20.10.020 Establishment of land use districts.

Land use districts in the City are hereby established as follows:

District	Designation
Single-Family Residential Estate	R-1
	R-1.8
Single-Family Residential	R-2.5
	R-3.5
	R-4
	R-5
	R-7.5*
Multifamily Residential	R-10
	R-15
	R-20
	R-30
Professional Office	PO
Office	O
Office and Limited Business	OLB
Office and Limited Business 2	OLB 2

DRAFT

Office and Limited Business-Open Space	OLB-OS
Light Industrial	LI
General Commercial	GC
Neighborhood Business	NB
Neighborhood Mixed Use	NMU
Community Business	CB
Eastgate Transit Oriented Development	EG-TOD
Downtown	
Office District 1	DNTN-O-1
Office District 2	DNTN-O-2
Multiple Use District	DNTN-MU
Residential District	DNTN-R
Old Bellevue District	DNTN-OB
Office and Limited Business District	DNTN-OLB
Evergreen Highlands Design District	EH
Performance Area A	EH-A
Performance Area B	EH-B
Performance Area C	EH-C
Performance Area D	EH-D

DRAFT

Factoria Land Use District 1	F1
Factoria Land Use District 2	F2
Factoria Land Use District 3	F3
Medical Institution District	MI
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT
Camp and Conference Center	CCC

DRAFT

…

20.10.285 Office Limited Business District 2 (OLB 2)

The purpose of the OLB 2 District is to provide an area of integrated complexes made up of offices, hotels, or motels, eating and drinking establishments, and retail sales within walking distance to support business and employees. The OLB 2 District has greater intensity and a larger mix of uses than the OLB District. Such districts are located in areas that abut and have convenient access to freeways, major highways, and transit.

…

20.10.350 Neighborhood Mixed Use District (NMU)

The purpose of the NMU District is to provide an area with a mix of retail, service, office and residential uses with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby neighborhoods and is easily accessible from the nearby office and residential uses.

…

20.10.365 Transit Oriented Development District (TOD)

The purpose of the TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service.

…

DRAFT

Chart 20.10.440

Uses in land use districts

Manufacturing – Nonresidential Districts													
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business- 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
2 and 3	Manufacturing (1,4)												
21	Food and Beverage Products Mfg.				P 6	P 5	S 5	S	P6	S	S		
22	Textile Products Mfg.					P							
23	Apparel, Fabric, Accessories and Leather Goods Mfg.					P	S			S	S		
24	Lumber and Wood Products Mfg.					S	S			S	S		
25	Furniture and Fixtures Mfg.					P	S			S	S		
26	Paper Products Mfg.					S 2							
27	Printing, Publishing and Allied Industries					P	P			S	S		
28	Chemicals and Related Products Mfg.					S 3							
31	Rubber Products Mfg.					C							

DRAFT

Manufacturing – Nonresidential Districts

STD LAND USE CODE REF		Professional Office	Office	Office/ Limited Business	Office/ Limited Business- 2	Light Industry	General Commercial	Neighborhood Business	Neighborhood Mixed Use	Community Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
314	Misc. Plastic Products Mfg.					P	P			S	S		
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving					P	P			S	S		
329	Handcrafted Products Mfg.					P	P		P 7	P	P		
3427	Computers, Office Machines and Equipment Mfg.					P	P						
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts					P	S			S	S		
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products,					P	S			S	S		

DRAFT

Manufacturing – Nonresidential Districts													
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business- 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Coating and Plating												
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software	P	P	P	P 7	P	S			S	S	P	P
3997	Signs and Advertising Display Mfg.					P	S			S	S		
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified					P	S			S	S		

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Permitted uses in the Eastgate Transit Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.

DRAFT

Notes: Uses in land use districts – Manufacturing

(1) Manufacturing uses exclude concrete batch plants and primary metal industries such as foundries, smelters, blast furnaces and rolling mills.

(2) Paper products manufacturing excludes paper and pulp manufacturing in LI Districts.

(3) Manufacture of flammable, dangerous or explosive materials is excluded in ~~LI~~ all Land Use Districts.

(4) An office is permitted if accessory and subordinate to a manufacturing use.

(5) Food and beverage public tasting rooms are permitted only as a subordinate use to the manufacturing use.

(6) Permitted only when combined with an eating and drinking establishment which constitutes a majority of the use.

(7) Permitted only when combined with a retail store which constitutes a majority of the use.

Chart 20.10.440

Uses in land use districts

Recreation-Residential Districts

…

DRAFT

Chart 20.10.440

Uses in land use districts

		Recreation – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
7	Cultural Entertainment and Recreation												
711	Library, Museum	P	P	P	P				P	P	P	P	P
7113	Art Gallery	P	P	P	P				P	P	P	P	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	C	C	C		C	C			C	C	C	C
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities			P	A 8				A 8	P	P	P	P
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs			P	A				A	P	P	P	P
7213	Drive-In Theaters					C	C			C	C		
	Adult Theaters (7)			P	P					P	P	P	P
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks						C		A 8	C	C		

DRAFT

		Recreation – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
73	Commercial Amusements: Video Arcades, Electronic Games				P		A		P	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 (2,11)	C	C	C	A 8		C	C	A 8	C	C	C	C
744	Marinas, Yacht Clubs												
7413 7414 7415 7417 7425	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction		C 3	C	A 9	P 3	P 3	A 9	A 9	P	P	C	C
7491 7515	Camping Sites and Hunting Clubs	C	C	C		C	C	C		C	C	C	C
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	P	P	P		P	P	P		P	P	P	P

DRAFT

		Recreation – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Public/Private Park	P	P	P		P	P	P		P	P	P	P
	Stables and Riding Academies												
	Boarding or Commercial Kennels												
-	City Park	P/C (10)	P/C (10)	P/C (10)	P	P/C (10)	P/C (10)	P/C (10)	P/A (12)	P/C (10)	P/C (10)	P/C (10)	P/C (10)

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Permitted uses in the Eastgate Transit Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.

Notes: Uses in land use districts – Recreation

(1) Cultural activities include only branch libraries in R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20 and R-30 Districts.

(2) For carnivals, see LUC 20.20.160.

(3) Recreation activities do not include athletic clubs in O, LI and GC Districts.

DRAFT

(4) Limited to a maximum of 2,000 gross square feet per establishment.

~~(5) Nonresidential uses are permitted in Downtown-R Districts only when developed in a building which contains residential uses.~~

(6) Excludes zoos.

(7) Adult theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.

(8) ~~Athletic and health clubs are permitted without administrative conditional use approval if subordinate to a permitted use.~~ Public assembly uses in this land use district shall not exceed 20,000 square feet.

(9) Recreation activities are restricted to health clubs, recreation instruction, and gymnasiums, ~~in NB Districts and the total floor area for all combined recreation activity uses may not exceed 5,000 square feet per NB site.~~ and an administrative conditional use is not required for these uses when less than 8,000 square feet.

(10) City parks are generally permitted in all zones. However, the following types of uses or facilities in City parks in single-family or R-10 zones require conditional use approval: lighted sports and play fields, sports and play fields with amplified sound, community recreation centers, motorized boat ramps, and beach parks on Lake Washington, Lake Sammamish, Phantom Lake and Larson Lake. Nonrecreation uses in City parks in all zones outside the Downtown 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 requirement, "nonrecreation use" means a commercial, social service or residential use located on park property but not functionally related to City park programs and activities.

(11) See LUC 20.20.190 for additional regulations.

(12) Outdoor recreation facilities that include lighted sports and play fields or sports and play fields with amplified sound require administrative conditional use approval.

Chart 20.10.440

Uses in land use districts

Residential – Residential Districts

…

DRAFT

Chart 20.10.440

Uses in land use districts

		Residential - Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
1	Residential												
	Single-Family Dwelling (3)	P 15	P 1	S		S	S	P 8		S	S	S	S
	Two to Four Dwelling Units Per Structure (6)		P 1	P	P			P 8	P 8	P 6	P	P	P
	Five or More Dwelling Units Per Structure (6)		P 1	P	P			P 8	P 8	P 6	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities (16)				P				C	C	C		

DRAFT

		Residential - Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Rooming House (17)			P	P				P	P	P	P	P
	Senior Citizen Dwellings (4,7)	P	P	P	P			P 8	P 8	P	P	P	P
13 15	Hotels and Motels Transient Lodging			P	P				P	C	C	P	P
	Congregate Care Senior Housing (4,7,16)	P	P	P	P			P	P	P	P	P	P
6516	Nursing Home (7,16)	C	P	P				C		P	P	P	P
	Assisted Living (4,7)	C	P	C	P			C	P	P	P	C	C
	Accessory Dwelling Unit (9)	S	S	S		S	S	S		S	S	S	S

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Permitted uses in the Eastgate Transit Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.

Notes: Uses in land use districts – Residential

(1) No more than 50 percent of the gross floor area of the structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses.

DRAFT

(2) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(3) A boardinghouse or bed and breakfast is permitted in a single-family dwelling, provided the requirements of LUC 20.20.140 are met.

(4) ~~An agreement must be recorded with the King County Department of Records and Elections restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain in perpetuity as senior housing.~~ An agreement must be recorded with the King County Recorder's Office, or its successor agency, and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project.

(5) Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities.

(6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street may be allowed through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that are consistent with the vision of Comprehensive Plan Policies S-CR-79 and S-CR-81 regarding the creation of mixed-use developments with pedestrian connections, park connections where appropriate, and public open space. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.

(7) In Planning Districts A and B of the Crossroads Subarea and in Planning District E of the Crossroads Subarea north of NE 8th Street, existing legal nonconforming multifamily uses can be converted to senior citizen housing, congregate care senior housing, assisted living or nursing homes. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.

(8) These residential uses are permitted in NB and NMU Districts only if located on the second floor and above the permitted ground floor nonresidential uses.

(9) Accessory dwelling units are permitted only as subordinate to single-family dwellings and are subject to the provisions of LUC 20.20.120.

(10) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(11) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(12) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(13) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(14) ~~(Deleted by Ord. 4999).~~ Intentionally deleted.

(15) One single-family dwelling unit, occupying no more than 25 percent of the floor area of the structure, is permitted in the PO District.

(16) See LUC 20.20.190 for additional regulations.

(17) See LUC 20.20.700 for general development requirements for rooming house.

Chart 20.10.440

Uses in land use districts

DRAFT

Resources – Residential Districts

…

Chart 20.10.440

Uses in land use districts

		Resources – Nonresidential District											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
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	P 1		P 1	P 1	P 1	P 1	P 1	P 1	P 1	P 1
	Marijuana Production					A 6							
8192	Other Horticultural Specialties: Medical Cannabis Collective Gardens (4)												
821	Agricultural Processing					P 2							

DRAFT

		Resources – Nonresidential District											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Marijuana Processing					A 6							
8221	Veterinary Clinic and Hospital (5)	P	P		P 7	P	P	P 3	P 7	P	P		
8222	Poultry Hatcheries					P	P						
83	Forestry, Tree Farms and Timber Production	C	C	C		C	C	C		C	C	C	C
8421	Fish Hatcheries					P							
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C	C	C		C	C	C		C	C	C	C

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Permitted uses in the Eastgate Transit Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.

DRAFT

Notes: Uses in land use districts – Resources

(1) In the R-2.5, R-3.5, R-4, R-5, R-7.5, R-10, R-15, R-20, R-30, NB, PO, O, OLB, F1, F2, F3, LI, GC and CB Districts agriculture is limited to the production of food and fiber crops.

(2) Agriculture processing excludes grain mill products manufacturing and slaughtering in LI Districts.

(3) Veterinary clinics and hospitals are limited to 5,000 square feet per use in NB Districts.

(4) Medical cannabis collective gardens are prohibited in Bellevue. See LUC 20.20.535 for general requirements applicable to marijuana uses.

(5) See LUC 20.20.130.E for additional regulations.

(6) See LUC 20.20.535 for general development requirements for marijuana uses.

(7) Boarding and commercial kennels are permitted as a subordinate use to a veterinary clinic / hospital, veterinary clinic / hospital and kennel hours shall only be open to the public between 7 a.m. and 10 p.m.

Chart 20.10.440

Uses in land use districts

Services – Residential Districts

…

DRAFT

Chart 20.10.440

Uses in land use districts

		Services – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (16)**	**NMU**	**CB**	**F1**	**F2**	**F3**
6	Services												
61	Finance, Insurance, Real Estate Services	P	P	P	P	P 1	P	P	P	P	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair			S	P	P 2	P	P	P	P	P	S	S
6241	Funeral and Crematory Services	C	C	C								C	C
6262	Cemeteries	C	C	C		C	C	C		C	C	C	C
~~629~~	~~Child Care Services (3,4)~~												
624410	Family Child Care Home in Residence 3,	P	P	P		P	P	P		P	P	P	P
624410	Child Day Care Center 3, 4	P	P	P	P	P	P	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P	P 5	P	P 17	P	P	P	P	P

DRAFT

		Services – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (16)**	**NMU**	**CB**	**F1**	**F2**	**F3**
634	Building Maintenance and Pest Control Services				P 30	P	P			P	P		
637	Warehousing and Storage Services, Excluding Stockyards					P	P			S	S		
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			S		P 6	P	A 18	P	P 7	P 7	S	S
641	Auto Repair and Washing Services (26)					P	P	A 19	P	P	P		
649	Repair Services: Watch, TV, Electrical, Upholstery				P 30	P	P	P	P 30	P	P		
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P	P 29		P	P	P 29	P	P	P	P
	Professional Services: Other	P	P	P	P	P 9	P	P	P	P	P	P	P
	Pet Grooming and Pet Daycare (28)				P				P				
6513	Hospitals	C	C	C		C	C			C	C	C	C

DRAFT

		Services – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (16)**	**NMU**	**CB**	**F1**	**F2**	**F3**
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape					P	P						
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	C	C	C	A				A	C	C	C	C
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	A	C 10	C 10	C	A	C	C	C	C
	Limited Governmental Services: Protective Functions (21)				P				P				
	Limited Governmental Services: Executive and Administrative,	P	P	P	P		P	P	P	P	P	P	P

DRAFT

		Services – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (16)**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Legislative and Protective Functions (22)												
674 675	Military and Correctional Institutions ~~(27)~~	C	C	C		C	C	C		C	C	C	C
	Secure Community Transition Facility (23,24)					C	C						
681	Education: Primary and Secondary (25) ~~(27)~~	A	A	A	A	A	A	A	A	A	A	A	A
682	Universities and Colleges ~~(27)~~	P	P	P	P	P	P	C	P	P	P	P	P
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P	P	P	P	P	P		P	P	P	P	P
691	Religious Activities (27)	P	P	P	P	P	P	C	P	P	P	P	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	C	C	P	P		P		P	P	P	P	P
692 (B)	Social Service Providers	C	C	P	P	P	P	P	P	P	P	P	P

DRAFT

		Services – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (16)**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Administrative Office – General	P	P	P	P	P 5	P	P	P	P	P	P	P
	Computer Program, Data Processing and Other Computer-Related Services	P	P	P	P	P 5	P		P			P	P
	Research, Development and Testing Services	P	P	P	P	P 5	P		P			P	P

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Permitted uses in the Eastgate Transit Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.

Notes: Uses in land use districts – Services

(1) Finance, insurance, real estate services are permitted only if commercially or industrially related in LI Districts.

(2) Personal services are permitted in LI Districts only if located in a multiple function building or complex.

(3) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.

(4) A child care service may be located in a community facility in any land use district pursuant to LUC 20.20.170.E.

DRAFT

(5) These uses are permitted in LI Districts only if located in a multiple function building or complex.

(6) Automobile rental and leasing services require administrative conditional use approval and are subject to the decision criteria in LUC 20.20.135.

(7) Rental services are restricted to autos and furniture in CB and F1 Districts and to truck, trailer, and tool rentals, provided the site has two street frontages.

(8) Auto repair and washing services are permitted only if washing services are a subordinate use to a permitted or special use in Downtown-MU Districts.

(9) Professional services are permitted in LI Districts only if located in a multiple function building or complex.

(10) Governmental services include maintenance shops in LI and GC Districts.

(11) Limited to a maximum of 1,500 gross square feet per establishment.

(12) Nonresidential uses are permitted in Downtown-R Districts only if developed in a building which contains residential uses.

(13) Drive-in facilities may be permitted through Design Review, Part 20.30F LUC, at any location in the Downtown-O-2 District, or within 200 feet of NE 4th Street or NE 8th Street in the Downtown-O-1 District; but only if all the following criteria are met:

(a) On-site capacity for vehicle stacking of 10 spaces for one drive-up station and 20 spaces for two or more drive-up stations must be provided.

(b) The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. The vehicular access will not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the buildings.

(c) The vehicle stacking lanes must be contained within a structured parking area, or be otherwise screened.

(d) Landscaping or screening must be provided to mitigate any adverse effects on nearby property. Perimeter walkways and sidewalks must conform to the requirements of LUC 20.25A.060.

(e) Walk-up banking service, whether manned or electronically activated customer service stations, must be provided on-site during regular daytime business hours for pedestrian business when there is no interior banking service.

(14) These uses are permitted only in Bellevue School District schools, whether under control of the School District or the City.

(a) In the review of the proposed use or uses under the Administrative Conditional Use Permit application, Part 20.30E LUC, the following criteria shall be considered:

(i) Consistency of the proposal with the goals and policies of the Comprehensive Plan.

(ii) Extent to which the physical environment will be modified by the proposal.

(iii) Ability to provide on-site parking facilities to accommodate intended uses under the proposal.

(iv) Extent of additional demand on public utilities and public services resulting from the proposal.

(v) Noise impacts of the proposal.

DRAFT

(vi) Traffic volumes and street classifications in the area of the proposal.

(vii) Compatibility of the proposal with surrounding land uses.

