



DATE: April 19, 2018

TO: Chair Barksdale and Members of the Planning Commission

FROM: Carol Helland, Code & Policy Director, 452-4241
Trisna Tanus, Legal Planner/Consulting Attorney, 452-2970
Development Services Department

SUBJECT: Public Hearing on Land Use Code Amendment (LUCA) necessary to achieve consistency with the new Downtown, Part 20.25A of the Land Use Code (LUC), and Eastgate LUC amendments, and for general clean-ups to correct omissions and/or internal conflicts within the LUC and between the LUC and the Bellevue City Code (BCC). File No. 17-131156-AD.

I. BACKGROUND

A. Recent Code Amendments.

In August and October 2017, the City Council adopted Ordinance No. 6366 related to the Eastgate subarea (the Eastgate Project) and Ordinance No. 6377 related to the Downtown subarea (the Downtown Livability Project), respectively. These two ordinances entailed significant amendments to the LUC concerning these two subareas, and thus, required amendments to general sections of the LUC to ensure consistency between these general sections and newly adopted parts.

Ordinance No. 6366—Eastgate/I-90 Land Use and Transportation Project (Eastgate Project).

Ordinance No. 6366 amended the LUC to advance the Eastgate Project. Initiated in 2010, the Eastgate Project resulted in the Council-appointed Eastgate Citizens Advisory Committee's issuance of *The Eastgate / I-90 Land Use and Transportation Project Citizen Advisory Committee Final Report* (Eastgate CAC Report), which benefited from one and a half years of public outreach and planning work, including open houses, online surveys, stakeholder interviews, presentations to interest groups, and website updates. The City Council accepted the Eastgate CAC Report, and its corresponding principles and guidelines related to the Comprehensive Plan, LUC, Zoning Map, and Transportation Facilities Plan.

The draft LUC amendments for the Eastgate Project created three new land use designations, including a transit-oriented development district (EG-TOD), an expanded version of Office and Limited Business designation (OLB-2), and a Neighborhood Mixed-Use designation (NMU). Use tables, dimensional requirements, development standards, and design guidelines for each of the new land use districts were part of the draft amendments. Also, the draft amendments included rezones of certain areas to land use designations that already existed, and repeals of some concomitant zoning agreements.

Subsequently, and after holding 13 study sessions and a public hearing, the Commission recommended the draft land use regulations to the City Council. The City Council held additional study sessions, and received further comments and recommendations from the Transportation Commission. Finding the draft land use code amendments were consistent with the Eastgate Project principles, the Eastgate CAC Report, the Comprehensive Plan, and applicable decision criteria, the City Council then adopted Ordinance No. 6366 in August 2017.

Ordinance No. 6377—Downtown Livability Initiative.

Ordinance No. 6377 amended the LUC to advance the Downtown Livability Initiative. The City Council launched the Downtown Livability Initiative to update the LUC so that it better aligned with the updated Downtown Subarea Plan and changes that have occurred in the evolution of Downtown, and to focus on enhancing the livability of Downtown Bellevue.

A Council-appointed Citizen Advisory Committee (CAC) worked on the Downtown Livability Initiative from May 2013 to June 2014. The CAC evaluated and identified high-level recommendations for Downtown LUC amendments, including public open space, pedestrian corridor, design guidelines, amenity incentive system, station area planning, building height and form, downtown parking, and other topics. Between May 2015 and May 2017, the Planning Commission worked to evaluate and refine the CAC recommendation, and transmitted a recommended LUCA package to the City Council for final review and adoption.

The City Council reviewed and first adopted a smaller package of “Early Wins” code amendments. Then, after concluding six study sessions related to the Downtown Livability code amendments, the City Council adopted Ordinance No. 6377, which repealed the previous Part 20.25A LUC to add a new Part 20.25A LUC. The new Part 20.25A LUC provided new Downtown definitions, departures, tower requirements, and provisions regarding nonconformities, dimensions, amenity incentive system, development standards, and design guidelines.

