gardens, pervious pavement, vegetated roof, and amended soils.</p>	<p>0.3 to 0.6 bonus building area per 1 sq. ft. of effective natural drainage feature</p>	<p>TBD</p>	<p>1. Shall meet criteria of the Bellevue Natural Drainage Practices Manual—fact sheet U1-U5. 2. Underlying soil condition and infiltration rate must be appropriate for the feature. 3. Requirement for large storm events as determined by Bellevue Utilities Department shall be met. 4. Maintenance of the natural drainage features is the obligation of the property owner for the life of the project.</p>
<p>11. REGIONAL TRANSFER OF DEVELOPMENT RIGHTS (TDRs) Transfer of development rights to designated Bel-Red areas that achieve conservation of rural resource lands outside the Countywide Urban Growth Boundary.</p>	<p>(Reserved for future updates)</p>		<p>(Reserved)</p>

Notes: ~~Chart 20.25D.150.C FAR Amenity Incentive System~~

(1) ~~Measured in square feet of permitted development for each qualifying developed square foot of amenity unless otherwise noted.~~

~~D. Floor Area Ratio Earned from Special Dedications and Transfers~~

~~1. **General.** Land which is dedicated to the City of Bellevue for right-of-way, parks or open space, without compensation to the owner may be used for the purpose of computing maximum FAR notwithstanding LUC 20.50.020, floor area ratio (FAR), provided that the requirements of Paragraph D.2 and D.3 are met.~~

~~2. **Right-of-Way Special Dedications.**~~

~~a. **Eligible Right-of-Way Identified in an Adopted Plan or Document.** A property owner may make a special dedication by conveying land identified for right-of-way acquisition in a Transportation Facilities Plan of the Comprehensive Plan, the Transportation Facilities Plan adopted by the City Council, the Capital Investment Program Plan or the Street Development Standards of LUC 20.25D.130 to the City of Bellevue by an instrument approved by the City Attorney.~~

~~b. **Eligible Right-of-Way not Otherwise Identified.** In addition to the eligible Right-of-Way identified in paragraph D.2.a above, a property owner may also make a special dedication by conveying land identified by the Director of Transportation as necessary for safety or operational improvement projects.~~

~~c. **Square Footage Earned.** Square footage earned shall be equal to the square footage dedicated in conformance with this paragraph D.2.a and shall be included in the project limit for the purpose of computing maximum FAR.~~

~~3. **Parks and Open Space Transfers**~~

~~a. **Eligible Park or Open Space identified in an Adopted Plan or Document.** A property owner may earn floor area for transfer to a different site by conveying land identified for park or open space in an adopted City Plan or Document to the City of Bellevue by an instrument approved by the City Attorney.~~

~~b. **Transfer Earned.** The Director shall calculate the amount of square footage and floor area earned for transfer subject to the following criteria:~~

~~i. **The square footage earned is equal to the square footage that is eligible for transfer and conveyed pursuant to paragraph D.3.a; and,**~~

~~ii. The floor area earned for transfer is equal to the square footage earned pursuant to paragraph D.3.a.i times the base FAR applicable to the park or open space area conveyed pursuant to paragraph D.3.a.~~

$$\begin{array}{rcl} \text{Eligible Land Conveyed} & \times & \text{Maximum FAR} \\ \text{in Square feet} & & \text{Applicable to Land} \\ & & \text{Conveyed} \\ & & = \text{Total Transferable} \\ & & \text{Floor Area} \end{array}$$

~~c. Use of Transferable Floor Area.~~

~~i. Limitation on Location. Transferable floor area shall only be used in the following Bel-Red Nodes (MO-1, OR-1, OR-2, RC-1 and RC-2).~~

~~ii. Limitation on Transfer. Transferable floor area shall not be used to exceed an effective site FAR of greater than 34. Notwithstanding any provision of this Code, no transfer of floor area occurs when all property is included in one project limit.~~

E. Recording Requirements

~~The total amount of floor area earned through the FAR Amenity Incentive System or a Right-of-Way Special Dedication associated with a project and used to support project development, shall be recorded with the King County Division of Records and Elections. A copy of the recorded document shall be provided to the City for inclusion in the project file.~~