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Part 20.25A Downtown

20.25A.010 General.

A. Applicability of Part 20.25A LUC.

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

a. LUC 20.10.400;

b. LUC 20.10.440;

c. LUC 20.20.005 through ~~20.20.030; 20.20.025;~~

~~d. LUC 20.20.030;~~

e. LUC 20.20.060 and 20.20.070;

f. LUC 20.20.120 and 20.20.125;

g. LUC 20.20.135 and 20.20.140;

h. LUC 20.20.190 and 20.20.192;

~~i. LUC 20.20.200;~~

~~ji. LUC 20.20.250;~~

~~k. LUC 20.20.252;~~

~~l. LUC 20.20.390;~~

~~m. LUC 20.20.525;~~

~~nj. LUC ;20.20.527;~~

~~ok. LUC 20.20.540;~~

~~l. LUC 20.20.525;~~

~~pm. LUC 20.20.700 and 20.20.720;~~

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~~q.~~ LUC 20.20.750 ~~through and 20.20.760~~20.20.800; and

~~r.~~ LUC 20.20.800; and

~~s.~~ LUC 20.20.900.

...

20.25A.020 Definitions.

A. Definitions Specific to Downtown.

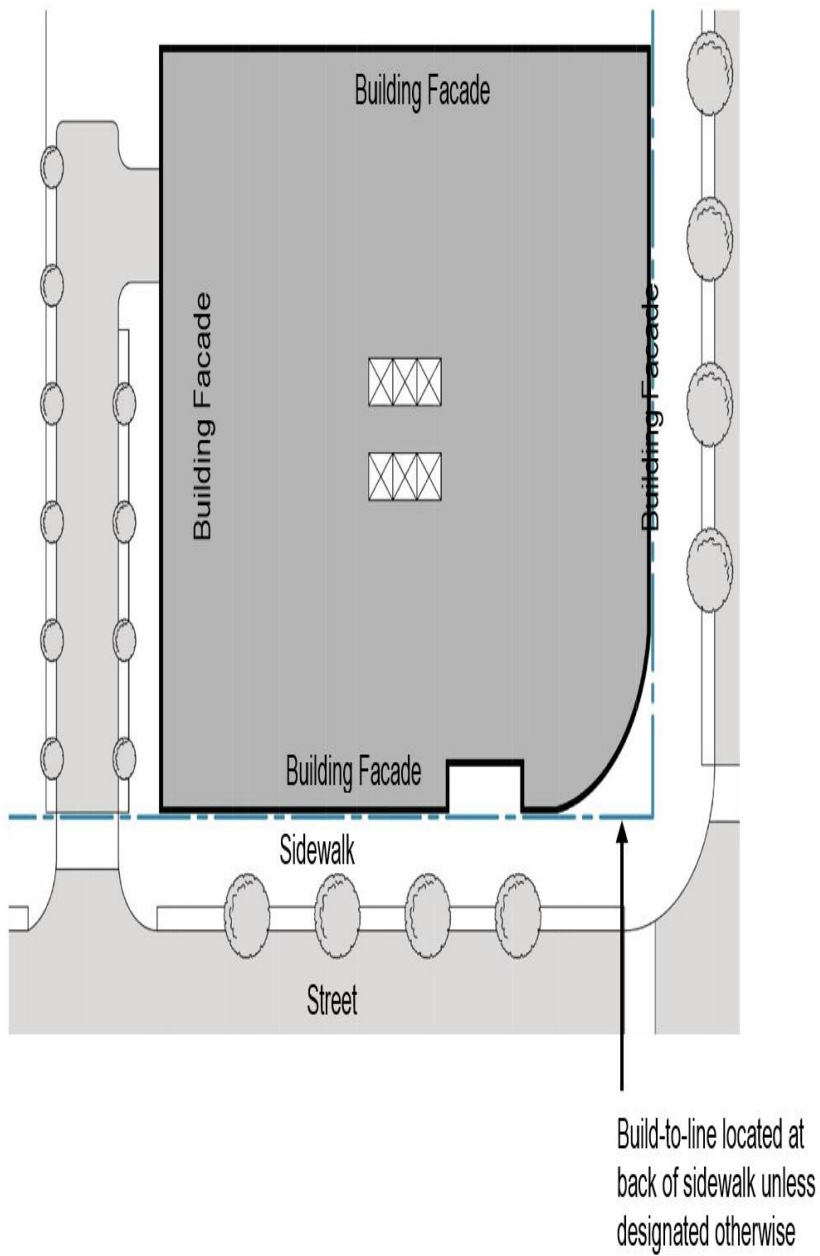
~~**DT – Active Uses** : Those uses listed in LUC 20.25A.050 under “Cultural, Entertainment and Recreation,” “Wholesale and Retail” (with the exception of recycling centers and gas stations), and “Services” (limited to finance, insurance, real estate services; barber and beauty shops; photography studios; 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.1.c. An Active Use shall meet the design criteria in the FAR Exemption for Ground-Level and Second-Level Active Uses in LUC 20.25A.070.C.1 and the design standards for the applicable right-of-way designation in LUC 20.25A.170.B.~~

...

~~**DT – Build-To Line**: A location along a designated block or right-of-way where a building shall be constructed. The build-to line is the back of the required sidewalk ~~unless, upon the request of the applicant, it is designated otherwise by the Director through an Administrative Departure pursuant to LUC 20.25A.030.D.1 to accommodate plaza space, building modulation or other ground-level open space that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.~~~~

Commented [A1]: The definition for Active Uses in LUC 20.50.010 will apply. This will help maintain consistency across different sections of the code. It is defined as "Land uses including, but not limited to, retail and wholesale uses, restaurants, personal and professional services, residential and commercial lobbies, residential units (with entry and stoop or private patio), private indoor residential amenity spaces, live/work spaces and others as determined by the [Director](#), which can create a vibrant urban atmosphere by providing for commercial activities, street activation or gathering spaces for the public."

Commented [A2]: Simplifying the definition. No more administrative departures will be required for building setbacks, as it will be allowed for outdoor dining, outdoor seating, retail display, extension of the sidewalk, and to accommodate entrances and building modulation. It is included in 20.25A.170.A.1.b
This gives more flexibility and promotes vibrancy at the street level.

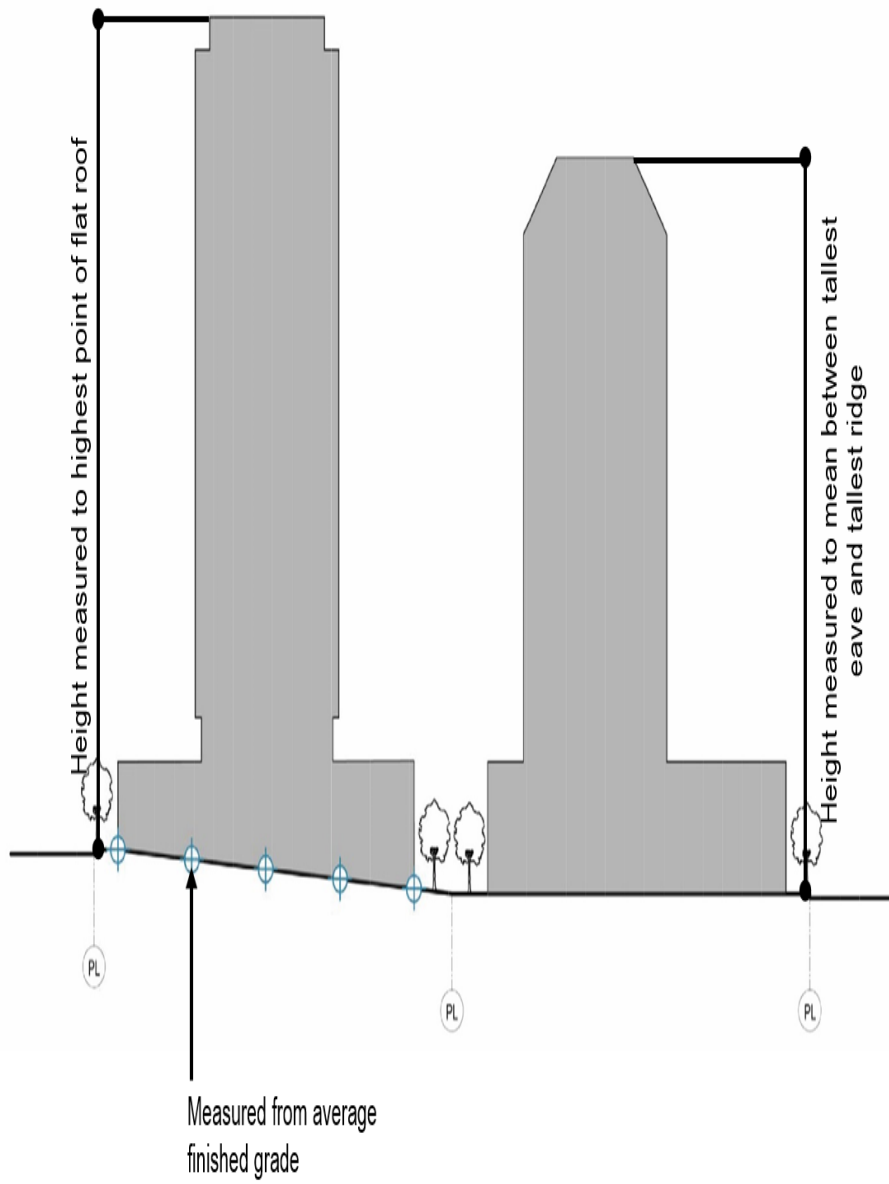


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DT – Building Height : The vertical distance measured from the average elevation of the finished grade around the building or building segment to the highest point of a flat roof, or to the mean height between the eaves and ridge of a pitched roof. The vertical distance measured from average of finished ground level adjoining the building at exterior walls to the highest point of a flat roof, or to the mean height between the tallest eave and tallest ridge of a pitched roof. Where finished ground level slopes away from the exterior walls, reference planes shall be established by the lowest points within the area between the building and the lot line, or back of sidewalk where back of sidewalk is the setback line. If the lot line or back of sidewalk is more than six feet from the building, the reference line shall be established by using the lowest points between the building and a point six feet from the building.

Commented [A3]: Simplifying the definition and making it more consistent with the rest of the code.



...

DT – Floor Area Ratio(FAR): A measure of development intensity equal to the gross floor area, excluding parking and mechanical floors or areas, divided by the net on-site land area in square feet. Net on-site area land includes the area of an easement and public right-of way as provided in LUC 20.25A.070.C.

...

DT – Grand Connection: An alignment which is generally for exclusive pedestrian use providing a reasonably direct but interesting pedestrian route beginning at the intersection of NE 6th Street and 110th Avenue NE, extending to the intersection of NE 6th Street and Bellevue Way NE, and terminating at the intersection of 100th Avenue NE and Main Street, as depicted in Figure 20.25A.175.A.1.

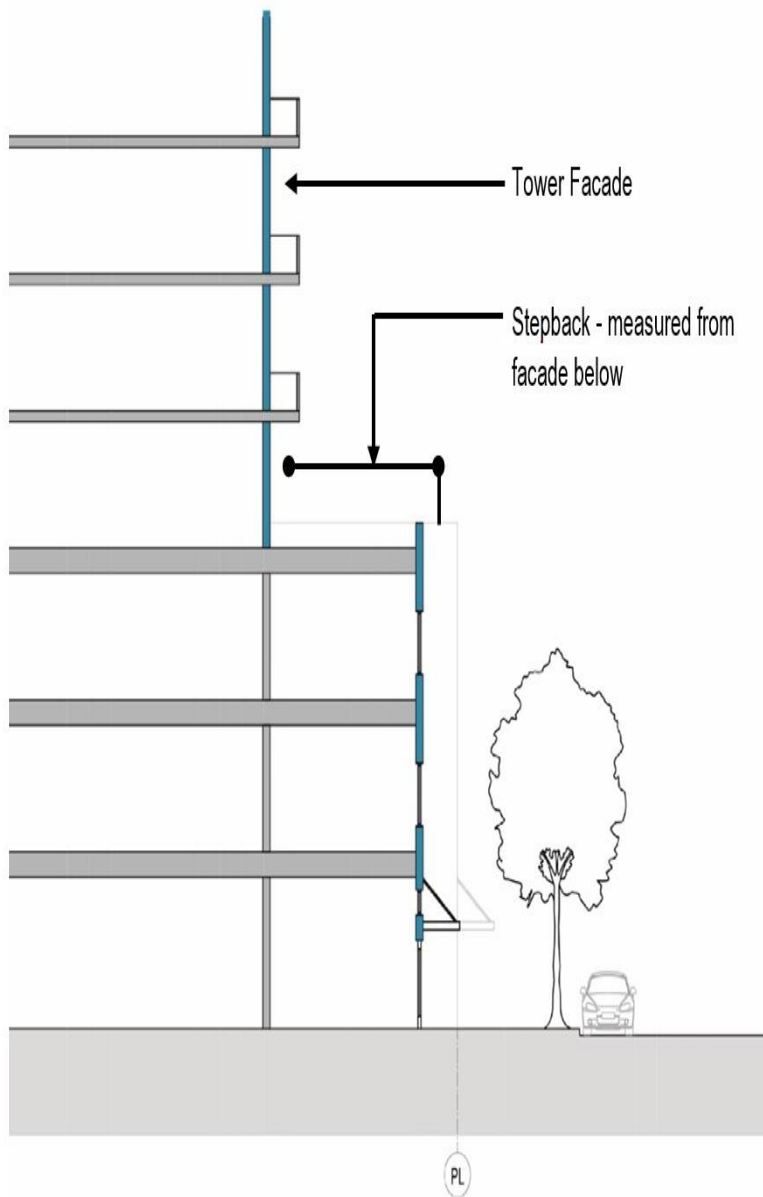
...

DT – Stepback: A building stepback of a specified distance, measured from the ~~façade~~façade below that occurs at a defined height above the average finished grade. No portion of the building envelope can intrude into the required stepback above the defined height, except where intrusions are specifically permitted by this Code.

Commented [A4]: The definition for FAR in LUC 20.50.020 will apply. This will help maintain consistency across different sections of the code. "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. This definition does not apply to single-family dwellings (refer to the definition of Floor Area Ratio (FAR) – Single-Family and Middle Housing Dwellings contained in this section)"

Commented [A5]: The definition for Grand Connection in LUC 20.50.022 will apply. This will help maintain consistency across different sections of the code. "The Grand Connection is Bellevue's signature downtown place-making initiative. This program functions as a series of cohesive, connected and memorable spaces and pedestrian-focused experiences and initiatives through Bellevue's thriving central business district. The Grand Connection begins at the waterfront of Lake Washington at Meydenbauer Bay Park, and winds through Old Bellevue and Downtown Park. It continues through Bellevue's dynamic retail and civic-focused parts of downtown, and ultimately the Grand Connection will include a landmark piece of infrastructure over Interstate 405, influencing the land use patterns of the Wilburton commercial area and improving connectivity to downtown."

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DT – Street Wall: A street wall is a building wall that generally abuts the sidewalk or Grand Connection although there may be occasional setbacks and recesses for the purpose of building entrances, plazas and open space. The street wall helps define and enclose the street corridor, creating a sense of activity, intensity, and spatial containment. Street walls can incorporate arcades at the sidewalk level with habitable space above.

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20.25A.050 Downtown Land Use Charts.

A. Permitted Uses.

1. All land uses are permitted outright, except those expressly prohibited under LUC 20.25A.050.C and those permitted only as conditional uses under LUC 20.25A.050.CD.
2. Land uses may be permitted either as the principal use or a subordinate use subject to LUC 20.20.840.
3. In the case of a question as to the inclusion or exclusion of a particular proposed land use, the Director shall have the authority to make the final determination per LUC 20.10.420.
4. District-Specific Requirements. Land uses described below are permitted in the land use districts described below, but subject to specific requirements as follows:
 - a. Nonresidential uses are permitted in the DT-R District only when developed in a building that contains residential uses. A majority of the gross floor area of any building in the DT-R District must be dedicated to residential uses.
 - b. Professional service, administrative office, computer related services, research business incubation, and research and development uses are limited to 2,000 gross square feet per establishment in the DT-R District.
 - c. Executive, Administrative, Legislative and Protective Governmental Services are limited to 5,000 gross square feet in the DT-R and DT-OB Districts.

Commented [A6]: This minor addition to the definition adds more specificity.

Commented [A7]: This section has been significantly modified to simplify the code and maintain consistency with the formatting of 20.25R Mixed-Use Land Use Districts. The revised language eliminates use charts and simplifies the formatting, similar to 20.10.445 Land Uses in Mixed-Use Land Use Districts. These revisions help make the code more accessible, and easier to read.

d. Bus terminals and taxi headquarters are prohibited in the DT-R and DT-OB Districts.

f. Individual tenant spaces for ground-floor commercial uses shall be limited to a maximum of 5,000 square feet of gross floor area in the DT-OB District. Tenant spaces over 5,000 square feet of gross floor area that were in existence on [insert effective date of the Ordinance] may continue to operate and the fact that the tenant space is over 5,000 square feet of gross floor area does not make the use, structure, or site nonconforming under LUC 20.20.561. If, through a future alteration to the structure, a tenant space that exceeded 5,000 square feet of gross floor area on [insert effective date of the Ordinance] is reduced in size to 5,000 square feet or less of gross floor area, then the tenant space shall not be permitted to exceed 5,000 square feet of gross floor area in the future.

5. Use-Specific Requirements. The following land uses are permitted.

but structures or sites containing such uses are subject to specific requirements as follows:

a. Adult theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.

b. Supportive Housing, as defined in LUC 20.20.845.C.2, shall meet the requirements in LUC 20.20.845. The Supportive Housing development shall comply with all standards and requirements applicable to residential use in the underlying Land Use District.

c. Micro-Apartments, as defined in LUC 20.50.034, shall be eligible for the exceptions and alternative standards in LUC 20.20.537.

d. See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.

e. See LUC 20.20.700 for general development requirements for rooming houses.

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

- g. The location of an off-site parking facility requires Director approval. See LUC 20.25A.080.D.
- h. Accessory parking requires approval through the review process required for the primary land use that it serves pursuant to this section.
- i. See LUC 20.20.195 for provisions applicable to wireless communication facilities and other communication, broadcast, and relay facilities. Refer to Chapter 6.08 BCC for requirements applicable to small wireless facilities and certain eligible facilities requests in the public rights-of-way.
- j. See LUC 20.20.730 for general requirements applicable to large satellite dishes.
- k. See LUC 20.20.350 for general requirements applicable to essential public facilities (EPF).
- l. See LUC 20.20.255 for applicable development regulations relating to electrical utility facilities. For new or expanding electrical utility facilities proposed on sensitive sites as described by Map UT-7 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 Map UT-7, 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.
- m. Convenience stores shall contain at least 75 percent square footage of retail food sales not for consumption on premises.
- n. See LUC 20.20.725 for standards relating to recycling centers.

~~Specific categories of uses are listed in Chart 20.25A.050.D. Subsection C of this section explains Chart 20.25A.050.D and describes the applicable review procedures. The use-chart description and interpretation provisions of LUC 20.10.400 do not apply in Downtown.~~

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B. Allowed as subordinate uses only.

The following uses are allowed only as a subordinate use and subject to the standards contained in LUC 20.20.840:

1. Heliports used exclusively for emergency purposes.
2. Boarding, commercial kennels, and pet daycare are allowed as subordinate uses to a veterinary clinic or animal hospital meeting the criteria of LUC 20.20.130.

CB. Prohibited Uses.

The following land uses are prohibited as both principal and subordinate uses, except as otherwise noted:

1. Agricultural production.
2. Agricultural processing.
3. Natural resource extraction and production.
4. Drive-in businesses and drive-throughs, except for pharmacies and banks. Allowed drive-throughs must be located in a structured parking area.
5. Hazardous waste treatment and storage facilities (both on or off site), unless associated with medical or life science uses and meeting all applicable standards for safe storage and handling of hazardous waste.
6. Junk yards.
7. Marijuana producers and marijuana processors, as defined in LUC 20.20.535.
8. Marijuana research.
9. Any use containing outdoor storage or outdoor displays, except:
 - a. Outdoor storage for florists and other horticultural uses, including nurseries.
 - b. Temporary outdoor display of retail products.
10. Recycling centers, Solid waste collection areas or solid waste disposal facilities.

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- [11. Warehousing and storage services.](#)
- [12. Manufacturing uses which produce external noise, smoke, dust, vibration or other environmental impacts or pollution.](#)
- [13. Boarding or commercial kennels.](#)
- [14. Stables and riding academies.](#)
- [15. Pest control services.](#)
- [16. Auto repair and car washing services.](#)
- [17. Contract construction services.](#)
- [18. Military and correctional institutions.](#)
- [19. Detention facilities.](#)
- [20. Aircraft Transportation: Airports, Fields, Terminals, Storage, and Maintenance.](#)
- [21. Any land use prohibited under LUC 20.10.410.](#)

[D. Conditional Uses.](#)

- [1. The following land uses shall require an Administrative Conditional Use Permit pursuant to Part 20.30E LUC:](#)
 - [a. Electrical utility facilities on non-sensitive sites.](#)
 - [b. Marijuana retail outlets, as defined in LUC 20.20.535, subject to the requirements of LUC 20.20.535.](#)
 - [c. Motor vehicle transportation, such as bus terminals and taxi headquarters.](#)
 - [d. Primary and secondary educational facilities, subject to the requirements of LUC 20.20.740.](#)
- [2. The following land uses shall require a Conditional Use Permit pursuant to Part 20.30B LUC:](#)
 - [a. Essential public facilities.](#)
 - [b. Homeless services uses, as defined in LUC 20.20.455.](#)

c. Regional utility system.

e. Utility facilities, except heat recovery systems may be permitted outright.

f. Outdoor recreation facilities that include lighted sports and playfields or sports and play fields when located in the DT-R District.

g. Electrical utility facilities on sensitive sites.

h. At- or above-grade commercial parking.

~~The manufacturing use table has been removed from Downtown because there are no manufacturing uses that are generally permitted in any Downtown Land Use District—unless they have been specifically added to another chart such as wholesale and retail.~~

C. Use Chart Description and Interpretation.

~~1. Description. In Chart 20.25A.050.D, land use classifications and standard Land Use Code reference numbers are listed on the vertical axis, Downtown Land Use Districts are shown on the horizontal axis.~~

~~a. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that Land Use District, except for short-term uses, which are regulated under Part 20.30M LUC (Temporary Use Permit), and subordinate uses which are regulated under LUC 20.20.840.~~

~~b. 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 Land Use District-specific requirements of this Part 20.25A LUC.~~

~~c. 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 the Land Use District.~~

~~d. 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~~

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provisions as specified in Part 20.30E LUC in addition to any applicable general requirements for the use and the Land Use District.

e. 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.

2. Interpretation of the Land Use Code Charts by the Director. In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Director shall have the authority to make the final determination per LUC 20.10.420.

D. Use Charts.

The following charts apply to Downtown. The use charts contained in LUC 20.10.440 do not apply within the Downtown Land Use Districts.