B. Conformance Amendments to the LUC Are Now Necessary.

In addition to amendments necessary due to the Eastgate and Downtown ordinances, updates to the Comprehensive Plan and continuing code development efforts in recent years created omissions and/or internal conflicts within the LUC and between the LUC and other city regulations that were identified during the City’s review and processing of land use approvals and permit applications.

For instance, the International Building Code (IBC) that was adopted by the City in 2016 now allows for five levels of wood frame construction over two levels of concrete construction (5 over 2). This 5 over 2 construction type, which is more cost effective and flexible for development of housing that is affordable to a wider array of residents, was not allowed when the Factoria 1 regulations were last amended in 2007. The change in height limit from 60 feet to 75 feet in Development Area (DA) III in Factoria (LUC 20.25F.140) included in these Conformance Amendments addresses the new IBC provisions allowing 5 over 2 construction method in the Factoria DA III where residential uses are encouraged.

Another example is regarding maximum building heights in the dimensional requirement charts in LUC 20.25A.060.A.4. There are two numbers provided in these charts, one for the Maximum Building Height and another for the Maximum Building Height with Mechanical Equipment. On May 24, 2017, the Planning Commission decided to include both heights in the charts, as opposed to listing the uninhabitable mechanical space as a separate height exception, and the final Downtown Code is consistent with this direction. However, a remnant of the separate height exception remains in LUC 20.25A.060.B.3 which still allows a 20-foot height intrusion for mechanical equipment through an Administrative Departure. Based on staff review of the May 24, 2017 minutes, it does not appear that the Planning Commission intended to provide a 20-foot administrative intrusion opportunity in addition to the 20-foot height increase for mechanical equipment included in LUC 20.25A.060.A.4 (which would

result in up to 40 feet of additional height for mechanical equipment). In the March 28 study session, staff confirmed that the separate height exception in LUC 20.25A.060.B.3 was not intended to remain in the final Downtown Code. As such, deletion of the height exception provision is included in these Conformance Amendments for clarity and consistency with the Planning Commission's previous recommendation.

C. Recommended LUCA Description

This recommended LUCA, i.e. Conformance Amendments, contains cross references and amendments to sections of the LUC necessary to effectively integrate and ensure consistency with the substance of adopted ordinances, regulations, and the Comprehensive Plan. Notably, these Conformance Amendments do not separately make any substantive changes to the LUC. The draft amendments are included in Attachment 1.

II. REVIEW PROCESS

In the March 28 study session, the Planning Commission was introduced to the recommended LUCA. The LUCA is required to achieve consistency with the newly adopted Downtown, Part 20.25A LUC, and Eastgate LUC amendments, and for general clean-ups to provide clarity and ease of administration of the LUC. After this introduction and discussion, the Commission directed the public hearing be scheduled for May 9, 2018 to receive comments and consider the recommended LUCA.

Following the public hearing, the Commission will be asked to transmit to the City Council a recommendation for the LUCA adoption; or a recommendation for the LUCA adoption with modifications.

During a subsequent public meeting (potentially in June 2018), the City Council will consider the recommended LUCA, along with the Planning Commission's recommendation, and may take final action on the LUCA. If the Council adopts LUCA ordinance, the documents will be forwarded to the Washington State Department of Commerce (Commerce) pursuant to the Growth Management Act (GMA).

III. PUBLIC NOTICE

The notice required for legislative actions is governed by the terms of LUC sections 20.35.415 through 20.35.450. Notice of the LUCA Application and Public Hearing scheduled for May 9, 2018, including this Staff Report, was published on April 19, 2018 in the Weekly Permit Bulletin, and availability of the Weekly Permit Bulletin was noticed in the Seattle Times. Notice of the Public Hearing scheduled for May 9, 2018, including the availability of this Staff Report, was also published in the Seattle Times on April 20, 2018. Both notices were also provided to members of the Community Council, representatives of neighborhood associations, community groups, and others who have subscribed to receive these notices.