(viii) Impact of the proposal on the visual and aesthetic character of the neighborhood.

In addition, the proposed use or uses shall not be more intensive than if the school were being used as a school.

(b) A master Conditional Use Permit listing a range of permissible uses from those permitted in the land use district as listed in LUC 20.10.440 can be obtained for the entire school by using the conditional use process, Part 20.30B or Part 20.30C LUC. Uses listed in the permit shall be permitted outright and uses not listed but permitted as conditional uses shall obtain a Conditional Use Permit.

(15) Permitted in inactive elementary school facilities. The following criteria shall be considered:

(a) Subsections a.i – viii of Note 14 – Uses in land use districts – Services.

(b) Hours of operation.

(c) Proposed signing.

(16) Other than administrative office use, each individual service use in NB Districts is limited to 5,000 square feet. Administrative office use is limited as follows: when located on the first floor of a building, administrative office use is limited to 5,000 square feet or 25 percent of the first floor footprint, whichever is less; when located above the first floor of a building, administrative office use is allowed without a limit on total aggregate square footage, so long as each individual administrative office use is limited to 5,000 square feet. In no event may administrative office uses exceed more than 50 percent of the total building square footage. Administrative conditional use approval is required for hours of operation between 12:00 midnight and 6:00 a.m. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: (a) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (b) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of City of Bellevue Ordinance No. 4422 are exempt from the ACUP requirements.

(17) Only travel agencies are permitted in NB Districts.

(18) Rental services limited to truck, trailer and tool rentals are permitted in NB Districts with administrative conditional use approval, provided the site has two street frontages.

(19) Auto repair and washing services are permitted with administrative conditional use approval only in NB sites that have two street frontages.

(20) Personal services are permitted only when functionally integrated within a building or complex used primarily as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreational facility.

(21) Uses are limited to neighborhood community police stations of 1,000 square feet or less.

(22) Uses are limited to 1,000 square feet, except for protective functions which are limited to community police stations of 1,500 square feet or less.

DRAFT

(23) 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.

(24) Secure Community Transition Facilities are subject to the regulations for Secure Community Transition Facilities in LUC 20.20.750.

(25) Primary and secondary educational facilities are an administrative conditional use in all land use districts; provided, that in all residential land use districts and the DNTN-R District a Conditional Use Permit is required for:

(a) The siting of such educational facility on a site not previously developed with an educational facility; or

(b) The addition to or modification of a site previously developed with an educational facility where that addition or modification involves:

(i) An increase of 20 percent or more in the number of students occupying the school. The increase shall be measured against the number of students for which the school was designed prior to the addition or modification, without regard to temporary structures that may have been added to the site over time. If there is no information establishing the number of students for which the school was originally designed, then the increase shall be measured against the average number of students occupying the school in the three academic years immediately preceding the proposed addition or modification; or

(ii) A change in the age group of students occupying the school, or the addition of an age group where such age group was not previously served at the school, except that the addition of students younger than kindergarten age consistent with the definition of school in LUC 20.50.046 shall not be considered a change in the age group of students or an addition of an age group for purposes of this subsection. For purposes of this subsection, age group refers to elementary, middle, junior or high school, as defined and used by the school district operating the school; or

(iii) The addition of facilities or programs that may result in impacts not anticipated at the time the original school was developed, including, for example: development of lighted ballfields or the addition of lighting to existing ballfields; development of an exterior sound amplification system; development of fixed outdoor seating; or a proposal to increase the height of the facility pursuant to LUC 20.20.740.A.3.b.

(26) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(27) See LUC 20.20.190 for additional regulations.

(28) Boarding and commercial kennels are permitted as a subordinate use to a pet grooming or pet day care provided that the criteria of LUC 20.20.130 are met.

(29) Stand-alone emergency rooms shall not be permitted.

(30) Outdoor storage of materials is prohibited.

Chart 20.10.440

Uses in land use districts

DRAFT

Transportation and Utilities – Residential Districts

…

Chart 20.10.440

Uses in land use districts

		Transportation and Utilities – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
4	Transportation, Communications and Utilities												
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C		C	C	C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters					P	P			P	P		
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (23)					P	C						
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports,	C 11	C 12	C 12	C 12	C 12	C 12	C 11		C 12	C 12	C 12	C 12

DRAFT

		Transportation and Utilities – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Storage and Maintenance												
	Accessory Parking (6)(24)	P	P	P	P	P	P	P	P	P	P	P	P
46	Auto Parking: Commercial Lots and Garages (24)			C	C 26	C	C			C	C	C	C
	Park and Ride (5) (24)	C	C	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios	P	P	P	P	P 10	P 10		P	P	P	P	P
485	Solid Waste Disposal (19)					C							
	Highway and Street Right-of-Way (24)	P	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)			A	A	A	A	A		A	A	A	A
	Off-Site Hazardous Waste					C							

DRAFT

		Transportation and Utilities – Nonresidential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/ Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Treatment and Storage Facility (8)												
	Essential Public Facility (20)	C	C	C	C	C	C	C	C	C	C	C	C
	Regional Light Rail Transit Systems and Facilities (25)	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P
	Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21	14, 16, 21	14, 16, 21	14,16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P	P	P
	Electrical Utility Facility (22)	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

DRAFT

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Permitted uses in the Eastgate Transit Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.

Notes: Uses in land use districts – Transportation and Utilities[1]

(1) ~~(Deleted by Ord. 5086).~~ Intentionally deleted.

(2) Intentionally deleted.

(3) Accessory parking is not permitted in residential land use districts as accessory to uses which are not permitted in these districts.

(4) The location of an off-site parking facility must be approved by the Director of the Development Services Department. See LUC 20.25A.050H.

(5) Park and Ride. A park and pool lot or other carpool facility is regulated as a park and ride. 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 requires a Conditional Use Permit.

(6) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.10.440.

(7) On-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 are only permitted as administrative conditional use approvals as a subordinate use to a permitted or special use. These facilities must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.

(8) Off-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.

(9) (Deleted by Ord. 5086).

(10) These uses are permitted only if located in a multiple function building or complex.

(11) Aircraft transportation is limited in these districts to government heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.

(12) Aircraft transportation is limited in these districts to government and hospital heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.

(13) Design Review approval, Part 20.30F LUC, or a Change of Use Permit is required to establish a commercial parking facility. Refer to LUC 20.25A.050E for additional development requirements.

(14) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use. This note does not prohibit locating WCF: a) on any residential structure or undeveloped site in R-20 or R-30 Land Use Districts; or b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district.

(15) Intentionally deleted.

DRAFT

(16) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.

(17) Intentionally deleted.

(18) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.

(19) Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.

(20) Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities (EPF).

(21) 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.

(22) 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.

(23) Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(24) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights-of-way, and is permitted through the applicable review process as a component of that use.

(25) Refer to Part 20.25M LUC, Light Rail Overlay District, for specific requirements applicable to EPF defined as a regional light rail transit facility or regional light rail transit system pursuant to LUC 20.25M.020. A conditional use permit is not required when the City Council has approved a regional light rail transit facility or regional light rail transit system by resolution or ordinance, or by a development agreement authorized by Chapter 36.70B RCW and consistent with LUC 20.25M.030.B.1.

(26) Auto parking, commercial lots and garages are only allowed in the OLB 2 District if they are west of 142nd Avenue SE.

DRAFT

Chart 20.10.440

Uses in land use districts

Wholesale and Retail – Residential Districts

…

Chart 20.10.440

Uses in land use districts

		Wholesale and Retail – Residential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business (36*)**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (5)**	**NMU**	**CB**	**F1**	**F2**	**F3**
5	Trade (Wholesale and Retail) (39)												
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)					P	P						
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)					P	C						
5193	Scrap Waste Materials, Livestock												

DRAFT

		Wholesale and Retail – Residential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business (36*)**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (5)**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Recycling Centers					P	P	P	P	P	P		
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)					P 35	P			P	P		
5251	Hardware, Paint, Tile and Wallpaper (Retail)				P	S 35	P	P	P	P	P		
5252	Farm Equipment					P 35							
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)				P				P	P	P		
54	Food and Convenience Store (Retail) (27)				P		P	P	P	P	P		
5511	Autos (Retail)			P 6	42	A 4, 35	P			C	C		
	Trucks, Motorcycles, Recreational Vehicles (Retail)			P 25	P 25, 42	P 7, 35	P						
	Boats (Retail)				42	P 35	P						
552	Automotive and Marine Accessories (Retail)					P 35	P			P	P		
553	Gasoline Service Stations (40)(34)			A 34	A	P 34, 35	P	P	P	P	P	A 34	A 34

DRAFT

		Wholesale and Retail – Residential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business (36*)**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (5)**	**NMU**	**CB**	**F1**	**F2**	**F3**
56	Apparel and Accessories (Retail)			S	P		P		P	P	P	S	S
57	Furniture, Home Furnishing (Retail)				P	P 11, 35	P		P	P	P		
58	Eating and Drinking Establishments (37)		P 13	P 14	P 28	P 15, 29, 35	P	P 16, 28	P 28	P	P	P 14	P 14
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies		P 17	S	P		P	P 19	P	P	P	S	S
	Adult Retail Establishments (31)			S						P	P	S	S
59	Marijuana Retail Outlet						A 41			A 41	A 41		
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)					P 35	P						
596	Retail Fuel Yards					P 35	P						
5996	Garden Supplies, Small Trees, Shrubs, Flowers,					P 35	P	P 20		P 20	P 20		

DRAFT

		Wholesale and Retail – Residential Districts											
STD LAND USE CODE REF		**Professional Office**	**Office**	**Office/ Limited Business**	**Office/Limited Business 2**	**Light Industry**	**General Commercial**	**Neighborhood Business**	**Neighborhood Mixed Use**	**Community Business (36*)**	**Factoria Land Use District 1**	**Factoria Land Use District 2**	**Factoria Land Use District 3**
	LAND USE CLASSIFICATION	**PO**	**O**	**OLB**	**OLB 2**	**LI**	**GC**	**NB (5)**	**NMU**	**CB**	**F1**	**F2**	**F3**
	Ground Cover, Horticultural Nurseries and Light Supplies and Tools												
5999	Pet Shop (Retail and Grooming)				P	P 26, 35	P 26	P	P	P	P		
	Computers and Electronics (Retail)				P	P 12, 35	P 12		P	P	P		

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Permitted uses in the Eastgate Transit Oriented Development District (EG-TOD) are listed in LUC 20.25P.050.

Notes: Uses in land use districts – Wholesale and Retail

(1) Wholesale trade includes sales offices for these goods.

(2) Wholesale trade of motor vehicles, primary and structural metals, and bulk petroleum includes sales offices for these goods and excludes tank farms.

(3) Bulk retail includes sales offices for these goods.

(4) Automobile (retail) is subject to the decision criteria in LUC 20.20.135.

DRAFT

(5) Each individual wholesale and retail use in NB Districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: 1) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and 2) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of the ordinance codified in this chapter are exempt from the ACUP requirements.

(6) Retail auto sales are permitted only in the following locations:

a. The west side of 116th Avenue NE between NE 8th Street and the SE 8th Street off-ramp from northbound I-405;

b. Along SE 36th Street west of the ravine located at the approximate alignment of 133rd Avenue SE and east of 132nd Avenue SE; and

c. West of 148th Avenue SE between SE Eastgate Way and Bellevue College, on properties fronting wholly or partially on 148th Avenue SE. Retail auto sales located in this area shall be subject to design review per Part 20.30F LUC, which shall in particular address and control spillover lighting, and associated vehicle inventory storage shall predominantly occur within a building or buildings. Transition area landscape buffers consistent with LUC 20.25B.040.C shall be provided along interior property lines that abut properties located within OLB and LI land use districts.

(7) Motorcycle (retail) requires administrative conditional use approval in LI Districts.

(8) ~~(Deleted by Ord. 5089).~~ Intentionally deleted.

(9) ~~(Deleted by Ord. 5089).~~ Intentionally deleted.

(10) ~~(Deleted by Ord. 5089).~~ Intentionally deleted.

(11) Furniture and home furnishings are limited to uses with on-site warehousing in LI Districts.

(12) Computer supplies are permitted as a subordinate use to computer sales in LI and GC Districts.

(13) Eating and drinking establishments are excluded in transition areas in O Districts.

(14) Eating and drinking establishments are permitted in the OLB, F2 and F3 Districts subject to the following criteria:

(a) Such uses are physically integrated within a structure primarily used as a hotel or motel; office building; charitable, social, professional and labor organization; fraternal lodge; recreational facility or institution such as a public assembly (indoor).

(b) Such uses do not exceed 20 percent of the gross floor area of the structure or structures.

(c) The entire site complex has a unity of design in terms of wall and roof materials, roof slopes and window patterns.

(15) Eating and drinking establishments are permitted in LI Districts only if located in a multiple function building or complex.

DRAFT

(16) Eating and drinking establishments may include liquor sales only if operated under a Class A or C liquor license issued by the Washington State Liquor Control Board. Eating and drinking establishments with other classes of liquor licenses require administrative conditional use approval.

(17) Other retail trade is limited to drugstores only in O Districts.

(18) Intentionally deleted.

(19) Except for drugstores, all miscellaneous retail uses combined cannot exceed 10,000 square feet and each individual use cannot exceed 3,000 square feet.

(20) Garden supplies excludes items such as large trees, rock and bulk supplies which require special handling equipment in NB, CB, F1 and Downtown-MU Districts.

(21) Limited to a maximum of 1,500 gross square feet per establishment.

(22) Limited to a maximum of 3,000 gross square feet per establishment, except for food, retail.

(23) Nonresidential uses are permitted in Downtown-R Districts only when developed within the same project limit and simultaneously with an equal or greater amount of floor area devoted to residential uses.

(24) No on-site outdoor display or inventory storage.

(25) Only retail sales of motorcycles is a permitted use and outdoor storage is prohibited.

(26) Only pet grooming is permitted in the LI and GC Districts.

(27) Food and convenience stores (retail) must contain at least 75 percent square footage of retail food sales not for consumption on premises.

(28) Drive-in windows are not permitted.

(29) No more than one eating and drinking establishment is permitted in any building.

(30) Limited to a maximum of 15,000 gross square feet per establishment or up to 25,000 gross square feet through a conditional use.

(31) Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.

(32) (Reserved).

(33) (Deleted by Ord. 5089).

(34) Gasoline service stations may include subordinate convenience stores.

(35) Any 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.

*(36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: Bridle Trails, Evergreen Highlands, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton; provided, that in CB Districts in the Wilburton Subarea, retail uses may be allowed to exceed 100,000 gross square feet through a Council-approved development agreement that is consistent with Chapter

DRAFT

36.70B RCW and includes design guidelines that (a) address the potential impacts of that scale of retail use, and (b) are consistent with the vision of Comprehensive Plan Policy S-WI-3 regarding the creation of a "retail village" on the commercial area west of 120th Avenue NE.

(37) Microbrewery manufacturing is permitted subordinate to 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.

(38) Eating and drinking establishments and retail uses are permitted in the Downtown-OLB District, provided the following criteria are met:

(a) The uses are functionally integrated within a building or complex primarily used as a hotel or motel; office building; university or college; charitable, social service, professional or labor organization; or recreation facility.

(b) The uses do not exceed 30 percent of the total floor area of the building or complex.

(c) Each individual retail use is limited to 15,000 gross square feet in area.

(d) The entire complex achieves a unity of design through the use of similar exterior building materials, colors, and window patterns.

(39) All wholesale and retail uses, which offer shopping carts to customers, shall (a) designate a shopping cart containment area as defined in BCC 9.10.010; (b) display signage around shopping cart corrals and at the perimeter of the shopping cart containment area that provides notice that unauthorized removal of a shopping cart from the premises constitutes theft under RCW 9A.56.270 and unauthorized abandonment of a shopping cart more than 100 feet away from the parking area of a retail establishment or shopping cart containment area is a Class 3 civil infraction as defined in RCW 7.80.120; and (c) display information on each shopping cart that is consistent with the labeling requirements of RCW 9A.56.270 and includes a 24-hour toll-free phone number to report abandoned shopping carts. Abandoned shopping carts or shopping carts located outside of a shopping cart containment area constitute a public nuisance under BCC 9.10.030(H) and may be abated through the provisions of Chapter 1.18 BCC.

(40) Battery Exchange Stations are ancillary to Gasoline Service Stations, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(41) See LUC 20.20.535 for general development requirements for marijuana uses.

(42) In the OLB 2 District, retail auto, truck, RV and boat showrooms may be allowed through a development agreement. No outdoor storage of autos, trucks, boats and RVs is allowed.

DRAFT

Miscellaneous Eastgate Amendments

20.20.005 Chart of dimensional requirements described.

Chart 20.20.010 sets forth the dimensional requirements for each land use district except: the Downtown Land Use Districts, the Evergreen Highlands Design District, the Evergreen Highlands Subarea Transportation Improvement Overlay District, the Medical Institution District, the OLB-OS Land Use District, and the Bel-Red Land Use Districts. All structures and activities in the City not located in the above districts shall conform to the dimensional requirements in Chart 20.20.010. Dimensional requirements for the Downtown Land Use Districts are found in LUC 20.25A.020. Dimensional requirements for the Evergreen Highlands Design District are found in Part 20.25F LUC. Dimensional requirements for the Evergreen Highlands Subarea Transportation Improvement Overlay District are found in Part 20.25G LUC. Dimensional requirements for the Medical Institution District are found in Part 20.25J LUC. Dimensional requirements for the OLB-OS Land Use District are found in LUC 20.25L.030. Dimensional requirements for the Bel-Red Land Use Districts are found in LUC 20.25D.080. Dimensional requirements for the Eastgate Transit Oriented Development Land Use District are found in 20.25P.060A. Additional special dimensional requirements for designated areas of the City are contained in other parts of the Code as follows:

A. Part 20.25B LUC – Transition Areas;

B. Part 20.25C LUC – OLB Districts;

C. Part 20.25E LUC – Shoreline Overlay District;

D. Part 20.25H LUC – Critical Areas Overlay District;

E. Part 20.45A LUC – Platting and Subdivisions;

F. Part 20.45B LUC – Short Plats and Short Subdivisions.

…

20.20.010 Uses in land use districts dimensional requirements.

Chart 20.20.010

Uses in land use districts Dimensional Requirements

…

NOTE: Dimensional Requirements for Downtown are found in Part 20.25A LUC.