Chart 20.25A.050.D

Uses in Downtown Land Use Districts

Culture, Entertainment, and Recreation – Downtown Land Use Districts

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STD- LAN- D- USE- COD E- REF	LAND-USE- CLASSIFICATION	Downtown wn- Office 1	Downtown wn- Office 2	Downtown wn- Mixed Use	Downtown wn- Residential	Downtown wn-Old- Bellevue	Downtown wn- Office- and- Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
711	Library, Museum	p	p	p	A	A	p
711 3	Art Gallery	p	p	p	P (3)	p	p
712	Nature Exhibitions: Aquariums and Botanical Gardens	p	p	p			
721 4 722 2	Public Assembly (Indoor): Sports, Arenas, Auditoriums and	p	p	p	A (3)	A	p

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
723 4 723 2	Exhibition Halls but Excluding School Facilities						
721 2 721 4 721 8	Motion Picture, Theaters, Night Clubs, Dance Halls and Teen Clubs	P	P	P	A-(3)	A	P
721 3	Drive-In Theaters						

STANDARD USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Businesses
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Adult Theaters (4)	P	P	P			P
722 3 73	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and						

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STANDARD 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
	Skateboard Tracks (1)						
73	Commercial Amusements: Video Arcades, Electronic Games	p	p	p		p	p
741 1 741 3 742 2	Recreation Activities: Miniature Golf, Tennis Courts, Community Clubs, Athletic Fields, Play	p	p	p	p (5)	p	p

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STANDARD LAND-USE CODE REFERENCE	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
742 3 742 4 744 4 744 9	Fields, Recreation Centers, Swimming Pools (2)						
744	Marinas, Yacht Clubs						
741 3 741 4	Recreation Activities: Skating, Bowling, Gymnasiums,	P	P	P	A/P (3) (5)	P	P

STANDARD USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Businesses
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
7415 7417 7425	Athletic Clubs, Health Clubs, Recreational Instruction						
7494 7515	Camping Sites and Hunting Clubs						
76	Private Leisure and Open Space Areas Excluding	P	P	P	P (5)	P	P

STANDARD USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Businesses
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Recreation Activities Above						
	Public/Private Park	P	P	P	P (5)	P	P
	Stables and Riding Academies						
	Boarding or Commercial Kennels (6)						
	City Park (5)	P	P	P	P	P	P

Notes: Uses in Downtown Land Use Districts – Culture, Entertainment, and Recreation:

- (1) For carnivals, see LUC 20.20.160.
- (2) Limited to a maximum of 2,000 gross square feet per establishment.
- (3) Nonresidential uses are permitted in the DT-R District only when developed in a building that contains residential uses.
- (4) Adult theaters are subject to the regulations for adult entertainment uses in LUC 20.20.127.
- (5) Outdoor recreation facilities that include lighted sports and playfields or sports and play fields with amplified sound require administrative conditional use approval when located in the DT-R District.
- (6) Boarding, commercial kennels, pet grooming, and pet daycare are allowed as subordinate uses to a veterinary clinic or animal hospital meeting the criteria of LUC 20.20.130.

Residential – Downtown Land Use Districts

STD- LAN D- USE COD E REF	LAND USE CLASSIFICAT ION	Downto wn Office 1	Downto wn Office 2	Downto wn Mixed Use	Downto wn Resident ial	Downto wn-Old Bellevue	Downto wn Office and Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Two or More Dwelling	P	P	P	P	P	P

STANDARD USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Businesses
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Units per Structure (4), (5)						
12	Group Quarters; Dormitories; Fraternal Houses; Excluding Military and Correctional Institutions and Excluding Secure Community	p	p	p	p	p	p

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Transition Facilities						
13	Hotels and Motels	P	P	P	P	P	P
15	Transient Lodging	C	C	C	C	C	C
	Congregate Care Senior Housing (1)	P	P (2)	P	P	P	P
651 6	Nursing Home, Assisted Living			P	P	P	P

STANDARD USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Businesses
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Supportive Housing (3)	P	P	P	P	P	P
	Rooming House (6)	P	P	P	P	P	P

Notes: Uses in Downtown Land Use Districts – Residential:

(1) An agreement shall be recorded with the King County Recorder's Office (or its successor agency) and provided to the Director, restricting senior citizen dwellings or congregate care senior housing to remain for the life of the project.

(2) Where it is ancillary to Congregate Care Senior Housing, a maximum of 40 percent of the area in a Congregate Care Senior Housing facility may be dedicated to a nursing home use, assisted living use, or a combination of both uses.

(3) Supportive Housing, as defined in LUC 20.20.845.C.2, may be permitted when meeting the requirements in LUC 20.20.845. The Supportive Housing development shall comply with all standards and requirements applicable to residential use in the underlying Land Use District.

~~(4) Micro-Apartments, as defined in LUC 20.50.034 and where permitted by this section, shall be eligible for the exceptions and alternative standards in LUC 20.20.537.~~

~~(5) See LUC 20.20.727 for modified requirements for development applications adding dwelling units within an existing building which meets the requirements of LUC 20.20.727.A.~~

~~(6) See LUC 20.20.700 for general development requirements for rooming houses.~~

Services – Downtown Land Use Districts

STD- LAN D- USE- COD E- REF	LAND-USE- CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed Use	Downtown n-Residential	Downtown n-Old Bellevue	Downtown n-Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
61	Finance, Insurance, Real Estate Services	P (10)	P (10)	P (10)	P (4)-(5)-(11)	P (11)	P (10)
62	Personal Services; Laundry, Dry Cleaning, Barber and Beauty,	P	P	P	P (4)-(5)	P	P (4)

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STD LAN D USE COD E REF	LAND-USE CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed Use	Downtown n-Residential	Downtown n-Old Bellevue	Downtown n-Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Photography, Studio and Shoe Repair						
6241	Funeral and Crematory Services						
6262	Cemeteries						
629	Child Care Center	p	p	p	p	p	p
629	Adult Day Care	p	p	p	p	p	p
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except	p	p	p	P (4) (5)	p	p

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STD LAN D USE COD E REF	LAND-USE CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed Use	Downtown n-Residential	Downtown n-Old Bellevue	Downtown n-Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Outdoor), Travel Agencies, Employment, and Printing and Publishing						
634	Building Maintenance and Pest Control Services						
637	Warehousing and Storage Services, Excluding Stockyards						
639	Rental and Leasing Services: Cars,	p	p	p			p

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STD LAN D USE COD E REF	LAND-USE CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed Use	Downtown n-Residential	Downtown n-Old Bellevue	Downtown n-Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Trucks, Trailers, Furniture and Tools						
641	Auto Repair and Washing Services			P (3) (8)			
649	Repair Services: Watch, TV, Electrical, Upholstery	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services (12)	P	P	P	P (4) (5)	P (4)	P

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STD LAN D USE COD E REF	LAND-USE CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed Use	Downtown n-Residential	Downtown n-Old Bellevue	Downtown n-Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Professional Services; Other	P	P	P	P (4) (5)	P (4)	P
	Pet Grooming and Pet Day Care (9)	P	P	P	P/A (11)	P	P
6513	Hospitals (12)			C	C		
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape						
671	Governmental Services: Executive, Legislative,	P	P	P	P (5)	P (5)	P

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STD- LAN D- USE- COD E REF	LAND-USE- CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed- Use	Downtown n- Residenti- al	Downtown n-Old- Bellevue	Downtown n-Office- and- Limited- Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Administrative- and Judicial- Functions						
672 673	Governmental- Services;- Protective- Functions and- Related- Activities- Excluding- Maintenance- Shops			P	C	C	P
	Limited- Governmental- Services;- Executive and- Administrative, Legislative and	P	P	P	P (5)	P (5)	P

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STD- LAN D- USE- COD E REF	LAND-USE- CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed Use	Downtown n-Residential	Downtown n-Old Bellevue	Downtown n-Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Protective- Functions (6)						
674 675	Military and Correctional Institutions						
	Secure Community Transition Facility						
681	Education: Primary and Secondary (7)	A	A	A	A/C (7)	A	A
682	Universities and Colleges	P	P	P			P
683	Special Schools: Vocational,	P	P	P	P/A (5) (11)	P (5)	P

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STD LAN D USE COD E REF	LAND-USE CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed Use	Downtown n-Residential	Downtown n-Old Bellevue	Downtown n-Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Trade, Art, Music, Driving, Barber and Beauty Schools						
691	Religious Activities	P	P	P	C	C	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	P	P	P	C	C	P
692 (B)	Social Service Providers	P	P	P	C	C	P
	Administrative Office General	P	P	P	P (4) (5)	P	P

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STD LAN D USE COD E REF	LAND-USE CLASSIFICATION	Downtown n-Office 1	Downtown n-Office 2	Downtown n-Mixed Use	Downtown n-Residenti al	Downtown n-Old Bellevue	Downtown n-Office and Limited Business
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Computer Program, Data Processing and Other Computer Related Services	P	P	P	P (4) (5)	P	P
	Research, Business Incubation, Development and Testing Services	P	P	P	P (4) (5)	P	P
	Marijuana Research (13)						
	Homeless Services Uses (14)	€	€	€	€	€	€

Notes: Uses in Downtown Land Use Districts – Services:

~~(1) Intentionally Deleted.~~

~~(2) Intentionally Deleted.~~

~~(3) Auto repair and washing services are permitted only if washing services are a subordinate use pursuant to LUC 20.20.840. All auto repair shall be performed in a structure.~~

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

~~(5) Nonresidential uses are permitted in the DT-R District only if developed in a building that contains residential uses.~~

~~(6) Uses are limited to 1,000 square feet, except for protective functions that are limited to community police stations of 1,500 square feet or less.~~

~~(7) Primary and secondary educational facilities are an administrative conditional use in all Land Use Districts; provided, that in the DT-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.~~

~~(8) 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 shall comply with federal and state law regulating the handling, storage, and disposal of batteries.~~

~~(9) 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.~~

~~(10) 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. Parking shall comply with LUC 20.25A.080.A.~~

(11) When the use occupies less than or equal to 2,000 square feet, the use is permitted outright. When the use occupies more than 2,000 square feet, an Administrative Conditional Use Permit is required.

(12) Standalone emergency rooms shall only be allowed when affiliated with a hospital.

(13) Marijuana research uses, as authorized under RCW 69.50.372, now or as hereafter amended, are prohibited in Bellevue. See LUC 20.20.535 for general requirements applicable to marijuana uses.

(14) A homeless services use requires approval of a Conditional Use Permit unless the City Council agrees to negotiate a development agreement. Refer to LUC 20.20.455.D.

Transportation and Utilities – Downtown Land Use Districts

STD LAN D USE COD E REF	LAND USE CLASSIFICATION	Downto wn Office 1	Downto wn Office 2	Downto wn Mixed Use	Downto wn Resident ial	Downto wn-Old Bellevue	Downto wn Office and Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
41	Rail Transportatio n: Right-of- Way, Yards,						

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Terminals, Maintenance Shops						
42 429 4	Motor- Vehicle- Transportatio n: Bus- Terminals, Taxi- Headquarter s	A	A	A			A
421 4 422	Motor- Vehicle- Transportatio n: Maintenance- Garages and						

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STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Resident ial	Downtown Old- Bellevue	Downtown Office and Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Motor Freight Services						
43	Aircraft Transportatio n: Airports, Fields, Terminals, Heliports, Storage and Maintenance	A (3)	A (3)	A (4)			A (3)
	Accessory Parking (1) (2) (12)	P	P	P	P (14)	P	P
46	Auto Parking: Commercial	P (5)	P (5)	P (5)	A	P (5)	P (5)

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Lots and Garages (12)						
	Park and Ride						
475	Radio and Television Broadcasting Studios	p	p	p		p	p
485	Solid Waste Disposal						
	Highway and Street Right of Way (12)	p	p	p	p	p	p

STD- LAN- D- USE- COD E- REF	LAND-USE- CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Utility Facility	C	C	C	C	C	C
	Local Utility- System	P	P	P	P	P	P
	Regional- Utility System	C	C	C	C	C	C
	On-Site- Hazardous- Waste- Treatment- and Storage- Facility						
	Off-Site- Hazardous- Waste- Treatment						

STANDARD 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
	and Storage Facility						
	Essential Public Facility (9)	C	C	C	C	C	C
	Regional Light Rail Transit Systems and Facilities (13)	C/P	C/P	C/P	C/P	C/P	C/P
	Wireless Communication Facility (WCF)	(7)	(7)	(7)	(7)	(7)	(7)

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downtown wn- Office 1	Downtown wn- Office 2	Downtown wn- Mixed Use	Downtown wn- Resident ial	Downtown wn-Old- Bellevue	Downtown wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Communicati on, Broadcast and Relay Towers, excluding WCFS	(7)	(7)	(7)	(7)	(7)	(7)
	Satellite Dishes (8)	p	p	p	p	p	p
	Electrical Utility Facility (11)	A/C	A/C	A/C	A/C	A/C	A/C

Notes: Uses in Downtown Land Use Districts – Transportation and Utilities:

(1) The location of an off-site parking facility requires Director approval. See LUC
20.25A.080.D.

(2) Accessory parking requires approval through the review process required for
the primary land use that it serves pursuant to this section.

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~~(3) Aircraft transportation is limited in these Land Use Districts to government heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.~~

~~(4) Aircraft transportation is limited in these Land Use Districts to government and hospital heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.~~

~~(5) Design Review approval, Part 20.30F LUC, is required to establish a commercial parking facility. Refer to LUC 20.25A.080.E for additional development requirements.~~

~~(6) Intentionally deleted.~~

~~(7) Refer to LUC 20.20.195 for provisions applicable to wireless communication facilities and other communication, broadcast, and relay facilities. Refer to Chapter 6.08 BCC for requirements applicable to small wireless facilities and certain eligible facilities requests in the public rights-of-way.~~

~~(8) Refer to LUC 20.20.730 for general requirements applicable to large satellite dishes.~~

~~(9) Refer to LUC 20.20.350 for general requirements applicable to essential public facilities (EPF).~~

~~(10) Intentionally deleted.~~

~~(11) For the definition of an 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 Map UT-6 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 Map UT-6, the applicant shall obtain Administrative~~

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

~~(12) Electric vehicle infrastructure, excluding battery exchange stations, where ancillary to motor vehicle parking and highways and rights-of-way and not a standalone vehicle charging station, is permitted through the applicable review process as a component of that use.~~

~~(13) 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.~~

~~(14) Accessory parking is not permitted in residential Land Use Districts as accessory to uses that are not permitted in these districts.~~

~~Wholesale and Retail—Downtown Land Use Districts~~

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
51	Wholesale- Trade- General- Merchandise, Products, Supplies, Materials and Equipment						
	Recycling- Centers (15)	p	p	p	A	A	p
521 522 523 524	Lumber and Other Bulky Building Materials Including						

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Preassemble d Products						
525 4	Hardware, Paint, Tile and Wallpaper (Retail)	P	P	P	P (1)	P (5)	P
525 2	Farm Equipment						
53	General Merchandise; Dry Goods, Variety and Dept. Stores (Retail)	P	P	P	P (1)	P (5)	P

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STD- LAN- D- USE- COD E- REF	LAND-USE- CLASSIFICAT ION	Downtown wn- Office 1	Downtown wn- Office 2	Downtown wn- Mixed Use	Downtown wn- Resident ial	Downtown wn-Old- Bellevue	Downtown wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
54	Food and Convenience Store (Retail)- (3)	P	P	P	P (1)	P (5)	P
551 4	Autos (Retail), Motorcycles (Retail)	P (2)	P (2)	P (2)			P (2)
	Commercial Trucks, Recreational Vehicles (Retail)						
	Boats (Retail)	P (2)	P (2)	P (2)			P (2)
552	Automotive and Marine			P			P

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STANDARD 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
	Accessories (Retail)						
553	Vehicle Fueling and Charging Stations (9)	p	p	p			p
56	Apparel and Accessories (Retail)	p	p	p	P (1)	P (2)	p
57	Furniture, Home Furnishing (Retail)	p	p	p	P (1)	P (2)	p
58	Eating and Drinking	p	p	p	p	p	p

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Establishmen ts (4) (7)						
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies (12)	P	P	P	P (1)	P (2)	P

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Handcrafted- Products- (Retail)(11)- (14)	P	P	P	P (1)	P	P
	Adult Retail- Establishmen ts (6)	P	P	P		P	P
59	Marijuana- Retail Outlet	A (4) (10)- (16)	A (4) (10)- (16)	A (4) (10)- (16)		A (4) (10)- (16)	A (4) (10)- (16)
596 4	Farm- Supplies,- Hay, Grain,- Feed and- Fencing, etc.- (Retail)						

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
596	Retail Fuel Yards						
599 6	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools			P (13)	P (13)	P (13)	P (13)
599 9	Pet Shop (Retail)	P	P	P	P (1)	P (5)	P

STANDARD LAND-USE CODE REFERENCE	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
	Computers and Electronics (Retail)	P	P	P	P (1)	P (5)	P

Notes: Uses in Downtown Land Use Districts – Wholesale and Retail:—

(1) Nonresidential uses are permitted in DT-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.

(2) No on-site outdoor display or inventory storage. Loading and unloading shall not be permitted in the right-of-way.

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

(4) Drive-in windows and drive-throughs are not permitted.

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

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

~~(7) Microbrewery manufacturing is permitted when combined with an eating and drinking establishment.~~

~~(8) Intentionally Deleted.~~

~~(9) Battery exchange stations are ancillary to vehicle fueling and charging stations and are permitted through the applicable review process as a component of that use. Operators of battery exchange stations shall comply with federal and state law regulating the handling, storage, and disposal of batteries.~~

~~(10) See LUC 20.20.535 for general development requirements for marijuana uses.~~

~~(11) Handcrafted product manufacturing is permitted subordinate to a retail establishment selling that product; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment.~~

~~(12) Drive-in and drive-through pharmacies 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.~~

~~(13) Garden supplies excludes items such as large trees, rock and bulk supplies that require special handling equipment.~~

~~(14) No unreasonable threat to human health and the environment shall be caused by flammable, dangerous or explosive materials associated with this use.~~

~~(15) A recycling center is allowed as a subordinate use if it is consistent with LUC 20.20.725.~~

~~(16) Marijuana retail outlet excludes medical marijuana cooperative: Medical marijuana cooperatives, as authorized under RCW 69.51A.250, now or as~~

hereafter amended, are prohibited in Bellevue. See LUC 20.20.535 for general requirements applicable to marijuana uses.

Resources – Downtown Land Use Districts

STANDARD USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Businesses
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
8	Resource Production (Minerals, Plants, Animals Including Pets and Related Services)						
81	Agriculture, Production of Food and Fiber Crops,						

STANDARD USE CODE REF	LAND-USE CLASSIFICATION	Downtown Office 1	Downtown Office 2	Downtown Mixed Use	Downtown Residential	Downtown Old Bellevue	Downtown Office and Limited Businesses
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
	Dairies, Livestock and Fowl, Excluding Hogs						
	Marijuana Production						
819.2	Other Horticultural Specialties: Medical Cannabis Collective Gardens (4)						

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
821	Agricultural Processing						
	Marijuana Processing						
	Medical- Marijuana Cooperative (5)						
822 4	Veterinary Clinic and Animal Hospital (1) (3)	P	P	P	P	P/A (2)	P

STD- LAN D- USE COD E REF	LAND-USE CLASSIFICAT ION	Downto wn- Office 1	Downto wn- Office 2	Downto wn- Mixed Use	Downto wn- Resident ial	Downto wn-Old- Bellevue	Downto wn- Office- and- Limited Busines s
		DT-O-1	DT-O-2	DT-MU	DT-R	DT-OB	DT-OLB
822 2	Poultry- Hatcheries						
83	Forestry, Tree Farms and Timber Production						
842 4	Fish- Hatcheries						
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction						

Notes: Uses in Downtown Land Use Districts – Resources:

~~(1) See LUC 20.20.130 for general requirements applicable to this use.~~

~~(2) When the veterinary clinic and animal hospital occupy less than or equal to 2,000 square feet, the use is permitted outright. When the veterinary clinic and animal hospital occupy more than 2,000 square feet, an Administrative Conditional Use Permit is required.~~

~~(3) Boarding, commercial kennels, pet grooming, and pet daycare are permitted as subordinate uses to a veterinary clinic or animal hospital meeting the criteria of LUC 20.20.130.~~

~~(4) Medical cannabis collective gardens are prohibited in Bellevue.~~

~~(5) Medical marijuana cooperatives, as authorized under RCW 69.51A.250, now or as hereafter amended, are prohibited in Bellevue. See LUC 20.20.535 for general requirements applicable to marijuana uses.~~

Commented [A8]: Simplifying the section. Section heading changed to 20.25A.050 Downtown Land Uses. All information previously in Land Use charts are now listed under separate subsections: Allowed as subordinate uses only, conditional uses, and prohibited uses.

20.25A.060 Dimensional charts.

A. Dimensional Requirements in Downtown Land Use Districts.

1. General. The provisions of this section set forth the dimensional requirements for each Land Use District and Perimeter Overlay in Downtown as depicted in LUC Figures 20.25A.060.A.2 and 20.25A.060.A.3. Each structure, development, or activity in a Downtown Land Use District shall comply with these requirements except as otherwise provided in this Part. ~~In Downtown, front setbacks rarely apply. Buildings are built to the “build-to” line, which is either the property line or the right-of-way line, except where a plaza, building modulation or other ground-level open space is proposed.~~

Commented [A9]: The new language will be more flexible and allow front setbacks for specific uses, thus promoting street activation and vibrancy.

...

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4. Dimensional Chart. Chart 20.25A.060.A.4 sets forth the dimensional requirements applicable to each Land Use District and Perimeter Overlay that is mapped in Figures 20.25A.060.A.2 and 20.25A.060.A.3.

Note: For the purposes of this dimensional chart, the DT-O-2, DT-MU, and DT-OLB are divided into smaller areas. The rest of this Part [20.25A](#) LUC does not divide these districts into smaller areas.