Pursuant to the GMA, proposed amendments to the LUC must be sent to Commerce. A copy of the required transmittal to Commerce, including a copy of the proposed amendments, was transmitted on April 10, 2018, and is available for review in the code amendment file. As of the release of this Staff Report, no comments have been received from any state agencies.

In addition to the required public notice, information regarding this recommended LUCA is posted on the City's Code News website. This website provides access to materials regarding the draft amendment, staff contacts, and other relevant information.

Parts of the recommended LUCA concern general provisions that apply city-wide, including within the jurisdiction of the East Bellevue Community Council (EBCC). As such, the EBCC will hold a courtesy hearing on the proposed LUCA, currently scheduled for June 5, 2018. If this LUCA is adopted by the City Council, the EBCC will then be asked to approve the ordinance for it to become effective within the EBCC area. Notice of the public hearing and potential EBCC action will be properly provided.

IV. DECISION CRITERIA

LUC 20.30J.135 establishes the decision criteria for an application to amend the text of the LUC. Those criteria, and the relationship of the recommended amendments to them, are discussed below:

A. The amendment is consistent with the Comprehensive Plan; and

Finding: The City of Bellevue has adopted three comprehensive plan policies that speak to the efficiency, consistency, and predictability of the permitting process:

POLICY ED-5. Develop and maintain regulations that allow for continued economic growth while respecting the environment and quality of life of city neighborhoods.

POLICY ED-6. Strive to provide an efficient, streamlined, timely, predictable and customer-focused permit processes, conducted in a manner that integrates multiple city departments into a coordinated entity, recognizing the role of development in creating places for economic activity.

POLICY ED-31. Maintain and update integrated land use and transportation plans to guide the future of the city's major commercial areas and help them respond to change.

The LUC contains the regulations that are used to implement the Comprehensive Plan in its totality, including the above listed policies specifically. The City Council adopted these regulations, along with the underlying policies, through its legislative (law-making) and long-term planning authority.

The recommended LUCA is consistent with and supports the Comprehensive Plan and these listed policies, as well as their corresponding regulations, by achieving consistency with the new Downtown, Part 20.25A LUC, and Eastgate LUC amendments, and general clean-ups to correct omissions and/or internal conflicts within the LUC and between the LUC and the BCC.

B. The amendment enhances the public health, safety or welfare; and

Finding: The recommended LUCA will enhance the public health, safety, and welfare by achieving consistency and correcting conflicts within the LUC and between the LUC and other city codes.

The recommended LUCA would properly develop and maintain the LUC, and ensure that the permitting process is efficient, streamlined, timely, predictable, and customer-focused, and that

development and land use are coordinated within and between multiple city departments and codes.

C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.

Finding: The recommended LUCA is consistent with the best interest of the citizens and property owners as it will achieve consistency and correct conflicts within the LUC and between the LUC and other city codes.

V. STATE ENVIRONMENTAL POLICY ACT

Integrated environmental review occurred for the Eastgate Project and the Downtown Livability Project and resulted in the issuance of a Determination of Non-Significance on June 9, 2016 and February 16, 2017, respectively. Other conformance amendments not part of the Eastgate Project and the Downtown Livability Project are categorically exempt from the requirements of SEPA under WAC 197-11-800(19)(b).

VI. RECOMMENDATION

The recommended LUCA included in Attachment 1 is consistent with the decision criteria required for adoption of an amendment to the LUC. Staff recommends that the Planning Commission hold a public hearing on the draft amendment, and following consideration of the testimony provided at the hearing and discussion, recommend to the City Council approval of the draft amendment.

ATTACHMENTS

1. Draft LUCA

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE amending the Bellevue Land Use Code for consistency with the new Downtown, Part 20.25A LUC, and Eastgate LUC amendments, and general clean-ups to correct errors, omissions and/or internal conflicts within the LUC; and establishing an effective date.