Dimensional Requirements for Evergreen Highlands Design District (EH-A, EH-B, EH-C, EH-D) are found in Part 20.25F LUC.

DRAFT

Dimensional Requirements for Office and Limited Business – Open Space (OLB-OS) are found in Part 20.25L LUC.

Dimensional Requirements for Medical Institution District (MI) are found in Part 20.25J LUC.

Dimensional Requirements for Bel-Red Land Use Districts are found in Part 20.25D LUC.

Dimensional Requirements for Eastgate Transit Oriented Development District are found in Part 20.25P LUC.

…

20.20.520 Landscape development.

…

F. Site Landscaping.

1. Perimeter Landscaping Requirements for Use Districts. The applicant shall provide site perimeter landscaping either according to the following chart and subject to paragraphs F.2 and F.6 of this section; or in conformance with subsection J of this section.

Perimeter Landscaping Requirements for Use Districts

Land Use District in Which the Subject Property is Located[3]	**Street Frontage (Type and Minimum Depth)**	**Interior Property Lines (Type and Minimum Depth)**[1]
R-10, 15, 20, 30	Type III, 10′ but if located in a Transition Area, and directly abutting S/F[2], see Part 20.25B LUC for requirements.	Type III, 8′ but if located in a Transition Area, and directly abutting S/F[2], see Part 20.25B LUC for requirements.
NB, PO, O, OLB, OLB 2, OLB-OS	Type III, 10′ but if located in a Transition Area, and directly abutting S/F[2], R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.[4]	Type III, 10′ but if located in a Transition Area, and directly abutting S/F[2], R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.[4]
LI, GC, CB, NMU	Type III, 10′ but if located in a Transition Area, and directly abutting S/F[2], R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.	Type III, 8′ but if located in a Transition Area, and directly abutting S/F[2], R-10, 15, 20 or 30, see Part 20.25B LUC for requirements.

DRAFT

…

H. Limitation of Landscaping Requirements.

1. Except in a Transition Area, the total Buildable Area of the subject property which is required to be landscaped is limited as follows. The location of this landscaping within the Buildable Area must meet the purpose and intent of paragraphs A, F.1 and G of this section.

a. Twenty percent of the Buildable Area in an NB, PO, O, ~~or~~ OLB, or OLB 2 Land Use District;

b. Fifteen percent of the Buildable Area in an LI, GC, NMU, or CB Land Use District;

c. Twenty percent of the Buildable Area of the Development Area in an OLB-OS Land Use District.

…

Part 20.25B Transition Area Design District

20.25B.010 Purpose.
The Transition Area Design District provides a buffer between residential uses in a residential land use district and a land use district which permits development of higher intensity. Where multifamily development is planned adjacent to single-family residential uses or commercial development is planned adjacent to residential uses, such development should incorporate elements in the site design and building design to soften its impact and to result in a compatible transition.

20.25B.020 Applicability.
A. General.

This chapter applies to any portion of property located in a district designated on the chart below as “Districts providing transition” which is located within 300 feet of property located in a district designated on the chart as “Single-family districts receiving transition” or within 150 feet of property located in a district designated on the chart as “Multifamily districts receiving transition.”

B. Limitations.

1. Where a transition area abuts a portion of I-90, I-405, SR 520, Burlington Northern Railroad right-of-way, or power transmission line which is located in a single-family or multifamily district, the City shall include that portion as part of the required width of the transition area.

DRAFT

2. If the applicant establishes that a minimum 150-foot width of greenbelt or native growth protection easement is permanently dedicated for nonbuildable purposes and is located in a single-family or multifamily district, the City shall include that portion as part of the required width of the transition area.

3. Development within any Downtown Land Use District is not subject to Transition Area Design District requirements (refer to LUC 20.25A.090, Perimeter Design District).

4. Development within the F1 Land Use District is not subject to Transition Area Design District requirements.

5. Development within the OLB-OS Land Use District is not subject to Transition Area Design District requirements where that property receiving transition is developed in a nonresidential use.

6. Development of a wireless communications facility is not subject to Transition Area Design District requirements.

7. Development within the Medical Institution Land Use District is not subject to Transition Area Design District requirements.

8. Development within the Bel-Red Land Use Districts is not subject to the Transition Area Design District requirements unless specifically made applicable pursuant to Part 20.25D LUC.

9. Where a transition area abuts a single-family or multifamily district and all properties that would receive transition are developed with legally permitted nonresidential uses, the requirements of this Part 20.25B shall not apply.

10. Development within the Camp and Conference Center Land Use District is not subject to Transition Area Design District requirements.

DRAFT

CHART – DISTRICTS RECEIVING TRANSITION

	Districts Receiving Transition																					
	SINGLE-FAMILY							MULTIFAMILY											SINGLE-FAMILY		MULTIFAMILY
	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	*** R-7.5	R-10	R-20	R-30	~~PO~~	~~O~~	~~OLB/ OLB-OS~~	~~U~~	~~GC~~	~~NB~~	~~CB~~		LUC OC*		LUC OC**
Districts Providing Transition																					
R-10	x	x	x	x	x	x	x												x		
R-15	x	x	x	x	x	x	x												x		
R-20	x	x	x	x	x	x	x												x		
R-30	x	x	x	x	x	x	x												x		
PO	x	x	x	x	x	x	x	x	x	x									x		x
O	x	x	x	x	x	x	x	x	x	x									x		x
OLB/ OLB-OS**** <u>OLB 2</u>	x	x	x	x	x	x	x	x	x	x									x		x
LI	x	x	x	x	x	x	x	x	x	x									x		x
GC	x	x	x	x	x	x	x	x	x	x									x		x
NB	x	x	x	x	x	x	x	x	x	x									x		x
<u>NMU</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>									<u>x</u>		<u>x</u>
CB	x	x	x	x	x	x	x	x	x	x									x		x
F2	x	x	x	x	x	x	x	x	x	x									x		x
F3	x	x	x	x	x	x	x	x	x	x									x		x

DRAFT

	Districts Receiving Transition																					
	SINGLE-FAMILY							MULTIFAMILY												SINGLE-FAMILY		MULTIFAMILY
	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	*** R-7.5	R-10	R-20	R-30	~~PO~~	~~O~~	~~OLB/ OLB-OS~~	~~U~~	~~GC~~	~~NB~~	~~CB~~		LUC OC*		LUC OC**

* A land use district outside of the City boundaries which permits no more than five dwelling units per acre, and which is classified as a residential district

** A land use district outside of the City boundaries which permits no more than five dwelling units per acre, and which is classified as a residential district

*** Not effective within the jurisdiction of the East Bellevue Community Council

**** See LUC 20.25B.020.B.5

x Areas of transition

20.25B.030 Design Review requirements.
All development within a Transition Area Design District must be reviewed by the Director ~~of the Development Services Department~~ using the Design Review Process, Part 20.30F LUC. If any portion of a building is within a transition area, only that portion is subject to transition area development standards; however, the entire building is subject to Design Review and site design guidelines. If any portion of a site is within a transition area, only that portion of the site is subject to transition area development standards, site design guidelines and Design Review. However, if the portion includes part of the street frontage, the entire street frontage is subject to the transition area buffer requirements.

20.25B.040 Development standards.
Pursuant to LUC 20.25B.030, all development activity within a transition area must comply with the following:

A. Building Height.

DRAFT

1. Definition. In a Transition Area, building height shall be measured from average existing grade around the building to the highest point of a flat roof or to the mean height between the tallest eave and tallest ridge of a pitched roof. Mechanical equipment and satellite dish antennas are included in building height calculations, except that mechanical equipment may be located within the upper one-half of a pitched roof form not to exceed 10 feet above maximum building height. This additional 10 feet is for equipment or screening purposes only and not to obtain additional habitable space. Specifically excluded from this definition are parapet walls designed solely, and only to the extent necessary, to screen mechanical and elevator equipment, and slender structural elements not intended for human habitation and not exceeding 10 feet above the maximum building height including chimneys, smoke ventilation stacks, omni-directional antennas, and flagpoles. This definition supersedes the building height definition in LUC 20.50.012 for purposes of this chapter only.

2. Maximum Height. The following chart sets forth the height limitation of any building within a transition area and the maximum height which may be achieved through bonuses as indicated in paragraph A.3 of this section:

Zone	Basic Height w/out Bonuses	Maximum Height w/Bonuses Limitation
R-10	30′	30′
R-15	30′	30′
R-20	30′	40′
R-30	30′	40′
PO	20′	30′
O	30′	40′
OLB	30′	45′
OLB-OS	30′	45′
OLB 2	45’/75’ (1)	45’/75’ (1)
LI	30′	45′
GC	30′	40′
NB	20′/30′ (2) [1]	35′ (3) [2]
NMU	75’ (1)	75’ (1)
CB	30′	45′
F2	75′	75′
F3	75′/135 (4) ′[3]	75′/135′ (4) [3]

DRAFT

(1) In the OLB 2 and NMU Districts, the 45'-foot basic height may be achieved through adherence to the Transition Area Design District development standards (LUC 20.25B.040) and the design guidelines (LUC 20.25B.050). The maximum height shall include mechanical equipment embedded within the building structure via a mechanical room. Maximum height up to 75 feet shall not exceed the maximum height for the district receiving transition when measured from the existing grade at the property line of the district receiving transition.

(2~~1~~) In the NB District, the 30-foot height limit may be achieved only when the development is in compliance with LUC 20.20.010, Note (25).

(3~~2~~) The 35-foot height limit may be achieved only when the development is in compliance with LUC 20.20.010, Note (25), and achieves a five-foot height bonus as indicated in paragraph A.3 of this section.

(4~~3~~) In the F3 District, the 135-foot height limit may be achieved only on properties south of the F3 Land Use District Separation Line and when the development is in compliance with LUC 20.20.010, Note (34).

3. Allowable Height Increase. Except in an R-10 or R-15 District, the height limitation may be increased up to maximum height with bonuses limitation indicated in paragraph A.2 of this section only if one or more of the following items is provided, the decision criteria for Administrative Design Review are met, and the intent of the Transition Area Design District is maintained.

	Item	**Increase Allowed**
a.	Underbuilding parking:	5-foot increase
b.	Basement parking:	10-foot increase
c.	Pitched roof:	5-foot increase
d.	Top floor stepback on all sides of at least 10 feet:	5-foot increase
e.	No mechanical equipment on the roof:	5-foot increase
f.	Existing grade at the proposed building line is at 10 feet below the existing grade at the property line of the property receiving transition:	5-foot increase

4. Modification to Height. Except in the OLB 2, NMU and F3 district, the maximum building height allowed in paragraph A.2 of this section may be modified through the Administrative Design Review process only if the following conditions are met:

DRAFT

a. When the location of the building pad is at least 20 feet below the existing grade at the property line of the property receiving transition; and

b. The modified building height does not exceed the maximum height permitted by the underlying land use district for properties outside transition areas; and

c. The project, with the height modification, will provide the same or better transition to the property receiving transition as with the maximum height permitted in paragraph A.2 of this section.

B. Setbacks.

1. Setback for Primary Structures. Primary structures must be located a minimum of 30 feet from the property line of the district receiving transition.

2. Distance Between Primary Structures. Primary structures must be located a minimum of 20 feet from other primary structures; provided, that this separation requirement may be modified pursuant to LUC 20.25H.040 on sites in the Critical Areas Overlay District.

C. Landscaping, Open Space and Buffers.

1. Landscaping. 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 and, in addition, may be used to modify up to 10 feet of required street frontage landscaping.

2. Buffer.

a. A landscaped buffer, at least 20 feet in width, shall be provided along the entire street frontage where any portion of the street frontage is abutting a district receiving transition and along the interior property line abutting the district receiving transition.

b. All significant trees within 15 feet of the property line shall be retained as required by LUC 20.20.520.E.

c. The buffer shall be planted with the following, and shall include at least 50 percent native species in the required plantings:

i. Evergreen and deciduous trees, of which no more than 40 percent can be deciduous. There shall be a minimum of five trees per 1,000 square feet of buffer area, which shall be a minimum of 10 feet high at planting, along with the evergreen shrubs and living groundcover as described in paragraphs C.2.c.ii and iii of this section to effectively buffer development from adjacent residential properties; and

ii. Evergreen shrubs, a minimum 42 inches in height at planting, at a spacing no greater than three feet on center; and

iii. Living groundcover planted to cover the ground within three years; and

iv. Alternatively, where the street frontage landscaping will be planted to buffer a building elevation and not a parking area, driveway or site development other than a building, a lawn no less than five feet in width may be substituted for the shrubs and groundcover required in

paragraphs C.2.c.ii and iii of this section; provided, that the soil in the entire area of lawn is amended in accordance with LUC 20.20.520.F.8. This paragraph does not apply in LI and GC Districts.

d. Where an LI, GC or CB zoned property abuts a residential district on an interior property line, an evergreen hedge a minimum of four feet in height at planting and capable of achieving a continued visual screen with a height of five feet within a three-year period or a combination of shrubs and fence shall be added within the required planting area to achieve the effect of a hedge.

e. Patios and other similar ground level features and trails may be incorporated into the buffer area, except that no more than 20 percent of the area may be used for such features. Patios shall not be located within 10 feet of the property line.

D. Site Design Standards.

1. Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district of a lower intensity by berms, hedges, walls or combinations thereof. In appropriate circumstances, surface parking lots should be located away from adjacent residential properties.

2. Site features such as fences, walls, refuse enclosures, light fixtures, carports and storage units shall be designed to be integrated with the architectural design of the primary structure.

E. Mechanical Equipment.

Except in the OLB 2 and NMU Districts, mechanical equipment which is located on the roof shall be incorporated into the pitched or stepped roof form, and not appear as a separate penthouse or box. <u>In the OLB 2 and NMU Districts, the roof top mechanical equipment shall be fully screened and accommodated within the maximum height limit.</u>

F. Refuse Containers.

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.

G. Signs.

Building design shall provide for architecturally integrated signage consistent with the scale and architecture of the building. Signs shall meet the requirements of Chapter 22B.10 BCC, Bellevue Sign Code.

20.25B.050 Design guidelines.

Pursuant to LUC 20.25B.030, all development activity within a transition area must comply with the following guidelines:

A. Site Design Guidelines.

1. Whenever possible, vehicular access should be designed so that traffic is not directed through an abutting residential district of lower intensity.

DRAFT

2. Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of a lower intensity, but not in a front yard setback.

3. In addition to the minimum requirements of LUC 20.20.520, site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses.

4. Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development.

B. Building Design Guidelines.

1. Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lighting.

2. Building facades should incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.

3. Except in the OLB 2 and NMU Districts, pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas. However, under certain circumstances, a stepped roof form could achieve a similar effect.

4. In the OLB 2 and NMU Districts, roof top elements (including roof shape, surface materials, colors, and mechanical equipment) should be integrated into the overall building design.

5~~4~~. Communication dishes greater than one meter (3.28 feet) in diameter should not be visible from adjacent residential districts.

6~~5~~. Materials and colors used on the building facades should be compatible with nearby residential buildings and the surrounding natural environment; however, colors and materials used for the purpose of accent may be approved.

Part 20.25C Office and Limited Business (OLB) and Office and Limited Business 2 (OLB 2) Districts

20.25C.010 Applicability of site development and design standards.
All new development and substantial remodels are subject to the applicable site development and design standards of this Part 20.25C.

20.25C.020 Area and dimensional requirements in the OLB District.
Only one structure may occupy a site of not less than the minimum lot size (two acres). Two structures may occupy a site of four acres and for each increment of minimum lot size (two acres), an additional structure may be added. Structures on four acres or more may be clustered. All structures shall conform to these requirements.

DRAFT

20.25C.030 Minimum yard dimensions in the OLB District.

A. In the OLB District, required side yards may be reduced equally to permit building on 50 percent of the total property dimension measured from one side property line to the other.

B. The combined dimension of the rear and front yards need not be more than 50 percent of the total property dimension measured from front to rear property line, and may be adjusted as follows:

1. Where the required front and rear yard dimensions combined is more than 50 percent of the total property dimension, measured from front to rear, the location of the rear building line may first be adjusted by measuring from the required front building line a dimension equal to 50 percent of the total property dimension.

2. Where the required front yard dimension is greater than 50 percent of the total property dimension, measured from front to rear and after making the maximum adjustment of the rear yard, the location of the front yard building line may be adjusted by measuring from the rear property line a dimension equal to 50 percent of the total property dimension, and no rear yard shall be required. (Ord. 4972, 3-3-97, § 5; Ord. 4816, 12-4-95, § 104)

20.25C.040 Design standards in the OLB Districts.

A. Building Design Standards.

1. The entire site complex shall have a unity of design by use of similar wall and roof materials, roof slopes and window patterns, in order to reduce adverse visual impacts to those on and along major access routes and to mitigate adverse impacts from major access routes on nearby, less intensive uses.

2. Rooftop equipment shall be visually screened pursuant to LUC 20.20.525. The design and color of rooftop mechanical screening should be integrated with the building architectural style.

3. The building should include architectural elements that provide weather protection such as overhangs and recesses at building entrances.

B. Landscaping Design Standards.

1. The provisions of LUC 20.20.520, Landscape development, except as they conflict with this section, shall apply to development in the OLB District.