Chart 20.25A.060.A.4 Dimensional Requirements in Downtown Land Use Districts

Downtown Land Use District	Building Type (2) (5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Maximum Floor Plate Above 40' (4)(22)	Maximum Floor Plate Above 80' (4)(22)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Rooftop Features and Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Tower Separation Above 80' Where Building Exceeds 100'	Base Building Height	Trigger for Additional Height
DT-O-1	Nonresidential	20' (14)	24,000 gsf/f	24,000 gsf/f	100%	600' (8)/600'	7.2/8.0	60' (14)	345' (21)	345' (7) (20)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

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Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Wher e Build ing Exce eds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Wher e Buildi ng Excee ds 100'	Base Buil ding Heig ht	Trigg er for Additi onal Heigh t
	Residen tial	20' (14)	22,00 0 gsf/f	13,50 0 gsf/f	100%	600' (8)/600'	9.0/10.0	60' (14)	450'	450' (7)
	Above- Grade Parking	20' (14)	20,00 0 gsf/f	20,00 0 gsf/f	100%	100' (9)/100'	N/A	60' (14)	N/A	N/A (10)
DT-O- 2	Nonresi dential	20' (14)	24,00 0 gsf/f	24,00 0 gsf/f	100%	460'/480'	5.4/6.0	60' (14)	288'	288' (7)
North of NE	Residen tial	20' (14)	22,00 0 gsf/f	13,50 0 gsf/f	100%	460'/480'	5.4/6.0	60' (14)	288'	288' (7)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Where Build ing Excee ds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop</u> <u>Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Where Buildi ng Excee ds 100'	Base Build ing Heigh t	Trigg er for Additi onal Heigh t
8th St.	Above- Grade Parking	20' (14)	20,00 0 gsf/f	20,00 0 gsf/f	100%	100' (9)/100'	NA	60' ~~(14)~~	N/A	N/A (10)
DT-O- 2	Nonresi dential	20' (14)	24,00 0 gsf/f	24,00 0 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	288'	288' (7)
East of 110th Ave. NE	Residen tial	20' (14)	22,00 0 gsf/f	13,50 0 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	288'	288' (7)
	Above- Grade Parking	20' (14)	20,00 0 gsf/f	20,00 0 gsf/f	100%	100' (9)/100'	NA	60' ~~(14)~~	N/A	N/A (12)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Where Build ing Excee ds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Where Buildi ng Excee ds 100'	Base Build ing Heigh t	Trigg er for Additi onal Heigh t
DT-O- 2 South of NE 4th and West of Bellev ue Way NE	Nonresi dential	20' (14)	24,00 0 gsf/f	24,00 0 gsf/f	100%	345'/365' (18)	5.4/6.0	60' ~~(14)~~	288'	288' (7)
	Residen tial	20' (14)	22,00 0 gsf/f	13,50 0 gsf/f	100%	345'/365' (18)	5.4/6.0	60' ~~(14)~~	288'	288'
	Above- Grade Parking	20' (14)	20,00 0 gsf/f	20,00 0 gsf/f	100%	100' (9)/100'	NA	60' ~~(14)~~	N/A	N/A (10)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Where Build ing Excee ds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Where Buildi ng Excee ds 100'	Base Build ing Heigh t	Trigg er for Additi onal Heigh t
DT- MU	Nonresi dential	20' (14)	22,00 0 gsf/f	20,00 0 gsf/f	100%	230'/250'	4.5/5.0	60' ~~(14)~~	115'	115' (7)
	Residen tial	20' (14)	20,00 0 gsf/f	13,50 0 gsf/f	100%	288'/308'	4.5/5.0	60' ~~(14)~~	230'	230' (7)
	Above- Grade Parking	N/A	20,00 0 gsf/f	N/A	75%	60' (9)/60'	N/A	N/A	N/A	N/A (10)
DT- MU	Nonresi dential	20' (14)	22,00 0 gsf/f	20,00 0 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	115'	115' (7)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Wher e Build ing Excee ds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Wher e Buildi ng Excee ds 100'	Base Buil ding Heigh t	Trigg er for Additi onal Heigh t
Civic Cente r	Residen tial	20' (14)	20,00 0 gsf/f	13,50 0 gsf/f	100%	403'/423'	5.4/6.0	60' ~~(14)~~	230'	230' (7)
	Above- Grade Parking	N/A	20,00 0 gsf/f	N/A	75%	60' (9)/60'	N/A	N/A	N/A	N/A (10)
DT-OB	Nonresi dential	20' (14)	20,00 0 gsf/f	13,50 0 gsf/f	100%	(11)	(11)	60' ~~(14)~~	(11)	N/A (10)
	Residen tial	20' (14)	20,00 0 gsf/f	13,50 0 gsf/f	100%	(11)	(11)	60' (14)	(11)	N/A (10)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Where Build ing Excee ds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Where Buildi ng Excee ds 100'	Base Build ing Heigh t	Trigg er for Additi onal Heigh t
	Above- Grade Parking	N/A	N/A	N/A	75%	(11)	(11)	N/A	(11)	N/A (10)
DT-R	Nonresi dential	N/A	20,00 0 gsf/f	NA	75%	75'/95'	0.5/0.5	N/A	N/A	N/A (10)
	Residen tial	20' (14)	20,00 0 gsf/f	13,50 0 gsf/f	100%	230'/250'	4.5/5.0	60' (14)	N/A	N/A (10)
	Above- Grade Parking	N/A	N/A	N/A	75%	40' (9)/40'	N/A	N/A	N/A	N/A (10)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Where Build ing Excee ds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop</u> <u>Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Where Buildi ng Excee ds 100'	Base Build ing Heigh t	Trigg er for Additi onal Heigh t
DT- OLB North (betw een NE 8th Street and NE 12th Street)	Nonresi dential	20' (14)	30,00 0 gsf/f	20,00 0 gsf/f	100%	86'/106'	2.7/3.0	60' ~~(14)~~	N/A	N/A (10)
	Residen tial	20' (14)	20,00 0 gsf/f	13,50 0 gsf/f	100%	104'/124'	2.7/3.0	60' ~~(14)~~	N/A	N/A (10)
	Above- Grade Parking	N/A	20,00 0 gsf/f	N/A	75%	45'(9)/45'	N/A	N/A	N/A	N/A (10)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Wher e Build ing Excee ds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Wher e Buildi ng Excee ds 100'	Base Buil ding Heigh t	Trigg er for Additi onal Heigh t
DT- OLB Centr al (betw een NE 4th Street and NE 8th	Nonresi dential	20' (14)	30,00 0 gsf/f	20,00 0 gsf/f (16)	100%	403'/423'	5.4/6.0	60' (14)	115'	115' (7)
	Residen tial	20' (14)	20,00 0 gsf/f	13,50 0 gsf/f	100%	403'/423'	5.4/6.0	60' (14)	230'	230' (7)
	Above- Grade Parking	N/A	20,00 0 gsf/f	N/A	75%	45' (9)/45'	N/A	N/A	N/A	N/A (10)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use Distri ct=	Buildin g Type (2) (5)	Mini mum Towe r Setba ck abov e 80' Wher e Build ing Exce eds 100'	Maxi mum Floor Plate Abov e 40' (4)(22)	Maxi mum Floor Plate Abov e 80' (4)(22)	Maxi mum Lot Cover age (13)	Maximum Building Height/M aximum Building Height with_ <u>Rooftop</u> <u>Features</u> and Mechanic al Equipmen t (17)	Floor Area Ratio: Base/Ma ximum (3)	Tower Separ ation Above 80' Wher e Buildi ng Excee ds 100'	Base Buil ding Heigh t	Trigg er for Additi onal Heigh t
Street)										
DT- OLB South (betw een Main Street and NE 4th	Nonresi dential	20' (14)	30,00 0 gsf/f	20,00 0 gsf/f (16)	100%	230'/250'	4.5/5.0	60' (14)	115'	115' (7)
	Residen tial	20' (14)	20,00 0 gsf/f	13,50 0 gsf/f	100%	230'/250'	4.5/5.0	60' (14)	230'	230' (7)
	Above- Grade Parking	N/A	20,00 0 gsf/f	N/A	75%	55 (9)/55'	N/A	N/A	N/A	N/A (10)

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Down town Land Use District	Building Type (2) (5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Maximum Floor Plate Above 40' (4)(22)	Maximum Floor Plate Above 80' (4)(22)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Rooftop Features and Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Tower Separation Above 80' Where Building Exceeds 100'	Base Building Height	Trigger for Additional Height
Street)										

Commented [A10]: New language provides more flexibility. Allowance for residential uses, such as common areas and rooftop decks in area that previously only allowed for mechanical equipment

Additional Dimensional Requirements in Downtown Perimeter Overlays

Downtown Perimeter Overlay	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Minimum Setback from Downtown Boundary (1)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Rooftop Features Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Triggers for Additional Height
Perimeter Overlay A-1	Nonresidential	N/A	20' (6) (19)	75%	40'/60'	1.0 in MU; 0.5 in R/1.0 in DT-MU and DT-OB; 0.5 in DT-R	N/A (10)
	Residential	N/A	20' (6) (19)	75%	55'/75'	3.15/3.5	N/A (10)
	Above- Grade Parking	N/A	20' (6) (19)	75%	40' (9)/40'	N/A	N/A (10)
Perimeter	Nonresidential	N/A	20' (6)	75% in DT-MU	40'/60'	1.0/1.0	N/A (10)

Downtown Perimeter Overlay	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Minimum Setback from Downtown Boundary (1)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Rooftop Features Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Triggers for Additional Height
Overlay A-2				100% in DT-OB			
	Residential	N/A	20' (6)	75% in DT-MU 100% in DT-OB 75% in DT-R	70' (7)/90'	3.25 in DT-MU, 3.25 in DT-OB, 3.0 in DT-R, 3.5	55' (9) (7)

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Downtown Perimeter Overlay	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Minimum Setback from Downtown Boundary (1)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Rooftop Features Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Triggers for Additional Height
	Above-Grade Parking	N/A	20' (6)	75%	40' (9)/40'	N/A	N/A (10)
Perimeter Overlay A-3	Nonresidential	N/A	0'	75%	70' (8)/70'	1.5/1.5	40' (7)
	Residential	N/A	0'	75%	70' (8)/70'	4.5/5.0	55'
	Above-Grade Parking	N/A	0	75%	40' (9)/40'	N/A	N/A (10)

Downtown Perimeter Overlay	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Minimum Setback from Downtown Boundary (1)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Rooftop Features Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Triggers for Additional Height
Perimeter Overlay B-1	Nonresidential	N/A	0'	75% in DT-MU and DT-R 100% in DT- OB	72'/92'	1.5 in DT- MU; 1.0 in OB; 0.5 in DT-R/1.5 in DT-MU; 1.0 in DT-OB; 0.5 in DT-R	N/A (10)
	Residential	N/A	0'	75% in DT-MU and DT-R	99'/119'	4.5/5.0	99' (7)

Downtown Perimeter Overlay	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Minimum Setback from Downtown Boundary (1)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Rooftop Features Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Triggers for Additional Height
				100% in DT- OB			
	Above- Grade Parking	N/A	0'	75%	40' (9)/40'	N/A	N/A (10)
Perimeter Overlay B-2	Nonresidential	N/A	0'	75%	72'/92'	1.5/1.5	N/A (10)
	Residential (15)	20' (14)	0'	75%	176' – 264' (7) (12)/196' – 284'	4.5/5.0	105' (7)

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Downtown Perimeter Overlay	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Minimum Setback from Downtown Boundary (1)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Rooftop Features Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Triggers for Additional Height
	Above- Grade Parking	N/A	0'	75%	40' (9)/40'	N/A	N/A (10)
Perimeter Overlay B-3	Nonresidential	N/A	0'	100%	72'/92'	1.5/1.5	N/A (10)
	Residential	20' (14)	0'	100%	230' (7)/250'	6.3/7.0	105' (7)
	Above- Grade Parking	N/A	0'	75%	40' (9)/40'	N/A	N/A (10)

Notes: Dimensional Requirements in Downtown Land Use Districts and Perimeter Overlays:

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(17) The additional 20 feet ~~is allowed for mechanical equipment is to accommodate~~ mechanical equipment, stairs, elevator penthouses or rooftop features related to residential uses, such as common areas and rooftop decks for use by residents of the building, ~~uninhabitable space~~. All residential amenity space must be setback at least 10 feet from the building facade.

...

Commented [A11]: New language provides more flexibility. Allowance for residential amenities previously only allowed for mechanical equipment

B. Exceptions to Dimensional Requirements.

Exceptions authorized pursuant to this subsection shall be reviewed as Administrative Departures subject to the terms of LUC [20.25A.030.D.1](#).

1. Floor Plate Exceptions.

a. Connecting Floor Plates. ~~Portions of towers over 40 feet in height may be connected on one floor, subject to the following:~~

i. ~~The connecting floor area shall only be used to provide for pedestrian circulation between the towers;~~

ii. ~~The connection is between separate and distinct buildings;~~

iii. ~~The connection shall act as a dividing point between two floor plates, neither of which exceeds the maximum floor plate size; and~~

iv. ~~Additional floors may be connected subject to an administrative departure pursuant to LUC 20.30H;~~

~~The Director may approve the connection of floor plates above 40 feet such that those floor plates exceed the "Maximum Building Floor Area per Floor Above 40 Feet"; provided, that:~~

i. ~~The total proposed building height does not exceed 70 feet in height (as defined by the International Building Code, as adopted and amended by the City of Bellevue);~~

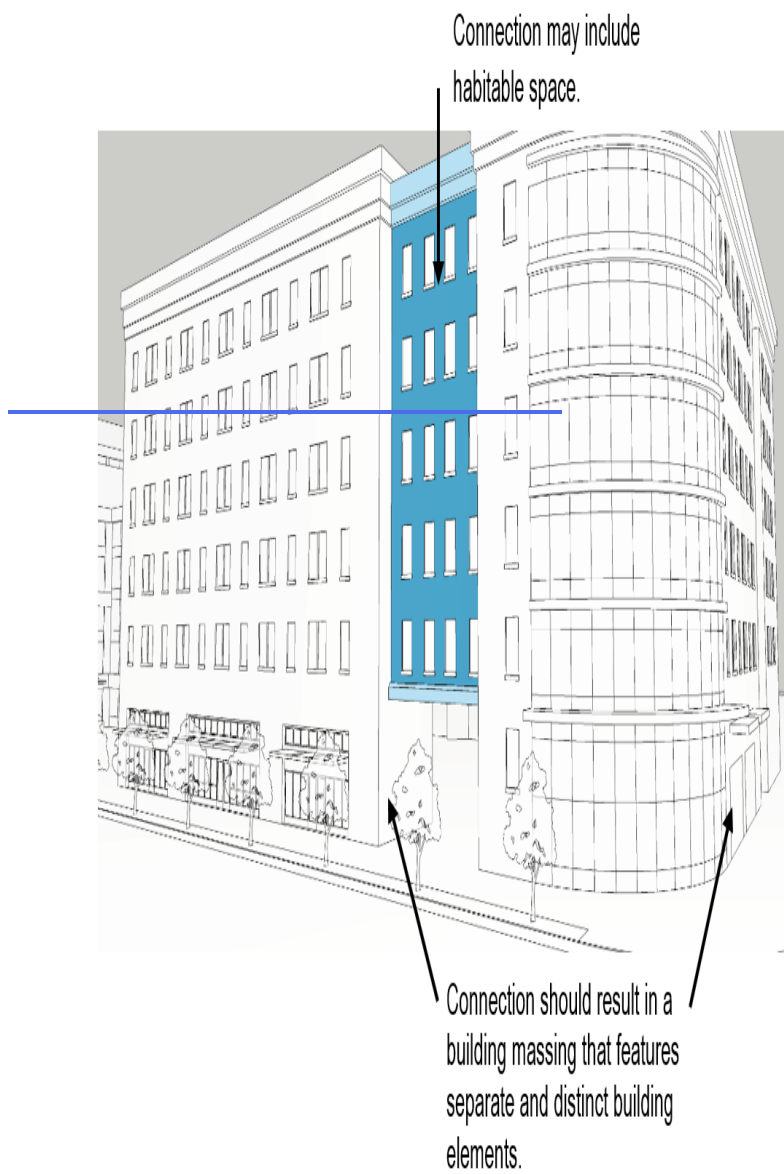
ii. ~~The connection is to allow for safe and efficient building exiting patterns;~~

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- iii. The connecting floor area shall include required corridor areas, but may include habitable space;
- iv. The alternative design results in a building mass that features separate and distinct building elements;
- v. The connection shall act as a dividing point between two floor plates, neither of which exceeds the maximum floor plate size;
- vi. From the right of way, the development shall appear as separate and distinct buildings to the pedestrian; and
- vii. The connection shall appear to be distinct from the adjacent masses.



Commented [A12]: Connecting floor plates to be allowed only for pedestrian circulation between towers. This provides for a controlled building mass, and better articulation.

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- b. Performing Arts Centers may have unlimited floor plates up to 100 feet in height, measured from average finished grade; provided, that:
 - i. The floor plate exception applies only to that portion of the building that contains the performing arts use;
 - ii. Subordinate uses do not exceed 25 percent of the total area; and
 - iii. The ground floor design is consistent with the design standards for "A" rights-of-way, excluding the arcade provision.

c. For buildings primarily built with mass timber construction, the following maximum floor plates shall apply:

i. Unlimited floor plates up to 100 feet in height;

ii. Above 100 feet in height:

(1) Nonresidential building floor plates shall be limited to 35,000 square feet.

(2) Residential building floor plates shall be limited to 30,000 square feet.

Commented [A13]: This language allows more flexibility for buildings built with Mass timber. Residential floor plate limit above 100 ft increased by 10,000 square feet (from 20,000 to 30,000) from 20.25R.010 Mixed-Use Land Use Districts

2. Intrusions Into Required Dimensional Standards.

a. Intrusions Over the Sidewalk.

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- ii. External decks and balconies are permitted to extend over the right-of-way upon approval of the Director ~~or~~ and the Transportation Department ~~and the Director~~ and shall be a minimum clearance of 20 feet above the right-of-way, and no greater in depth than 50 percent of the width of the required sidewalk.
- iii. On Mixed Streets and Neighborhood Streets, as defined by LUC 20.25A.010.B.5.c and 20.25A.010.B.5.d, upon approval of the Director and the Transportation Department building structure, external decks, and balconies are permitted to extend over the sidewalk and enhanced streetscape area to the property line above a minimum clearance of 20 feet above the right-of-way, except when a setback or stepback precludes such extension.

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c. Intrusions Into Stepbacks.

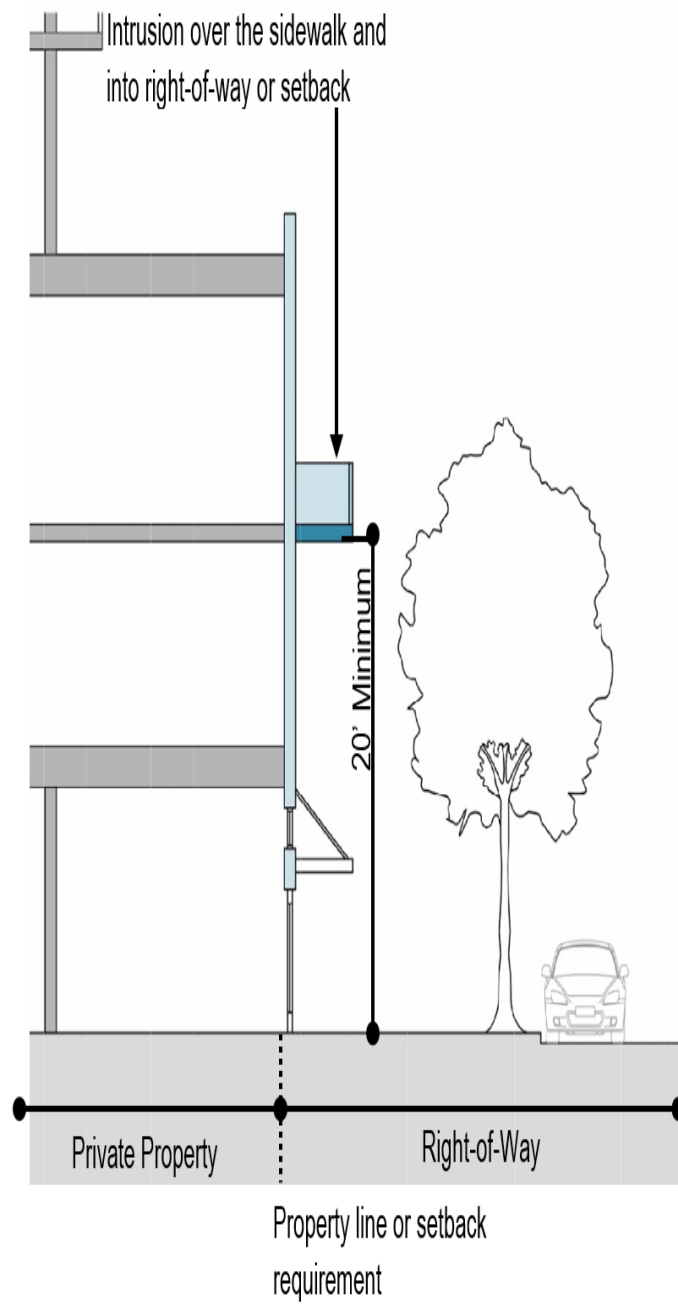
i. The Director may approve modifications to the minimum required stepback if:

...

(2) The intrusions for building modulation or weather protection features shall be a maximum of 20 percent of the length of the whole ~~façade~~~~façade~~, 25 percent of the depth of the required stepback, and a maximum of 10 feet in length per intrusion.

ii. The Director may approve modifications to the stepback requirements for performing arts centers if:

(1) Interesting roof forms, significant floor plate modulation, significant ~~façade~~~~façade~~ modulation, or other such unique architectural features are provided to minimize impacts to abutting structures.



...

20.25A.070 Amenity incentive system ~~and floor area ratio.~~

A. General.

1. The Amenity Incentive System consists of two parts:

a. Floor Area Ratio (FAR) exemptions for eligible amenities under LUC 20.25A.070.C;
and

b. The Amenity Incentive Program under LUC 20.25A.070.D.

2. A Building may exceed the base Floor Area Ratio or the base Building Height permitted for development within a Downtown Land Use District or Perimeter Overlay pursuant to LUC 20.25A.060 only if it complies with the requirements of the Amenity Incentive System.

3. Allocation and Sequencing of Amenities Provided Under the Amenity Incentive System:

a. If the development contains multiple buildings within a project limit, then amenities may be allocated among any buildings within that project limit; Provided, that such allocation shall be approved by the Director through a Master Development Plan in accordance with Part 20.30V LUC.

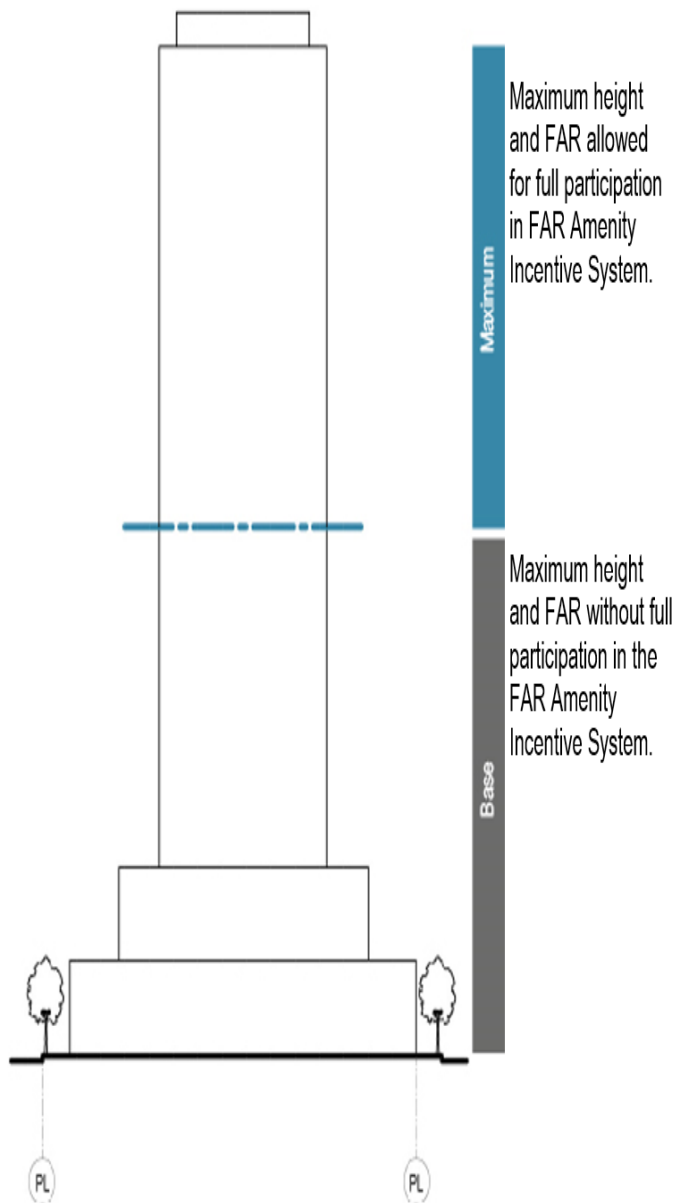
b. If the development is constructed in phases, then each phase shall provide for a proportionate or greater installation of amenities as established in a phasing plan approved through a Master Development Plan in accordance with Part 20.30V LUC. However, no phase may depend on the future construction of amenities.

~~A building may exceed the base floor area ratio or base building height permitted for development within a Downtown Land Use District or Perimeter Overlay pursuant to LUC 20.25A.060.A.4 only if it complies with the requirements of this section. In no case may the building exceed the maximum floor area ratio permitted for the district or overlay unless expressly permitted by the terms of this Code. The bonus ratios have~~

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~~been calibrated by neighborhood to provide higher incentives for amenities that
contribute to neighborhood character objectives.~~



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B. Required Review.

The Director may approve an amenity that complies with subsection [C or D](#) of this section, [as applicable](#), if all the specific amenity system requirements are satisfied and established design criteria for the amenity have been met.

C. FAR Exemptions, Special Dedications, and Conversion of Previously Approved Exempt Retail Activity Space.

1. FAR Exemption for Ground-Level and Second-Level Active Uses. For purposes of applying the Amenity Incentive System, a level shall be considered the ground level so long as less than half of that ground-level story height is located below the average finished grade of the adjacent public right-of-way or pedestrian connection. The single building story immediately above the ground-level story and intended to activate the ground-level pedestrian environment through demonstrated compliance with the Second-Level Active Uses design standards contained in LUC [20.25A.170.D](#) shall be considered an upper level.