WHEREAS, the Bellevue City Council has by Ordinance No. 6366 amended the Bellevue Land Use Code to advance the Eastgate/I-90 Land Use and Transportation Project, which created new land use districts and provided for use charts, and dimensional, development and design standards for the use and development of properties located within the Eastgate Subarea; and

WHEREAS, the Bellevue City Council has by Ordinance No. 6377 created a new Part 20.25A in the Bellevue Land Use Code providing for the use and development of properties located within the Downtown Subarea to include new Downtown definitions, departures, and tower requirements and amended provisions regarding nonconformities, dimensions, the amenity incentive system, development standards, and design guidelines, consistent with the Downtown Livability Initiative; and

WHEREAS, consistent with the State Growth Management Act, Chapter 36.70A RCW, the Bellevue City Council has by separate ordinances adopted updates to the Comprehensive Plan and other development-related codes and regulations as appropriate to respond to and accommodate changing conditions and needs of the City; and

WHEREAS, accurate cross references and amendments to other sections of the Land Use Code are necessary to effectively integrate and ensure consistency with the Eastgate LUC amendments, the new Downtown Part 20.25A LUC, and other development-related codes and regulations in the LUC, and to generally clean-up and correct errors, omissions and/or internal conflicts within the LUC, to be known as the Conformance Amendments; and

WHEREAS, the Planning Commission held a public hearing on _____ with regard to the Conformance Amendments proposed herein; and

WHEREAS, on _____, the Planning Commission recommended that the City Council adopt such proposed Conformance Amendments to the Bellevue Land Use Code; and

WHEREAS, the City Council has considered the Conformance Amendments to the Bellevue Land Use Code; and

WHEREAS, the City Council finds that the proposed Conformance Amendments meet the decision criteria established in Part 20.30J of the Land Use Code; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, BCC 22.02, including integrating environmental review into the Eastgate Project and the Downtown Livability Project and by publishing a

determination of nonsignificance issued on June 9, 2016 and February 16, 2017, respectively, and that other conformance amendments not part of the Eastgate Project and the Downtown Livability Project are categorically exempt from the requirements of SEPA under WAC 197-11-800(19)(b); now, therefore,

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

Section _____. Section 20.10.020 of the Bellevue Land Use Code is hereby amended to read as follows:

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
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	
Downtown-Office District 1	DNTN <u>DT</u> -O-1
<u>Downtown</u> -Office District 2	DNTN <u>DT</u> -O-2
Multiple <u>Downtown</u> - Mixed Use District	DNTN <u>DT</u> -MU
<u>Downtown</u> -Residential District	DNTN <u>DT</u> -R
<u>Downtown</u> -Old Bellevue District	DNTN <u>DT</u> -OB
<u>Downtown</u> -Office and Limited Business District	DNTN <u>DT</u> -OLB

...

Section __. Section 20.10.370 of the Bellevue Land Use Code is hereby amended to read as follows:

20.10.370 Downtown (DT).

The purpose, permitted uses, and general development requirements for land use districts within Downtown are provided in Chapter 20.25A LUC.

~~A. Purpose.~~

- ~~1. Downtown-Office District 1 (Downtown-O-1). The purpose of the Downtown-O-1 Land Use District is to provide an area for the most intensive business, financial, specialized retail, hotel, entertainment, and urban residential activities. The district is limited in extent in order to provide the level of intensity needed to encourage and facilitate a significant level of transit service. Pedestrian-attracting day and nighttime activities are encouraged. Transit and pedestrian facilities linking them are encouraged; long-term parking and other automobile-oriented uses are discouraged.~~
- ~~2. Downtown-Office District 2 (Downtown-O-2). The purpose of the Downtown-O-2 Land Use District is to provide an area for intensive business, financial, retail, hotel, entertainment, institutional, and urban residential use to serve as a transition between the more intensive Downtown-O-1 Land Use District and the lesser intensive Downtown-Multiple Use Land Use District.~~
- ~~3. Downtown-Multiple Use District (Downtown-MU). The purpose of the Downtown-MU Land Use District is to provide an area for a wide range of retail activity, low intensity offices, Downtown support services, and residential uses. Multiple uses are encouraged on individual sites, and in individual buildings, as well as broadly in the district as a whole.~~