2. Except for retail auto sales uses, a minimum of 15 percent of the property area of each site shall be in landscaped open space. For each percent that a structure's ground floor area exceeds 15 percent, the landscaping requirements for that site shall be increased by 0.5 percent to a maximum of 20 percent of the property area of the site.

3. Service yards and at-grade mechanical equipment shall be sight-screened from adjoining property or streets or highways by a solid planting of evergreen trees and shrubs at least as high as the equipment or use being screened within two years from the time of planting.

4. Except for retail auto sales uses, parking areas shall include plantings using trees of three inches caliper or 14 to 16 feet high and 42-inch-high shrubs at approximately 35 feet on-center parallel to the aisle, or shall be screened as a service yard using similar materials. Other parking

DRAFT

lot landscaping shall meet LUC 20.20.590 requirements for Type V landscaping. Plantings shall include a minimum of 50 percent native species. Noxious species, as designated by the Director in submittal requirements, are prohibited.

5. When property abuts the right-of-way for I-90, I-405, or SR 520 highways, or abuts parallel frontage roads of said highways, plant material shall be planted and spaced in a planting area a minimum of 10 feet wide. Deciduous trees shall have a minimum caliper of three inches, evergreen trees shall have a minimum height of 14 to 16 feet tall and shall be at intervals of no greater than 35 feet on-center along the right-of-way. No more than 30 percent of the trees shall be deciduous. Trees shall have a minimum mature height of 45 feet. Shrubs shall be a minimum of 42 inches high.

6. Trees installed as part of general site landscaping shall be a minimum of one and one-half inches in caliper or eight to 12 feet high.

7. Accessible outdoor gathering areas should be provided for the employees, general public and visitors to the site.

8. Outdoor display of vehicles for retail auto sales uses shall meet the requirements of LUC 20.20.520 for Type V landscaping for auto display areas and LUC 20.20.520.F.2.c for vehicle storage yards.

C. Signs.

All signs shall be an integral part of the architectural design consistent with the scale and architecture of the building. Signs shall meet the requirements of Chapter 22B.10 BCC, Bellevue Sign Code.

20.25C.050 Standards and Design Guidelines in the OLB 2 District

A. Character and Site Guidelines.

Purpose.

These guidelines address the qualities that make the OLB 2 District unique. They describe what makes an area a special, distinct "place," not simply a group of individual buildings and streets.

1. Integrate the Natural Environment

a. Intent.

Integrate new landscape areas, natural drainage/LID features, sustainable design elements and green open spaces into site design. Reinforce existing linkages and orient buildings to the existing natural and landscaped features of the surrounding area.

b. Guideline.

Site and building design should capitalize on existing elements of the natural environment, such as parks and open spaces, trails, and critical areas. Designs should also integrate new natural features, such as street trees, natural drainage systems and open space

DRAFT

amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

c. Recommended.

i. The following existing natural environments and connections should be protected and incorporated into new development or redevelopment:

- Active and passive gathering places and walkways oriented toward parks and open, natural spaces.
- Clear and convenient public access to open space amenities.
- Open spaces and/or access points to local and regional trails, especially as relates to the Mountains to Sound Greenway.
- For properties that can be seen from I-90, views of urban elements against a green, forested back-drop.

ii. The minimum landscape development requirements of LUC 20.20.520 apply, and site development should maximize the retention of existing vegetation. Trees installed as a part of general site landscaping shall be a minimum of 2.5 inches in caliper or as approved by the Director, and eight to 12 feet high.

iii. Developments and design features that promote environmental sustainability such as natural drainage techniques, preservation and enhancement of critical areas, green walls, and green roofs are encouraged.

2. Promote Architectural Compatibility.

a. Intent.

New buildings should contribute to the quality and character of the area.

b. Guideline.

Buildings should relate to nearby buildings, with similar design characteristics. Some degree of variation in architectural elements is encouraged to create a sense of growth and development over time. The building's form, materials and colors should enhance the area's overall character.

c. Recommended.

i. Architectural elements used at a scale and level of detailing proportionate to the size of the building.

ii. The design of buildings shall incorporate elements such as special architectural details, distinctive color schemes, special art and other features, which are sensitive to and enhance the surrounding area and serve to differentiate the development from other developments in the city.

DRAFT

iii. Any multi-site development shall have a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window pattern.

iv. Site features, such as fences, walls, refuse receptacles and recycle enclosures and light fixtures should be consistent with the scale and architectural design of the primary structure.

v. Rooftop and mechanical equipment shall be fully screened, accommodated within the maximum height limit, and integrated into the building design. At-grade mechanical equipment shall not be permitted.

vi. Building design shall provide for architecturally integrated signage. Signs shall be in proportion to the development and oriented to the main direction access and to pedestrian movement. Signs shall meet the requirements of Chapter 22B.10 BCC, Bellevue Sign Code.

3. Promote Community Gathering

a. Intent.

A comfortable, well designed site provides an inviting and attractive area for community gathering.

b. Guideline.

Gathering spaces are well-defined, inviting, secure, and attractive. They provide space for both active use, and areas of respite for employees, general public and visitors to the site. They provide space to enjoy the natural environment with weather protection. All gathering spaces should be easily and safely linked with pedestrian access from and through the development.

c. Recommended.

i. Outdoor gathering spaces should be incorporated into areas near active ground floor uses to provide opportunity for a variety of activities as well as areas for stopping, sitting, and viewing. Spaces should be accessible, safe, and usable in all seasons.

ii. Trees, shrubs, and plants should define walkways, gathering spaces, and amenities.

iii. Site features such as fences, walls, refuse and recycling enclosures, and light fixtures should be designed and located to contribute to the pedestrian environment and community gathering spaces.

iv. Incorporate public art the design of which:

- Responds or relates to the unique characteristics of the surrounding area;
- Utilizes durable, vandal-resistant materials; and
- Is designed to age well.

4. Build Compatible Parking Structures and Lots

a. Intent.

Use design elements to enhance the compatibility of parking structures with the urban streetscape.

b. Guideline.

Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Preference is given to parking structures that do not face public sidewalks. However, if due to site constraints there are sidewalk facing parking structures, the frontages facing the sidewalk shall be designed to appear like any other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation as defined by Mechanical Code.

c. Recommended.

i. Surface parking must be located behind the building and accessible via an internal street, alley or shared driveway (if applicable) to minimize curb cuts.

ii. Parking structures should feature the following elements:

- Small openings that may be glazed to function as windows.
- Stairways, elevators and parking entries and exits that occur at mid-block.
- Single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated).
- Vertical expression of building structure.
- Cladding to disguise sloped floors from the outside view.

iii. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, vehicular access, and pedestrian areas within parking lots.

iv. Loading areas should not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, should be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas should not be located on the side of a building which faces toward a residential use.

DRAFT

v. Parking areas shall include planting trees of two and a half inches caliper or 14 to 16 feet high and 42-inch high shrubs at approximately 35 feet on-center parallel to the aisle, or shall be screened as a service yard using similar materials. Other parking lot landscaping shall meet LUC 20.20.520 requirements for Type V landscaping.

vi. Any parking areas located along a street or pathway must be screened with shrubs that are 42-inches high or as approved by the Director.

vii. Bicycle racks shall be provided on-site. Facilities for a minimum of 10 bicycles shall be provided for developments having 100 or fewer parking stalls. For each 100 additional stalls, facilities for five additional bicycles shall be provided.

B. Pedestrian Emphasis Guidelines.

Purpose.

The pedestrian emphasis guidelines promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and gathering places.

1. Enhance the Pedestrian System.

a. Intent.

Prioritize the pedestrian by eliminating barriers and ensuring that walking routes are convenient, direct and pleasant.

b. Guideline.

Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curb cuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, café tables and chairs, permanent planters, tree grates, waste and recycling receptacles, mechanical equipment, or other obstructions and clutter.

c. Recommended.

i. The pedestrian network should include:

- Direct pedestrian routes.
- Minimal curb cuts along pedestrian routes for pedestrian safety and comfort. Internal drives between sites should be continuous.
- Pedestrian routes that are safely integrated with the street system.
- Maintain pedestrian access where rights-of-way have traditionally been located.

DRAFT

ii. In multiple-building complexes, buildings should be located to facilitate safe and comfortable pedestrian movement between buildings. Building location should be chosen to facilitate pedestrian and vehicular connections to buildings on adjacent properties.

iii. The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.

iv. Parking areas should include pedestrian walkways and be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, access, and pedestrian areas within parking lots.

v. Vehicle access connections between properties are required except in instances where the Director of Transportation determines they are infeasible or undesirable.

vi. Opportunities should be found for safe, convenient, and pleasant pedestrian connections to existing transit facilities. Where needed, shelters and lay-bys for transit vehicles should be incorporated into the site development.

vii. Frequent and attractive connections between destinations through a well-connected network of streets and pathways must be provided and include the following:

- Planned streets that connect with surrounding streets to permit the convenient movement of traffic and to facilitate emergency access and evacuation.
- An integrated and connected network of streets to provide “direct” walking route options, orientation, a sense of place, and multiple travel route options.

viii. Internal streets must meet the following requirements:

- Street trees and sidewalks must be included on all internal access streets (i.e., through vehicle access connections on sites with any dimension 400 feet or greater).
- Planter strips shall be included on all internal access streets and will be at least 5 feet in width.

ix. Pedestrian walkways should meet the following requirements:

- Landscape allows visibility and access and does not block pathway.
- Walkways, of six feet in width minimum, shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways shall be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.
- Walkways shall be provided to connect with walkways or potential walkway locations on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway should be commensurate with the anticipated level of pedestrian activity along the connecting walkway.
- Walkway surfaces shall be designed to be visually attractive and distinguishable from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort.
- Continuous weather protection of the building walkway should be provided at the entrance area.

DRAFT

C. Architectural Guidelines.

Purpose.

The architecture guidelines promote high quality development while reinforcing the area's sense of place by encouraging innovative design, construction techniques and materials that reflect local character.

1. Provide Interesting Building Massing.

a. Intent.

Use architectural features to break down the mass and scale of buildings to create a comfortable sense of enclosure with an uninterrupted street edge.

b. Guideline.

The length and breadth of a building should be friendly in scale and inviting to the pedestrian. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by projections and indentations. This allows an overly large building to appear as multiple smaller, side-by-side buildings. Vertical and horizontal elements should be used to create a human scale and form a coherent pattern providing visual interest to the public.

c. Recommended.

i. Long expanses of building frontage must be broken down both horizontally and vertically. Buildings with non-residential uses on the ground floor must have articulation features along the street front to create a pattern of smaller spaces.

ii. Buildings should feature a vertically articulated tripartite facade division – base, middle and top for buildings over five stories.

iv. Vertical articulation of windows, columns and bays is encouraged.

2. Create Attractive Building Silhouettes and Rooflines.

a. Intent.

Building rooflines should enliven the pedestrian experience, provide visual interest with details that create forms and shadows, and create a distinct identity.

DRAFT

b. Guideline.

A building's silhouette should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form to emphasize the significance of the building entry. Roof massing should be simple, yet contain elements of architectural detailing and have some level of articulation.

c. Recommended.

i. Buildings visible from I-90 should have a distinctive silhouette to create a unique identity within Eastgate and announce the entry into Bellevue.

ii. Buildings should incorporate a combination of the following elements:

- Vertical architectural expressions of important building functions such as entries.
- Varied roof line heights.
- Well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines. Green roof or roof-top terraces are encouraged.

3. Design Welcoming Entries.

a. Intent.

Design entries appropriate to their purpose that contribute to the graceful transition between public and private realms.

b. Guideline.

Architectural detail should be used to help emphasize the purpose of the building entry and to bring life and vitality to the street.

c. Recommended.

i. The sides of a building which face a public street shall include public entrances to the building.

ii. Where retail uses are provided, entrances should be provided at frequent intervals to generate pedestrian activity.

iii. Where residential uses are provided:

- Weather protection at building entries.
- Transparent doors, windows, or glazing near the door.

DRAFT

- Double or multiple doors.
- Visibility and security. Entrances should be visible from the street or pedestrian path and located in areas with high pedestrian activity or where residents can view the entry.
- Building name and address.

iii. Entrances should feature some of the following elements:

- Building lighting that emphasizes entrances.
- Doors combined with special architectural detailing and hardware.

4. Promote Visually Interesting and Inviting Windows

a. Intent.

Windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the building both inside and out.

b. Guideline.

Windows should add activity and variety at the street level, providing views both in and out. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows.

c. Recommended.

i. Vision glass that provides visual access to the activity within the building shall be provided at the ground floor façade in retail areas. In other areas, commercial ground floors should feature a substantial amount of vision glass on the ground floor façade between 2 and 8 feet above grade.

DRAFT

Part 20.25I Community Retail Design District

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

20.25I.020 Community Retail Design District defined.
The Community Retail Design District includes all properties located within Community Business Districts, all Neighborhood Mixed Use Districts, and all properties within Neighborhood Business Districts.

20.25I.030 Design Review required.
All development activity within the Community Retail Design District must be reviewed by the Director of the Development Services Department using the Design Review Process, Part 20.30F LUC.

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

A. Building Design Guidelines.

1. All buildings within a multi-building complex should achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window pattern.

2. Individual buildings should incorporate similar design elements, such as surface materials, color, roof treatment, windows and doors, on all sides of the building to achieve a unity of design.

B. Site Design Guidelines.

1. Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area should be used to provide a landscaped courtyard. Any relocated landscape area should be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating shall be provided.

2. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, access, and pedestrian areas within parking lots.

3. The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.

4. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures should be designed to be consistent with the scale and architectural design of the primary structure(s). Such site features should be designed and located to contribute to the pedestrian environment of the site development.

5. Loading areas should not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, should be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas should not be located on the side of a building which faces toward a residential use.

6. In multiple-building complexes, buildings should be located to facilitate safe and comfortable pedestrian movement between buildings. On sites which are adjacent to other properties within the Community Retail Design District, building location should be chosen to facilitate pedestrian and vehicular connections to buildings on those adjacent properties.

DRAFT

7. In locations and districts specifically described in the Comprehensive Plan Urban Design Element Figure UD.1, consideration should be given to locating buildings closer to the public street with entrances to the buildings from the public sidewalk, with no intervening parking or driving area. Corner locations are particularly appropriate for this treatment.

8. Opportunities should be found for safe, convenient, and pleasant pedestrian connections to existing transit facilities. Where needed, shelters and lay-bys for transit vehicles should be incorporated into the site development.

20.25I.050 Design standards.

A. Special Corner Feature.

If the property is located at the intersection of two arterial streets, the site development shall incorporate a special corner feature at the corner of the site. A special corner feature can be a landscape feature, seasonal color planting area, sculpture or water feature. The feature should provide a visual landmark and some amount of seating area. If the property is not located at an intersection, a similar feature should be considered in conjunction with a transit stop or at the primary access point to the site.

B. Building Design Standards.

1. The design of buildings shall incorporate elements such as special architectural details, distinctive color schemes, special art and other features, which are sensitive to and enhance the surrounding area and serve to distinguish the complex from other retail complexes in the City.

2. The sides of a building which face toward a public street shall include public entrances to the building and windows to provide visual access to the activity within the building.

3. The sides of a building which face toward an adjoining property, but not toward a public street, shall include elements such as windows, doors, color, texture, landscaping or wall treatment to provide visual interest and prevent the development of a long continuous blank wall.

4. Building design shall provide for architecturally integrated signage. Signs shall be in proportion to the development and oriented to the main direction access and to pedestrian movement. Signs shall meet the requirements of Chapter 22B.10 BCC, Bellevue Sign Code.

C. Internal Walkways.

The following design standards apply within the Community Retail Design District:

1. Walkways, of six feet in width minimum, shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways shall be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.

2. Walkways shall be provided to connect with walkways or potential walkway locations on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway should be commensurate with the anticipated level of pedestrian activity along the connecting walkway.

DRAFT

On the sides of the building which provide public access into the building, the walkway should be wide enough to allow for sidewalk seating area or window gazing as well as pedestrian travel. Weather protection of the building walkway should be provided at a minimum at the entrance area and, if appropriate, along the entire building walkway.

3. Internal walkway surfaces shall be designed to be visually attractive and distinguishable from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort.

D. Other Development Standards.

1. Rooftop equipment shall be visually screened pursuant to LUC 20.20.525. The design and color of rooftop mechanical equipment should be integrated with the building architectural style.

2. The outdoor display of building materials and similar bulky products shall be screened from views from the public street, sidewalk, and properties outside the district with a durable, solid wall or fence, or an evergreen hedge or a combination of the above. The screening requirement does not apply to the display of seasonal products of a decorative nature such as bedding plants, Halloween pumpkins, and holiday greens.

3. Bicycle racks shall be provided on-site. Facilities for a minimum of 10 bicycles shall be provided for developments having 100 or fewer parking stalls. For each 100 additional stalls, facilities for five additional bicycles shall be provided.

20.25I.060 Additional Design Guidelines for the Neighborhood Mixed Use District

The following design guidelines apply to development in the Neighborhood Mixed Use (NMU) District in addition to the CRDD guidelines contained in LUC 20.25I.040 and the standards contained in LUC 20.25I.050.

A. Site Development Guidelines

Purpose. These site development guidelines address the qualities that make the Neighborhood Mixed Use District unique. They describe what makes an area a special, distinct “place,” not simply a group of individual buildings and streets.

1. Integrate the Natural Environment.

a. Intent.

Integrate new landscape areas, natural drainage/LID features, sustainable design elements and green open spaces. Reinforce existing linkages and orient buildings to the existing natural and landscaped features of the surrounding neighborhood.

b. Guideline.