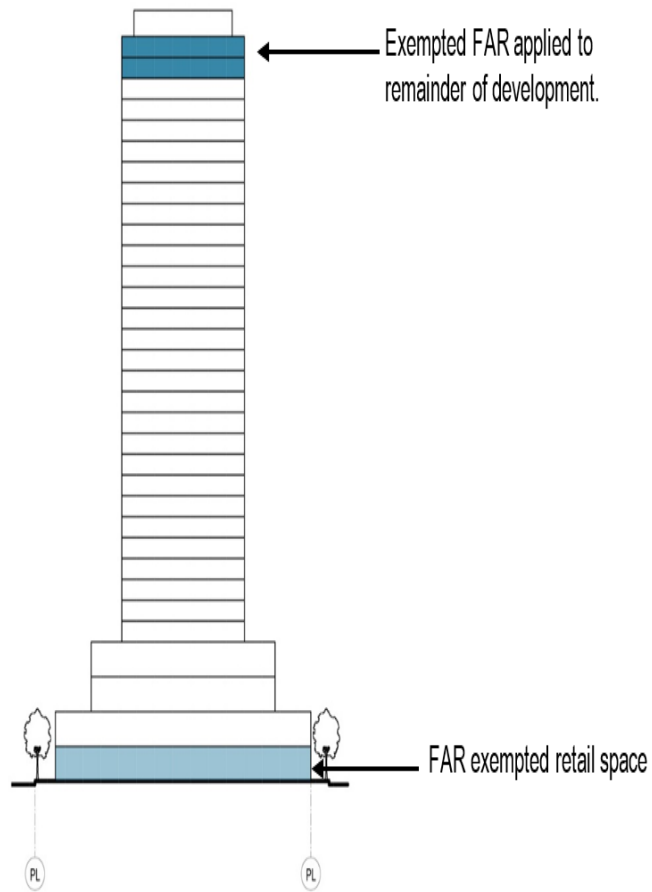
a. Ground-Level Floor Areas Meeting the Definition of Active Uses.

[i.](#) Each square foot of ground-level floor area of active uses that satisfies the requirements of LUC [20.25A.020.A](#) and complies with the design standards contained in LUC [20.25A.170.B.1](#) (Grand Connection/High Streets – “A” Rights-of-Way) shall be eligible for an exemption from calculation of the maximum floor area of up to 1.0 FAR, except where specifically provided by the terms of this Code.

[ii.](#) If more than 20% of the exempted floor area meeting the requirements of LUC [20.25A.070.C.1.a.i](#) is leased at a total rate that is less than or equal to one and one-half times the operating expenses of that business, as defined by the Director, up to 1.5 FAR shall be eligible for an exemption from calculation of the maximum floor area.

[iii.](#) For every square foot of individual commercial tenant space less than or equal to 5,000 square feet of gross floor area and meeting the requirements of [20.25A.070.C.1.a.i](#), a development may exempt 2 gross square feet from

[the calculation of the overall floor area up to the maximum exempt FAR as provided by LUC 20.25.070.C.1.a.i or 20.25A.070.C.1.a.ii.](#)



Commented [A14]: One of the major themes of the outreach was that large, unaffordable ground floor commercial spaces across downtown, along with 100% active frontage requirement in some parts can contribute to vacant and inactive ground floors. The updated language incentivizes developments to provide affordable, and appropriately sized individual commercial spaces at the pedestrian level. This will create opportunities for more smaller businesses (third places) in Downtown, and also help activate the street.

- b. [Second-Level Floor Areas Meeting the Definition of Active Uses.](#)

i. Second-Level Floor Areas Meeting the Definition of Active Uses. Each square foot of second-level floor area of active uses that satisfies the requirements of LUC [20.25A.020.A](#) and complies with the design standards contained in LUC [20.25A.170.D](#) (Second-Level Active Uses) shall be eligible for an exemption from the calculation of maximum floor area of up to 0.5 FAR, except where specifically provided by the terms of this Code.

ii. [If more than 20% of the exempted floor area meeting the requirements of LUC 20.25A.070.C.1.a.i is leased at a total rate that is less than or equal to one and one-half times the operating expenses of that business, as defined by the Director, up to 1.5 FAR shall be eligible for an exemption from calculation of the maximum floor area.](#)

iii. [For every square foot of individual commercial tenant space less than or equal to 5,000 square feet of gross floor area and meeting the requirements of 20.25A.070.C.1.a.i, a development may exempt 2 gross square feet from the calculation of the overall floor area up to the maximum exempt FAR as provided by LUC 20.25.070.C.1.a.i or 20.25A.070.C.1.a.ii.](#)

...

2. Affordable Housing Development Flexibility. Floor area may be exempted to support the provision of affordable housing and additional development flexibility allowed, as provided below.

- a. For every gross square foot of affordable housing provided on site, a development may exempt 4 gross square feet of market-rate housing, up to a maximum of 50 percent of the base FAR in the land use district in which the building containing the exempted market-rate housing is located.
- b. Additional Development Flexibility. Projects that provide 0.5 FAR or greater of the exempt floor area earned through the provisions of on-site affordable housing may:

...

- iii. For buildings that are both less than 100 feet in height and located within the Perimeter Overlay, other than facades fronting Main Street between 100th Avenue NE and Bellevue Way NE, decrease the upper-level stepbacks required under LUC 20.25A.075 by a maximum of 15 feet;

...

- v. Exempt buildings that are both less than 85-100 feet in height and located in the Perimeter Overlay from the maximum floor plate above 40 feet requirements listed in Chart 20.25A.060.A.4.

vi. Exempt buildings that are both less than 100 feet in height and located in the Perimeter Overlay from the trigger height requirements listed in Chart 20.25A.060.A.4.

3. Floor Area Earned from Special Dedications.

a. General. Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system without compensation to the owner in conformance with subsection C.3.b of this section is included in land area for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio (FAR) contained in LUC 20.25A.020.A.

b. Special Dedications.

i. A property owner may make a 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 or the Capital Investment Program Plan to the City of Bellevue by an instrument approved by the City Attorney.

ii. A property owner may also make a special dedication by conveying land identified by the Director of Transportation as necessary for safety or operational improvement projects.

c. Recording Requirements. The applicant shall record the amount (square footage) of floor area earned by area dedicated in conformance with this subsection with the King County Recorder's Office, or its successor agency, and provide a copy of the recorded document to the Director.

34. Conversion of Previously Approved Exempt Retail Activity Space.

...

D. ~~Specific Amenity Incentive System Requirements~~ Amenity Incentive Program.

1. General. Development within a project limit may exceed its base FAR or base Building Height allowances, as described in LUC 20.25A.060, by providing amenities under the Amenity Incentive Program. The requirements of the Amenity Incentive Program depend on whether the development exceeds the applicable base Building Height as described in LUC 20.25A.060.

Commented [A15]: This is a minor update to the administrative language of the code to increase consistency and ease of use.

a. Development at or below base Building Height.

i. If no building located within the project limit of a development exceeds the applicable base building height, then additional square feet of gross floor area for any building within the project limit, up to the maximum Floor Area Ratio for the Land Use District as described in LUC 20.25A.060, may be obtained through bonus points earned through the provision of amenities within that project limit as detailed in Chart 20.25A.070.D.5 and this section.

ii. The total number of bonus points earned within a project limit equals the total additional square feet of gross floor area available within that project limit for development, up to the maximum Floor Area Ratio for the Land Use District, as described in LUC 20.25A.060.

b. Development exceeding base Building Height.

i. If development within the project limit exceeds the applicable base building height but does not exceed the applicable base Floor Area Ratio, then the development must earn bonus points through the provision of amenities within the project limit as detailed in Chart 20.25A.070.D.5 and this section. The total number of bonus points required equals the square feet of gross floor area being constructed above base height divided by two. If the required number of bonus points are earned, then building height up to the applicable maximum is allowed.

ii. If development within the project limit both exceeds the applicable base building height and the applicable base Floor Area Ratio, then the development must earn bonus points as follows:

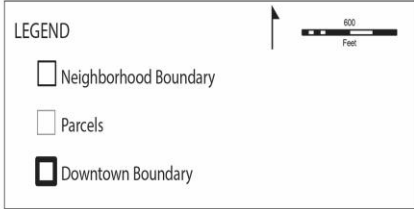
- (1). If the square feet of gross floor area exceeding the base FAR is greater than the bonus points that would be required for the development using the formula described under subsection D.1.b.i, then additional square feet of gross floor area, up to the maximum Floor Area Ratio described in LUC 20.25A.060, may be obtained through bonus points earned through the provision of amenities within that project limit as detailed in Chart 20.25A.070.D.5 and this section. The total number of bonus points earned within a project limit equals the total additional square feet of gross floor area available within that project limit for development, up to the maximum Floor Area Ratio for the Land Use District, as described in LUC 20.25A.060. If any bonus points are earned, then building height up to the applicable maximum is allowed.
- (2). If the square feet of gross floor area exceeding the base FAR is less than the bonus points that would be required for the development using the formula described under subsection D.1.b.i, then the total number of bonus points required shall be determined as provided in subsection D.1.b.i. If the required number of bonus points are earned, then building height up to the applicable maximum is allowed.

42. Participation in the Amenity Incentive ~~System Program~~ shall comply with Chart 20.25A.070.D.54. Amenity bonus rates and applicability shall follow Downtown Neighborhood boundaries as shown in Figure 20.25A.070.D.1.

Figure 20.25A.070.D.1.



DOWNTOWN NEIGHBORHOODS



~~2. Development within a project limit may only exceed its base FAR or base building height by providing amenities as described in Chart 20.25A.070.D.4 and this subsection.~~

~~a. Calculation of Required Amenity Incentive Points. The process below shall be used to determine the required amenity incentive points by individual building. There are two conditions that shall guide a building's required amenity incentive points based on its being above or below the base building heights shown in LUC 20.25A.060.A.4:~~

~~Condition 1: All building floor area is developed below the base building height. In this case, the amount of square footage above the base FAR is equal to the required amenity points.~~

~~Condition 2: A portion of the building floor area is developed above the base building height. In this case, the greater of the floor area being constructed above base FAR, OR the floor area being constructed above base height divided by two shall count as the required amenity incentive points for each building. For example: A building has 60,000 square feet above base FAR and 30,000 square feet above base building height divided by two = 15,000; the requirement would be 60,000 amenity points. A building with zero square feet above base FAR and 20,000 square feet above base building height divided by two would require 10,000 amenity points.~~

~~For multi-building development, the individual building amenity calculations shall be combined for an overall development's required amenity incentive points.~~

~~3b.~~ Allocation of Amenities. The Amenity Incentive System has a focus on affordable housing and public open space features.

~~a.~~ It is required that the first 25 percent of a project's amenity points shall be earned from the provision of on-site affordable housing. In-lieu fees may also be utilized to meet this requirement.

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- ~~bii.~~ It is required that 50 percent of a project's amenity points shall be earned from one or more of the following amenities: Grand Connection and Major Public Open Space, Outdoor Plaza, Donation of Park Property, Improvement of Public Park Property, Enhanced Streetscape, Active Recreation Area, Enclosed Plaza or Alleys with Addresses.
- ~~iii.c.~~ The remaining 25 percent of a project's required amenity points may be earned from any amenity on the amenity list.
- ~~iv.d.~~ Exception. DT-Small Sites may utilize any combination of amenity incentive points from the standard list to earn all required amenity points.
- ~~4e.~~ In-Lieu Fees. In-lieu fees may be used for up to 50 percent of a project's required amenity incentive points. In-lieu fees collected by the City shall be placed in a dedicated account and used exclusively for the provision of affordable housing or the acquisition or improvement of publicly accessible open space within, adjacent to, or connected to Downtown as determined by the Parks and Community Services Director. The amenity incentive system in-lieu fee rate, published in the City's fee rate schedule, shall be reviewed annually, and, effective January 1st of each year, may be administratively increased or decreased by an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain accurate costs for the region. In-lieu fees shall be assessed as follows:

 - ~~ai.~~ As of March 24, 2026, the fee shall be \$13.00 per amenity point for affordable housing.
 - ~~bii.~~ As of March 24, 2026, the fee shall be \$38.65 per amenity point for all amenities other than affordable housing.
- ~~3.~~ ~~In a multi-building development within a single project limit, amenities may be allocated among all buildings within the project limit; provided, that such allocation shall be approved by the Director through a Master Development Plan (MDP). If construction of the multi-building development is to be phased, each phase shall provide for a proportionate or greater installation of amenities as established in an approved MDP phasing plan. No phase may depend on the future construction of amenities.~~

54. ~~Amenity Incentive System~~ **Bonus Points.** ~~Bonus Points. The specific amenity options and corresponding bonus point values are established in this Part 20.25A and are described below.~~

Commented [A16]: Chart 20.25A.070.D.4 is replaced in its entirety by the list shown in this draft to comply with accessibility standards. Only differences between the existing Chart 20.25A.070.D.4 are shown in the markup for clarity of the draft.

- a. Grand Connection and Major Public Open Spaces: The Grand Connection and Major Public Open Spaces as depicted in LUC [20.25A.175.A.1](#).

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
			16:1			

16:1 bonus points per square foot of Pedestrian Corridor or Major Public Open Space constructed

ii. Design Criteria.

- (1) Grand Connection and Major Public Open Space improvements shall comply with the requirements of LUC [20.25A.175](#).

- b. Outdoor Plaza: A publicly accessible, continuous open space, predominantly open from above, and designed to relate to the surrounding urban context. Outdoor plazas prioritize pedestrian use and serve as opportunities to activate Downtown for residents and users.

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
9.3:1	9.3:1	8.4:1	9.3:1	8.4:1	8.4:1	8.4:1

8.4 bonus points per square foot of outdoor plaza in Priority Neighborhoods;

9.3 bonus points per square foot in High Priority Neighborhoods.

ii. Design Criteria.

- (1) Minimum plaza size is 3,000 square feet with a maximum bonusable area of 20 percent of the gross lot area; provided, that the minimum plaza size for a DT-Small Site is 1,500 square feet. Plazas larger than 10,000 square

feet may earn 10 percent additional bonus points if they are designed in a manner to provide for activities to promote general public assembly.

- (2) Minimum plaza size may be met through the linking of smaller plaza spaces in a cohesive, logical manner with a strong design narrative.
- (3) Minimum seating provided shall be one linear foot of seating space per 30 square feet of plaza space.
- (4) A minimum of 20 percent of the area eligible for bonus amenity points in the plaza shall be landscaped.
- (5) Plaza amenities to enhance the users' experience shall be provided, e.g., [public](#) art and [water-interactive](#) elements.
- (6) To ensure visual and physical connectivity into the plaza from the adjacent right-of-way, at least one plaza entrance shall abut and be located within 30 inches in elevation of the adjacent sidewalk. The elevation of the rest of the plaza may vary, provided a minimum of one access point meets this requirement.
- (7) Provide for sense of security to users through well-lit and visible spaces.
- (8) Directional signage shall be provided to identify circulation routes for all users and inform the public that the space is accessible to the public at all times. The signage shall be visible from all points of access. The Director shall require signage as provided by the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site.
- (9) Plazas shall be open to the public at all times and require an easement for public right of pedestrian use in a form approved by the City.
- (10) Plazas shall meet all design criteria for design standards for public open spaces.
- (11) Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.

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- c. Donation of Park Property: Property that is donated to the City, with no restriction, for park purposes
 - i. Bonus Ratios:

Forty-five bonus points for every \$1,000 of the appraised value of property donated for park purposes if the property is located in Northwest Village or East Main Neighborhood. Forty bonus points for every \$1,000 of the appraised value if property is located in any other Downtown Neighborhood. Park property donation may occur in Downtown Neighborhoods that are different from where the development project occurs.
 - ii. Design Criteria.
 - (1) The need for such property in the location proposed shall be consistent with City-adopted policies and plans.
 - (2) The minimum size of a donated park parcel is 4,000 square feet.
 - (3) Donated park parcels shall be located within Downtown, but need not be contiguous with the site for which development is proposed.
- d. Improvement of Public Park Property: ~~Improvements Funding dedicated made to~~ City-owned community, neighborhood, and miniparks within Downtown.
 - i. Bonus Ratio:

Forty-five bonus points for every \$1,000 of ~~funding dedicated to~~ public park property improvement ~~if the park is located in Northwest Village or East Main Neighborhood. Forty bonus points for every \$1,000 of public park property improvement if it is located in any other Downtown Neighborhood. Park property improvement may occur in Downtown Neighborhoods that are different from where the development project occurs.~~
 - ii. ~~Design Criteria.~~
 - 1. ~~Improvements made to a City-owned community, neighborhood, or mini-park shall be consistent with the Downtown Subarea Plan.~~
 - 2. ~~Improvements made to City-owned parks shall be constructed by the developer consistent with applicable City plans, and approved by the Director of the Parks and Community Services Department.~~

- e. Enhanced Streetscape: A continuous space between the back of the curb and the building face, which allows internal activities to be externalized or brought out to the sidewalk. This space is provided along the building front, and activated by residential patios or stoops, small retail, restaurant, and other commercial entries.

- i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
7:1	7:1	7:1	7:1	7.8:1	7.8:1	7.8:1

Seven bonus points per square foot of enhanced streetscape constructed;
7.8 bonus points per square foot if part of Lake-to-Lake Trail in Old Bellevue, City Center South, and East Main neighborhoods

- ii. Design Criteria.

- (1) Space between back of curb and building face shall meet the minimum sidewalk and landscape dimensions. This amenity bonus is intended for an additional four- to eight-foot frontage zone that is above and beyond the minimum requirements.
- (2) Frontage zone shall contain street furniture, including movable tables and chairs, and may be used for retail and food vendor space.
- (3) The applicant shall comply with three of the five design standards below:
 - (a) Additional landscaping such as seasonal pots and plantings.
 - (b) Decorative paving.
 - (c) Small artistic elements.
 - (d) Additional weather protection.
 - (e) Other features suggested that assist in activating the space.
- (4) Visual access shall be provided to abutting commercial spaces. For residential use, this may be provided through a private patio or stoop.
- f. Active Recreation Area: An area that provides active recreational facilities and is open to the general public. Does not include health or athletic clubs.
 - i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
2:1	2:1	2:1	2:1	2:1	2:1	2:1

Two bonus points per square foot of active recreation area provided.

ii. Design Criteria.

- (1) May be located indoors or outdoors.
- (2) Recreational facilities include, but are not limited to, sport courts, child play areas, climbing wall, open space for play, and dog relief areas.
- (3) There may be a fee for use, but may not be used exclusively by the membership.
- (4) The maximum bonusable area is 1,500 square feet.

- g. Enclosed Plaza: A publicly accessible, continuous open space located within a building and covered to provide overhead weather protection while admitting substantial amounts of natural daylight (atrium or galleria). Enclosed plazas function as a “Third Place,” and are “anchors” of community life and facilitate and foster broader, more creative interaction.

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
4:1	4:1	4:1	4:1	4:1	4:1	4:1

Four bonus points per square foot of enclosed plaza provided.

ii. Design Criteria.

- (1) Shall be open and accessible to the public during the same hours that the building in which it is located is open.
- (2) Shall provide signage to identify the space as open to the public as provided per the Bellevue Transportation Department Design Manual. Shall provide directional signage that identifies circulation routes for all users and informs the public that the space is accessible to the public at

all times. The signage shall be visible from all points of access. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site.

- (3) Shall be visually and physically accessible from a publicly accessible space.
- (4) At least five percent of the area shall be landscaped. Landscape requirements may be modified if an equal or better result is provided through the use of interesting building materials, art, and architectural features that soften and enhance the enclosed plaza area.
- (5) The minimum sitting space shall be one linear foot of seating per 30 square feet of enclosed plaza space. More than 50 percent of the seating shall be provided in the form of movable chairs and furniture.
- (6) Minimum horizontal dimension is 20 feet.
- (7) Minimum area is 750 square feet.

h. Alleys with Addresses: Pedestrian-oriented ways off the main vehicular street grid that provide an intimate pedestrian experience through a combination of residential, small retail, restaurant, and other commercial entries with meaningful transparency along the frontage building walls. This area does not have a “back of house” feel.

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
6.7:1	6.7:1				6.7:1	6.7:1

6.7 bonus points per square foot of alley with address improvement based on neighborhood location.

ii. Design Criteria.

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- (1) Shall be open to the public 24 hours a day, seven days a week, and require an easement for public right of pedestrian use in a form approved by the City.
- (2) May not be enclosed.
- (3) Shall provide a finer-scaled building design at the pedestrian level to emphasize the pedestrian realm and to provide scale relief from the primary massing.
- (4) Alley frontage shall meet standards for "C" Rights-of-Way, Mixed Streets in LUC [20.25A.170.B](#).
- (5) Residential use must provide a strong connection to the alleyway through the use of patios or stoops.
- (6) Shall provide pedestrian-scaled lighting.
- (7) Shall provide signage to show open to the public and the hours.
- (8) Automobile access and use shall be secondary to pedestrian use and movement.
- (9) Shall meet design standards at LUC [20.25A.170.C](#).
- (10) Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.

i. Freestanding canopies at street corners and transit stops (nonbuilding weather protection)

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
40:1	40:1	40:1	40:1	40:1	40:1	40:1

Forty bonus points per every \$1,000 of investment in freestanding canopies.

Maximum 1,000 bonus points per freestanding canopy.

ii. Design Criteria.

- (1) Location of freestanding canopies shall be approved by Transportation Department. Design shall be consistent with the design adopted through a Transportation Director's Rule.

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- j. Freestanding canopies at street corners and transit stops (nonbuilding weather protection)

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
	250:1		250:1		250:1	

Two hundred fifty bonus points per linear foot of pedestrian bridge constructed.

ii. Design Criteria.

- (1) This bonus shall apply only to pedestrian bridges meeting the location and design criteria of LUC [20.25A.100](#).
- (2) Bridge shall connect to upper-level Active Uses on both sides to qualify for the bonus.

- k. Performing Arts Space: [Indoor space containing fixed seating for public assembly for the purpose of entertainment or cultural events \(live performances only\).](#)

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
1630:1	1630:1	1630:1	1630:1	1630:1	1630:1	1630:1

[Sixteen-Thirty](#) bonus points per square foot of [indoor](#) performing arts space provided.

ii. Design Criteria.

[This bonus shall apply only to performing arts spaces that are less than 10,000 square feet.](#)

- l. Public Art: Any form of permanent artwork that is outdoors and publicly accessible or visible from a public place. The purpose is to create a memorable civic experience and affinity between artist and community.

Commented [A17]: Increased bonus points for indoor performing arts spaces. This, along with the other updates in the 20.25A.170 Public realm and streetscape section such as increased transparency, prominent entrances, controlled blank walls, and well connected outdoor spaces will help promote vibrancy and nightlife in downtown.

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i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
40:1	40:1	40:1	40:1	40:1	40:1	40:1

Forty bonus points per every \$1,000 of appraised art value.

ii. Design Criteria.

- (1) Shall be located outside in areas open to the general public or visible from the adjacent public right-of-way, perimeter sidewalk, or pedestrian way.
- (2) May be an artist-made object or artist-made integrated feature of the building's exterior or other visible infrastructure such as paving, hand railings, walls, seating, or other elements visible to the public or in publicly accessible areas.
- (3) Public art can include murals, sculptures, art elements integrated with infrastructure, and special artist-designed lighting.
- (4) Standalone or landmark artworks shall be at a scale that allows them to be visible at a distance.
- (5) Value of art to be determined through appraisal accepted by Bellevue Arts Program.
- (6) Maintenance of the art is the obligation of the owner of that portion of the site where the public art is located for the life of the project.