~~4.—Downtown Residential District (Downtown R). The purpose of the Downtown R Land Use District is to provide an area for the City’s most intensive urban residential uses. Limited office and retail uses are permitted secondary to residential use, in order to provide the amenity of shopping and services within easy walking distance of residential structures.~~

~~5.—Downtown Old Bellevue District (Downtown OB). The purpose of the Downtown OB Land Use District is to describe the Old Bellevue area and assure compatibility of new development with the scale and intensity of the area. The social and historic qualities of this area are to be preserved.~~

~~6.—Downtown Office and Limited Business District (Downtown OLB). The purpose of the Downtown OLB Land Use District is to provide an area for the location of integrated complexes made up of offices, and hotels or motels, with eating establishments and retail sales secondary to these primary uses. The district abuts and has convenient access to the I-405 Freeway.~~

~~B.—Permitted Uses.~~

~~Specific categories of uses are listed in Chart 20.10.440. LUC 20.10.400 and 20.10.420 explain Chart 20.10.440 and refer to the applicable review procedures.~~

~~C.—General Development Requirements.~~

~~Regulations applying to specific structures or activities are found listed alphabetically in Chapter 20.20 LUC; consult the alphabetical Key Word Index in the beginning of that chapter. Additional development requirements for downtown are found in Chapter 20.25 LUC.~~

~~D.—Area and dimensional requirements are found in LUC 20.25A.020.A.2; specific exceptions to the requirements in the chart are given in the sections immediately following it. All structures shall conform to these requirements.~~

Section _____. Section 20.10.440 of the Bellevue Land Use Code is hereby amended to read as follows:

Notes: Uses in land use districts – Wholesale and Retail

...

(20) The term “gGarden supplies” excludes items such as large trees, rock and bulk supplies which require special handling equipment in NB, CB, and F1 ~~and Downtown MU~~ Districts.

...

(23) Intentionally deleted. ~~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.~~

...

(38) ~~Intentionally deleted. 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.~~

...

Section _____. Section 20.20.005 of the Bellevue Land Use Code is hereby amended to read as follows:

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~~BelRed 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.02060. 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 LUC 20.25P.060.A. Additional special dimensional requirements for designated areas of the City are contained in other parts of the Code as follows:

...

Section _____. Section 20.20.030.E of the Bellevue Land Use Code is hereby amended to read as follows:

E. The critical area buffer and critical area structure setback requirements of Part 20.25H LUC are in addition to the setback requirements of LUC 20.20.010, 20.25B.040, 20.25D.080, 20.25F.040, 20.25J.030, 20.25L.030, LUC 20.25N.050 and 20.25P.060 ~~20.25A.020 setback requirements.~~ Where there are multiple setback requirements, the greater setback dimension is required.

Section _____. Section 20.20.195.A.3 of the Bellevue Land Use Code is hereby amended to read as follows:

3. "Nonresidential land use districts" shall mean PO, O, OLB, [OLB 2](#), OLB-OS, LI, GC, NB, [NMU](#), CB, F1, F2, F3, EH, MI, [EG-TOD](#), all Downtown land use districts, and all ~~Bel-Red~~[BelRed](#) land use districts.

Section _____. Section 20.20.535.F.6 of the Bellevue Land Use Code is hereby amended to read as follows:

6. No marijuana producer, processor, or retailer shall be allowed in single-family and multifamily land use districts (R-1 – R-30; ~~DNTN-R~~ [DT-R](#); BR-R).

Section _____. Section 20.20.560.E.1 of the Bellevue Land Use Code is hereby amended to read as follows:

1. Downtown. The provisions of this section shall not apply in the Downtown Special Overlay District, Part 20.25A LUC. Refer to LUC 20.25A.02540 for the requirements for nonconforming uses, structures, and sites located within the Downtown Special Overlay District.