Site and building design should capitalize on existing significant elements of the natural environment, such as parks and open spaces, trails, riparian corridors and wetlands. Designs should also integrate new natural features, such as street trees, natural drainage systems

DRAFT

and open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

c. Recommended.

iv. The following existing natural environments and connections should be protected and incorporated into new development or redevelopment:

- Active and passive gathering places and walkways oriented toward parks and open, natural spaces.
- Clear and convenient public access to open space amenities.
- Open spaces and/or access points to local and regional trails.

v. The minimum landscape development requirements of LUC 20.20.520 apply, and site development should maximize the retention of existing vegetation.

vi. Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area should be used to provide a landscaped courtyard. Any relocated landscape area should be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating should be provided.

vii. Developments and design features that promote environmental sustainability such as natural drainage techniques, preservation and enhancement of critical areas, green walls and green roofs are encouraged.

2. Promote Community Gathering

a. Intent.

A comfortable, well designed site provides an inviting and attractive area for community gathering.

b. Guideline.

Gathering spaces are well-defined, inviting, secure, and attractive. They provide space for both active use, and areas of respite for employees, general public and visitors to the site. All areas should be welcoming to pedestrians and provide space for special events.

c. Recommended.

i. Outdoor gathering spaces should be incorporated into areas near active ground floor uses to provide opportunity for a variety of activities as well as areas for stopping, sitting, and viewing. Spaces should be accessible, safe, and usable in all seasons.

ii. Trees, shrubs, and plants should define walkways, gathering spaces, and amenities.

DRAFT

iii. Site features such as fences, walls, and light fixtures should be designed and located to contribute to the pedestrian environment and community gathering spaces. Refuse and recycling enclosures should be designed in a manner consistent with the architecture of the adjacent buildings, and not be located adjacent to public gathering spaces or walkways.

iv. Incorporate public art the design of which:

- Responds or relates to the unique characteristics of the surrounding area;
- Utilizes durable, vandal-resistant materials; and
- Ensures that the art will age well.

3. Build Compatible Parking Structures and Lots

a. Intent.

Use design elements to enhance the compatibility of parking structures with the urban streetscape.

b. Guideline.

Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Preference is given to parking structures that do not face public sidewalks. However, if due to site constraints, there are sidewalk-facing parking structures, those frontages facing the sidewalk should be designed to appear like other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation.

c. Recommended.

i. Parking structures should include space at the street level to accommodate uses when located adjacent to pedestrian walkways or public open space. In other areas, active ground floor uses facing streets or walkways are strongly encouraged.

ii. Surface parking must be located behind the building and accessible via an internal street, alley or shared driveway to minimize curb cuts.

iii. Parking structures should feature the following elements:

- Small openings that may be glazed to function as windows;
- Stairways, elevators and parking entries and exits that occur at mid-block;
- Single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated;

DRAFT

- Vertical expression of building structure; and

- Cladding to disguise sloped floors from the outside view.

iv. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, vehicular access, and pedestrian areas within parking lots.

v. Parking lot landscaping should meet LUC 20.20.520 requirements for Type V landscaping. Any parking areas located along a street or pathway should be buffered by 5' of Type III landscaping per LUC 20.20.520.

B. Pedestrian Emphasis Guidelines.

Purpose.

The pedestrian emphasis guidelines promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and gathering places.

1. Enhance the Pedestrian System.

a. Intent.

Prioritize the pedestrian by eliminating barriers and ensuring that walking routes are convenient, direct and pleasant.

b. Guideline.

Pedestrian routes should be attractive, easy to use and encourage walking. Sidewalks should be continuous, avoiding interruptions such as vehicle curb cuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, café tables and chairs, permanent planters, tree grates, mechanical equipment, waste and recycling receptacles or other obstructions and clutter.

c. Recommended.

x. The pedestrian network should include:

- Direct pedestrian routes;
- Minimal curb cuts along pedestrian routes for pedestrian safety and comfort; Internal drives between sites should be continuous;
- Pedestrian routes that are safely integrated with the street system; and
- Maintain pedestrian access where rights-of-way have traditionally been located.

DRAFT

xi. In multiple-building complexes, buildings should be located to facilitate safe and comfortable pedestrian movement between buildings. Building location should be chosen to facilitate pedestrian and vehicular connections to buildings on adjacent properties.

xii. The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.

xiii. Parking areas should include pedestrian walkways and be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, access, and pedestrian areas within parking lots.

xiv. Vehicle access connections between properties are required except in instances where the Director determines they are infeasible or undesirable.

xv. Frequent and attractive connections between destinations through a well-connected network of streets and pathways must be provided and include the following:

- Planned streets that connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods and to facilitate emergency access and evacuation.
- An integrated and connected network of streets to provide “direct” walking route options, orientation, a sense of place, and multiple travel route options.
- Where a proposed development abuts land that may be subdivided, provide street stubs that extend the street system into the surrounding area.

xvi. Internal streets must meet the following requirements:

- Street trees and sidewalks must be included on all internal access streets (i.e., through vehicle access connections on sites with any dimension 400 feet or greater).

xvii. Pedestrian walkways should meet the following requirements:

- Landscape allows visibility and access and does not block pathway.
- Walkways, of six feet in width minimum, should be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways should be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.
- Walkways should be provided to connect with walkways or potential walkway locations on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway should be commensurate with the anticipated level of pedestrian activity along the connecting walkway.

xviii. Weather protection of the building walkway should be provided at the entrance.

C. Architectural Guidelines.

DRAFT

Purpose.

The architecture guidelines promote high quality development while reinforcing the area's sense of place by encouraging innovative design, construction techniques and materials that reflect local character.

1. Provide Interesting Building Massing.

a. Intent.

Use architectural features to break down the mass and scale of buildings to create a comfortable sense of enclosure with an uninterrupted street edge.

b. Guideline.

The length and breadth of a building should be friendly in scale and inviting to the pedestrian. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by projections and indentations. This allows a large building to appear to be multiple smaller, side-by-side buildings. Vertical and horizontal elements should be used to create a human scale and form a coherent pattern providing visual interest to the public.

c. Recommended.

i. Long expanses of building frontage must be broken down both horizontally and vertically. Buildings with non-residential uses on the ground floor must have articulation features at least every 50 feet along the street front to create a pattern of small storefronts.

ii. Buildings should feature a vertically articulated tripartite facade division – base, middle and top for buildings over five stories.

iii. Vertical articulation of windows, columns and bays is encouraged.

2. Create Attractive Building Silhouettes and Rooflines.

a. Intent.

Building rooflines should enliven the pedestrian experience, provide visual interest with details that create forms and shadows, and create a distinct identity.

b. Guideline.

DRAFT

A building's silhouette should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form to emphasize the significance of the building entry. Roof massing should be simple yet contain elements of architectural detailing and have some level of articulation.

c. Recommended.

i. Buildings visible from I-90 should have a distinctive silhouette to create a unique identity within Eastgate and announce entry into Bellevue.

ii. Buildings should incorporate a combination of the following elements:

- Vertical architectural expressions of important building functions such as entries
- Varied roof line heights.
- Well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.
- Green roofs or rooftop terraces.

3. Promote Welcoming Residential Entries.

a. Intent.

Residential entries should provide a graceful transition between the public and private realms.

b. Guideline.

Residential entries should be substantial enough to suggest privacy yet welcoming to those who approach and enter.

c. Recommended.

i. Ground-related individual unit entries should be provided on ground floor space not used by storefronts or a multifamily lobby. Where there are ground-related individual entries, a clear transition between public, semi-private, and private space should be delineated with a combination of the following techniques:

- Moderate change of grade (2 to 5 feet is preferred) from sidewalk level to entry.
- Provision of a porch or deck at least 6 feet wide by 4 feet deep. A covered porch is preferred.
- Private open space at least 10 feet wide.

DRAFT

- A low fence, rail, or planting 2 to 4 feet high. (This option is recommended in combination with any of the above.)

- Other transition design measure(s) that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the pathway at least as effectively as a combination of the above, as determined by the Director.

ii. Lobby entries to multifamily buildings should provide:

- Weather protection at building entries.

- Transparent doors, windows, or glazing near the door.

- Double or multiple doors.

- Visibility and security. Entrances should be visible from the street or pedestrian path and located in areas with high pedestrian activity or where residents can view the entry.

iii. Entries are encouraged to feature the following:

- Doors combined with transom windows or side lights.

- Durable, high-quality metal door hardware.

- Doors accessed from canopy-covered entries.

4. Promote Visually Interesting Upper Floor Residential Windows.

a. Intent.

Upper floor residential windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the building both inside and out.

b. Guideline.

The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows.

c. Recommended.

i. Windows should feature the following:

DRAFT

- Multiple window lights) or divisions;
- Operable windows;
- Trim around framed openings; and
- Windows recessed from building facade, not flush.

5. Design Inviting Retail and Commercial Entries.

a. Intent.

Design retail and commercial entries should create an open atmosphere that draws customers inside.

b. Guideline.

Primary entries to retail and commercial establishments should be frequent and transparent, allowing pedestrians to see the activity within the building and bring life and vitality to the street. Architectural detail should be used to help emphasize the building entry.

c. Recommended.

i. The sides of a building-facing a public street should include public entrances to the building.

ii. In retail areas within high-use pedestrian areas, entrances should be provided at least every 50 feet on average to generate pedestrian activity.

iii. Entrances should feature some of the following elements:

- Doors with a minimum of 50 percent window area.
- Building lighting that emphasizes entrances.
- Doors combined with special architectural detailing and hardware.
- Large cafe or restaurant doors that open the street to the interior by pivoting, sliding or rolling up overhead.

.

6. Provide Inviting Ground Floor Retail and Commercial Windows.

a. Intent.

Use transparency to enhance visual interest and to draw people into retail and commercial uses.

DRAFT

b. Guideline.

Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out.

c. Recommended.

i. Clear window glazing that provides visual access to the activity within the building should be provided on ground floor façades.

DRAFT

Part 20.25P Eastgate Transit Oriented Development Land Use District

20.25P.010 General.

A. Applicability.

1. This Part 20.25P, Eastgate Transit Oriented Development Land Use District (EG-TOD), contains requirements, standards, and guidelines that apply to development and activity within the EG-TOD. Except to the extent expressly provided in this Part 20.25P and as referenced in subsection A.2 of this section, the provisions of the Land Use Code, other development codes, the City development standards, and all other applicable codes and ordinances shall apply to development and activities in the EG-TOD. Except within the Critical Areas Overlay District (Part 20.25H LUC), where there is a conflict between the EG-TOD regulations and the Land Use Code and other City ordinances, the EG-TOD regulations shall govern. Where there is a conflict between EG-TOD regulations and the Critical Areas Overlay District, the Critical Areas Overlay District shall govern. Where the requirements of the EG-TOD exceed those of the Land Use Code and other City ordinances, the EG-TOD regulations shall govern.

2. The following general development requirements of Chapter 20.20 LUC do not apply in the EG-TOD:

a. LUC 20.10.400;

b. LUC 20.10.440;

c. LUC 20.20.005;

d. LUC 20.20.010;

e. LUC 20.20.012;

f. LUC 20.20.015;

g. LUC 20.20.017;

h. LUC 20.20.018;

i. LUC 20.20.060;

DRAFT

j. LUC 20.20.070;

k. LUC 20.20.125

j. LUC 20.20.135;

l. LUC 20.20.400;

m. Part 20.25B LUC;

n. Part 20.25I LUC; and

o. LUC 20.30V.170.

B. Purpose .

The purpose of the TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service.

20.25P.020 Review Required.

A. Applicable Review and Guidelines.

The Director shall use this Part 20.25P LUC as currently adopted or subsequently amended or superseded in reviewing an application for Master Development Plan or design review approval in the EG-TOD.

B. Master Development Plan.

1. Scope of Approval. Master Development Plan review (Part 20.30V LUC) is a mechanism by which the City shall ensure that the site development components of a multiple building or phased single building proposal are consistent with the Comprehensive Plan and meet all applicable site development standards and guidelines. Design, character, architecture and amenity standards and guidelines shall be met as a component of the design review (Part 20.30F LUC). Master Development Plan approvals required pursuant to subsection B.2 of this section shall identify proposed building location(s) within the project limit and demonstrate compliance with the following site development requirements, standards, and guidelines:

a. Residential Requirement in EG-TOD. The Master Development Plan shall establish a minimum residential use requirement for the project limit to ensure that the intended housing emphasis of the EG-TOD area is met.

b. Dimensional requirements pursuant to LUC 20.25P.060 as listed below:

i. Setbacks;

ii. Maximum impervious/lot coverage;

iii. Building height for each building identified in subsection B.1 of this section;

iv. Floor area ratio for each building identified in subsection B.1 of this section

(1) At a minimum square footage excepted from FAR pursuant to 20.25P.060B shall be identified.

(2) Uses may vest pursuant to the vesting provisions applicable to the underlying Master Development Plan if the specific uses are identified pursuant to LUC 20.25P.050.A;

c. Landscape development pursuant to LUC 20.25P.070;

d. Parking, circulation, and internal walkway requirements pursuant to LUC 20.25P.080;

e. EG-TOD street development standards pursuant to LUC 20.25P.090; and

f. Site development guidelines pursuant to LUC 20.25P.100.B.

2. When Required.

a. A master development plan shall be required when an applicant proposes to develop more than one building under a single ownership.

b. A master development plan shall be required where the applicant proposes to build a single building on one parcel that is adjacent to any street depicted on the figure in LUC 20.25P.090A.3.

3. For the purposes of this section, the project limit may be drawn to encompass a right-of-way that bisects a site, provided the Director finds that the following connectivity criteria can be met:

a. A system of corner and mid-block crossings shall be provided to functionally connect on-site pedestrian paths across the bisecting right-of-way within the proposed project limit;

b. Pedestrian paths shall be provided to connect all buildings and right-of-way crossings 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; and

DRAFT

d. Only a right-of-way meeting the requirements of LUC 20.25P.060.B.4 may be included in the land area located within the proposed project limit for the purpose of computing maximum FAR.

C. Design Review.

1. Scope of Approval. Design review is a mechanism by which the City shall ensure that the design, character, architecture and amenity components of a proposal are consistent with the Comprehensive Plan and any approved Master Development Plan, and meet all applicable standards and guidelines contained in City Codes. Design Review is a mechanism by which the City shall ensure that the site development components of a proposal are consistent with the Comprehensive Plan and meet all applicable standards and guidelines contained in City Codes when site development components were not approved as part of a Master Development Plan.

2. When Required. All development within the EG - TOD shall be reviewed by the Director through Design Review (Part 20.30F LUC).

3. Compliance with an applicable Master Development Plan. In addition to the decision criteria in LUC 20.30F.145, each structure and all proposed site development shall comply with any approved Master Development Plan applicable to the project limit described in a Design Review application. If the application for design review contains elements inconsistent with an applicable Master Development Plan, the Director shall not approve the Design Review unless the Master Development Plan is amended to include those elements.

D. Procedural Merger.

Within the EG-TOD, any administrative decision required by this Part 20.25P LUC 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 through 20.35.250:

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.

20.25P.030 Permitted Uses.

A. Permitted Uses.

Specific categories of uses are listed in Chart 20.25P.050. Subsection B of this section explains Chart 20.25P.050 and describes the applicable review procedures. The use chart description and interpretation provisions of LUC 20.10.400 do not apply to the EG-TOD.

DRAFT

B. Use Chart Described.

In Chart 20.25P.050, 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), subordinate uses which are regulated under LUC 20.20.840, and non-conforming uses which are regulated under LUC 20.20.560.

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 20.25P LUC.

3. 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 in addition to any applicable general requirements for the use and land use district.

4. 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.

5. 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.

20.25P.040
Placeholder for EG-TOD specific definitions, if necessary

20.25P.050 Land Use Chart.
The following charts apply to EG-TOD. The use charts contained in LUC 20.10.440 do not apply within the EG-TOD.

Chart 20.25P.050.A

Manufacturing Uses in EG-TOD

STD LAND USE CODE REF	**Manufacturing – EG-TOD**	**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG-TOD**
21	Food and Beverage Products Mfg.	P 1
22	Textile Products Mfg.	P 2

STD LAND USE CODE REF	Manufacturing – EG-TOD	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
23	Apparel, Fabric, Accessories and Leather Goods Mfg.	P 2
24	Lumber and Wood Products Mfg.	
25	Furniture and Fixtures Mfg.	
26	Paper Products Mfg.	
27	Printing, Publishing and Allied Industries	
28	Chemicals and Related Products Mfg.	
31	Rubber Products Mfg.	
314	Misc. Plastic Products Mfg.	
321 322 324 325 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving	
329	Handcrafted Products Mfg.	
3427	Computers, Office Machines and Equipment Mfg.	
3433 3434 3435 3436 3437	Electrical Equipment Mfg.; Appliances, Lighting, Radio, TV Communications, Equipment and Component Parts	

DRAFT

STD LAND USE CODE REF	Manufacturing – EG-TOD	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
3491 3492 3493 3495 3497	Fabricated Metal Products Mfg.; Containers, Hand Tools, Heating Equipment, Screw Products, Coating and Plating	
35	Measuring, Analyzing and Controlling Instruments, Photographic, Medical and Optical Goods; Watches and Clocks Mfg.; Computer Software	P 2
3997	Signs and Advertising Display Mfg.	
3999	Misc. Light Fabrication Assembly and Mfg. Not Elsewhere Classified	

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Manufacturing

(1) Permitted only when combined with an eating and drinking establishment which constitutes a majority of the use.

(2) Permitted only when combined with a retail store which constitutes a majority of the use.