~~m. **Water Feature:** A fountain, cascade, stream water, sculpture, or reflection pond. The purpose is to serve as a focal point for pedestrian activity.~~

~~i. Applicable Neighborhoods and Bonus Ratios:~~

~~Northwest Village~~	~~City Center North~~	~~Ashwood~~	~~Eastside Center~~	~~Old Bellevue~~	~~City Center South~~	~~East Main~~
~~40:1~~	~~40:1~~	~~40:1~~	~~40:1~~	~~40:1~~	~~40:1~~	~~40:1~~

~~Forty bonus points per every \$1,000 of appraised value of the water feature, or actual construction cost, whichever is greater.~~

ii. ~~Design Criteria.~~

- ~~(1) Shall be located outside of the building, and be publicly visible and accessible at the main pedestrian entrance to a building, alongside a perimeter sidewalk or pedestrian connection.~~
- ~~(2) Water shall be maintained in a clean and noncontaminated condition.~~
- ~~(3) Water shall be in motion during daylight hours.~~

m. Historic Preservation of Physical Sites/Buildings: Historic and cultural resources are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
~~40:100:1~~	~~40:100:1~~	~~40:100:1~~	~~40:100:1~~	~~40:100:1~~	~~40:100:1~~	~~40:100:1~~

~~Forty bonus points per every \$1,000 of documented construction cost to protect historic façade or other significant design features.~~

ii. Design Criteria.

- (1) Voluntary protection of historic ~~façade~~ or other significant design features when redevelopment occurs.

n. Historic and Cultural Resources Documentation: Historic and cultural resources are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
40:1	40:1	40:1	40:1	40:1	40:1	40:1

Forty bonus points per every \$1,000 of documented cost of plaques/interpretive markers or construction cost of space dedicated to collect, preserve, interpret, and exhibit items.

ii. Design Criteria.

Commented [A18]: Increased bonus points for preserving historic buildings in Old Bellevue. This, along with other standards such as limiting maximum square footage of individual commercial spaces, maintaining smaller storefronts, and additional bonus for affordable commercial spaces will help bring in more small business and retain the historic character of Old Bellevue.

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- (1) Use plaques and interpretive markers to identify existing and past sites of historic and cultural importance.
- (2) Space dedicated to collect, preserve, interpret, and exhibit items that document the history of Downtown Bellevue.

- o. Neighborhood Serving Uses: Allocation of space for noncommercial neighborhood serving uses that bolster livability for residents (e.g., community meeting rooms and nonprofit child care).

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
8:1	8:1	8:1	8:1	8:1	8:1	8:1

Eight bonus points per square foot of space dedicated to neighborhood serving uses.

ii. Design Criteria.

- (1) Bonusable neighborhood serving uses include child care, community meeting rooms, or nonprofit space.
- (2) Up to 5,000 square feet per project are eligible for this bonus, any floor area beyond that limit shall not be eligible for amenity bonus points.
- (3) The floor area delineated for these uses shall be required to remain dedicated to neighborhood serving uses for the life of the project.
- (4) Applicant shall record with King County Recorder's Office (or its successor agency) and provide a copy to the Director of a binding document allocating those spaces only for neighborhood serving uses for the life of the building.
- (5) No other uses shall be approved for future tenancy in those spaces if they are not consistent with the uses outlined in the definition of neighborhood serving uses in LUC [20.25A.020.A](#).
- (6) Tenant spaces shall remain open to the public and may not require fees or admissions to enter.
- (7) Spaces shall provide visual access from the street.

p. Affordable Commercial

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Ma
<u>2:1</u>	<u>2:1</u>	<u>2:1</u>	<u>2:1</u>	<u>2:1</u>	<u>2:1</u>	<u>2:1</u>

Commented [A19]: This language incentivizes affordable commercial spaces, providing more opportunities for small businesses in Downtown.

Two bonus points per square foot of space dedicated to affordable commercial spaces.

ii. Design Criteria.

- (1) Amenity incentive points may be earned for every one square foot of commercial space that is leased to a qualified business at a total rate that is less than or equal to one and one-half times the operating expenses of that qualified business, as determined by the Director.
- (2) The Director shall define by rule what constitutes "operating expenses" and "qualified business" for the purposes of this section.
- (3) The Director may approve a total rate exceeding one and one-half times operating expenses up to a maximum of two times operating expenses to provide for repayment of owner-financed tenant improvements. The Director shall specify by rule the conditions under which a higher total rate may be approved under this subsection, not to exceed the specified maximum.
- (4) To receive bonus points under this subsection qualifying commercial space shall:
 - (a) Be no less than 500 square feet in gross floor area;
 - (b) Be located on the ground floor or within an active use space as described in this Part 20.25A; and
 - (c) Comply with any other requirements for qualifying commercial spaces that the Director adopts by rule.

- q. Sustainability Certification: The City has a vested interest in supporting sustainable building practices and provides amenity bonus points commensurate with the level of sustainability provided in each building. Bonus FAR points shall be earned according to the level of rating an applicant

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completes. Building practices are rapidly evolving and sustainability features are becoming mainstream. The purpose of this amenity is to incentivize performance significantly above the industry norm.

i. Bonus Ratios:

(1) Green building certification as provided under LUC 20.20.420 may receive bonus points as follows:

(a) Tier 1: 0.3 points per gross square foot of certified building; and

(b) Tier 2: 0.4 points per gross square foot of certified building.

(2) The Director shall determine which tier of green building certification programs established under LUC 20.20.420 may qualify for each tier of bonus points established above.

Commented [A20]: This language is added for consistency with 20.25R Mixed-Use Land Use Districts.

Tier 1: Living Building Net Zero Energy; Built Green 5-Star; or LEED Platinum;—
0.25 FAR Bonus.

Tier 2: Passivhaus PHIUS+2015 Verification; Built Green 4-Star; or LEED Gold;—
0.2 FAR Bonus.—

Note: Other Sustainability Certifications with an expected public benefit—
equal to or in excess of Tier 1 or Tier 2 may be pursued under the Flexible—
Amenity provisions.—

ii. Design Criteria.

(1) Buildings shall meet minimum criteria for LEED, Built Green, or Living—
Building Challenge certification in the chosen green building—
programcategory. A list of acceptable green building programs shall be
provided by the Director consistent with LUC 20.20.420.B.1.

(2) An assurance device consistent with LUC 20.20.420.C shall be provided to the City by the developer.

- r. Flexible Amenity: For proposed amenities not otherwise identified in this list, the Flexible Amenity allows an applicant the opportunity to propose an additional

amenity that would substantially increase livability in Downtown. Credit shall be determined on a case-by-case basis; it is expected that the public benefit shall equal or exceed what would be provided by amenities on the standard list provided above. The Flexible Amenity may also be used to determine a mix of amenities that is appropriate for a DT-Small Site when the application of standard list would not provide it with the development rights permitted to other similarly situated properties.

i. Bonus Ratio:

Values for this amenity shall be set through a Development Agreement approved in accordance with Part [20.30C](#) LUC and may be pursued in all Downtown Neighborhoods. This amenity may be used on DT-Small Sites to earn necessary amenity bonus points needed to exceed base FAR.

ii. Design Criteria.

- (1) The bonus proposal shall be approved by City Council through a Development Agreement pursuant to Part [20.30C](#) LUC. The Development Agreement shall only modify development standards to the extent necessary to effectuate the location, construction, operation, and maintenance of the flexible amenity. Development standards unrelated to locating, constructing, operating, or maintaining the flexible amenity may not be modified through a Development Agreement.
- (2) The proposed bonus shall have merit and value to the community.
- (3) The proposed bonus shall be outside of the anticipated amenity bonus structure.
- (4) The proposed bonus shall not be in conflict with existing Land Use Code regulations.

iii. Technical Review.

The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not

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limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.

- s. Affordable Housing: The provision of housing meeting the definition of affordable housing in LUC [20.50.010](#).

i. Applicable Neighborhoods and Bonus Ratios:

Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
4:1	4:1	4:1	4:1	4:1	4:1	4:1

4:1 bonus points per square foot of affordable housing provided within a single project

~~Chart 20.25A.070.D.4 Amenity Incentive System~~

~~LIST OF BONUSABLE AMENITIES~~	~~APPLICABLE NEIGHBORHOODS AND BONUS RATIOS~~						
	~~Northwest Village~~	~~City Center North~~	~~Ashwood~~	~~Eastside Center~~	~~Old Bellevue~~	~~City Center South~~	~~East Main~~
~~PUBLIC OPEN SPACE FEATURE AMENITIES~~							
~~1. Grand Connection and Major Public Open Spaces:– The Grand~~				~~16:1~~			
	~~16:1 bonus points per square foot of Pedestrian Corridor or Major Public Open Space constructed.~~						
	~~DESIGN CRITERIA:~~						

~~Connection and Major Public Open Spaces as depicted in LUC 20.25A.175.A.1.~~	~~1. Grand Connection and Major Public Open Space improvements shall comply with the requirements of LUC 20.25A.175.~~						
~~2. Outdoor Plaza: A publicly accessible, continuous open space, predominantly open from above, and designed to relate to the surrounding urban context. Outdoor plazas prioritize pedestrian use and serve as opportunities to activate Downtown for residents and users.~~	~~9.3:1~~	~~9.3:1~~	~~8.4:1~~	~~9.3:1~~	~~8.4:1~~	~~8.4:1~~	~~8.4:1~~
	~~8.4 bonus points per square foot of outdoor plaza in Priority Neighborhoods; 9.3 bonus points per square foot in High Priority Neighborhoods.~~						
	~~DESIGN CRITERIA:~~						
	~~1. Minimum plaza size is 3,000 square feet with a maximum bonusable area of 20 percent of the gross lot area; provided, that the minimum plaza size for a DT-Small Site is 1,500 square feet. Plazas larger than 10,000 square feet may earn 10 percent additional bonus points if they are designed in a manner to provide for activities to promote general public assembly.~~						
	~~2. Minimum plaza size may be met through the linking of smaller plaza spaces in a cohesive, logical manner with a strong design narrative.~~						
	~~3. Minimum seating provided shall be one linear foot of seating space per 30 square feet of plaza space.~~						
	~~4. A minimum of 20 percent of the area eligible for bonus amenity points in the plaza shall be landscaped.~~						
	~~5. Plaza amenities to enhance the users' experience shall be provided, e.g., art and water elements.~~						

	~~6. To ensure visual and physical connectivity into the plaza from the adjacent right-of-way, at least one plaza entrance shall abut and be located within 30 inches in elevation of the adjacent sidewalk. The elevation of the rest of the plaza may vary, provided a minimum of one access point meets this requirement.~~ ~~7. Provide for sense of security to users through well-lit and visible spaces.~~ ~~8. Directional signage shall be provided to identify circulation routes for all users and inform the public that the space is accessible to the public at all times. The signage shall be visible from all points of access. The Director shall require signage as provided by the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site.~~ ~~9. Plazas shall be open to the public at all times and require an easement for public right of pedestrian use in a form approved by the City.~~ ~~10. Plazas shall meet all design criteria for design standards for public open spaces.~~ ~~11. Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.~~
3. Donation of Park Property: Property that is	~~Forty five bonus points for every \$1,000 of the appraised value of property donated for park purposes if the property is located in Northwest Village or East Main Neighborhood. Forty bonus points for~~

~~donated to the City, with no restriction, for park purposes.~~	~~every \$1,000 of the appraised value if property is located in any other Downtown Neighborhood. Park property donation may occur in Downtown Neighborhoods that are different from where the development project occurs.~~						
	DESIGN CRITERIA:						
	~~1. The need for such property in the location proposed shall be consistent with City-adopted policies and plans.~~ ~~2. The minimum size of a donated park parcel is 4,000 square feet.~~ ~~3. Donated park parcels shall be located within Downtown, but need not be contiguous with the site for which development is proposed.~~						
4. Improvement of Public Park Property: ~~Improvements made to City-owned community, neighborhood, and miniparks within Downtown.~~	~~Forty-five bonus points for every \$1,000 of public park property improvement if the park is located in Northwest Village or East Main Neighborhood. Forty bonus points for every \$1,000 of public park property improvement if it is located in any other Downtown Neighborhood. Park property improvement may occur in Downtown Neighborhoods that are different from where the development project occurs.~~						
	DESIGN CRITERIA:						
	~~1. Improvements made to a City-owned community, neighborhood, or mini-park shall be consistent with the Downtown Subarea Plan.~~ ~~2. Improvements made to City-owned parks shall be constructed by the developer consistent with applicable City plans, and approved by the Director of the Parks and Community Services Department.~~						
	7:1	7:1	7:1	7:1	7.8:1	7.8:1	7.8:1

5. Enhanced Streetscape: A continuous space between the back of the curb and the building face, which allows internal activities to be externalized or brought out to the sidewalk. This space is provided along the building front, and activated by residential patios or stoops, small retail, restaurant, and other commercial entries.	Seven bonus points per square foot of enhanced streetscape constructed; 7.8 bonus points per square foot if part of Lake-to-Lake Trail in Old Bellevue, City Center South, and East Main neighborhoods.						
	DESIGN CRITERIA:						
	1. Space between back of curb and building face shall meet the minimum sidewalk and landscape dimensions. This amenity bonus is intended for an additional four to eight foot frontage zone that is above and beyond the minimum requirements. 2. Frontage zone shall contain street furniture, including movable tables and chairs, and may be used for retail and food vendor space. 3. The applicant shall comply with three of the five design standards below: a. Additional landscaping such as seasonal pots and plantings. b. Decorative paving. c. Small artistic elements. d. Additional weather protection. e. Other features suggested that assist in activating the space. 4. Visual access shall be provided to abutting commercial spaces. For residential use, this may be provided through a private patio or stoop.						
6. Active Recreation Area: An area that provides	2:1	2:1	2:1	2:1	2:1	2:1	2:1
	Two bonus points per square foot of active recreation area provided.						
	DESIGN CRITERIA:						

active recreational facilities and is open to the general public. Does not include health or athletic clubs.	1. May be located indoors or outdoors. 2. Recreational facilities include, but are not limited to, sport courts, child play areas, climbing wall, open space for play, and dog relief areas. 3. There may be a fee for use, but may not be used exclusively by the membership. 4. The maximum bonusable area is 1,500 square feet.						
7. Enclosed Plaza: A publicly accessible, continuous open space located within a building and covered to provide overhead weather protection while admitting substantial amounts of natural daylight (atrium or galleria). Enclosed plazas function as a "Third Place,"	4:1	4:1	4:1	4:1	4:1	4:1	4:1
	Four bonus points per square foot of enclosed plaza provided.						
	DESIGN CRITERIA:						
	1. Shall be open and accessible to the public during the same hours that the building in which it is located is open. 2. Shall provide signage to identify the space as open to the public as provided per the Bellevue Transportation Department Design Manual. Shall provide directional signage that identifies circulation routes for all users and informs the public that the space is accessible to the public at all times. The signage shall be visible from all points of access. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site. 3. Shall be visually and physically accessible from a publicly accessible space. 4. At least five percent of the area shall be landscaped. Landscape requirements may be modified if an equal or better result is provided.						

~~and are "anchors" of community life and facilitate and foster broader, more creative interaction.~~	~~through the use of interesting building materials, art, and architectural features that soften and enhance the enclosed plaza area.~~ ~~5. The minimum sitting space shall be one linear foot of seating per 30 square feet of enclosed plaza space. More than 50 percent of the seating shall be provided in the form of movable chairs and furniture.~~ ~~6. Minimum horizontal dimension is 20 feet.~~ ~~7. Minimum area is 750 square feet.~~						
~~8. Alleys with Addresses: Pedestrian- oriented ways off the main vehicular street grid that provide an intimate pedestrian experience through a combination of residential, small retail, restaurant, and other commercial entries with meaningful transparency~~	~~6.7:1~~	~~6.7:1~~				~~6.7:1~~	~~6.7:1~~
	~~6.7 bonus points per square foot of alley with address improvement based on neighborhood location.~~						
	~~DESIGN CRITERIA:~~ ~~1. Shall be open to the public 24 hours a day, seven days a week, and require an easement for public right of pedestrian use in a form approved by the City.~~ ~~2. May not be enclosed.~~ ~~3. Shall provide a finer scaled building design at the pedestrian level to emphasize the pedestrian realm and to provide scale relief from the primary massing.~~ ~~4. Alley frontage shall meet standards for "C" Rights-of-Way, Mixed Streets in LUC <u>20.25A.170.B.</u>~~ ~~5. Residential use must provide a strong connection to the alleyway through the use of patios or stoops.~~						

~~along the frontage building walls. This area does not have a "back of house" feel.~~	~~6. Shall provide pedestrian scaled lighting.~~ ~~7. Shall provide signage to show open to the public and the hours.~~ ~~8. Automobile access and use shall be secondary to pedestrian use and movement.~~ ~~9. Shall meet design standards at LUC <u>20.25A.170.C.</u>~~ ~~10. Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.~~						
9. Freestanding canopies at street corners and transit stops (nonbuilding weather protection)	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	~~Forty bonus points per every \$1,000 of investment in freestanding canopies. Maximum 1,000 bonus points per freestanding canopy.~~						
	DESIGN CRITERIA:						
	~~Location of freestanding canopies shall be approved by Transportation Department. Design shall be consistent with the design adopted through a Transportation Director's Rule.~~						
10. Pedestrian Bridges: ~~Pedestrian bridges over the public right-of-way at previously designated mid-block locations meeting specific~~		250:1		250:1		250:1	
	~~Two hundred fifty bonus points per linear foot of pedestrian bridge constructed.~~						
	DESIGN CRITERIA:						
	~~1. This bonus shall apply only to pedestrian bridges meeting the location and design criteria of LUC <u>20.25A.100.</u>~~ ~~2. Bridge shall connect to upper level Active Uses on both sides to qualify for the bonus.~~						

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~~design criteria.~~							
~~11. Performing Arts Space:~~	16:1	16:1	16:1	16:1	16:1	16:1	16:1
~~Space containing fixed seating for public assembly for the purpose of entertainment or cultural events (live performances only).~~	~~Sixteen bonus points per square foot of indoor performing arts space provided.~~						
	DESIGN CRITERIA:						
	~~This bonus shall apply only to performing arts spaces that are less than 10,000 square feet.~~						
~~12. Public Art:~~	40:1	40:1	40:1	40:1	40:1	40:1	40:1
~~Any form of permanent artwork that is outdoors and publicly accessible or visible from a public place. The purpose is to create a memorable civic experience and affinity between~~	~~Forty bonus points per every \$1,000 of appraised art value.~~						
	DESIGN CRITERIA:						
	~~1. Shall be located outside in areas open to the general public or visible from the adjacent public right of way, perimeter sidewalk, or pedestrian way.~~						
	~~2. May be an artist-made object or artist-made integrated feature of the building's exterior or other visible infrastructure such as paving, hand railings, walls, seating, or other elements visible to the public or in publicly accessible areas.~~						

~~artist and community.~~	~~3. Public art can include murals, sculptures, art elements integrated with infrastructure, and special artist-designed lighting.~~ ~~4. Standalone or landmark artworks shall be at a scale that allows them to be visible at a distance.~~ ~~5. Value of art to be determined through appraisal accepted by Bellevue Arts Program.~~ ~~6. Maintenance of the art is the obligation of the owner of that portion of the site where the public art is located for the life of the project.~~						
13. Water Feature: A fountain, cascade, stream-water, sculpture, or reflection-pond. The purpose is to serve as a focal point for pedestrian activity.	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every \$1,000 of appraised value of the water feature, or actual construction cost, whichever is greater.						
	DESIGN CRITERIA:						
	~~1. Shall be located outside of the building, and be publicly visible and accessible at the main pedestrian entrance to a building, alongside a perimeter sidewalk or pedestrian connection.~~ ~~2. Water shall be maintained in a clean and noncontaminated condition.~~ ~~3. Water shall be in motion during daylight hours.~~						
14. Historic Preservation of Physical Sites/Buildings: Historic and	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every \$1,000 of documented construction cost to protect historic ~~façade~~ ~~façades~~ or other significant design features.						
	DESIGN CRITERIA:						

~~cultural resources are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.~~	~~1. Voluntary protection of historic façadefacades or other significant design features when redevelopment occurs.~~						
~~15. Historic and Cultural Resources Documentation~~ : Historic and cultural resources are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	~~Forty bonus points per every \$1,000 of documented cost of plaques/interpretive markers or construction cost of space dedicated to collect, preserve, interpret, and exhibit items.~~						
	DESIGN CRITERIA:						
	~~1. Use plaques and interpretive markers to identify existing and past sites of historic and cultural importance.~~ ~~2. Space dedicated to collect, preserve, interpret, and exhibit items that document the history of Downtown Bellevue.~~						
~~16. Neighborhood Serving Uses:~~ Allocation of	8:1	8:1	8:1	8:1	8:1	8:1	8:1
	~~Eight bonus points per square foot of space dedicated to neighborhood serving uses.~~						

~~space for noncommercial neighborhood serving uses that bolster livability for residents (e.g., community meeting rooms and nonprofit child care).~~	DESIGN CRITERIA: ~~1. Bonusable neighborhood serving uses include child care, community meeting rooms, or nonprofit space.~~ ~~2. Up to 5,000 square feet per project are eligible for this bonus, any floor area beyond that limit shall not be eligible for amenity bonus points.~~ ~~3. The floor area delineated for these uses shall be required to remain dedicated to neighborhood serving uses for the life of the project.~~ ~~4. Applicant shall record with King County Recorder's Office (or its successor agency) and provide a copy to the Director of a binding document allocating those spaces only for neighborhood serving uses for the life of the building.~~ ~~5. No other uses shall be approved for future tenancy in those spaces if they are not consistent with the uses outlined in the definition of neighborhood serving uses in LUC 20.25A.020.A.~~ ~~6. Tenant spaces shall remain open to the public and may not require fees or admissions to enter.~~ ~~7. Spaces shall provide visual access from the street.~~
~~17. Sustainability Certification: The City has a vested interest~~	~~Tier 1: Living Building Net Zero Energy; Built Green 5-Star; or LEED Platinum; 0.25 FAR Bonus.~~ ~~Tier 2: Passivhaus PHIUS+2015 Verification; Built Green 4-Star; or LEED Gold; 0.2 FAR Bonus.~~

~~in supporting sustainable building practices and provides amenity bonus points commensurate with the level of sustainability provided in each building. Bonus FAR points shall be earned according to the level of rating an applicant completes. Building practices are rapidly evolving and sustainability features are becoming mainstream. The purpose of this amenity is to incentivize performance~~	~~Note: Other Sustainability Certifications with an expected public benefit equal to or in excess of Tier 1 or Tier 2 may be pursued under the Flexible Amenity provisions.~~
	DESIGN CRITERIA:
	~~1. Buildings shall meet minimum criteria for LEED, Built Green, or Living Building Challenge certification in the chosen category. 2. An assurance device consistent with LUC <u>20.20.420.C</u> shall be provided to the City by the developer.~~

~~significantly above the industry norm.~~	
FLEXIBLE AMENITY	
18. Flexible Amenity: For proposed amenities not otherwise identified in this list, the Flexible Amenity allows an applicant the opportunity to propose an additional amenity that would substantially increase livability in Downtown. Credit shall be determined on a case-by-case basis; it is expected that	Values for this amenity shall be set through a Development Agreement approved in accordance with Part ~~20.30C~~ LUC and may be pursued in all Downtown Neighborhoods. This amenity may be used on DT Small Sites to earn necessary amenity bonus points needed to exceed base FAR.
	DESIGN CRITERIA:
	~~1. The bonus proposal shall be approved by City Council through a Development Agreement pursuant to Part 20.30C LUC. The Development Agreement shall only modify development standards to the extent necessary to effectuate the location, construction, operation, and maintenance of the flexible amenity. Development standards unrelated to locating, constructing, operating, or maintaining the flexible amenity may not be modified through a Development Agreement.~~ ~~2. The proposed bonus shall have merit and value to the community.~~ ~~3. The proposed bonus shall be outside of the anticipated amenity bonus structure.~~ ~~4. The proposed bonus shall not be in conflict with existing Land Use Code regulations.~~
	TECHNICAL REVIEW:

~~the public benefit shall equal or exceed what would be provided by amenities on the standard list provided above. The Flexible Amenity may also be used to determine a mix of amenities that is appropriate for a DT-Small Site when the application of standard list would not provide it with the development rights permitted to other similarly situated properties.~~	~~The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.~~
AFFORDABLE HOUSING AMENITY	

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~~19. Affordable Housing: The provision of housing meeting the definition of affordable housing in LUC 20.50.010.~~	4:1	4:1	4:1	4:1	4:1	4:1	4:1
	4:1 bonus points per square foot of affordable housing provided within a single project limit.						