Section _____. Section 20.20.590.K.8.a of the Bellevue Land Use Code is hereby amended to read as follows:

- a. When Required. The property owner shall install internal walkways in each new development or substantial remodel of existing development in R-10, R-15, R-20, R-30, NB, [NMU](#), PO, O, OLB, [OLB 2](#), OLB-OS, CB, LI, GC, MI, [EG-TOD](#), or Downtown Land Use Districts. In addition, schools in all land use districts shall install internal walkways in each new facility or substantial remodel of an existing facility.

Section _____. Section 20.20.740.C of the Bellevue Land Use Code is hereby amended to read as follows:

- C. The applicant for a proposal subject to the administrative conditional use process in all residential districts or the ~~DNTN~~[DT](#)-R District shall hold one community meeting on the proposal. Such meeting shall be held as early in the review process as possible for the proposal. Notice of the public meeting shall be provided in the same manner as required for notice of the application. The public meeting notice will be combined with the notice of application whenever possible.

Section _____. Section 20.25A.010.A.3 of the Bellevue Land Use Code is hereby amended to read as follows:

3. Land Use Code Sections Not Applicable in Downtown. The following sections of the Land Use Code, Title 20 Bellevue City Code (BCC), now or as hereafter amended, do not apply in Downtown. Unless specifically listed below, all other sections apply.

...

- l. LUC 20.20.520;
- m. [LUC 20.20.540](#);
- n. ~~m.~~ LUC 20.20.525;
- o. ~~n.~~ LUC 20.20.560;
- p. ~~o.~~ LUC 20.20.700 and 20.20.720;
- q. ~~p.~~ LUC 20.20.750 through 20.20.800;
- r. ~~q.~~ LUC 20.20.890 and 20.20.900

Section _____. Section 20.25A.020.A of the Bellevue Land Use Code definition of “DT – Active Uses” is hereby amended to read as follows:

DT – Active Uses: Those uses listed in LUC 20.25A.050 under “Cultural, Entertainment and Recreation,” “Wholesale and Retail” (with the exception of recycling centers and gas stations), and “Services” (limited to finance, insurance, real estate services; barber and beauty shops; photography studios; shoe repair; and travel agencies). Those uses listed in LUC 20.25A.050 under “Residential” (including entrance lobbies and private indoor amenity space), “Services” (except those uses listed above), “Transportation and Utilities,” and “Resources” are not considered Active Uses, but may be determined to meet the definition for an Active Use through an Administrative Departure pursuant to LUC 20.25A.030.D.1 and 20.25A.070.C.41.c. An Active Use shall meet the design criteria in the FAR Exemption for Ground Level and Upper-Level Active Uses in LUC 20.25A.070.C.1 and the design guidelines for the applicable right-of-way designation in LUC 20.25A.170.B.

Section _____. Section 20.25A.020.A of the Bellevue Land Use Code is hereby amended to add the following definitions:

DT – Major Pedestrian Corridor: An alignment which is generally for exclusive pedestrian use providing a reasonably direct, but interesting pedestrian route in the immediate vicinity of NE 6th Street between 102nd Avenue NE and the east side of 112th Avenue NE as depicted in the Pedestrian Corridor Implementation Map.

DT – Pedestrian Bridge: A pedestrian connection above the public right-of-way within Downtown in conformance with LUC 20.25A.100.

DT – Superblock: In the area bounded by Main Street, 100th Avenue NE, NE 12th St., and 112th Avenue NE, superblocks are those areas bounded by the intersections of the centerlines of even-numbered avenues, or their extensions with the centerlines of even-numbered streets, or their extensions.

Section _____. Section 20.25A.020.B of the Bellevue Land Use Code is hereby amended to read as follows:

B. General Definitions not applicable to Downtown. The general definitions contained in Chapter 20.50 LUC apply unless specifically listed below as inapplicable to Downtown.