Chart 20.25P.050

Recreation Uses in Eastgate Transit Oriented Development Land Use District

	Recreation - Eastgate Transit Oriented Development Land Use District	
STD LAND USE		Eastgate Transit Oriented Development Land Use District

DRAFT

CODE REF	LAND USE CLASSIFICATION	EG - TOD
7	Cultural Entertainment and Recreation	
711	Library, Museum	P
7113	Art Gallery	P
712	Nature Exhibitions: Aquariums, Botanical Gardens and Zoos	
7212 7214 7222 7231 7232	Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities	A 5
7212 7214 7218	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs	A
7213	Drive-In Theaters	
-	Adult Theaters	P 2
7223 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks	
73	Commercial Amusements: Video Arcades, Electronic Games	P
411 7413 7422 7423 7424 7441 7449	Recreation Activities: Golf Courses, Tennis Courts, Community Clubs, Athletic Fields, Play Fields, Recreation Centers, Swimming Beaches and Pools	A 1, 4, 5

DRAFT

744	Marinas, Yacht Clubs	
7413 7414 7415 7417 7425	Recreation Activities: Skating, Bowling, Gymnasiums, Athletic Clubs, Health Clubs, Recreation Instruction	A 3
7491 7515	Camping Sites and Hunting Clubs	
76	Private Leisure and Open Space Areas Excluding Recreation Activities Above	
	Public/Private Park	
	Stables and Riding Academies	
	Boarding or Commercial Kennels	
	City Park	P

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Recreation

(1) For carnivals, see LUC 20.20.160.

(2) Adult theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.

(3) Recreation activities are restricted to health clubs, recreation instruction, and gymnasiums, an administrative conditional use is not required for these uses when less than 8,000 square feet.

(4) See LUC 20.20.190 for additional regulations applicable to churches, clubs and similar use structures.

(5) Public assembly uses in this Land Use District shall not exceed 20,000 square feet,

DRAFT

Chart 20.25P.050

Residential Uses in Eastgate Transit Oriented Development Land Use District

	Residential – Eastgate Transit Oriented Development Land Use District	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG - TOD**
1	Residential	
	Single-Family Dwelling	
	Two to Four Dwelling Units Per Structure	P 5
	Five or More Dwelling Units Per Structure	P 5
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities	C 2
	Rooming House	P 3
	Senior Citizen Dwellings	P 1
13 15	Hotels and Motels Transient Lodging	P/A 4
	Congregate Care Senior Housing	P 1, 2
6516	Nursing Home	
	Assisted Living	P 1

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Residential

DRAFT

(1) An agreement must be recorded with the King County Recorder's Office, or its successor agency, and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project.

(2) See LUC 20.20.190 for additional regulations.

(3) See LUC 20.20.700 for general development requirements for rooming houses.

(4) Hotels and motels are permitted uses in this district. Transient lodging requires an administrative conditional use permit.

Chart 20.25P.050

Resource Uses in Eastgate Transit Oriented Development Land Use District

	Resources – Eastgate Transit Oriented Development Land Use District	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG-TOD**
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	
	Marijuana Production	
8192	Other Horticultural Specialties: Medical Cannabis Collective Gardens	
821	Agricultural Processing	
	Marijuana Processing	

DRAFT

	Resources – Eastgate Transit Oriented Development Land Use District	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG-TOD**
8221	Veterinary Clinic and Hospital	P 1, 2
8222	Poultry Hatcheries	
83	Forestry, Tree Farms and Timber Production	
8421	Fish Hatcheries	
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Manufacturing

(1) See LUC 20.20.130.E for additional regulations applicable to animal keeping and service uses.

(2) Boarding and commercial kennels are permitted as a subordinate use to a veterinary clinic / hospital, and veterinary clinic / hospital and kennel hours shall only be open to the public between 7 a.m. and 10 p.m.

Chart 20.25P.050

Service Uses in Eastgate Transit Oriented Development Land Use District

DRAFT

	Services – Eastgate Transit Oriented Development Land Use District (9)	
STD LAND USE CODE REF	**LAND USE CLASSIFICATION**	**Eastgate Transit Oriented Development Land Use District EG - TOD**
6	Services	
61	Finance, Insurance, Real Estate Services	P 9
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P
6241	Funeral and Crematory Services	
6262	Cemeteries	
624410	Family Child Care Home in Residence	
624410	Child Day Care Center	P 1, 2
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P
634	Building Maintenance and Pest Control Services	
637	Warehousing and Storage Services, Excluding Stockyards	
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools	
641	Auto Repair and Washing Services	P 4, 8
649	Repair Services: Watch, TV, Electrical, Upholstery	P 7
	Professional Services: Medical Clinics and Other Health Care Related Services	P 6

DRAFT

	Services – Eastgate Transit Oriented Development Land Use District (9)	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG - TOD**
	Professional Services: Other	P
	Pet Grooming and Pet Day Care	P 10
6513	Hospitals	
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape	
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	A
	Limited Governmental Services: Protective Functions	P 11
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions	P 12
674 675	Military and Correctional Institutions	
	Secure Community Transition Facility	
681	Education: Primary and Secondary	A
682	Universities and Colleges	P

DRAFT

	Services – Eastgate Transit Oriented Development Land Use District (9)	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG - TOD**
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P
691	Religious Activities	P 5
692 (A)	Professional and Labor Organizations Fraternal Lodge	P
692 (B)	Social Service Providers	P
	Administrative Office – General	P
	Computer Program, Data Processing and Other Computer-Related Services	P
	Research, Development and Testing Services	P

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Services

(1) Refer to Chapter 20.50 LUC for definitions of child care service, family child care home, and child day care center.

(2) A child care service may be located in a community facility in any Land Use District pursuant to LUC 20.20.170.E.

(4) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(5) See LUC 20.20.190 for additional regulations applicable to churches, club, and similar uses.

(6) Stand-alone emergency rooms shall not be permitted.

(7) Outdoor storage of materials is prohibited.

DRAFT

(8) Only car washing and detailing within a garage is allowed. No auto repair is allowed in the EG-TOD district.

(9) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space.

(10) Boarding and commercial kennels are permitted as a subordinate use to a pet grooming or pet day care meeting the criteria of LUC 20.20.130.

(11) Uses are limited to neighborhood community police stations of 1,000 square feet or less.

(12) Uses are limited to 1,000 square feet, except for protective functions which are limited to community police stations of 1,500 square feet or less.

Chart 20.25P.050

Transportation and Utilities in Eastgate Transit Oriented Development Land Use District

	Transportation and Utilities - Eastgate Transit Oriented Development Land Use District	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG - TOD**
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters	
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services	
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	
-	Accessory Parking	P 1, 3, 10
46	Auto Parking: Commercial Lots and Garages	
	Park and Ride	C 2, 10

DRAFT

	Transportation and Utilities - Eastgate Transit Oriented Development Land Use District	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG - TOD**
475	Radio and Television Broadcasting Studios	P
485	Solid Waste Disposal	
	Highway and Street Right-of-Way	P 10
	Utility Facility	C
	Local Utility System	P
	Regional Utility System	C
	On-Site Hazardous Waste Treatment and Storage Facility	
	Off-Site Hazardous Waste Treatment and Storage Facility	
	Essential Public Facility	C 7
	Regional Light Rail Transit Systems and Facilities	C/P 11
	Wireless Communication Facility (WCF): (without WCF Support Structures)	4, 5, 8
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	4, 5
	Satellite Dishes	P 6
	Electrical Utility Facility	A/C 9

Notes: Uses in Eastgate Transit Oriented Development Land Use District – Transportation and Utilities

(1) The location of an off-site parking facility must be approved by the Director of the Development Services Department. See LUC 20.25P.080.C.

DRAFT

(2) Park and Ride. A park and pool lot or other carpool facility is regulated as a park and ride. 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 requires a Conditional Use Permit.

(3) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.25P.050. Accessory surface parking is not permitted between the front building setback line and back of sidewalk.

(4) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use. This note does not prohibit locating WCF: a) on any residential structure or undeveloped site in R-20 or R-30 land use districts; or b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district.

(5) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.

(6) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.

(7) Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.

(8) 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.

(9) 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.

(10) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights-of-way, and is permitted through the applicable review process as a component of that use.

(11) Refer to Part 20.25M LUC, Light Rail Overlay District, for specific requirements applicable to EPF defined as a regional light rail transit facility or regional light rail transit system pursuant to LUC 20.25M.020. A conditional use permit is not required when the City Council has approved a regional light rail transit facility or regional light rail transit system by resolution or ordinance, or by a development agreement authorized by Chapter 36.70B RCW and consistent with LUC 20.25M.030.B.1.

DRAFT

Chart 20.25P.050

Wholesale and Retail in Eastgate Transit Oriented Development Land Use District

	Wholesale and Retail – Eastgate Transit Oriented Development Land Use District (1)	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG - TOD**
5	Trade (Wholesale and Retail)	
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following:	
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum	
5193	Scrap Waste Materials, Livestock	
	Recycling Centers	P
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products	
5251	Hardware, Paint, Tile and Wallpaper (Retail)	
5252	Farm Equipment	
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P
54	Food and Convenience Store (Retail)	P 2
5511	Autos (Retail)	

DRAFT

	Wholesale and Retail – Eastgate Transit Oriented Development Land Use District (1)	
STD LAND USE CODE REF		**Eastgate Transit Oriented Development Land Use District**
	LAND USE CLASSIFICATION	**EG - TOD**
	Trucks, Motorcycles, Recreational Vehicles (Retail)	
	Boats (Retail)	
552	Automotive and Marine Accessories (Retail)	
553	Gasoline Service Stations	
56	Apparel and Accessories (Retail)	P
57	Furniture, Home Furnishing (Retail)	P
58	Eating and Drinking Establishments	P 3, 4
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies	P 5
	Adult Retail Establishments	P 6
59	Marijuana Retail Outlet	
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)	
596	Retail Fuel Yards	
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools	
5999	Pet Shop (Retail and Grooming)	P
	Computers and Electronics (Retail)	P

DRAFT

Notes: Uses in EG-TOD– Wholesale and Retail

(1) All wholesale and retail uses, which offer shopping carts to customers, shall (a) designate a shopping cart containment area as defined in BCC 9.10.010; (b) display signage around shopping cart corrals and at the perimeter of the shopping cart containment area that provides notice that unauthorized removal of a shopping cart from the premises constitutes theft under RCW 9A.56.270 and unauthorized abandonment of a shopping cart more than 100 feet away from the parking area of a retail establishment or shopping cart containment area is a Class 3 civil infraction as defined in RCW 7.80.120; and (c) display information on each shopping cart that is consistent with the labeling requirements of RCW 9A.56.270 and includes a 24-hour toll-free phone number to report abandoned shopping carts. Abandoned shopping carts or shopping carts located outside of a shopping cart containment area constitute a public nuisance under BCC 9.10.030(H) and may be abated through the provisions of Chapter 1.18 BCC.

(2) Food and convenience stores (retail) must contain at least 75 percent square footage of retail food sales not for consumption on premises.

(3) Microbrewery manufacturing is permitted subordinate to 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) Drive-in windows are not permitted.

(5) Drive-in and drive-through facilities are permitted as a subordinate use pursuant to LUC 20.20.840 only if located within a structured parking area and not adjacent to any publicly accessible space.

(6) Adult retail establishments are subject to the regulations for adult entertainment uses in LUC 20.20.127.

20.25P.060 Dimensional Requirements.

A. General.

This subsection (Chart 20.25P.060.A, Dimensional Requirements in Eastgate Transit Oriented Development Land Use District) sets forth the dimensional requirements for the district. The Dimensional Requirements of Chart 20.20.010 do not apply in the EG - TOD. Each structure, development, or activity in the EG-TOD 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 20.25P.060.A Dimensional Requirements in Eastgate Transit Oriented Development District

	Eastgate Transit Oriented Development Land Use District
LAND USE CLASSIFICATION	**EG-TOD**
DIMENSIONS	(1)
Minimum Setbacks of Structures (feet)	0 (2)(3)(4)

DRAFT

	Eastgate Transit Oriented Development Land Use District
LAND USE CLASSIFICATION	**EG-TOD**
DIMENSIONS	(1)
Front Yard	
Minimum Façade Separation (feet) (Setback/Stepback)	10 (5)
Rear Yard (feet)	5 (2) (3) (4)
Side Yard (feet)	5 (2) (3) (4)
2 Side Yards	
Floor Area Ratio	2.0 (1)
Maximum in Building Height (feet)	160/45 (6)
Maximum Impervious Surface (percent)	75

Notes: Chart 20.25P.060A Dimensional Requirements in Eastgate Transit Oriented Development Land Use District

(1) See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District.

(2) See LUC 20.20.030 for designation and measurement of setbacks.

(3) See LUC 20.25H.035 for additional critical area setbacks.

(4) If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified.

(5) Façade Separation. Where building height exceeds 45 feet, the façade of any building that fronts on the streets shown on the figure in LUC 20.25P.090A.3 shall have a minimum façade separation of 10 feet that shall be measured from the back of the required sidewalk dimension to all portions of the building located above 40 feet.

(6) Stand-alone parking garages shall have a maximum building height of 45 feet.

B. Exceptions to Dimensional Requirements

1. Impervious Surface. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.

2. Floor Area Ratio. A maximum of 1.0 FAR floor area ratio may be excepted for affordable housing, public restrooms, open space, and special dedications as provided below. Provided, neither the combination nor the singular use of any of these

DRAFT

methods shall exceed an exception of 1.0 FAR. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating floor area.

a. In the EG-TOD land use district, up to 1.0 FAR of floor area dedicated to on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project, provided that:

i. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary;

ii. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Record's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

b. In the EG-TOD land use district, up to 1.0 FAR of floor area dedicated to on-site public restrooms shall not be counted for the purposes of calculating FAR of a project, provided that,

i. The restrooms are open to the public during regular business hours.

ii. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Record's Office, or its successor organization, requiring the public restrooms to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

c. Floor Area Earned from Special Dedications and Transfers

i. General. Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system, or open space, without compensation to the owner, may be used for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio in LUC 20.50.020; provided, that the requirements of subsection c.ii or c.iii of this section are met. The Director shall calculate the amount of square footage earned for transfer. Transferable floor area shall only be used in the EG-TOD.

ii. Right-of-Way and Linear Alignment of an RLRT System Special Dedications. The special dedication provisions of LUC 20.30V.170.B do not apply in the EG-TOD.

aa. Eligible Right-of-Way Identified in an Adopted Plan or Document. A property owner may make special dedication by conveying land identified for right-of-way or linear alignment of an RLRT system 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 20.25P.090 by an instrument approved by the City Attorney.

bb. Eligible Right-of-Way Not Otherwise Identified. A property owner may make a special dedication by conveying land identified by the Director of Transportation as necessary for safety or operational improvement projects by an instrument approved by the City Attorney.

DRAFT

cc. Floor Area Earned. The floor area available to transfer shall be equal to maximum FAR limits that apply to the square footage of the area to be dedicated in conformance with this subsection c.ii and shall be included in the project limit for the purpose of computing maximum FAR. The transfer FAR shall be calculated based on applicable land use district regulations for the dedication area.

iii. Open Space Transfers.

aa. Eligible Open Space identified within the Eastgate Subarea Plan. A property owner may earn floor area for transfer to a different site by conveying land identified for open space in the Eastgate Subarea Plan by an instrument approved by the City Attorney.

bb. Floor Area Earned. The floor area available to transfer shall be equal to that permitted through the FAR limits that apply to the square footage of the area to be dedicated in conformance with this subsection c.iii and shall be added to the allowed floor area of the project for the purpose of computing maximum FAR. The transfer FAR shall be calculated based on applicable land use district regulations for the dedication area.

20.25P.070 Landscape Development and Fence Standards

A. General.

1. Applicability. The provisions of LUC 20.20.520.A, D, E, G, I, J, K, and L apply to development in the EG-TOD in addition to the provisions contained in this Section.

2. Review Required. The Director shall review the proposed landscape development, outdoor storage, retail display, and fencing and may approve a proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met.

B. Street Frontage Landscape Development Requirements.

1. Purpose/Intent. Landscape development as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the EG-TOD, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, to provide a better transition between the various land use districts in the Eastgate Subarea and to enhance the pedestrian environment.

2. Street Trees and Landscaping – Perimeter.

a. Street Tree Species.

i. On the A street on the figure in LUC 20.25P.090 A.3, Tulip Trees (*Liriodendron tulipifera*) shall be planted.

ii. On the B streets on the figure in LUC 20.25P.090 A.3 street trees shall be planted. The street tree species may be selected from one of the following: Triumph Elm – Ulmus 'Morton Glossy,' Katsura tree - *Katsura japonica,* or Yellowwood - *Cladrastis kentukea.*

iii. If the tree species listed above are impracticable to install because of disease or because they are unavailable, the Director may approve a comparable substitute species during the Design Review process.

b. Installation. Street trees, at least 2.5 inches in caliper or as approved by the Director, shall be planted at least 3 feet from the face of the street curb, and spaced a maximum of 30 feet apart. A street tree planter area may also include decorative paving and other plant materials, except grass that requires mowing. The use of planter strips for stormwater treatment is encouraged. Installation shall be in accordance with the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

c. Irrigation. A permanent automatic irrigation system shall be provided at the time of installation of street trees and sidewalk planter strip landscaping located in a required planter strip. The irrigation system shall be served by a separate water meter installed by the applicant and served by City-owned water supply with 24-hour access by the City. The use of rainwater to supplement irrigation is encouraged. Irrigation system shall be designed per the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

d. Street Landscaping. Street trees together with shrubbery, groundcover and other approved plantings are required in a planter strip along the length of the frontage. Vegetation included in the planter strip shall be able to withstand urban conditions, shall be compatible with other plantings along the same street, and shall reflect the character of the area within which they are planted, as approved by the Director.

D. Interior Property Line Development.

1. Purpose/Intent. The landscape development required by this section is necessary to provide visual separation of uses so as to soften the appearance of parking areas and building elevations.