...

F. Bonus Floor Area Earned from Grand Connection or MPOS Construction.

1. Use of Floor Area Earned. Bonus floor area earned for actual construction of the Grand Connection or Major Public Open Space may be used within the project limit or transferred to any other property within the area of Downtown bounded on the west by Bellevue Way, on the east by ~~112th Avenue NE~~ [Interstate 405](#), on the south by NE 4th Street and on the north by NE 8th Street. Properties may utilize this earned floor area to exceed the Floor Area Ratio Maximum of LUC [20.25A.060.A.4](#), but shall remain within maximum building height limits.

...

20.25A.075 Downtown Tower Requirements and Upper-Level Stepbacks.

A. Requirements for Additional Height.

1. Applicability. Buildings with heights that exceed the trigger for additional height shall be subject to ~~the floor plate reduction requirement in subsection A.2 of this section and the outdoor plaza space requirement in subsection A.3A.2 of this section.~~

~~2. Floor Plate Reduction Requirement.~~

- ~~a. The maximum floor plates above the trigger for additional height shall be reduced by:~~

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i. ~~Fifteen percent in nonresidential towers located in the DT-O-1 and DT-O-2 Districts;~~

ii. ~~Ten percent in nonresidential towers located in the DT-MU, DT-MU Civic Center, DT-OLB Central, and DT-OLB South Districts; provided that, the reduction shall not require an applicant to reduce any floor plate to less than 20,000 gsf in size; and~~

iii. ~~Ten percent in residential towers.~~

b. ~~The reduction shall be applied on all floor plates above the trigger for additional height. The applicable percent reduction may be averaged among all floor plates above 80 feet, but no single floor plate shall exceed the maximum floor plate size above 80 feet.~~

23. Outdoor Plaza Space Requirement. Buildings with heights that exceed the trigger for additional height shall provide outdoor plaza space in the amount of seven percent of the site; provided:

...

b. That to ensure visual and physical connectivity into the plaza from the adjacent right-of-way, at least ~~one~~⁴ plaza entrance shall abut and be located within 30 inches in elevation of the adjacent sidewalk. The elevation of the rest of the plaza may vary, provided a minimum of one access point meets this requirement.

...

B. Required Tower Separation.

Tower separation is intended to provide privacy, natural light and air, and contribute to a distinctive skyline.

...

a. A maximum of 10 percent of the ~~façade~~^{façade} is within the tower separation distance of another building's ~~façade~~^{façade}; and

...

Commented [A21]: Smaller floorplates add to construction costs, reduce efficiency, and limit housing production. Updated language relaxes the floor plate reduction above the trigger height. This will help increase development capacity and allow for more usable and efficient floor plans in downtown.

C. Upper-Level Stepbacks.

1. Upper-Level Stepback. Each building ~~façade~~ depicted in Figure 20.25A.075.C.2 other than those ~~façade~~ fronting Main Street between 100th Avenue NE and Bellevue Way NE shall incorporate a minimum 15- or 20-foot-deep stepback at a height no greater than the first full building story above 110 feet in ~~façade~~ height. ~~Façade~~ fronting Main Street between 100th Avenue NE and Bellevue Way NE shall incorporate a 15-foot-deep stepback between 25 feet and the level of the first floor plate above 40 feet. The required depth of the stepback is shown in Figure 20.25A.075.C.2. This required stepback may be modified or eliminated if the applicant demonstrates through Design Review (Part ~~20.30F~~ LUC) that:

...

20.25A.080 Parking standards.

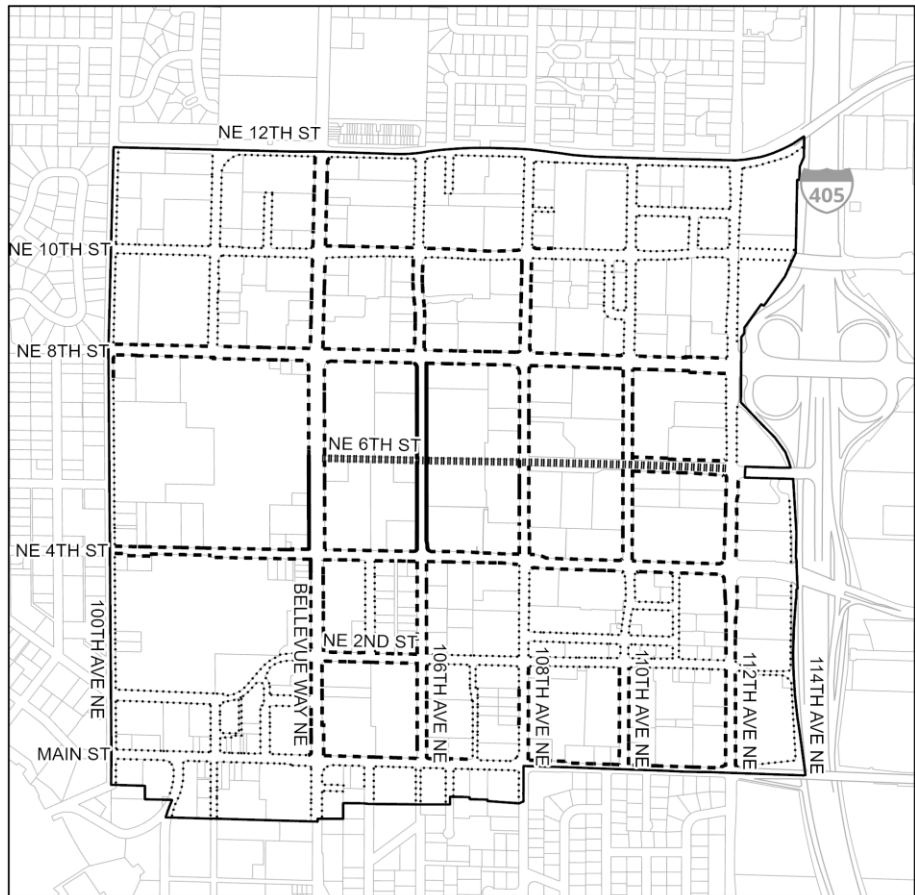
20.25A.090 Street and pedestrian circulation standards.

A. Walkways and Sidewalks – Standards and Map.

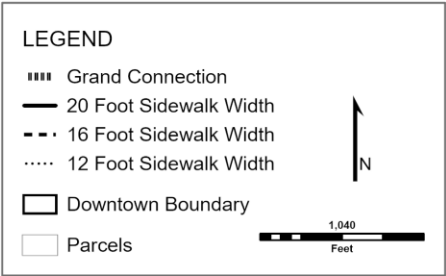
1. Sidewalk Widths. The minimum width of a perimeter walkway or sidewalk shall be as prescribed in Figure 20.25A.090.A.1, plus a six-inch curb. A planter strip or tree pit shall be included within the prescribed minimum width of the walkway or sidewalk as provided in 20.25A.090.A.1, Plate A. The requirements of this section are minimums and additional streetscape width and other transportation improvements may be required by the Director of the Transportation Department under Title 14 BCC.

Figure 20.25A.090.A.1.

Commented [A22]: All standards related to vehicular parking are being removed from this section and updated in Land Use Code Section 20.20.590 through the ongoing Parking Reform LUCA. More information on the LUCA can be found here: <https://bellevuewa.gov/code-amendments/parking-reform-land-use-code-amendment>



DOWNTOWN SIDEWALK
DIMENSIONS



...

2. Minimum Width on unlisted streets. Along any other street not listed in this section, the minimum width of a perimeter walkway or sidewalk is 42-14 feet plus a six-inch curb. Included in that 1412 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed in Plate A of this section.
3. Minimum sidewalk width. The minimum width of any sidewalk shall be the total streetscape width minus a five-foot planter strip or tree pit, unless otherwise authorized by the Director or the Director of the Transportation Department. The planter strip or tree pit may be wider than the five foot minimum so long as it does not decrease the minimum required sidewalk width. Unobstructed Travel Path. Within the width of the walkway or sidewalk, at least six feet of unobstructed travel path shall be maintained for safe pedestrian access in new development. A narrower width may be approved to accommodate sidewalk cafes adjacent to development that was permitted under Part 20.25A LUC prior to October 24, 2017, if the width is consistent with design standards adopted by the Director of Transportation and is consistent with the ADA.

Commented [A23]: Updated language increases the minimum sidewalk width, and accounts for planter strips and/or tree pits, helping make streets safer and greener. This requirement will complement other standards such as street furniture, building setback, ground floor transparency, blank walls, and primary entrances to create a vibrant and a safe downtown environment

B. Planter Strips and Tree Pits.

1. Standards. The following standards shall apply to all planter strips and tree pits:
 - a. Shall be a minimum of five feet wide and five feet in length, unless authorized by the Director or Director of the Transportation Department;
 - b. Planter strips Shall run the full length of the street frontage, excluding intersections, bus stops, curb cuts, driveways, and spacing for street furniture and utilities;
 - c. Shall be located adjacent to the curb unless precluded by existing utilities that cannot be reasonably relocated; and
 - d. Tree pits shall be covered with protective grates or pavers. Where stormwater facilities are used in conjunction with tree pits, removable grates shall be utilized.
2. Administrative Departure. Pursuant to LUC 20.30H, the Director may approve an Administrative Departure for the location or size of tree pits and planter strips if the

~~applicant is unable to meet the requirements of this subsection due to utility placement or other obstructions that are out of the applicant's control. Planter strips shall be at least five feet wide and as long as the street frontage, excluding curb cuts, driveways, and spacing for utilities. Planter strips and tree pits shall be located adjacent to the curb unless precluded by existing utilities that cannot be reasonably relocated. Tree pits shall be covered with protective grates or pavers. Where stormwater facilities are used in conjunction with tree pits, removable grates shall be utilized. Pursuant to LUC 20.25A.030.D.1, the Director may approve an Administrative Departure for the location or size of tree pits and planter strips if the applicant is unable to meet the requirements of this subsection due to utility placement or other obstructions that are out of the applicant's control.~~

20.25A.110 Landscape development.

...

B. On-Site Landscaping.

...

~~2. Site perimeter and parking structure landscaping shall be provided in Downtown Land Use Districts and Perimeter Overlays according to the following chart, Landscape Development Requirements. In addition, street trees may be required by LUC 20.25A.110.A.1.~~

Chart 20.25A.110 Landscape Development Requirements

Land Use District/Overlay	Location On-Site		
	Street Frontage	Rear Yard	Side Yard
DT-O-1 DT-O-2	If buffering a parking area—8' Type III (1)	None Required	None Required

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Land Use District/Overlay	Location On Site		
	Street Frontage	Rear Yard	Side Yard
DT-OB			
DT-MU DT-R DT-OLB Perimeter Overlay	If buffering a parking area—8' Type III (1)	None Required	None Required

~~(1) An alternative design may be approved through Alternative Landscaping Option, LUC 20.20.520.J, through the Administrative Departure process contained in LUC 20.25A.030.D.1.~~

...

D. Fences.

- ~~1. Fences shall meet the standards in LUC 20.20.400. No fence may violate the sight-obstruction restrictions at street intersections. (See BCC 14.60.240.)~~
- ~~2. Any fence that exceeds eight feet in height requires a Building Permit and shall conform to the International Building Code, as adopted and amended by the City of Bellevue.~~
- ~~3. Height shall be measured from finished grade at the exterior side of the fence. No person may construct a berm upon which to build a fence unless the total height of the berm plus the fence does not exceed the maximum height allowable for the fence if the berm was not present.~~

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~~4. Prohibited Fences. Barbed wire may not be used in fencing in Downtown. Electric fences are not permitted in Downtown. Chain link fences are not permitted in Downtown except:~~

~~a. To secure a construction site or area during the period of construction, site alteration or other modification; and~~

~~b. In connection with any approved temporary or special event use.~~

20.25A.120 Green and sustainability factor.

A. General.

All new development shall provide landscaping and other elements that meet a minimum Green and Sustainability Factor score. All required landscaping shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth of soil, and the use of drought-tolerant plants. The Green and Sustainability Factor score shall be calculated as follows:

...

5. The Director has the final authority in determining the accuracy of the calculation of the Green and Sustainability Factor score.

~~Table 20.25A.120.A.5.~~

a. Landscaping Elements.

Landscape Elements	Multiplier
1. Bioretention Facilities and Soil Cells. Bioretention facilities and soil cells shall comply with Bellevue's Storm and Surface Water Engineering Standards. Bioretention facilities shall be calculated in horizontal square feet. The soil cell systems shall be calculated in cubic feet. The	1.2

Commented [A24]: Note: the formatting of the table has been changed for accessibility. Only changes to the content of the table are shown in markup

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volume of the facility shall be calculated using three feet of depth or the depth of the facility, whichever is less.	
2. Structural Soil Systems. The volume of structural soil systems can be calculated up to three feet in depth. The volume of structural soil systems shall be calculated in cubic feet. The volume of the facility shall be calculated using three feet of depth or the depth of the facility, whichever is less.	0.2
3. Landscaped Areas with Soil Depth Less than 24 Inches.	0.1
4. Landscaped Areas with Soil Depth of 24 Inches or More.	0.6
5. Preservation of Existing Trees. Existing trees – proposed for preservation shall be calculated at 20 square feet per inch d.b.h. Trees shall have a minimum diameter of six inches at d.b.h. Existing street trees proposed for preservation shall be approved by the Director.	1.0
6. Preservation of Existing Evergreen Trees Bonus. Existing evergreen trees proposed for this bonus shall be calculated at 20 square feet per inch d.b.h. and shall have a minimum diameter of six inches at d.b.h.	0.1
7. Shrubs or Large Perennials. Shrubs or large perennials that are taller than two feet at maturity shall be calculated at 12 square feet per plant.	0.4

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8. Small Trees. Small trees shall be calculated at 90 square feet per tree. Consult the Green and Sustainability Factor Tree List for size classification of trees.	0.3
9. Medium Trees. Medium trees shall be calculated at 230 square feet per tree. Consult the Green and Sustainability Factor Tree List for size classification of trees.	0.3
10. Large Trees. Large trees shall be calculated at 360 square feet per tree. Consult with the Green and Sustainability Factor Tree List for size classification of trees.	0.4

b. Green Roofs.

Green Roof Elements	Multiplier
1. Green Roof, Two to Four Inches of Growth Medium. Roof area planted with at least two inches of growth medium, but less than four inches of growth medium.	0.4
2. Green Roof, at Least Four Inches of Growth Medium. Roof area planted with at least four inches of growth medium.	0.7

c. Green Walls.

Green Wall Elements	Multiplier
---------------------	------------

1. Vegetated Wall. ~~Façade~~ <u>Facade</u> or structural surface obscured by vines. Vine coverage shall be calculated with an estimate of three years' growth. A year-round irrigation and maintenance plan shall be provided.	0. ~~5~~ <u>2</u>
2. Green Wall System. ~~Façade~~ <u>Facade</u> or structural surface planted with a green wall system. A year-round irrigation and maintenance plan shall be provided.	0.7

d. Landscape Bonuses.

Landscape Bonus Elements	Multiplier
1. Food Cultivation. Landscaped areas for food cultivation.	0.2
2. Native or Drought-Tolerant Landscaping. Landscaped areas planted with native or drought-tolerant plants.	0.1
3. Landscape Areas at Sidewalk Grade.	0.1
4. Rainwater Harvesting. Rainwater harvesting for landscape irrigation shall be calculated as a percentage of total water budget times total landscape area.	0.2

e. Permeable Paving.

Permeable Paving Elements	Multiplier
---------------------------	------------

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1. Permeable Paving, Six to 24 Inches of Soil or Gravel. Permeable paving over a minimum of six inches and less than 24 inches of soil or gravel.	0.2
2. Permeable paving over at least 24 inches of soil or gravel.	0.5

f. Publicly Accessible Bicycle Parking

Bicycle Parking Elements	Multiplier
1. Bicycle Racks. Bicycle racks in publicly accessible locations shall be calculated at nine square feet per bike locking space and shall be visible from sidewalk or public area.	1.0
2. Bicycle Lockers. Bicycle lockers in publicly accessible locations shall be calculated at 12 square feet per locker, and shall be visible from public areas and open for public use.	1.0

20.25A.130 Mechanical equipment screening and location standards.
...

B. Location Requirements.
...

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3. ~~Above-ground mechanical and site servicing~~ equipment shall not be located adjacent to ~~a sidewalk~~ along street-facing facades of buildings, through-block pedestrian connections, or areas designated open to the public, such as outdoor cafes and plazas.

C. Screening Requirements.

1. Exposed mechanical equipment on rooftops and at the ground level shall be visually screened by a predominantly solid, ~~nonreflective~~ non-reflective visual barrier that equals or exceeds the height of the mechanical equipment. The design and materials of the visual barrier or structure shall be consistent with the following requirements:
 - a. Rooftop mechanical equipment shall be screened by a Architectural features, such as parapets, screen walls, ~~trellis systems~~, or mechanical penthouses which shall be consistent with the architectural style and finish materials of the main building, and as high, or higher than, the equipment it screens. Vegetative screening shall not be allowed on rooftops.
 - b. Ground-level screening may be screened by architectural features, such as parapets, screen walls, or vegetative screening. Vegetation or a combination of vegetation and view-obscuring fencing shall be of a type and size that provides a visual barrier at least as high as the equipment it screens and provides 50 percent screening at the time of planting and a dense visual barrier within three years from the time of planting.

...

D. Exhaust Control Standards.

...

2. Exhaust Location Order of Preference. Mechanical exhaust equipment shall be located and discharged based on the following order of preference:

...

- b. On the service drive, alley, or other ~~façade~~ facade that does not abut a public street, sidewalk or right-of-way;

...

3. If mechanical exhaust equipment is located as provided in subsection [D.2.c](#) or [D.2.d](#) of this section, then it shall be deflected from such public space, ~~and located at least 16 feet above finished grade, street, easement or other area designated accessible to the public.~~

...

20.25A.135 Downtown neighborhood specific standards.

A. Eastside Center, Convention Civic Neighborhood.

...

- ii. Ground-level building ~~façade~~[façades](#) and outdoor spaces shall incorporate human-scaled building and landscape details such as recessed entries, ~~water features,~~ weather protection, seasonal flower beds, and a variety of seating and furnishings.

...

20.25A.160 Site organization.

B. On-Site Circulation.

...

2. Standards.

- a. [Site circulation for residential buildings containing more than 50 dwelling units shall:](#)
 - i. [Provide at least one loading zone of sufficient size to accommodate a vehicle of 30 feet in length.](#)
- b. [Site circulation for servicing and parking shall:](#)
 - vi. ~~Locate above-ground mechanical and site servicing equipment away from the public sidewalk, through-block connections, and open spaces.~~

Commented [A25]: The requirement for exhaust to be located 16 feet above grade is significantly more restrictive than the applicable building code and was hampering restaurant development. To promote vibrancy this language has been removed and building code will control the height of the exhaust.

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~~cb.~~ On-site passenger and guest loading zones, porte-cocheres, and taxi stands shall:

...

~~dc.~~ Pedestrian and cycling connections shall:

...

C. Building Entrances.

...

2. Standard. Building entrances shall be visible and accessible from adjoining sidewalks and Open spaces. Buildings with multiple entrances shall have at least one primary entrance facing the street.

3. Building entrances shall be well-defined and clearly differentiated from the rest of the building by incorporating architectural features such as weather protection, projections and recesses, paving, material, and color changes, lighting features, or signage.

4. All public entrances facing the street shall be glazed with glass having a minimum visible light transmittance (VLT) of 50%.

Commented [A26]: Promoting appealing and transparent street-facing entrances promotes vibrancy. The survey performed by the City related to the LUCA found that street-facing entrances is important to both residents and visitors.

D. Through-Block Pedestrian Connections.

1. Through-Block Pedestrian Connection Map.

...

f. A through-block pedestrian connection shall:

...

xii. Incorporate decorative lighting and seating areas; ~~and~~

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xiii. Be visible from surrounding spaces and uses. Provide windows, doorways, and other devices on the through-block connection to ensure that the connection is used, feels safe, and is not isolated from view; ~~and-~~

xiv. Directly connect to existing through-block connections on adjacent properties.

E. Open Space.

...

2. Standards.

a. Orient ~~open spaces and gathering places and~~ walkways toward sidewalks and other pedestrian connections, toward parks and open spaces. Provide clear and convenient public access to open space amenities;

...

k. Open space design should not incorporate loading, refuse handling, parking, and other building and site service uses at the ground-level ~~façade~~ façade, though such activities may be conducted in an open space when reasonable alternatives are not feasible. When the above-referenced activities must be incorporated into an Open Space Design, operational procedures shall require the above-referenced activities to occur after normal business hours.

...

20.25A.170 Public realm and Streetscape ~~and public realm.~~

A. Ground Floor and the Public Realm Streetscapes.

1. The Pedestrian Environment.

a. Intent. A building should provide a continuous, visually rich pedestrian experience along its ground-floor or second-floor street front where active uses are present. The most important part of a building to a pedestrian is its ground floor, which a person experiences walking past or entering the building. This "pedestrian experience zone" shall provide a sense of enclosure, and a

Commented [A27]: Significant additions to this section. It addresses transparency, blank walls, flexibility with building setback, all aimed to add specificity to the standards, and improve the public realm experience. Some of the standards here eliminate the need to repeat them again in section 20.25A.180 Building Design.

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continuous and comfortable street edge for the pedestrian. Ground-floor building transparency should foster interaction between the public and private realms. [draw people into retail and commercial uses, enhance visual interest.](#)

[and increase safety for all.](#)



Provide unique openings that allow for improved visual connection and engagement with internal uses.

Provide unique openings that engage street life activity with internal uses and provide opportunities for seasonal use.

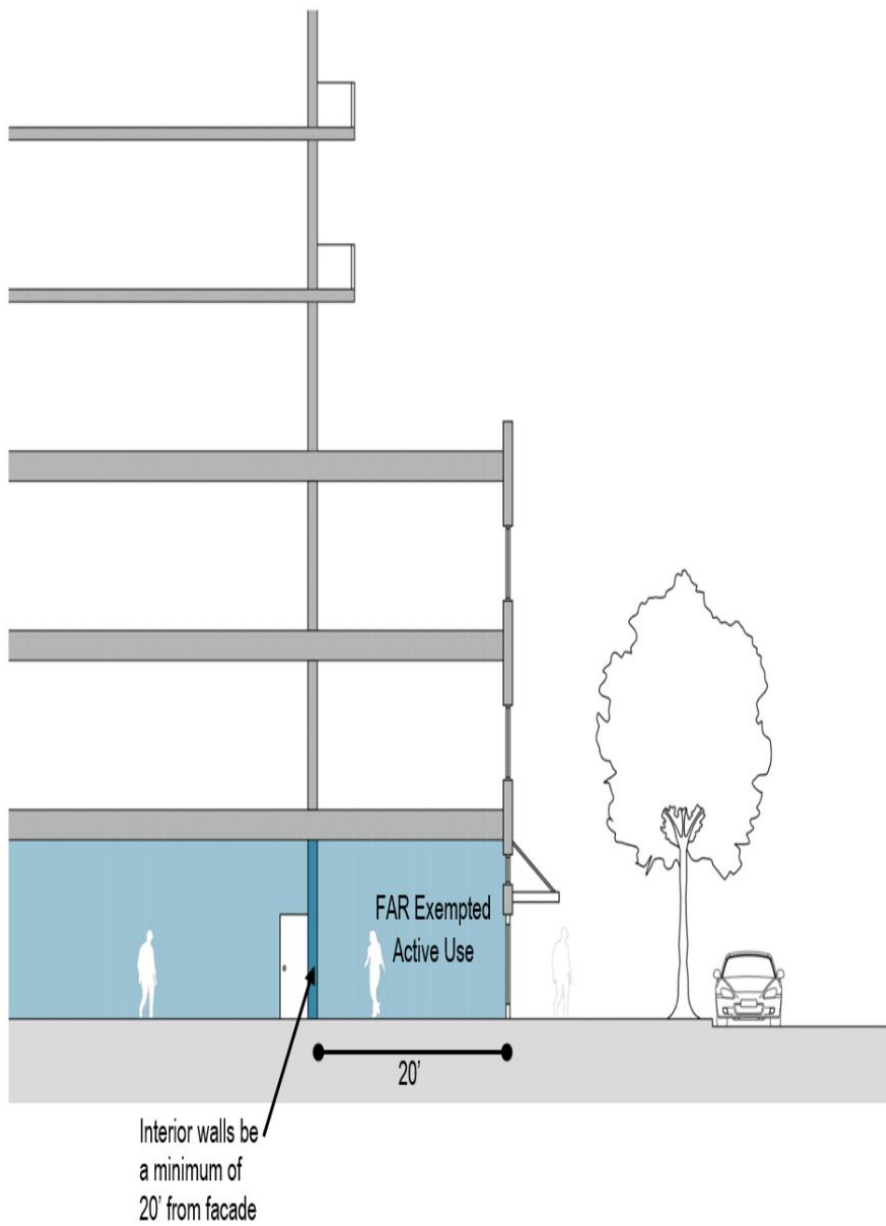
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b. Standards.