Alley. LUC 20.50.010

Active Recreation Area. LUC 20.50.010

Building Height. LUC 20.50.012

Building Height - Transition Area Design Districts. LUC 20.50.012

Caliper. LUC 20.50.014

Floor Area Ratio. (FAR). LUC 20.50.020

Open Space. LUC 20.50.038

Project Limit. [LUC 20.50.040](#)

Setback. LUC 20.50.046

Setback, Front. LUC 20.50.046

Setback, Rear. LUC 20.50.046

Setback, Side. LUC 20.50.046

Sidewalk. [LUC 20.50.046](#)

Site. [LUC 20.50.046](#)

Stepback. LUC 20.50.046

Tree-Large Diameter. LUC 20.50.048

Tree-Small Diameter. LUC 20.50.048

Section _____. Section 20.25A.050.D Use Charts for Wholesale and Retail – Downtown Land Use Districts of the Bellevue Land Use Code is hereby amended to read as follows:

Wholesale and Retail – Downtown Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
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 (15)	P	P	P	A	A	P
	...						

Section _____. Section 20.25A.060.B.3 of the Bellevue Land Use Code is deleted as follows:

~~3. Height Exceptions for Mechanical Equipment. The Director may approve intrusions that are necessary for mechanical equipment, such as elevator overruns, up to a maximum of 20 feet.~~

Section _____. Section 20.25B.020.B.3 of the Bellevue Land Use Code is hereby amended to read as follows:

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).~~

Section _____. Section 20.25D.130.C of the Bellevue Land Use Code is hereby amended to read as follows:

20.25D.130.C. Required Sidewalk-Oriented Development.

...

3. Applicable Standards for Ground Floor Retail and Commercial Uses. On street frontages where ground floor retail or commercial uses are required pursuant to Figure 20.25AD.130.A, the following design standards apply:

...

4. Applicable Standards for Other Uses. On street frontages where ground floor retail or commercial uses are not required pursuant to Figure 20.25AD.130.A, the following design standards apply:

...

Section _____. Section 20.25F.140 of the Bellevue Land Use Code is hereby amended to read as follows:

20.25F1.040 Dimensional requirements. (1) (2)

F1 Land Use District	Minimum Setback (3)(4)(5)			Building Height (6)	Stepback		
	Type A Street	Type B Street	Type C Street		Type A Street	Type B Street	Type C Street
DA I	N/A	N/A	30'	60'	N/A	N/A	10'
DA II	10'	N/A	10'	40'/75' (7)	N/A	N/A	10' (8)
DA III	N/A	10'/0' (9)	10'	60' -75'	N/A	0'/10' (10)	10'
DA IV	(11)	(11)	(11)	45'	N/A	N/A	N/A

Section _____. Section 20.25H.040.C of the Bellevue Land Use Code is hereby amended to read as follows:

C. Allowed Modifications to Transition Area Requirements.

The minimum structure setback established in subsection [20.25B.040.B.1](#) of this section may not be modified under this section. The minimum separation between structures established in subsection [20.25B.040.B.2](#) of this section may be reduced to no less than six feet between structures; provided, that the modification shall be the minimum necessary to allow avoidance of the critical area and critical area buffer.

Section _____. Section 20.25M.010.D.1.b of the Bellevue Land Use Code is hereby amended to read as follows:

b. Part 20.25A. LUC- Downtown sections shall apply to any above-grade RLRT system or facility as follows:

- i. LUC ~~20.25A.040.C~~[20.25A.110.D](#) – Fences;
- ii. LUC ~~20.25A.060~~[20.25A.090](#) – Walkways and sidewalks;
- iii. ~~LUC 20.25A.100.E.6 – Downtown Core Design District Guidelines – View Preservation Corridors~~ [LUC 20.25A.160 – Site Organization](#);
- iv. ~~LUC 20.25A.110.A – Site Design Criteria~~[LUC 20.25A.150 – Context](#);

v. ~~LUC 20.25A.110.B – Downtown Patterns and Context~~ LUC 20.25A.140 to 20.25A.180 – Downtown Design Guidelines;

vi. ~~LUC 20.25A.115.A – Design Guidelines – Building/Sidewalk Relationships – General;~~