2. Where Required. A 10-foot landscape buffer shall be provided along an interior property not regulated elsewhere.

3. Applicable Standard.

a. Evergreen and deciduous trees, with no more than 50 percent being deciduous, a minimum of six feet in height, and planted at intervals no greater than 30 feet on center; and

b. If planted to buffer a building elevation, shrubs, a minimum of three and one-half feet in height, and living ground cover planted so that the ground will be covered within three years; or

c. If planted to buffer a parking area, access, or site development other than a building, any of the following alternatives may be used unless otherwise noted:

i. Shrubs, a minimum of three and one-half feet in height, and living ground cover must be planted so that the ground will be covered within three years.

DRAFT

ii. Earth-mounding, an average of three and one-half feet in height, planted with shrubs or living ground cover so that the ground will be covered within three years.

iii. A combination of earth-mounding and shrubs to produce a visual barrier at least three and one-half feet in height.

E. Tree Retention and Replacement.

LUC 20.20.900.A, B, C, D and G shall apply in the EG-TOD.

F. Fences.

1. No fence shall be permitted to violate the sight obstruction restrictions at street intersections. (See BCC 14.60.240, as now or hereafter amended.)

2. No fences shall be allowed at street frontage.

3. Prohibited Fences. The following types of fences are prohibited:

a. Barbed wire.

b. Electric fences.

c. Chain link fences are not permitted on any street frontage in the EG-TOD 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 an existing development pursuant to LUC 20.25P.030.

20.25P.080 Parking, Circulation, and Internal Walkway Requirements.

A. General.

1. General. The provisions of LUC 20.20.590.C, E, G, H, I, and K apply to development in the EG-TOD 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.

DRAFT

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 EG – TOD Land Use District – Chart 20.25P.080.B.2.

Chart 20.25P.080.B.2 – PARKING STANDARDS FOR EASTGATE TRANSIT ORIENTED DEVELOPMENT LAND USE DISTRICT (6) (7)

			EG-TOD	
Use		**Unit of Measure**	**Min.**	**Max.**
a.	Financial institution	Per 1,000 nsf	2.0	3.0/3.5 (1)
b.	Manufacturing/assembly	Per 1,000 nsf	1.0	2.0
c.	Home furnishing retail and major appliances retail	Per 1,000 nsf	1.5	3.0
d.	Manufacturing/assembly (other than high technology/light industry)	Per 1,000 nsf	1.0	1.5
e.	Office: Business services/professional services/general office	Per 1,000 nsf	2.0	3.0/3.5 (1)
f.	Office: Medical/dental/health-related services	Per 1,000 nsf	3.5	4.0/4.5 (1)
g.	Residential	Per unit	0.75(5)	2.0
h.	Restaurant and bar (3)	Per 1,000 nsf	5.0 (4)	15.0
i.	Retail, personal service, shopping center	Per 1,000 nsf	2.5 (4)	4.5
j.	Retail and personal service in mixed-use development (2, 3)	Per 1,000 nsf	2.0	3.5

DRAFT

k.	Senior housing: Nursing home	Per patient bed	0.25	0.75
l.	Senior housing: Senior citizen dwelling or congregate care	Per living unit	0.25	1.0
m.	Wholesale, warehouse	Per 1,000 nsf	1.5	2.0

Notes applicable to parking standards for EG - TOD (Chart 20.25P.080.B.2):

(1) The maximum parking ratio for financial institutions and office uses in Chart 20.25P.080.B.2.a and e may be increased from 3.0 to 3.5 per 1,000 nsf and in Chart 20.25P.080.B.2.f from 4.0 to 4.5 per 1,000 nsf as follows:

a. For off-site parking, the additional 0.5 per 1,000 nsf increment shall be provided in an interim surface parking configuration no more than 500 feet away from the site. The interim parking will have a sunset clause of 10 years, or such other period approved through a phasing plan, Part 20.30V LUC; or

b. For on-site parking, the additional 0.5 per 1,000 nsf increment may be constructed on-site if it is part of an approved phasing plan, Part 20.30V LUC, 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 25 percent of the net square footage of the development, the retail, personal service, and shopping center parking requirements in Chart 20.25P.080.B.2.i apply to the entire retail and personal service space.

(3) If restaurant and/or bar uses exceed 25 percent of the total net square footage of a retail, shopping center, or mixed-use development, the restaurant and bar requirements in Chart 20.25P.080.B.2.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 when the use is: directly adjacent to a public on-street parking supply of at least 20 spaces within 500 feet, or 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 up to and including one bedroom 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 King County.

(6) Vanpool/Carpool Facilities. The applicant 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.

DRAFT

(7) Tandem/Stacked Parking Stalls. The applicant may use tandem/stacked parking stalls to exceed the minimum parking requirement, so long as the maximum parking requirement is not exceeded.

C. Parking Structure Performance Standards.

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

1. Exposed parking on the roof of a structure shall not be permitted;

2. Unfinished ceilings visible from the public right-of-way shall be substantially screened from view;

3. Lighting shall utilize cut-off shields to prevent spillover upon adjacent uses and the right-of-way and to conceal the light source;

4. Parking structures shall include ground floor habitable space if fronting on a local street or public open space. In other areas, active ground floors facing streets or walkways are strongly encouraged;

5. Parking garages shall be constructed with horizontal floors; and

6. Design Guidelines of LUC 20.25P.100 shall be met.

D. Phased Parking.

The property owner may install the required parking spaces in phases pursuant to a phasing plan, Part 20.30V LUC. Each phased parking installation must include the approved minimum 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 site if the criteria of subsection C of this section are met.

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

E. Director's Authority to Modify Required Parking.

1. The Director may modify the minimum or maximum parking ratio for any use identified in LUC 20.25P.080.B as follows:

a. The modified parking ratio is supported by 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.

DRAFT

b. The proposal does not result in any adverse impact beyond the site; and

c. A shared parking agreement is executed pursuant to LUC 20.20.590.I, for any Shared Use of Parking.

2. Periodic Review. The Director may require periodic review of the reduced parking supply to ensure the terms of the approval are being met.

F. Bicycle Parking.

Bicycle parking is required for all uses permitted in the EG-TOD Land Use District pursuant to the following standards:

1. Ratio.

a. One space per 10,000 nsf for nonresidential uses greater than 20,000 nsf.

b. One space per every 10 dwelling units for residential uses.

2. Location. Minimum bicycle parking requirement shall be provided on site.

3. Covered spaces. At least 50 percent 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.

G. 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 in LUC 20.25P.080.B. 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.

20.25P.085 Required Ground Floor Uses

A. Required Ground Floor Uses.

DRAFT

1. Purpose/Intent. Ground floor wholesale, retail and service 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 services are within an easy walk, bike or transit trip.

2. Where Required. Figure LUC 20.25P.090.A.3 identifies that street on which ground floor wholesale, retail and services uses are required for building frontages. The wholesale, retail and service uses can be found in LUC 20.25P.030.

3. Applicable Standards for Ground Floor Uses.

a. Ground floor uses shall satisfy the intent of subsection A.1 of this section and 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 100 percent of the building frontage on a designated street.

c. Interruptions in storefronts shall be limited to residential lobbies and required emergency access. Lobby interruptions shall be limited to 25 percent of the building frontage.

d. All other uses are prohibited on the ground floor.

20.25P.090 Eastgate Transit Oriented Development Land Use District Street Standards

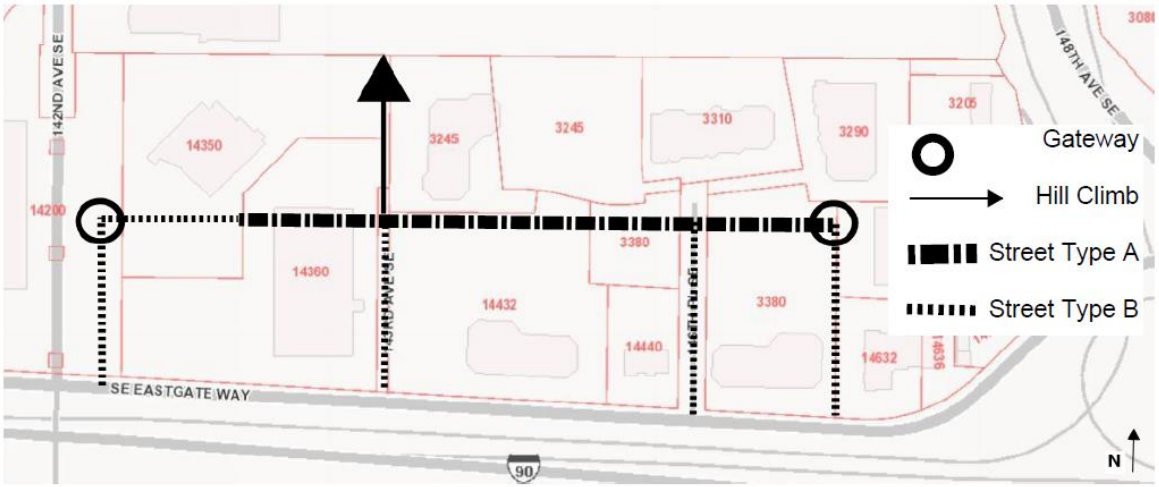
A. Required Streets.

1. Purpose. The intent of the local street grid is to introduce a public right-of way system that improves mobility by increasing access for multi-modal traffic throughout the EG-TOD Land Use District.

2. Where required. Figure 20.25P.090A.3. identifies the general location of new streets. The Director may approve modifications to the street grid through a Master Development Plan to respond to specific site conditions, property ownership, and phasing considerations; provided the street grid satisfies the purpose above in A.1 and meets the applicable standards below.

3. Street Diagram.

Eastgate Required Streets - Figure 1



(Ord. XXXXXX, X-X-2016,)

4. Applicable Standards.

a. The total perimeter distance of a block shall not exceed 1200 feet. For the purpose of measuring this dimension, a block may be bordered by a right-of-way, an alley with pedestrian facilities, a private roadway with pedestrian facilities, or a pedestrian street.

b. All streets shall be accessible to the public at all times. Gates or other means of restricting access are prohibited.

c. Street and parking design details, including roadway sections and engineering, shall receive all approvals required pursuant to City codes and standards, including but not limited to transportation and utility codes and development standards, as now or hereafter adopted.

B. Sidewalks – Perimeter.

1. Minimum Width- Sidewalks for Segment A (Retail Street). See LUC 20.25P.090.A.3.

a. Sidewalk – 8 feet.

b. Planter Strip – 5 to 8 feet.

c. Curb – 6 inches.

2. Minimum Width – Sidewalks for Segment B. See LUC 20.25P.090.A.3.

a. Sidewalk – 8 feet.

b. Planter Strip – 5 feet.

c. Curb – 6 inches.

C. Parking.

1. Purpose and 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. Short term parking is required on Segment A. See LUC 20.25P.090.A.3.

20.25P.100 Design Guidelines.

A. Introduction.

The Eastgate Design Guidelines support and complement the community vision described in the Eastgate Subarea Plan that is part of the City's adopted Comprehensive Plan. The Design Guidelines offer a flexible tool for quality and innovative development. They do not prescribe specific design solutions or make rigid requirements. Each guideline must be met, but there are many ways to achieve the outcome intended by a particular guideline. The guidelines are a descriptive template for promoting and improving the urban character of the area without dictating or prescribing a specific style or theme.

Each individual guideline provides the following detail:

- Intent: An initial concise statement of the objective of the guideline.

DRAFT

- Guideline: Explanatory text describing the details of the guideline.
- Recommended: Standards and textual and photographic examples of development consistent with the intent of the guideline.

Visual examples are included as models for design and review purposes. They are intended to provide a means to effectively judge a building or project relative to the design criteria; they are not intended to be specific examples to be replicated.

B. Character and Site Guidelines.

Purpose.

These guidelines address the qualities that make the EG-TOD unique. They describe what makes the area a special, distinct "place," not simply a group of individual buildings and streets. As a gateway for the City of Bellevue, with visibility from the I-90 corridor, Eastgate demonstrates both the urban and the green elements of the City in a Park theme, and is important to achieving the vision of the Mountains to Sound Greenway. A sense of arrival, and views of urban development against a green forested backdrop, characterize the area.

1. Integrate the Natural Environment.

a. Intent.

Integrate new landscape areas, sustainable design elements, natural drainage/LID features, and green open spaces. Reinforce existing linkages, and orient buildings to Eastgate's natural and landscaped features.

b. Guideline.

Site and building design should capitalize on existing elements of the natural environment, such as habitat corridors, the Mountains to Sound Greenway (MTS), and other trail connections with Bellevue College, the Eastgate Park and Ride and other points of interest.

Designs should also integrate new natural features, such as pedestrian connections, street trees, natural drainage systems and open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

c. Recommended.

i. The following existing natural environments and connections should be protected and incorporated into new development or redevelopment:

- Clear and convenient public access to open space amenities.
- Views of urban elements against the green, forested backdrop of the hillside.
- Open spaces and/or access points to the Mountains to Sound Greenway trail.

DRAFT

ii. The landscape development requirements of LUC 20.25P.070 shall apply.

iii. New buildings should be sited to take maximum advantage of adjacent community facilities and natural areas and open spaces.

iv. Architectural elements should use materials, colors and forms that are harmonious with the natural surroundings.

v. The MTS trail should be identified as an asset to new development and redevelopment through the provision of complementary open spaces and access points, signage and other design elements that raise awareness and use of the trail.

vi. Green walls, green roofs, rain gardens and abundant landscaping are encouraged on and around buildings visible from the I-90 corridor, to promote Eastgate's natural character.

vii. Rain gardens, modular wetlands, and stormwater planters pursuant to Bellevue Utilities Department Engineering Standards Chapter D9, now or as hereafter amended are encouraged.

viii. Developments and design features that promote environmental sustainability such as low impact development, preservation and enhancement of critical areas, and energy efficiency are encouraged.

2. Enhance the Pedestrian System.

a. Intent.

Prioritize the pedestrian by eliminating barriers and ensuring that walking routes are convenient, direct and pleasant.

b. Guideline.

Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curb cuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barrier such as utility poles, newspaper boxes, café tables and chairs, permanent planters, mechanical equipment, waste and recycling receptacles, tree grates or other obstructions and clutter.

c. Recommended.

i. The pedestrian network should include:

- Required local streets meeting the standards of LUC 20.25P.090. Refer to the figure in LUC 20.25P.090.A.3.
- The pedestrian hill climb and plaza that connects the EG-TOD to Bellevue College.
- Pedestrian routes that are safely integrated with the street system.
- Limited curb cuts along pedestrian routes for pedestrian safety and comfort.
- Pedestrian access that maintain travel routes where rights-of-way have traditionally been located.

DRAFT

ii. Parking structures shall be linked to the public right-of-way, include pedestrian walkways and comply with the parking structure performance standards of 20.25P.080.

iii. Pedestrian access connections to the Eastgate Park and Ride area shall be coordinated with and connect to all areas of the EG-TOD.

iv. Pedestrian walkways should meet the following requirements:

- Proposed pathway is sufficiently wide to accommodate the intended number of users.
- Landscape allows visibility and access and does not block pathway.
- Walkways paved with high-quality, durable materials, such as brick or stone.
- Pedestrian-scale lighting should be provided on all sidewalks and pathways.

3. Establish and Strengthen Gateways.

a. Intent.

Use architectural and landscape elements to mark transitions and entrances.

b. Guideline.

Eastgate serves as a gateway into Bellevue. Entrances should be celebrated at many levels. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of "entering" or moving into the area. Some of the key gateways are listed below, although additional areas not listed here may also receive a gateway treatment.

Key gateways in Eastgate include specific locations and corridors that provide physical and visual access as describe below:

- The intersection of 142nd Place SE with Eastgate Way and with the required streets. Refer to the figure in LUC 20.25P.090.A.3.
- Visual connections from I-90, where Eastgate serves as a gateway into Bellevue.
- Visual and physical connections to the Mountains to Sound Greenway.
- Visual and physical connections to Bellevue College.

c. Recommended.

i. The following types of gateway treatments are encouraged:

- Adjacent buildings designed to emphasize presence and importance of gateways. Use special architectural treatment to further provide prominence to open spaces associated with gateways.

- Architectural free standing elements to emphasize the gateways in any identified plazas and open spaces. Structural elements using artistic elements to elevate the importance of the identified gateways.

DRAFT

- Signage, landscaping, and lighting, used to identify visual and physical gateways.
- Markers or inlaid art treatment in sidewalk paving to strengthen sense of entry into the EG-TOD area.
- Design elements that indicate a change or separation in transportation modes, such as a change from auto to pedestrian areas.

4. Create a Variety of Activated Outdoor Spaces.

a. Intent.

Provide comfortable and inviting outdoor spaces for a variety of activities during all hours and seasons.

b. Guideline.

Inviting outdoor gathering spaces that maximize opportunities for use should be incorporated throughout the EG-TOD area. Outdoor spaces should be spatially well-defined, inviting, secure, and easy to maintain. They should provide space for both active and passive recreation for residents and visitors to the area. All areas should be welcoming to pedestrians and designed to accommodate special events.

c. Recommended.

i. A variety of open space types should be incorporated into the EG-TOD area.

ii. Pedestrian walkways and courtyards should be incorporated into residential or office development areas.

iii. Courtyards, squares and plazas should be adjacent to active ground floor uses wherever possible.

iv. Public spaces should be defined with materials such as pavers, street furniture, textural materials and colored concrete.

v. Trees, shrubs and plants should be used to define walkways, create transitions from the plaza to the street and provide visual interest.

vi. Buildings may surround green spaces to provide visual definition and vitality generated by active ground floor uses.

vii. Structures, pavilions and seating areas should be easily accessible and feel safe and secure during both day and evening hours. Spaces that are usable and inviting in all seasons are encouraged.

viii. Spaces should be designed to consider solar orientation throughout different times of the year. Spaces should be oriented to optimize exposure to winter sun, while providing areas of relief from summer sun exposure. Vegetation placed in these spaces should be suited to the anticipated level of solar access.