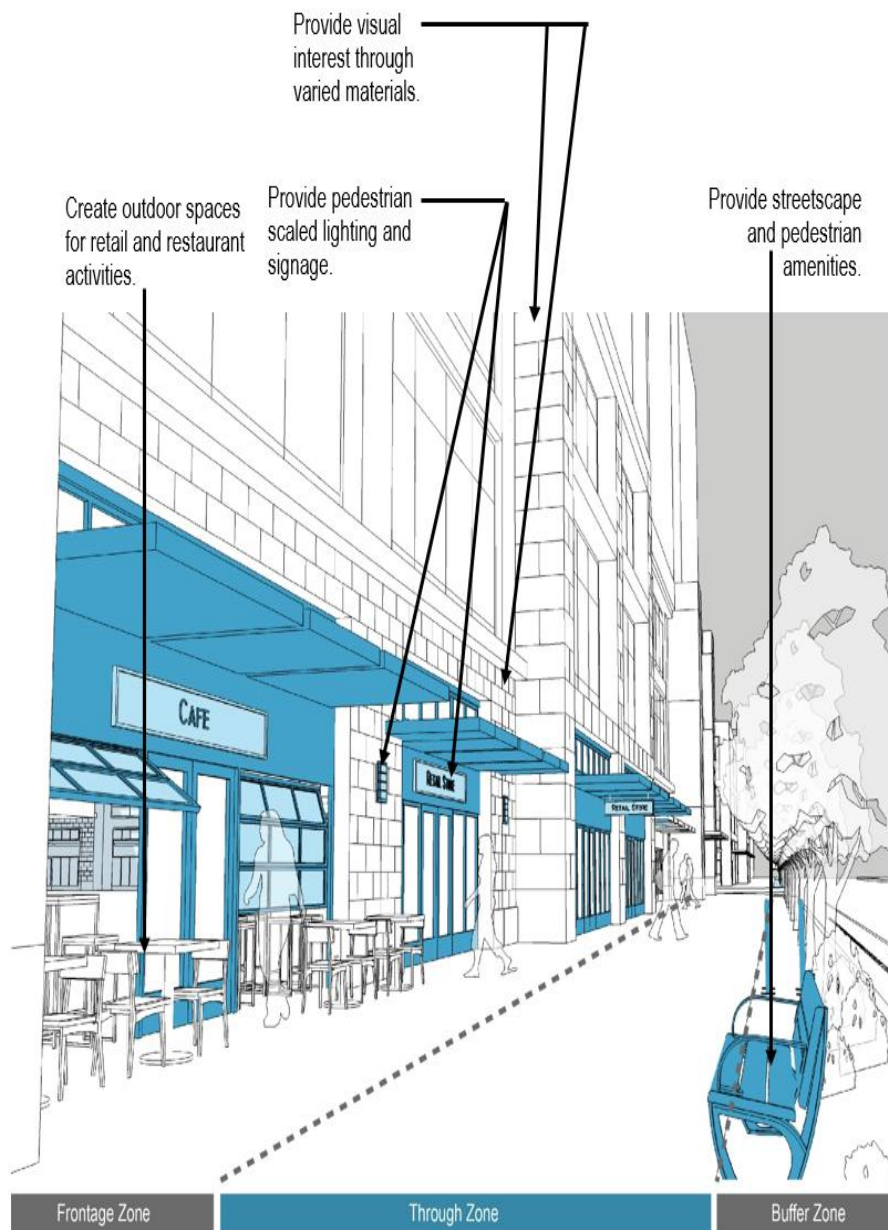
- i. Transparency. At the ground-floor level, at least 75 percent of the facades facing streets, parks and open spaces shall be glazed with glass having a minimum visible light transmittance (VLT) of 50%. In commercial storefronts, display windows may count toward the required 75 percent transparency provided that no blank walls are located immediately behind the glazing. Front doors for all retail or pedestrian-oriented ground-floor uses must contain clear glass openings. Visual access at the ground-floor level shall not be impaired by small, enclosed display windows, window coverings and tinted or reflective glazing.
- iii. Incorporate window types appropriate for the proposed use, such as operable windows, transom windows, or other varied glazing combinations.
- iv. Interior walls shall be placed at least 20 feet from the window on the facade where Active Uses are a part of an exemption in the FAR Amenity System.

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- v. Blank walls. On street-facing facades, the horizontal length of blank walls shall not exceed 20 feet. The Director may approve departures from this standard when blank walls are necessary to accommodate functional building elements such as utilities, elevator shafts, or stairwells.
 - vi. Building setback. All buildings shall be built to the build-to-line unless the following conditions are met:
 - (1) A building may be set back up to 15 feet from the build-to-line if the space is used exclusively for outdoor dining, outdoor seating, or display of retail goods. The space must be no higher than the ground floor level of the abutting building.
 - (2) A building may be set back up to 10 feet from the build-to-line if the space is used exclusively for sidewalk. The sidewalk must form an uninterrupted linear path for the entire length of the facade. Sidewalk space shall be indistinguishable from the abutting sidewalks and shall meet all applicable Transportation Design Manual standards.
 - (3) A building may be set back up to five feet from the build-to-line to accommodate entrances and building modulation.
 - (4) A building may be set back from the build-to-line to accommodate spaces meeting the requirements for outdoor plazas listed in Chart 20.25A.070.D.4(2).
 - vii. Streetscape design. Street furniture, including permanent seating and trash receptacles, shall be located within five feet from the back of curb and shall be spaced no more than 150 feet apart along the street frontage. The Director may approve departures from this standard, and spacing may be adjusted on streets constrained by steep slopes or severe topographical changes.
- ~~Windows shall be transparent at the street level;~~
- ~~ii. Façades shall include bays, columns, pilasters, or other articulation at the street level; and~~
 - ~~iii. Weather protection, where required, shall define the pedestrian realm.~~

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2. Pedestrians and the Elements.

- a. Intent. Provide pedestrians with protection from wind, sun, and rain while allowing light to filter through to the occupants below.

b. Standards.

i. Weather Protection. At least 75 percent of all building facades fronting public rights-of-way sidewalks shall provide continuous weather protection with a minimum depth of six feet. When a building fronts two or more rights-of-way, weather protection shall be provided along the two rights-of-way with the highest pedestrian orientation;

ii. Weather protection shall be provided at any public entrance in the building.

iii. The design of weather protection shall be integrated into the building façade; and shall maintain consistent depth across the façade;

iv. Weather protection shall be in proportion to the building and sidewalk, and shall not impact street trees, light fixtures, or other street furniture;

v. Use durable materials for weather protection;

vi. Awning and marquee designs shall be compatible with the building style and façade design;

vii. The minimum height for weather protection, permanent awnings, or marquees is eight feet above finished grade, except as otherwise required in the International Building Code, as adopted and amended by the City of Bellevue;

viii. The maximum height for weather protection shall be 12 feet above finished grade. The Director may allow an increase in height up to a maximum of 16 feet above finished grade, provided the canopy depth is increased proportionally. The maximum height for awnings or marquees is 12 feet above finished grade; and

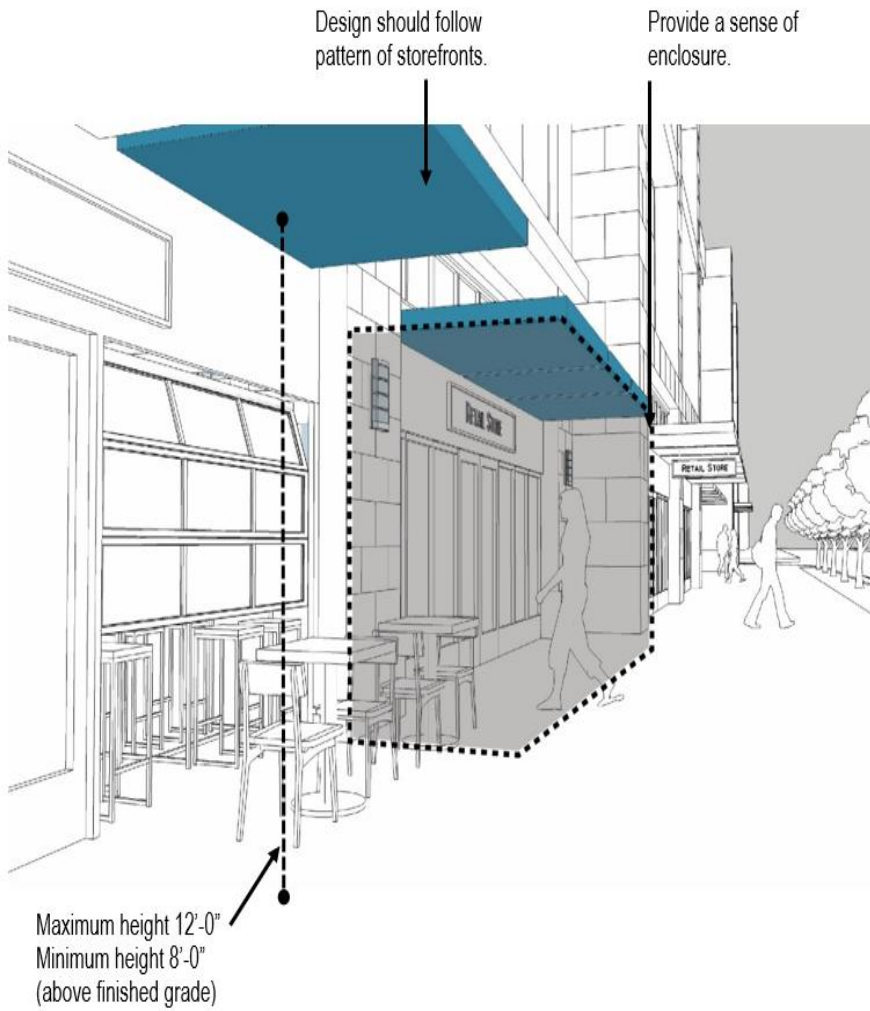
ix. If a plaza or other open space is located between the building and edge of sidewalk, weather protection should be provided along the ground floor of the building; and

Commented [A28]: Significant additions to this section. It replaces subjective standards, requires buildings to provide more weather protection, making the buildings more pedestrian-friendly. It is also more consistent with 20.25R Mixed Use Land Use Districts. This, along with building articulation, active frontage, increased transparency, controlled blank walls, and prominent entrances will promote more street activation and vibrancy.

ix. Freestanding weather protection shall not be required.

vii. Weather protection shall follow the pattern of storefronts.

Commented [A29]: The minimum height for weather protection has been increased to be consistent with the Transportation Code. It adds flexibility in sites with larger building setbacks and significant grade changes. This added flexibility can help developments respond to challenging site conditions, and still offer higher levels of street activation. The revised language consistent with 20.25R Mixed Use Land Use Districts.



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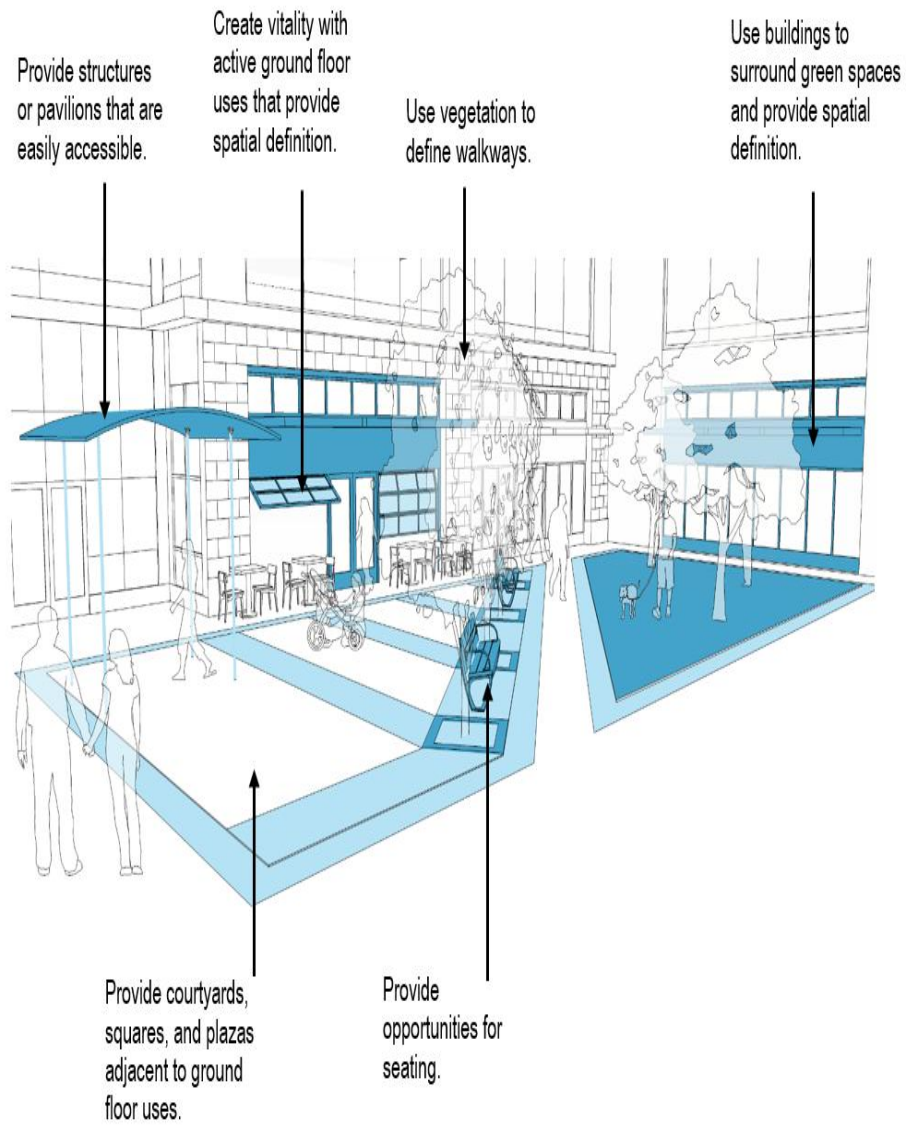
3. Outdoor Spaces.

...

b. Standards.

- i. Outdoor ~~spaces areas~~ shall be designed to provide flexibility for programming opportunities and not preclude pedestrian circulation and accessibility;
- ii. Courtyards, squares, and plazas shall be located adjacent to ground-floor uses and oriented toward pedestrian walkways and sidewalks;
- iii. Provide accessible pedestrian walkways and courtyards in residential or office development areas;
- iv. Use landscape design elements to define walkways and create transitions from open spaces to the street; and
- iv. Provide structures, pavilions, and seating areas that maintain clear visibility and access from adjacent pedestrian walkways and sidewalks. that are easily accessible and feel safe and secure during day and evening hours; and
- v. Provide pedestrian walkways and courtyards in residential or office development areas;

Commented [A30]: Minor revisions to promote clear visibility and access, and a more direct relationship with the abutting sidewalks



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...

5. Artistic Elements.

...

- b. Standards. The provision of artistic elements is encouraged and the materials and methods utilized shall withstand public use and weathering if sited outdoors. Any proposed art shall utilize one or more of the following standards:

...

- ii. Integrate art into building elements, including but not limited to:

~~façade~~façades, canopies, lighting, etc.; or

...

6. Lighting for Sidewalks and Public Spaces.

...

- b. Standards.

...

- vii. Provide decorative lighting along signature streets on buildings and trees.

7. Building Lighting.

- a. Intent. Architectural lighting that enhances and helps articulate building design, including illumination of architectural features and entries, points of interest, uplighting and other effects.

b. Standards.

- i. Integrate accent lighting into the building design;
- ii. Exterior lighting design shall minimize glare into residential units;
- iii. Provide pedestrian-oriented lighting features;
- iv. Integrate lighting within the landscape; and
- v. Provide dimmable exterior lighting.

Commented [A31]: This section is moved to 20.25A.170 Public realm and streetscape from 20.25A.180 Building Design to keep all lighting-related standards together.

8. Parking Structures.

...

b. Standards.

- i. Where adjacent to a right-of-way, a minimum of 20 feet of the first ~~and second~~ floors measured from the ~~façade~~ ~~façade~~ inward shall be habitable for commercial activity, except where vehicular entries into the garage or utility rooms are located. The following rights-of-way are excluded from this requirement:

...

- vii. ~~Façade~~ ~~Facade~~ treatments and materials shall be used to reduce the visible scale of horizontal structural elements;

...

B. Right-of-Way Designations.

...

1. Grand Connection/High Streets – “A” Rights-of-Way.

...

b. Standards.

- i. Transparency. ~~Seventy-five percent minimum;~~ All building facades fronting the grand connection shall meet the transparency standards in subsection A.1.b.i;
- ii. Blank walls. All building facades fronting the grand connection shall meet the blank wall standards in subsection A.1.b.ii;
- iii. Weather Protection. ~~Seventy-five percent minimum, six feet deep. When a building is adjacent to two or more rights-of-way, weather protection shall be~~

~~provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection; All building facades fronting the grand connection shall meet the weather protection standards in subsection A.2.b;~~

ivii. Points of Interest. Every 30 linear feet of the ~~façade~~ facade, maximum;

v. Facade articulation. Storefronts exceeding 15 feet in width along any street-facing facade on Main Street between 100th Avenue NE and Bellevue Way NE shall be divided into smaller bays, each not exceeding 15 feet in width, through recessed entrances or architectural elements such as columns, pilasters, or material changes to create a pattern consistent with the historic storefront rhythm of Old Bellevue;

~~iv~~vi. Streetscape Elements. Streetscape elements shall meet the standards in subsection A.1.b.iv;

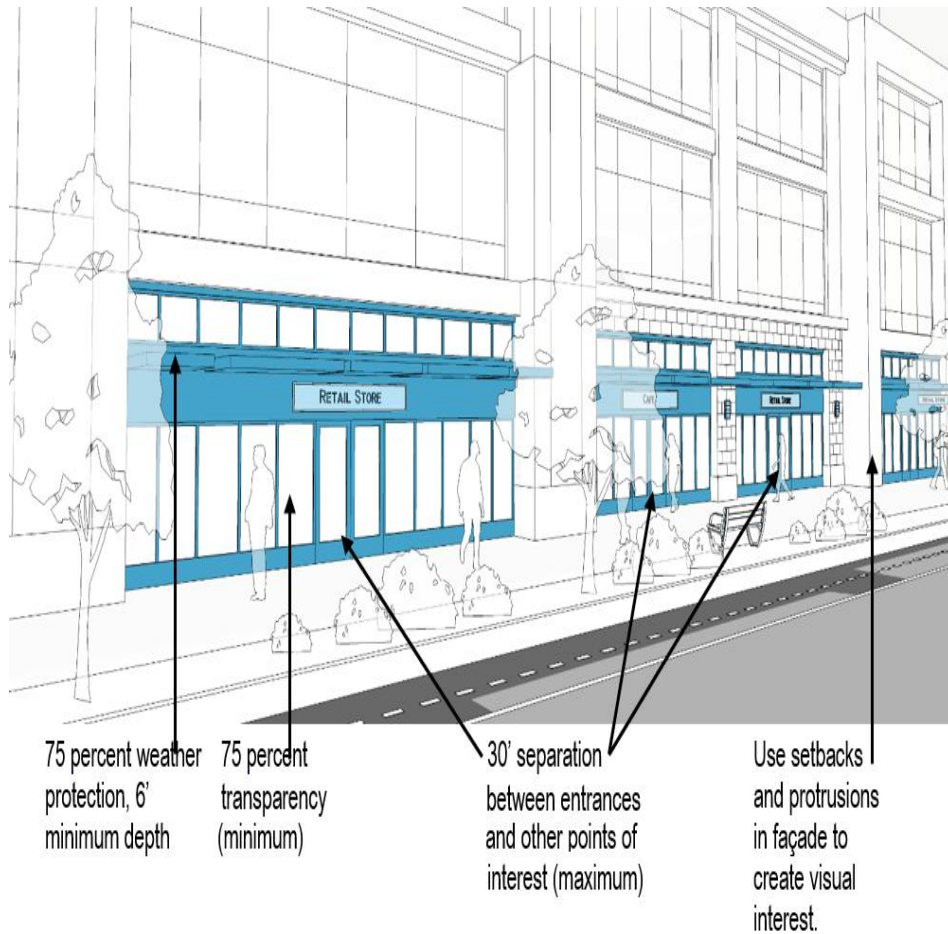
vii. Vehicular Parking. No surface parking or vehicle access shall be allowed directly between sidewalk and main pedestrian entrance; and

viii. ~~Active Frontage. One hundred~~Seventy-five At the ground-floor level, at least 75 percent of the building facade~~street wall~~ abutting ~~at the build-to-line public right-of-way or the Grand Connection~~ shall incorporate Active Uses. ~~100 One hundred~~ percent of the street wall abutting Main Street between 100th Avenue NE and Bellevue Way NE shall incorporate active uses.

Commented [A32]: Standards pertaining to building articulation, active frontage, weather protection, increased transparency, controlled blank walls, well-connected outdoor spaces, and prominent entrances in 20.25A.170A Ground Floor and Public Realm apply here, to maintain consistency across Downtown, and promote higher levels of street activation and vibrancy. The new language is also more consistent with 20.25R Mixed Use Land Use Districts.

Commented [A33]: Maintaining the historic feel of Old Main was one of the noticeable themes of the in-person outreach, as well as the online survey. This new language has been added to maintain the historic rhythm feel of the buildings fronting Main St. in Old Bellevue. Limiting the storefront widths will help break up long building facades into smaller, active, and more pedestrian friendly frontages. Along with this revision, the other public realm standards (active frontage, weather protection, increased transparency, controlled blank walls, vehicular parking, well-connected outdoor spaces, and prominent entrances), limiting the maximum square footage of individual commercial spaces, additional bonus for affordable commercial spaces and historic preservation, will work together to bring in more small businesses and retain the historic character of Old Bellevue.

Commented [A34]: The Active Use frontage requirement (except on Main Street) has been relaxed to give more flexibility, and to reduce the rate of ground-floor vacancy in Downtown.