Section _____. Chart 20.25P.050 of the Bellevue Land Use code is hereby amended to read as follows:

STD LAND USE CODE REF	Residential – Eastgate Transit Oriented Development Land Use District	EastgateTransit 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	P
	Congregate Care Senior Housing	P 1, 2
6516	Nursing Home	
	Assisted Living	P 1

Section _____. Section 20.35.120.B.3 of the Bellevue Land Use Code is hereby amended to read as follows:

3. Mailed notice of the application including at least the information required in subsection ~~A.1~~ B.1 of this section to each person who has requested such notice for the calendar year and paid any applicable fee as established by the Director. Included in this mailing shall be all members of a Community Council and a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested regular notice of land use actions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

Section _____. Section 20.35.210.A.5 of the Bellevue Land Use Code is hereby amended to read as follows:

5. Mailings shall also include mailing notice of the application including at least the information required in subsection A.42 of this section to each person who has requested such notice for the calendar year and paid any fee as established by the Director. This mailing shall also include all members of a Community Council and a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested notice of land use activity. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

Section _____. Section 20.35.320.B.3 of the Bellevue Land Use Code is hereby amended to read as follows:

3. Mailed notice of the application including at least the information required in paragraph AB.1 of this section to each person who has requested such notice for the calendar year and paid any applicable fee as established by the Director. Included in this mailing shall be all members of a Community Council and a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested regular notice of land use actions. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

Section _____. Section 20.35.510.B.3 of the Bellevue Land Use Code is hereby amended to read as follows:

3. Mailed notice of the application including at least the information required in paragraph B.21 of this section to each person who has requested such notice for the calendar year and paid any fee as established by the Director. This mailing shall also include all members of a Community Council and a representative from each of the neighborhood groups, community clubs, or other citizens' groups who have requested notice of land use activity. As an alternative to mailing notice to each such person, notice may be provided by electronic mail only, when requested by the recipient.

Section _____. Section 20.40.500.B.2.d of the Bellevue Land Use Code is hereby amended to read as follows:

d. The vested status of a land use permit or approval is extended pursuant to:

~~i. LUC 20.25A.125 (Vesting and expiration of vested status of land use permits and approvals—Downtown projects);~~

~~ii.~~ LUC 20.30.190 (Extended vesting period for Master Development Plans and associated Design Review approval); or

~~iii.~~ A development agreement authorized by the terms of this Land Use Code to extend vested status.

Section _____. The definition of Floor Area Ratio in Section 20.50.020 of the Bellevue Land Use Code is hereby amended to read as follows:

Floor Area Ratio (FAR). A measure of development intensity equal to the gross floor area, excluding parking and mechanical floors or areas, divided by net on-site land area (square feet). Net on-site land area includes the area of an easement but does not include public right-of-way. ~~except in the Downtown as provided for in LUC.D.~~ Refer to LUC 20.25H.045 for additional limitations on development intensity applicable to sites with critical areas or critical area buffers. This definition does not apply to single-family dwellings (refer to the definition of Floor Area Ratio (FAR) – Single-Family Dwelling contained in this section), or to Downtown (refer to the definition of DT- Floor Area Ratio (FAR)).

Section _____. The definition of Major Pedestrian Corridor in Section 20.50.034 of the Bellevue Land Use Code is hereby deleted.

~~**Major Pedestrian Corridor.** An alignment which is generally for exclusive pedestrian use providing a reasonably direct, but interesting pedestrian route in the immediate vicinity of NE 6th Street between 102nd Avenue NE and the east side of 112th Avenue NE as depicted in the Pedestrian Corridor Implementation Map.~~

Section _____. The definition of Pedestrian Bridge, Downtown in Section 20.50.040 of the Bellevue Land Use Code is hereby deleted.

~~**Pedestrian Bridge, Downtown.** A pedestrian connection above the public right-of-way within Downtown in conformance with LUC 20.25A.130~~