C. Pedestrian Emphasis Guidelines.

DRAFT

Purpose.

The pedestrian emphasis guidelines promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and creation of desirable gathering places.

1. Define the Pedestrian Environment.

a. Intent.

Building and streetscape designs should provide a continuous, visually rich pedestrian experience along ground floor street frontages.

b. Guideline.

The most important part of a building to a pedestrian is its ground floor – the lowest 20 feet of the facade, which a person experiences walking past or entering the building. This pedestrian experience zone should provide a continuous and comfortable street edge for the pedestrian. Ground floor building transparency should foster interaction between the public and private realms.

c. Recommended.

i. The following design elements should be incorporated into buildings that front on required local streets. Refer to the figure in LUC 20.25P.090.A.3.

- Building entrances that are directly accessible from the public street.
- Transparent windows or window displays at the street level.

ii. Buildings and streetscapes should incorporate the following elements to better define the pedestrian environment:

- Continuous buildings along a street front that frame the pedestrian portion of the right-of-way
- Walls that use a variety of forms, colors and compatible cladding materials to create visual interest and street detail and avoid uniform treatment of the entire block face.
- Facades that provide a rhythm by using bays, columns, pilasters or other articulation at the street level.
- Careful selection and coordination of streetscape furnishings, materials, and fixtures to create a cohesive streetscape design that relates to surrounding architectural details.
- Signs and lighting at the ground level that complement the human scale.

2. Protect Pedestrians from the Elements.

a. Intent.

Provide pedestrians with weather protection on routes between the Eastgate Park and Ride and development in the TOD.

DRAFT

b. Guideline.

Awnings, canopies, and marquees are encouraged along the ground floor of buildings to protect pedestrians from rain and snow and to provide shade in summer.

c. Recommended

The design of weather protection should be an integral component of the building facade. Awnings should be in proportion to the building and sidewalk, and not so large as to impact street trees, light fixtures or other street furniture. Continuity of overhead protection is encouraged, particularly along high pedestrian travel routes.

i. Weather protection should be continuous. Pedestrian weather protection should include at least one of the following:

- Fabric awnings,
- Marquees
- Horizontal metal canopies, especially if transom or clerestory windows are above storefront glazing.
- Glazed canopies.

ii. Weather protection should follow the pattern of storefronts.

3. Integrate Art.

a. Intent.

Art in the EG-TOD area should complement the context and character of a site, building or the district as a whole. Art should be integrated at gateways.

b. Guideline.

Large scale art in both public and private applications should bring focus to an outdoor space while small scale pieces should bring detail to the pedestrian realm surrounding a building or site. At any scale, art should not overwhelm outdoor spaces or render buildings mere backdrops. Art should not be used as advertising.

c. Recommended.

i. Incorporate public art the design of which:

- Responds or relates to the unique characteristics of the EG-TOD area;

DRAFT

- Emphasizes the presence and location of gateways;
- Utilizes durable, vandal-resistant materials; and
- Ensures that the art will age well.

ii. The following types of public art should be incorporated:

- Art which is designed for the building or site and
- Functional or interactive artwork.

4. Provide Places for Stopping and Viewing.

a. Intent.

Provide comfortable and inviting places where people can stop to sit, rest and visit.

b. Guideline.

Seating, resting and viewing opportunities should be incorporated into open space, streetscapes and pathways to enhance vitality of the urban environment. People-watching, socializing and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment. Seating should be located in open, well-designed areas with access to natural light and sun in order to receive the most use. The preservation of existing views from public spaces is highly encouraged.

c. Recommended.

i. The following elements should be incorporated into public spaces:

- Formal benches and informal seating such as wide steps, edges of landscape planters and low walls;

DRAFT

- More seating near active retail establishments such as outside eating and drinking establishments and food vendors.
- Seating adjacent to pedestrian walkways;
- Places for stopping and viewing adjacent to and within open spaces, plazas, and courtyards; and
- A sense of separation from vehicular traffic.

ii. The following open space amenities should be incorporated into public spaces in a manner that relates to the surrounding context and meet the needs of expected users:

- Protection from noise, access to sun, and places to sit and eat lunch;
- Play spaces, gathering and event spaces and seating for retail shoppers; and
- Ground level open spaces that are open to the public and visually and physically accessible from streets and occupied buildings.

D. Architectural Guidelines.

Purpose.

The architecture guidelines promote high quality development while reinforcing the area's sense of place and Northwest provenance. They do this by encouraging innovative design, construction techniques and materials that reflect Eastgate's relationship with the Mountains-to-Sound Greenway Trail, role as a gateway into the City and the emerging urban character of the area.

1. Use High Quality Materials.

a. Intent.

Create a sense of permanence and bring life and warmth to the EG-TOD area through the use of high quality building materials, while promoting the use of locally sourced and sustainable building materials.

b. Guideline.

Wall and building materials must enhance the street environment while maintaining compatibility with adjacent buildings. Materials should show depth, quality and durability. It should be apparent that the materials have substance and mass, and are not artificially" applied only to the building's surface. Durable, high quality materials are particularly important at the base of buildings where storefronts face sidewalks or open space.

DRAFT

c. Recommended.

i. The following materials or measures should be incorporated:

- Durable, natural materials such as brick, stone, terra cotta, and wood, and other high quality materials, such as finished concrete and cement stucco. Local materials are preferred;
- Varied, yet compatible cladding materials; and
- Articulated window and storefront trim.

ii. Concrete, masonry, or other durable material is required within 18 inches of grade when adjacent to a public sidewalk, path, or drive aisle to provide a durable surface where damage is most likely.

2. Promote Architectural Compatibility.

a. Intent.

New buildings should contribute to the quality and character of the character and context of the area.

b. Guideline.

Buildings should relate to nearby buildings, with similar design characteristics. However, some degree of variation in architectural elements and design is encouraged to avoid visual monotony. The building's form, materials and colors should enhance, not detract from, the area's overall character. Development that is visible from I-90 should incorporate the wooded corridor adjacent to Bellevue College by using striking forms and elements that highlight these natural features.

c. Recommended.

i. Buildings should exhibit the following:

- Architectural elements used at a scale and level of detailing proportionate to the size of the building.
- Forms, proportions, rhythms, materials, colors and architectural motifs that are suggested by and complement adjacent buildings and the natural environment of the adjacent habitat.
- Site features, such as fences, walls, and light fixtures should be consistent with the scale and architectural design of the primary structure.
- Refuse and recycling receptacles should be enclosed within the building. If enclosing in the building is not feasible, then the receptacles should be wrapped or complementary to street furnishings.

DRAFT

3. Provide Interesting Building Massing.

a. Intent.

Use architectural features to break down the mass and scale of buildings to create a comfortable sense of enclosure with an uninterrupted street edge.

b. Guideline.

The length and breadth of a building should be friendly in scale and inviting to the pedestrian. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by projections and indentations. This allows an overly large building to appear as multiple smaller, side-by-side buildings. Vertical and horizontal elements should be used to create a human scale and form a coherent pattern providing visual interest to the public.

c. Recommended.

i. Long expanses of building frontage should be broken down both horizontally and vertically. Buildings with non-residential uses on the ground floor should have articulation features at approximately 50 feet or less along the street front to create a pattern of small storefronts.

ii. Buildings should feature a vertically articulated tripartite facade division – base, middle and top for buildings over five stories.

iii. Vertical articulation of windows, columns and bays is encouraged.

iv. Building massing should maximize solar access to publicly accessible open spaces, especially for lunchtime sunlight. Building massing should also utilize solar orientation to maximize winter passive heating gains and minimize summer cooling needs.

4. Create Attractive Building Silhouettes and Rooflines.

a. Intent.

Building rooflines should enliven the pedestrian experience, provide visual interest with details that create forms and shadows, and create a distinct identity for the EG-TOD area.

b. Guideline.

A building's silhouette should be compatible with the intended character of the area and enhance the streetscape.

c. Recommended.

DRAFT

i. Buildings visible from I-90 should have a distinctive silhouette to create a unique identity within Eastgate and announce the entry into Bellevue.

ii. Buildings should incorporate a combination of the following elements:

- Vertical architectural expression of important building functions as entries;
- Varied roof line heights;
- Green roofs or rooftop terraces; and
- Well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.

5. Foster Attractive Rooftops.

a. Intent.

Integrate rooftop elements into the building design, treat stormwater runoff and connect to the natural environment on the roof, and create an activated roof form.

b. Guideline.

Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall building design. The roof should take inspiration from the Mountains to Sound Greenway and treed corridor between Bellevue College and the TOD by addressing environmental needs and making use of views of natural environmental elements. Telecommunications equipment, including satellite dishes, cell-phone towers or antennas, should not be visible from public spaces or adjacent residential districts.

c. Recommended.

i. A green roof or rooftop terraces and gardens should be provided and should:

- Reduce and treat stormwater runoff; and
- Provide habitat for local species.

ii. Rooftop mechanical equipment should be fully screened, accommodated within the maximum height limit and integrated into the building's architectural style.

6. Promote Welcoming Residential Entries.

a. Intent.

Residential entries should provide a graceful transition between the public and private realms.

b. Guideline.

Residential entries should be substantial enough to suggest privacy yet welcoming to those who approach and enter.

c. Recommended.

i. Lobby entries to multifamily buildings and individual units at the street-level should provide:

- Pedestrian weather protection entries.
- Transparent doors, windows, or glazing near the door.
- Double or multiple doors.
- Visibility and security. Entrances should be visible from the street or pedestrian path and located in areas with high pedestrian activity or where residents can view the entry.

ii. Entries are encouraged to feature the following:

- Doors combined with transom windows or side lights.
- Durable, high-quality metal door hardware.
- Doors accessed from weather protected entries.

7. Promote Visually Interesting Upper Floor Residential Windows.

a. Intent.

Upper floor residential windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the building both inside and out.

b. Guideline.

The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows.

c. Required or Recommended.

DRAFT

i. Windows should be:

- Operable.
- Recessed from building facade, not flush.
- Broken into multi-planes.

8. Design Inviting Retail, Office, and Commercial Entries.

a. Intent.

Design retail, office, and commercial entries to create an open atmosphere that draws customers inside.

b. Guideline.

Primary entries to retail and commercial establishments should be frequent along the street front and transparent, allowing passersby to see the activity within the building and bring life and vitality to the street. Architectural detail should be used to help emphasize the building entry.

c. Recommended.

i. The sides of a building which face a public street shall include public entrances to the building.

ii. Entrances should be provided to each tenant space and should create activity for the pedestrian at frequent intervals alone the building frontage.

iii. Entrances should feature some of the following elements:

- Doors with a minimum of 50 percent window area.
- Building lighting that emphasizes entrances.
- Doors combined with special architectural detailing and door hardware.
- Double or multiple door entries.
- Large cafe or restaurant doors that open the street to the interior by pivoting, sliding or rolling up overhead

DRAFT

9. Activate and Emphasize Corners.

a. Intent.

Use corner entries to reinforce intersections as important places for pedestrian interaction and activity.

b. Guideline.

Locate entry doors on the corners of retail buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged.

c. Recommended.

i. Primary building entrance located at corner is recommended.

ii. The following architectural elements should emphasize the corner entry:

- Weather protection, special paving and building wall lighting.
- Architectural detailing such as materials, colors, and finishes as long as such details do not provide visual and physical obstructions.

10. Provide Inviting Ground Floor Retail and Commercial Windows.

a. Intent.

Use transparency to enhance visual interest and to draw people into retail and commercial uses.

b. Guideline.

Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out.

c. Recommended.

i. Clear window glazing that provides visual access to the activity within the building should be provided on the ground floor building façades facing required local streets and public open space. On other internal streets, commercial ground floors should feature some amount of transparent windows on the ground floor façades.

The following window types are encouraged:

DRAFT

- Operable windows that open by pivoting, sliding or shuttering for restaurants and cafes.
- Painted wood, metal, and tile- or stone-clad panels below windows.
- Transom windows.

11. Build Compatible Parking Structures and Surface Parking.

a. Intent.

Use design elements to enhance the compatibility of parking structures with the TOD streetscape.

b. Guideline.

Any sidewalk facing parking garage frontage should be designed to appear like any other occupied building in the area. The ground floor façade shall retain a high degree of transparency into occupied space. The horizontal garage form can be broken down by adding more wall surface and habitable space, while retaining adequate garage ventilation.

c. Recommended.

i. Surface parking should be located behind the building and accessible via an alley or shared driveway (if applicable) to minimize curb cuts.

ii. Parking structure facades visible from I-90, high-use pedestrian areas, or adjacent residential zones but not fronting on a local street or public open space should feature green walls or other screening devices for the wall mass as approved by the Director.

iii. Parking structures should feature the following elements:

- Small openings that may be glazed to function as windows.
- Stairways, elevators and parking entries and exits that occur at mid-block.
- Single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated).
- Vertical expression of building structure.

iv. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, vehicular access, and pedestrian areas within parking lots.

DRAFT

v. Parking areas shall include plantings using trees of 3 inches caliper or 14 to 16 feet high and shrubs no taller than 42 inches high at approximately 35 feet on-center parallel to the aisle, or shall be screened using similar materials. Other parking lot landscaping shall meet LUC 20.20.520 requirements for Type V landscaping.

vii. Any parking areas located along a street or pathway should be screened with shrubs that are 42" high or as approved by the Director.

E. Lighting Guidelines.

Purpose.

The lighting of buildings and open spaces should provide security, promote environmental sustainability and contribute to the character and overall sense and vitality of the area.

1. Orient Lighting toward Sidewalks and Public Spaces.

a. Intent.

Pedestrian-scaled lighting should be used to highlight sidewalks, street trees and other features, and harmonize with other visual elements in the district.

b. Guideline.

Pedestrian-scaled lighting should be provided along pedestrian walkways and public open spaces. A single fixture type should be used throughout an area with slight variations allowed to identify smaller districts. Fixtures should be visually quiet as to not overpower or dominate the streetscape. Lighting may also be used to highlight trees and similar features within public and private plazas, courtyards, walkways and other similar outdoor areas to create an inviting and safe ambiance.

c. Recommended.

i. Lighting within commercial plazas or office areas should direct lighting to the interior of the site.

ii. The following lighting elements and strategies are recommended:

- Light poles and fixtures should accommodate both pedestrians and vehicles wherever possible.
- Lighting designs shall promote even, consistent lighting of streets and pedestrian areas.
- Lighting of landscape areas and open spaces shall meet public safety needs, but be minimized to control light pollution.

iii. The following lighting strategies are encouraged:

- Incorporation of artistic elements on light poles.
- Integration or concealment of light fixtures into the design of buildings or landscape walls and stairways.
- Application of lights that are no brighter than necessary and only placed where necessary.
- Incorporation of adjustable lighting to respond to site conditions;
- Incorporation of footlights that illuminate walkways and stairs.
- Incorporation of energy-efficient lighting.
- Incorporation of bollard lighting that is directed downward toward walking surfaces.

2. Integrate Building Lighting.

a. Intent.

Architectural lighting should enhance and help articulate building design, including illumination of cornices and entries.

b. Guideline.

Exterior lighting of buildings should be an integral component of the facade composition. Lighting should be used to create effects of shadow, relief and outline that add visual interest and highlight aspects of the building. Lighting should not cast glare into residential units or onto adjacent parcels or streets in any way that decreases the safety of pedestrians and vehicles. Lighting should also not cast glare onto natural areas or be used for advertising.

c. Recommended.

i. The following lighting elements and strategies are encouraged:

- Wall-washing lighting fixtures.
- Decorative wall sconces and similar architectural lighting fixtures.
- Screened uplight fixtures on buildings or within the landscape.
- Lighting that provides natural color.
- Adjustable intensity for brightness.
- Energy-efficiency.

F. Sign Guidelines.

Purpose.

DRAFT

Signs may provide an address, identify a place of business, locate residential buildings or generally offer directions and information. Regardless of their function, signs should be architecturally compatible with and contribute to the character of the district. Signs should not compete with each other or dominate the setting due to inconsistent height, size, shape, number, color, lighting or movement. Signs can contribute significantly to a positive retail and pedestrian environment, improve public safety perceptions and reinforce a sense of place.

1. Consider Size and Placement of Wall Signs.

a. Intent.

Signs should be sized and placed so that they are compatible with a building's architectural design and contribute to the character of the building and the broader district.

b. Guideline.

Signs should not overwhelm the building or its special architectural features. Signs should not render the building a mere backdrop for advertising or building identification. Signs should be scaled and designed for their environment and intended reader.

c. Recommended.

i. Signs should be scaled and oriented to pedestrian movement.

ii. Signs should be architecturally integrated into the building design and meet requirements of Chapter 22.10 BCC. The following sign types exemplify ways to accomplish this standard:

- Signs incorporated into the building architecture as embossing, low relief casting or application to wall surfaces.
- Signs that are painted or made with applied metal lettering and graphics.
- Signs made of durable materials.
- Signs incorporating lighting as part of their design.
- Signs located above storefronts, on columns or on walls flanking doorways.

2. Orient Hanging Signs to Pedestrians.

a. Intent.

Hanging signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place.

DRAFT

b. Guideline.

Signs should not overwhelm the streetscape. They should be compatible with and complement the building's architecture, including its awnings, canopies, lighting and street furniture.

c. Recommended.

i. Hanging signs should incorporate the following features:

- Sign lighting that is integrated into the facade of the building.
- Signs constructed of high-quality materials and finishes.
- Signs attached to the building in a durable fashion.

DRAFT