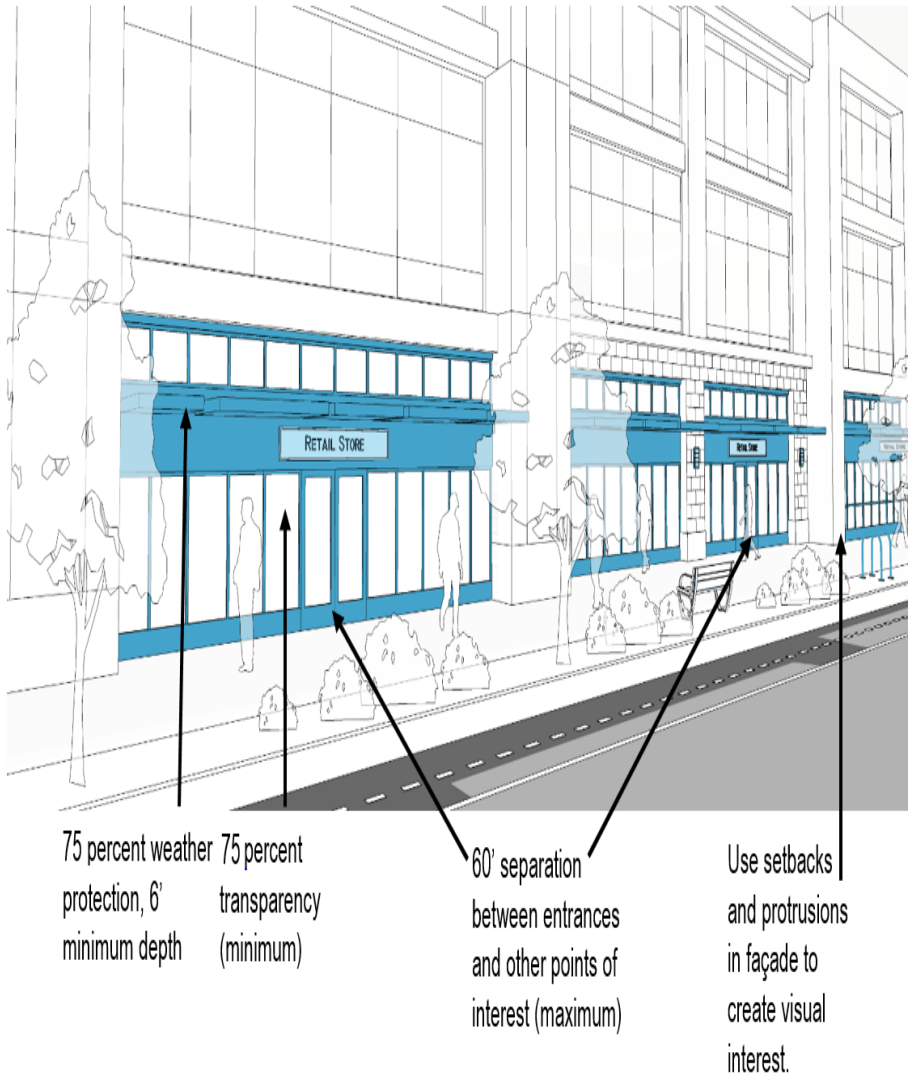
2. Commercial Streets – “B” Rights-of-Way.

...

b. Standards.

Commented [A35]: All Standards in 20.25A.170 B.1 Grand Connection/High Streets – “A” Rights-of-Way (except Points of Interest) apply here. Applying similar public realm standards across all streets will help maintain consistency across Downtown, and promote higher levels of street activation and vibrancy. This new language is also consistent with 20.25R Mixed Use Land Use Districts.

- i. Transparency. All building facades fronting a public right-of-way shall meet the transparency standards in subsection A.1.b.i; Transparency. Seventy-five percent minimum;
- ii. Blank walls. All building facades fronting a public right-of-way shall meet the blank wall standards in subsection A.1.b.ii
- ii. Weather Protection. All building facades fronting a public right-of-way shall meet the weather protection standards in subsection A.2.b; Seventy-five percent minimum, six feet deep minimum. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;
- iii. Points of Interest. Every 60 linear feet of the façade; façade, maximum;
- iv. Streetscape Elements. Streetscape elements shall meet the standards in subsection A.1.b.iv;
- iv. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and
- vi. Active Frontage. Seventy-five At the ground-floor level, at least 75 percent of the building facade; street wall abutting at the public right-of-way shall incorporate Active Uses. One hundred percent of the street wall shall incorporate Active Uses and Service Uses, at least 50 percent of which shall be Active Uses.



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3. Mixed Streets – “C” Rights-of-Way.

...

b. Standards.

- i. Transparency. ~~Seventy-five percent~~ All building facades fronting a public right-of-way shall meet the transparency standards in subsection A.1.b.i:
- ii. Blank walls. All building facades fronting a public right-of-way shall meet the blank wall standards in subsection A.1.b.ii
- ii. Weather Protection. ~~Seventy-five percent minimum. All building facades fronting a public right-of-way shall meet the weather protection standards in subsection A.2.b; When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;~~
- iii. Points of Interest. Every 75 linear feet of ~~façade~~ facade, maximum;
- iv. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and
- v. Active Frontage. At the ground-floor level, at least 50 percent of the building facade ~~street wall abutting a public right-of-way~~ shall incorporate Active Uses ~~or Service Uses~~.

Commented [A36]: All Standards in 20.25A.170 B.1 Grand Connection/High Streets – “A” Rights-of-Way (except Points of Interest, and Active Frontage) apply here.



75 percent weather
protection, 6'
minimum depth

75 percent
transparency
(minimum)

75' separation
between entrances
and other points of
interest (maximum)

Use setbacks
and protrusions
in façade to
create visual
interest.

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4. Neighborhood Streets – “D” Rights-of-Way.

...

b. Standards.

- i. Transparency. ~~Blank walls and inactive uses may occupy no more than 25 percent of the façade; At the ground-floor level, facades fronting a public right-of-way shall meet the transparency standards in subsection A.1.b.i;~~
- ii. Blank walls. ~~All building facades fronting a public right-of-way shall meet the blank wall standards in subsection A.1.b.ii~~
- iii. Weather Protection. ~~Fifty-50 percent minimum, six feet deep. percent minimum. Buildings shall meet the weather protection standards ii through vi in subsection A.2.b; When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;~~
- iv. Points of Interest. Every 90 linear feet of ~~façade~~, maximum; and
- v. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance.

Commented [A37]: All Standards in 20.25A.170 B.1 Grand Connection/High Streets – “A” Rights-of-Way (except Points of Interest, Weather Protection, and Active Frontage) apply here.

5. Perimeter Streets – “E” Rights-of-Way.

...

b. Standards.

- i. Transparency. ~~At the ground-floor level, facades fronting a public right-of-way shall meet the transparency standards in subsection A.1.b.i~~ ~~Blank walls and inactive uses shall occupy no more than 25 percent of the façade;~~
- ii. Blank walls. ~~All building facades fronting a public right-of-way shall meet the blank wall standards in subsection A.1.b.ii~~
- iii. Weather Protection. ~~Required only at entries. Buildings shall meet the weather protection standards ii through vi in subsection A.2.b;~~

Commented [A38]: All Standards in 20.25A.170 B.1 Grand Connection/High Streets – “A” Rights-of-Way (except Points of Interest, weather protection, and Active Frontage) apply here.

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- iii. Points of Interest. Every 90 linear feet of [façadefaçade](#), maximum; and
- iv. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance.

...

D. Second-Level Active Uses.

...

2. Standards.

...

- c. Floor area and building [façadefaçade](#)s directly below second-level active use tenant spaces shall comply with standards i. through v. for Grand Connection/High Streets – “A” rights-of-way found in subsection [B.1.b](#) of this section;

...

20.25A.175 Grand Connection and Major Public Open Spaces.

A. General.

...

- 2. Public Access – Legal Agreement. When required by this section or to receive bonus FAR pursuant to LUC [20.25A.070](#), the owner of the property shall execute a legal agreement in a form approved by the City Attorney providing that all property that they own that is also located within the Grand Connection and/or Major Public Open Space shall be subject to a nonexclusive right of pedestrian use and access by the public. This legal agreement shall be executed prior to the issuance of any temporary certificate of occupancy and/or certificate of occupancy. The legal agreement shall provide:

...

- d. The owner shall design and construct the Grand Connection and/or Major Public Open Space within such property in accordance with the requirements of this section [and any other applicable rules or design guidelines](#);

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...

C. Major Public Open Spaces.

...

3. Design.

- a. The Major Public Open Spaces shall be designed with pedestrian amenities to ensure that the Major Public Open Spaces serve as focal points within the Grand Connection. Pedestrian amenities include elements such as seating, lighting, special paving, planting, food and flower vendors, artwork and special recreational features. The design shall be coordinated with that of the Grand Connection standards [and any applicable rules and design guidelines](#).

...

D. Grand Connection Standards.

...

4. Fixtures.

...

b. Standards.

- i. Furnishings, which include chairs, loungers, benches, and surfaces for dining, ~~shall incorporate the signature color, as provided in subsection D.7 of this section;~~

...

[iv. Electrical outlets shall be installed in tree pits and planter strips to allow for seasonal and event lighting.](#)

[v. Fixtures shall be consistent with all applicable rules and design guidelines.](#)

...

E. Room-Specific Standards.

Commented [A39]: This language supports flexibility and ease of use by requiring basic infrastructure for temporary and festive lighting in the streetscape. It helps create a consistent standard across the Grand Connection, supports street activation, thus allowing for a vibrant public realm experience.

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4. Compass Plaza.

...

b. Standards.

...

~~iv. Ecological Framework.~~

~~(1) The existing large oak tree on site shall be retained and protected to anchor this public space. At the end of its lifecycle, or at such time that the tree has been evaluated by a Qualified Tree Professional and determined to be not viable for retention, it should be replaced with another feature tree of prominent size and stature.~~

iv. Fixtures.

- (1) Seating shall be provided, which may be stepped or terraced seating that may also function as step risers. Seating may also be provided that is built in along raised planting areas where possible; and
- (2) Bollards shall be provided to define curbless edge between the plaza and the street. Stainless steel bollards with lighting are preferred.

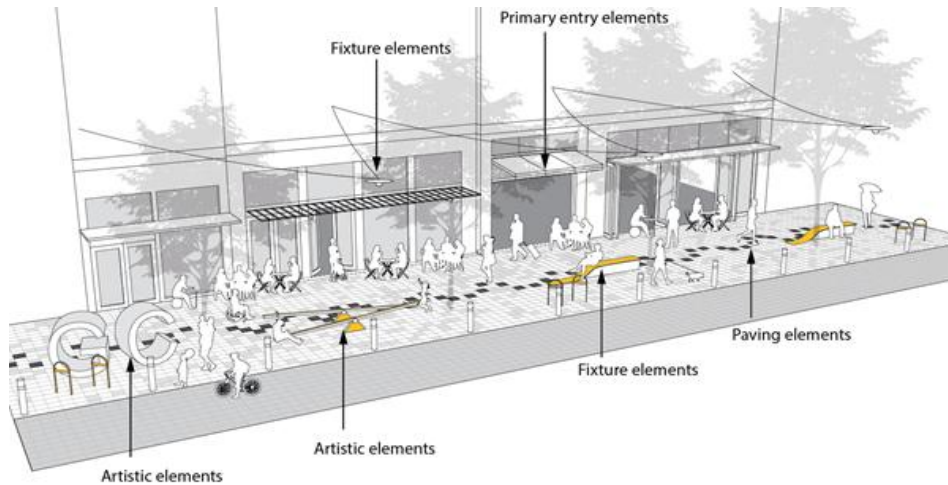
vi. Paving.

- (1) Paving on step risers shall utilize the signature color, as provided in subsection [D.7](#) of this section.

5. Plaza as Street.

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- a. Intent. Plaza as Street is a multipurpose, pedestrian-scaled Room where culture and activity intersect, anchored by the Bellevue Arts Museum. Plaza as Street is designed as a curbsless environment with vehicles, yet every element of the design emphasizes a pedestrian orientation. Design of the space, such as the finishes and features, should reflect its connection to the [Bellevue ArtsKidsQuest Children's Museum](#).

...

7. Downtown Park.

- a. Intent. [Downtown Park is a 21-acre green oasis in the heart of Bellevue and the flagship of Bellevue's park system. It is a prime location for special events and gatherings throughout the year. Intermittent design elements and movable fixtures along the promenade and at prominent entries remind people that they are on the Grand Connection.](#)~~The Downtown Park is a place where people pause and step away from the busy activity of Downtown. The park is a verdant sanctuary and community gathering space. Intermittent design elements embedded along the promenade and at prominent entries remind people that they are on the Grand Connection.~~

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8. Old Bellevue.

...

b. Standards.

...

iii. Historic Property Documentation. Prior to significantly altering the facade of an existing building that is over 50 years old, the applicant shall, prior to demolition or alteration, prepare and submit a report to the City documenting the following:

(1) The address, parcel number, and year that the building was constructed;

(2) The historic uses of the existing building and the last use of the building immediately prior to demolition or alteration;

(3) The facade and building style and form;

(4) The cladding and construction materials of the existing structure; and

(5) Photographic documentation of the state of the facade and exterior of the building prior to demolition or alteration.

iv. Ecological Framework.

...

20.25A.180 Building design (base, middle, and top).

A. Introduction.

A building should consist of three carefully integrated parts: a building base, middle, and top.

BA. Building ~~Massing~~ Articulation

...

2. Standards.

- a. The length and breadth of a building shall be pedestrian-scaled. Portions of a large building mass shall be broken into smaller, appropriately scaled modules,

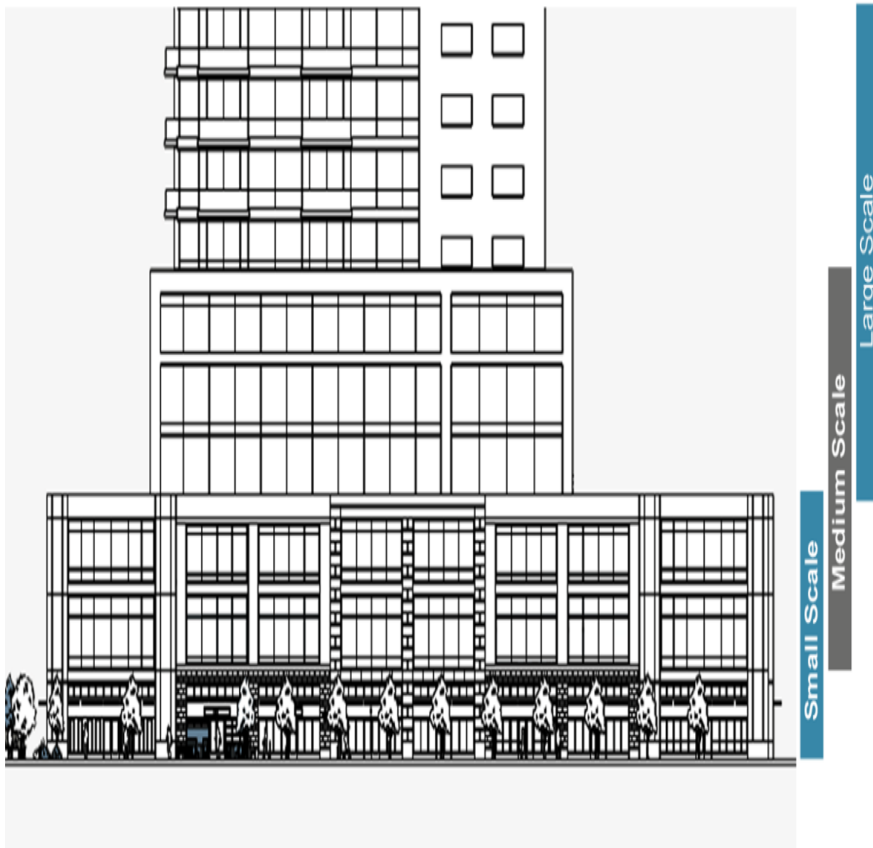
Commented [A40]: Maintaining the historic feel of Old Main was one of the noticeable themes of the in-person outreach, as well as the online survey. This new language will ensure accountability and require documentation before redesigning historic buildings. Clear and intentional documentation, along with the proposed public realm and building design standards, limiting the maximum area of individual commercial spaces, and additional bonus for affordable commercial spaces will help retain the historic character of Old Bellevue.

Commented [A41]: This section is cleaned up without impacting the intent of the standards. The subsection previously titled "Building Massing" is renamed to better reflect the standards included within it. The revised language removes redundancy, and consolidates the section to include fewer but impactful building design standards. Many of the standards removed from this section are included in the 20.25A.170 Public realm and streetscape section.

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with changes in plane indicated by bold projections and recesses, change in materials, or other points of interest; and

- b. Buildings shall exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale.



c. Place towers away from parks, open space, and neighboring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm; and

C. Building Base (Podium).—

1. Introduction. The role of the building base is to relate buildings to the human scale and fit harmoniously within the existing or planned street wall context; define the edges of adjacent streets, parks, and open space in good proportion; and maintain access to sunlight for pedestrians, open and public spaces, and adjacent properties.

2. Articulation, Materials, and Design Elements.—

a. Intent. The building façade should provide an architectural expression that relates to its surroundings and should include materials and elements that can be viewed and appreciated at the speed, scale, and proximity of the pedestrians.

b. Standard. Use high quality and durable materials, providing textural variety to the ~~façade~~ façade. Environmentally sustainable materials and construction methods are encouraged.

3. Ground Floor Uses and the Public Realm.—

a. Intent. At street level, a series of unobstructed views into and out of buildings enriches the urban experience for pedestrians and building occupants. Transparency enhances visual interest, vitality, and increases safety for all.

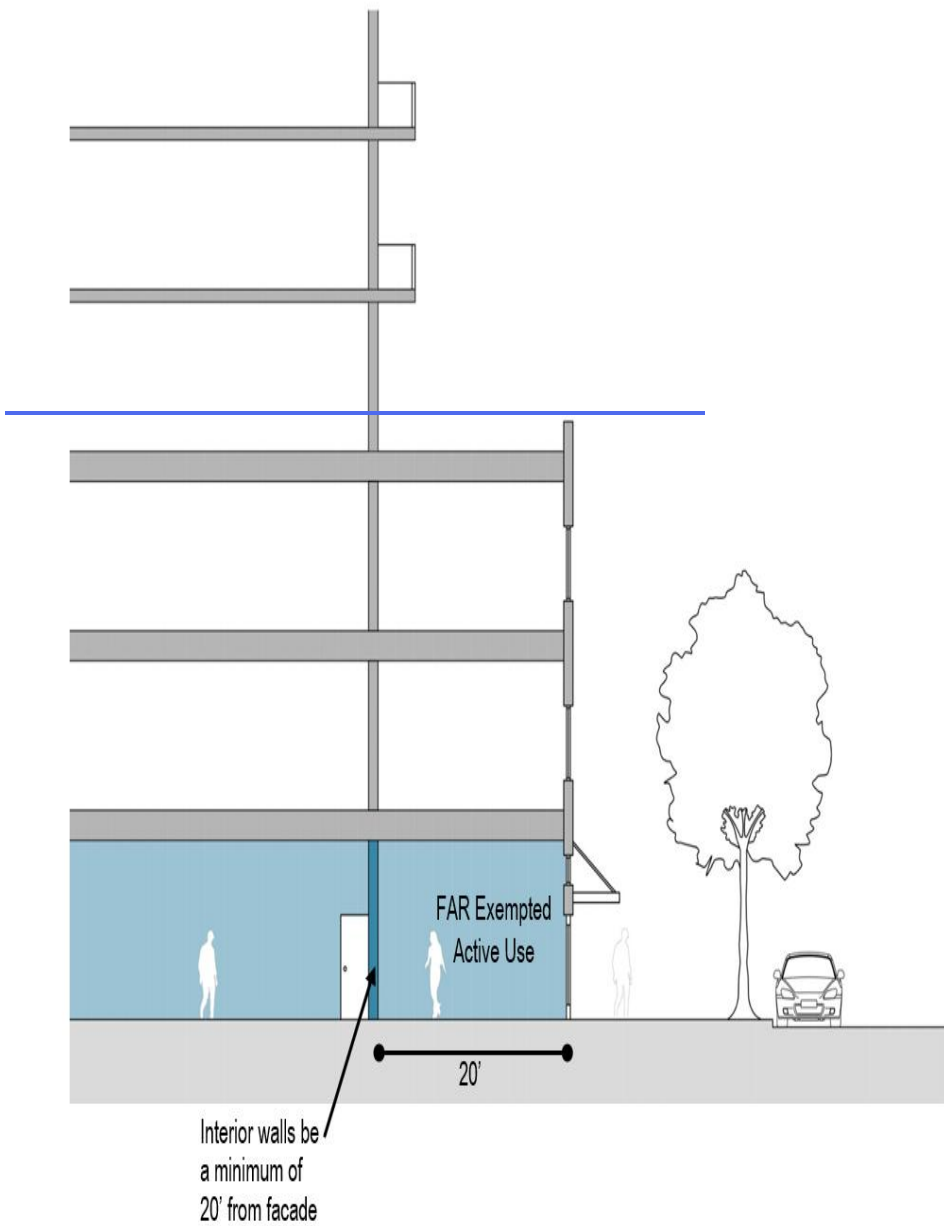
b. Standards.—

i. Transparent windows shall be provided on façades facing streets, parks, and open spaces;

iii. Views into and out from ground-floor Active Uses shall not be obstructed by window coverings, internal furnishings, or walls; and ~~condition~~

iv. Interior walls shall be placed at least 20 feet from the window on the façade where Active Uses are a part of an exemption in the FAR Amenity System.

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~~4. Retail and Commercial Entries.~~

~~a. Intent. Design retail and commercial entries to create an atmosphere that draws customers inside while creating opportunities to engage the public.~~

~~b. Standards.~~

~~i. Use weather protection, architectural details, paving, materials, and colors to emphasize the building entry; and~~

~~ii. Building lighting shall emphasize building entrances.~~



Provide unique openings that allow for improved visual connection and engagement with internal uses.

Provide unique openings that engage street life activity with internal uses and provide opportunities for seasonal use.

~~5. Ground Floor Retail and Commercial Windows.~~

- ~~a. Intent. Use transparency to enhance visual interest and to draw people into retail and commercial uses, and provide views inside and outside.~~
- ~~b. Standards.~~
 - ~~i. Use clear window glazing; and~~
 - ~~ii. Incorporate window types appropriate for the proposed use, such as operable windows, transom windows, or other varied glazing combinations.~~

~~6. Building Lighting.~~

- ~~a. Intent. Architectural lighting that enhances and helps articulate building design, including illumination of architectural features and entries, points of interest, uplighting and other effects.~~
- ~~b. Standards.~~
 - ~~i. Integrate accent lighting into the building design;~~
 - ~~ii. Exterior lighting design shall minimize glare into residential units;~~
 - ~~iii. Provide pedestrian-oriented lighting features;~~
 - ~~iv. Integrate lighting within the landscape; and~~
 - ~~v. Provide dimmable exterior lighting.~~

~~D. Middle (Tower).~~

~~1. Tower Placement.~~

- ~~a. Intent. Tower placement can directly affect those on the ground plane by affecting wind conditions and the scale of the building as compared to the pedestrian. Thoughtful tower placement can minimize these effects.~~
- ~~b. Standards.~~
 - ~~i. Place towers away from parks, open space, and neighboring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm.~~

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~~2. Tower Design and Articulation.~~

~~a. Intent. Tower design should incorporate articulation, design excellence, and sustainable materials to provide visual interest.~~

~~b. Standards.~~

~~i. Provide a varied void-to-solid ratio in the articulation and design of each tower façade; and~~

~~ii. Articulate towers with high-quality, sustainable materials and finishes such as glass and steel.~~

~~E. Top.~~

~~1. Rooftops.~~

~~a. Intent. Integrate rooftop elements into the building design. Roof shape, surface materials, colors, and penthouse functions should be integrated into the overall building design. LUC 20.25A.130 provides guidance for rooftop mechanical equipment;~~

~~b. Standards.~~

~~i. Rooftop terraces, gardens, open spaces, and other features, where allowed, shall be integrated into the overall building design.~~

Chapter 20.50 Definitions

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20.50.020 F Definitions.

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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. This definition does not apply to single-family dwellings (refer to the definition of Floor Area Ratio (FAR) – Single-Family and Middle Housing Dwellings contained in this section), ~~or to Downtown (refer to the definition of DT – Floor Area Ratio (FAR) in LUC 20.25A.020.A).~~